



**AGENDA  
HISTORIC PRESERVATION  
REGULAR MEETING  
CITY HALL COUNCIL CHAMBERS  
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701  
THURSDAY, JUNE 21, 2018, at 5:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Consideration, review and approval of Minutes of the May 17, 2018 regular meeting of the Bloomington Historic Preservation Commission.
- 5. REGULAR AGENDA**
  - A. BHP-11-18** Consideration, review and approval of a **Funk Grant** for \$1500.00 submitted by Christ and Carol Nyweide to repair and replace wood and roofing material as needed at 1005 E Jefferson St. **Tabled from 05/17/18**
  - B. BHP-12-18** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Brad Williams for replacing south and south east facing roof at 702 E Grove St.
  - C. BHP-13-18** Consideration, review and approval of **Certificate of Appropriateness** submitted by Leigh Troyer to restore the north east side of the home at 701 E Grove St.
  - D. BHP-14-18** Consideration, review, and approval of a **Funk Grant** for \$1250.00 submitted by Leigh Troyer to restore the north east side of the home at 701 E Grove St.
- 6. OTHER BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

**DRAFT MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, MAY 17, 2018 5:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE ST.  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Chairperson Sherry Graehling, Mr. John Elterich, Mr. Levi Sturgeon, Ms. Georgene Chissell, Mr. Paul Scharnett-arrived at 5:16

**MEMBERS ABSENT:** Ms. Ann Bailen, Ms. Lea Cline,

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner

**CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:00 P. M.

**ROLL CALL:** Ms. Rivera called the roll. Four members were present and quorum was established.

**PUBLIC COMMENT:** None

Chairperson Graehling suggested to move into the regular agenda item first, then review the minutes from the April 19<sup>th</sup> regular meeting. Mr. Elterich made the motion. Seconded by Ms. Chissell.

**REGULAR AGENDA:**

**BHP-10-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Chris and Carol Nyweide to repair and replace wood and roofing materials as needed at 1005 E Jefferson St.**

Chairperson Graehling introduced the case and Ms. Rivera gave the staff report. She stated the home was located in the Davis Jefferson Historic District. The David Davis III and IV house was built in 1872 and is currently a single family home. The petitioner is proposing to repair and replace roofing materials on the older parts of the home including: removing existing materials, replacing damaged wood, installing new board, roofing membrane and insulation products are also mentioned as being stalled. The shingles that were mentioned in the quote are of asphalt like material. The Commission has not granted Funk Grant funds for asphalt roofing projects.

According to the Historic Preservation Brief 4 and the Bloomington Architectural Review Guidelines, the character of the home, craftsmanship and history of exiting roof should be

considered. The current state of the roof should also be assessed. Repairing should be done first with appropriate materials.

Care should be taken to not damage other architectural features. No changes in roof pitch or changes to the structure have been reported. For these reasons staff is recommending in favor of the Certificate of Appropriateness at 1005 E Jefferson St.

Mr. Chris Nyweide at 1005 E Jefferson St, owner, was present to speak on the case. He stated the repairs on the roof are straightforward and he wanted to make sure he followed the process. The wood that is referenced would be for the sub roof and not the trim. He stated the roof is part flat and part gabled, with 3 dormers. The appearance is due to the Georgian Revival style. There are some pitched roofs that can be seen from the ground as well as parts of the widows walk. The Certificate of Appropriateness and repairs are being requested because of leaks that he has seen.

Chairperson Graehling stated she thought the case was straightforward as well. She stated the home is an asset to the neighborhood and agrees that the Commission should work with the Nyweide's in order to get the repairs done.

Mr. Nyweide stated this is very important to them, they are proud of the home and have been there for over 30 years.

Chairperson Graehling appreciated the work that they have done over the years to repair the home.

Mr. Sturgeon motioned to approve case BHP-10-18, Certificate of Appropriateness for 1005 E Jefferson St. Seconded by Mr. Elterich. The motion was approved 4-0, with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

**BHP-11-18 Consideration, review and approval of a Funk Grant for \$1500.00 submitted by Chris and Carol Nyweide to repair and replace wood and roofing materials as needed at 1005 E Jefferson St.**

Chairperson Graehling introduced the case and Ms. Rivera gave the staff report. She stated the petitioner is requesting \$1500.00. She stated staff reached out to the petitioner for clarification on the materials that would be used and what the funds would go towards. The petitioner gave a response by email stating the funds would go toward new materials and labor for 3 gabled dormers and an area of roof over the widows walk. Staff wanted more clarification on what materials would be used, since the Funk Grant does not fund asphalt roofs. The Commission has not given funds towards asphalt roofs recently.

Ms. Rivera stated the Funk Grant may go towards roofs if the project will have historical accuracy in appearance and will extend the life and durability. Staff defers to the Commission, if they have additional questions or would like an itemized list of where the Funk Gant funds would be used.

Mr. Nyweide stated the repairs would be to extend the life and durability of the home. He also thanks staff for working with them. He stated the parts of the roof that would be visible from the street are parts of the gabled roof, however the majority of the repairs would not be visible. He stated the materials that they would be using will be more durable. The material is also seen more frequently in the downtown buildings. He stated the material is a thick membrane which will have a longer life than the asphalt material. The repair and materials will only be placed on the gabled parts of the roof, the other parts of the roof will not be touched.

Chairperson Graehling asked if there was a sample the Commission would be able to view. Mr. Nyweide stated that he does not but he also requested to see the material and described it as about 3/8<sup>th</sup> of an inch thick. Chairperson Graehling stated it would be thicker than the standard shingles, she asked if the material was asphalt. Mr. Nyweide stated he did not think the material was asphalt. He stated this would only be going over the flat part of the roof. The material is melded together and creates one big sheet.

Ms. Chissell asked what material the back part of the roof was, which was done by the previous owner. Mr. Nyweide stated that the roof goes over the third floor and will not be touched. The material is asphalt shingles. He stated the home has many different angles of roof. Ms. Chissell asked if the roof would look different now with the new materials from a top view. Mr. Nyweide introduced Exhibit A to show the top view and stated that the roofing company will be able to match the color in order to make it look like one cohesive roof.

Chairperson Graehling stated there could be a precedence set for funding asphalt roofs, although the materials would not be asphalt. Mr. Nyweide stated that in the flat parts this material would be used but there are sections that would contain asphalt shingles.

Mr. Sturgeon asked the Commission if they would like a breakdown of the costs and consider if \$1500.00 is enough for a project this size. Taking into consideration no funds should go towards asphalt shingles. Chairperson Graehling stated the project is a major roof repair for a historic home that has been around for many years. Mr. Sturgeon stated he would be in favor of \$1500.00, however with more detail there could potentially be more funds awarded.

Mr. Nyweide asked if they would like to see a sample of the product. Mr. Scharnett asked what the roofing material was. Mr. Nyweide stated the asphalt like material would go on the flat parts of the roof and the asphalt shingles would go on the pitched areas of the roof. Mr. Scharnett asked what the slope was, Mr. Nyweide stated he did not know. Mr. Scharnett asked if there was a different material used prior, Mr. Nyweide stated that it had been done before with asphalt shingles. He stated that the shingles do not work well in the flat parts of the roof. Mr. Elterich stated it would be more of a rubberized materials for the flat parts of the roof. Mr. Scharnett stated that in cases like these the typical material is ethylene propylene diene terpolymer (EPDM) or thermoplastic polyolefin (TPO).

Ms. Chissell stated the estimate lists TPO as materials used. Mr. Scharnett asked what color is being used. Mr. Nyweide stated it was a beige color. Mr. Scharnett stated his concerns are not the roof itself but the roof transition. He stated the concern was material that would protect the tips of the shingles, or the flat edge where it meets the shingles. Mr. Nyweide stated that the material would be rolled over. Mr. Scharnett stated that would be something that could be seen,

he stated additional details from TJ Roofing would help in finding out how the edges will be addressed. Mr. Scharnett stated that in the past there were rails that were placed or turned metal around the edge to create the transition. Mr. Nyweide asked if this is something that needed to be clarified for the Commission. Mr. Sturgeon stated that he could do that and itemize the budget in order to see if the amount of funding could be increased. Mr. Scharnett stated that a sketch would be helpful to determine how the transitions would be addressed. Mr. Nyweide stated that he would request this information from TJ Roofing, a breakdown of the estimate as well as more clarification on how the edges will be done. He asked if the Commission would still like to see a sample of the TPO. Mr. Scharnett stated that he is comfortable with the material however he would suggest that the color match the shingle more closely.

Mr. Sturgeon motioned to table case BHP-11-18 for the next meeting on June 21, 2018. Mr. Scharnett seconded the motion. The motion was approved 5-0, with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

**MINUTES:** The Commission reviewed the minutes of the April 19, 2018 meeting. Chairperson Graehling corrected scrivener's error on page 1,2,3,7 and 8.

Mr. Elterich motioned to approve the minutes as amended. Mr. Sturgeon seconded the motion, the motioned was approved 5-0, with the following votes cast in favor on roll call: Mr. Elterich—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes, Ms. Chissell—yes, Chairperson Graehling—yes.

## **OTHER BUSINESS:**

### **2018 Historic Preservation Awards Recap**

Chairperson Graehling stated she was happy to see Mr. Elterich, Izzy, Katie Simpson and Ms. Chissell at the awards. Some Commission member as well as two of the award recipients did not make it. She stated she would like to continue doing the awards with the Town of Normal and Old House Society. This makes for a bigger event, and could garner more attention from the media. The event was well attended, however she would like the event to be longer, and with food. Mr. Williams attended with his entire family and enjoyed the night. Overall the event was a success.

Ms. Chissell stated the event was great and could have been more attended if there was a reception to allow others to mingle and take photographs. She also apologized for having to leave early, as she was feeling ill.

Chairperson Graehling stated she tried to speak about everything the Commission has been doing in the year and the important decision that have been made. Ann Matter, the chairperson for the Town of Normal Historic Preservation Commission was able to attend and give awards to the residents of town of Normal.

Mr. Elterich stated it was a great event, and would like to see it grow with more media coverage to get the public involved. He stated it was important for the Commission to continue to work with The Town of Normal and Old House Society.

Chairperson Graehling stated while the awards were given in 2018 the nominations were from 2017 and that should be clarified or better addressed in the next event. The brick awards looked great for the preservationist.

### **Historic Preservation Month Proclamation**

Chairperson Graehling stated she attended the last City Council meeting in which the Mayor declared the month of May, Historic Preservation Month. Staff will be framing the declaration and putting it on the Community Development Office counter. Chairperson Graehling stated the Mayor gave her the opportunity to speak and she extended the invitation to the Heritage Awards to everyone in attendance. She stated the City will also be participating in “This Place Matters”.

Ms. Rivera stated “This Place Matters” is a country wide campaign that involves social media. The packets that can be found on the National Trust for Historic Preservation website as well as the email from staff have the printouts of “This Place Matters”. A photograph can be taken with the sign and uploaded to social media with the hashtag “#thisplacematters”. A flyer with the slogan can also be placed on a window or display.

Mr. Scharnett stated he would like to see the campaign more advertised and distributed to all the historic homes and home owners, so that they may be able to post their home or the interior of the homes which are historic as well. Ms. Simpson stated Nora Dukowitz, who takes care of the media for the City will be making a post about the campaign in the following days. Staff has also reached out to the Downtown Bloomington Association to take place in the campaign. Mr. Scharnett stated this is a good way to tie the community together. Chairperson Graehling stated the City is recognizing Historic Preservation and the Council is now aware of this as well. Ms. Simpson stated Ms. Dukowitz will make a post on the City’s social media with the toolkit and hashtags. Mr. Scharnett stated a postcard about the campaign would be helpful. Ms. Simpson stated this is something that can be done for next year as the end of the month is approaching.

### **ADJOURNMENT:**

Mr. Elterich motioned to adjourn; seconded by Mr. Scharnett. The meeting adjourned at 5:49 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera  
Assistant City Planner

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**MAY 17, 2018**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-10-18	Certificate of Appropriateness	1005 E Jefferson St.	Repair and replace wood and roof materials as needed	Izzy Rivera
BHP-11-18	Funk Grant	1005 E Jefferson St.	Repair and replace wood and roof materials as needed \$1,500.00	Izzy Rivera

<b>REQUEST:</b>	A Certificate of Appropriateness and Funk Grant for \$1,500.00, for repairing and replacing roof at <b>1005 E Jefferson St.,</b> c. 1872, <i>Georgian Revival, Davis-Jefferson Historic District.</i>
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<b>STAFF RECOMMENDATION:</b>	<p><i>BHP-10-18. Staff recommends that the Historic Preservation Commission <b>approve</b> the requested Certificate of Appropriateness</i>  <b>On May 17, 2018, the Historic Preservation Commission approved the Certificate of Appropriateness for case BHP-10-18.</b></p> <p><i>BHP-11-18. On May 17, 2018 the Commission requested additional information outlining what the Funk Grant funds would be used for.</i>  <b>Itemized budget and additional information requested is attached.</b></p>
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Picture of Subject Property

GENERAL INFORMATION: Owner and Applicant: Chris and Carol Nyweide

PROPERTY INFORMATION

Existing Zoning: R-3A, Medium Density  
Multiple Family Residence with S-4  
Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 91 X 153

PIN: 21-03-304-003  
Historic District: Davis Jefferson  
Year Built: c. 1872  
Architectural Style: Georgian Revival  
Architect: George Harvey

SURROUNDING ZONING AND LAND USES

*Zoning*

North: R-1B, Medium Density Single  
Family Residence  
South: R-1C, High Density Single Family  
Residence  
East: R-1B, Medium Density Single Family  
Residence  
West: R-3A, Medium Density Multiple  
Family Residence w/S-4 overlay

*Land Uses*

North: Single family homes  
South: Single family homes  
East: Single/two family homes  
West: Multiple family homes

Analysis:

*Submittals*

This report is based on the following documents, which are on file with the Community Development Department.

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Briefs



**PROJECT DESCRIPTION:**

The subject property, 1005 E Jefferson St is located on the south side of E Jefferson St. in Davis-Jefferson Historic District. The David Davis III & IV House was built in 1872, and originally used as a parsonage. The Davis family called on Chicago architect George L. Harvey to remodel the home in 1898. The remodel was done in a Georgian Revival architectural style, featuring squared symmetrical features. The details also represent earlier American styles.



Subsequently the home was modified for apartments. Recent owners have used the 1898 blueprints to reestablish the home to its original features. This home is the only National Register property in the Davis-Jefferson Historic District.

The petitioner is requesting a Certificate of Appropriateness and Funk Grant for \$1,500.00 to repair and restore the roof over the older parts of the home. The proposed work includes removing existing roofing material, replacing any damaged wood, installing new board to the entire area, installing protective membrane, installing new shingles and repairing a wall on east dormer. The entire description, scope of work and budget break down is included in the roofing estimate.

The petitioner is requesting Funk Grant funds for new “material” and labor for three gabled dormers, as well as new materials and labor for the flat area on the top of the roof of the widow’s walk area and a small bay window area on the east side of the home, as stated in the attached email. There are portions of dormer roof which are visible from the street. Materials that are listed in the estimate by TJ’s Roofing, include CertainTeed shingles. According to their website, CertainTeed boasts “architectural laminate roofing shingles and architectural style strip single layered asphaltic shingles”<sup>1</sup> Other materials include a single-ply roofing membrane and insulation products.

Funding from the Funk Grant is not available for the replacement of asphalt roofs. However it is available to repair historical and architectural features. The Funk Grant is also available for materials and skilled labor. Staff is requesting more clarification on what specific materials will be used with the Funk Grant funds and an itemized breakdown of the budget. The Funk Grant criteria outlines that roofing may be eligible if the project will have historical accuracy in appearance and will extend its life and durability. Recently the Historic Preservation Commission has not approved any Funk Grant application for roofing materials, in particular asphalt shingles. With any decisions made on the allocation of Funk Grant funds towards roofs should be considered as a precedent and could affect the type of applications received in the future.

The National Parks Service Historic Preservation Brief 4 and the Bloomington Architectural Review Guidelines state that it is important to understand the historic character of the building, consideration of craftsmanship, record of existing roof, alternative materials and maintenance. All of which will assist in the preservation of not only the architectural character but the historic building. It is important to consider the state of the current roof, and keeping architectural features intact such as trim, when repairing or replacing. Repairing should be considered first, subsequently replacing with appropriate materials.

#### Analysis

**Action by the Historic Preservation Commission:** The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the

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<sup>1</sup> <https://www.certainteed.com/residential-roofing/>

proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

**FINDINGS OF FACT:**

For each Certificate of Appropriateness and/or Grant awarded the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; architectural shingles and materials that match the existing structure will be used. The standard is met.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured during the shingle removal and replacing process. The standard is met..*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; shingle replacement and repairing of deteriorating materials is being done in order to prevent further damage and damage from a leak. The standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; there are no changes being made to the structure of the roof, pitch or other. The standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; the work is being done to repair deteriorating wood and replace materials to further reinforce the roof and prevent the leak.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials*

*shall not be undertaken; removal of existing shingles should be done so that the structure isn't damaged. The standard is met*

8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) Materials proposed are architectural shingles, and other roofing materials, a more detailed list of materials should be provided for the purpose of the Funk Grant in order to establish the eligibility of the items.*

**STAFF RECOMMENDATION:**

Staff finds that case BHP-10-18, complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

*Staff recommends that the Historic Preservation Commission approve the requested Certificate of Appropriateness for repairing and replacing roof at 1005 E Jefferson St.*

***On May 17, 2018, the Historic Preservation Commission approved the Certificate of Appropriateness for case BHP-10-18.***

Case BHP-11-18 was tabled for the June 21, 2018 meeting. The Commission requested an itemized list of the materials and costs associated with the project in order to assess if more Funk Grant funds could be given towards the project and the petitioner. The Commission also wanted to know how the edge of the shingles would be addressed.

Staff received an itemized budget from TJ's Roofing as well as a letter addressed to the Commission from the petitioner. The materials are attached.

BHP-11-18, Funk Grant for \$1,500.00: *Staff defers to the Commission. The Commission will review the additional information and determine how much Funk Grant funds should be allocated for the project.*

Respectfully Submitted,

Izzy Rivera  
Assistant City Planner

Attachments:

- Funk Application, Proposed budget
- Itemized budget and letter to the Commission from Petitioner

June 7, 2018

Dear Preservation Commission Members:

We had appeared at the May meeting requesting a \$1,500.00 grant to help offset the cost of roof work at our residence, 1005 E. Jefferson Street. The Certificate of Appropriateness was approved. The Commission requested additional information separating out the cost of the TPO material and the shingle material. There were also questions regarding how the drip edge would be finished and the TPO color.

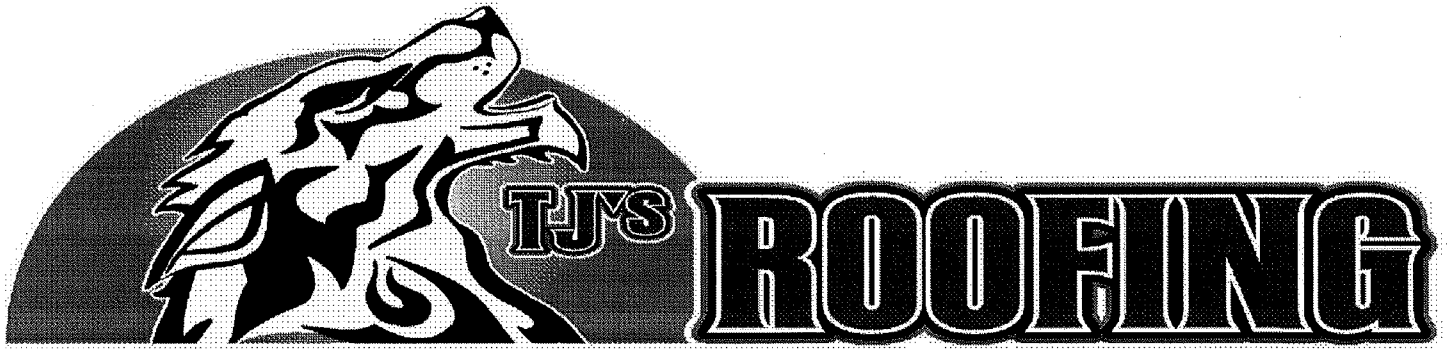
Enclosed is the roofing estimate with the numbers separated for the TPO amount and the shingle amount as requested; as well as the answer to the other Commission's questions. The total amount for the TPO materials would be \$5,650.00. The shingles would cost \$1,800.00.

Unfortunately, we will be out of town June 21<sup>st</sup>, the next Commission meeting scheduled. If the Commission has additional questions or we need to be present for consideration of the grant, we would be able to attend the July 19<sup>th</sup> meeting.

Please let us know if you would prefer we attend the July 19<sup>th</sup> meeting. Our phone # is [REDACTED]

Thank you.

Sincerely,  
Chris & Carol Nyweide



## ROOFING ESTIMATE

Tyler Wolf (309)642-5533 Office (309)706-0252  
2207 Ladue Lane, Bloomington, IL 61705

**Chris Nyweide**  
**1005 E Jefferson**  
**Bloomington Ill**  
**(309)828-0363**

**3/03/2018**

We at Wolf Roofing have inspected the roof and, we recommend the following work to be performed. Dormers remove existing roofing material from roof. Replace any bad wood. Install 1 inch recovery ISO board to the entire roof deck with deck plates and screws. Install a TPO (Grey Color) completely adhered low slope roof system to the Flats. Heat weld all seams (if needed). Install drip edge to the outside perimeter of the dormers. Apply cover tape primer to the outside perimeter of the roofs. Install cover tape to over the drip edge. Run the TPO approx. 1 ft. up the Roof Peak and install CertainTeed Shingles. Apply water cut where needed. Repair wall on east dormer where leak is coming from. Clean the job site completely.

This roof system comes with a 30 year warranty thru manufacture  
TJs Roofing Workmanship for 15 years included

East /West /North Dormers (3 sq. Flat) TPO. where the low slope materials that will be applied will have finished with drip edge	3 Dormers x \$900.00 = \$2,700.00	The Dormers on top and seam tape cover.
Remove existing material The eve edge will be covered by shingles coming up the sides of dormer.		
East/West/North Dormers (3 SQ shingles) Remove shingles and re-install with Proper underlayment	3 Dormers x \$600.00 = \$1,800.00	
Top Upper Flat (3 Sq. Includes overhang) will have finished edges with custom bent metal and seam tape and the shuttle whole access	\$2,700.00	The upper flat low slope to roof from attic will be
Remove existing material wrapped in TPO and finished off by seaming and tucking material		
Bump out east side (1/4 sq.) Remove satellite dish and remove existing material and siding for proper flashing	\$250.00	

Permit

\$70.00

Grand Total **\$7,520.00**

THE FLATS WILL NOT BEEN SEEN FROM STREET (THE FINISHED EDGE MIGHT BE VISIABLE FROM THE STREE BUT BEING GREY TPO AND THE SHINGLE MATCHING EXISTING AS BEST AS WE CAN SHOULD BLEND WELL )AND NOT BE NOTICABLE FROM THE STREET DRIP EDGE ONLY. I WILL DO MY BEST TO MATCH BUT BECAUSE THE ENTIRE ROOF IS NOT BEING REPLACE IT WILL NOT BE PERFECT MATCH. (Color)

**Brice Wolf**

*We appreciate the opportunity to have your business, THANK YOU!*



# EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.

## ELIGIBILITY

If your project does not meet all of the factors listed below, it is ineligible for Funk Grant funding:

- Property is zoned S-4, Local Historic Preservation District
- The project is an **exterior** preservation, restoration or rehabilitation project to:
  - The original structure, or;
  - Historically significant features of the property such as original fencing, or;
  - Architecturally compatible additions to the original structure, or;
  - A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house
- A Certificate of Appropriateness application has also been submitted for this project
- Work on this project has not been started nor been completed
- The project complies with the City of Bloomington Architectural Review Guidelines

Funding assistance is not available to exterior projects on:

- Significant additions to the original structure which are not architecturally compatible with the original structure.
- Non-historically significant auxiliary buildings.
- Non-historically significant features of the property such as fences, driveways and sidewalks.
- Landscaping

## APPLICATION

Property Address:

Historic District (if applicable):

- Davis-Jefferson Historic District
- Downtown Bloomington Historic District
- East Grove Historic District
- Franklin Square Historic District
- North Roosevelt Ave Historic District
- White Place Historic District

Year Built 1872

Architectural Style: Georgian Revival

Cost of Proposed Work: \$7,530.00

Grant Amount Requested: \$1500.00



I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: roof over 1872 portion of house

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

*see attached Wolf proposal*

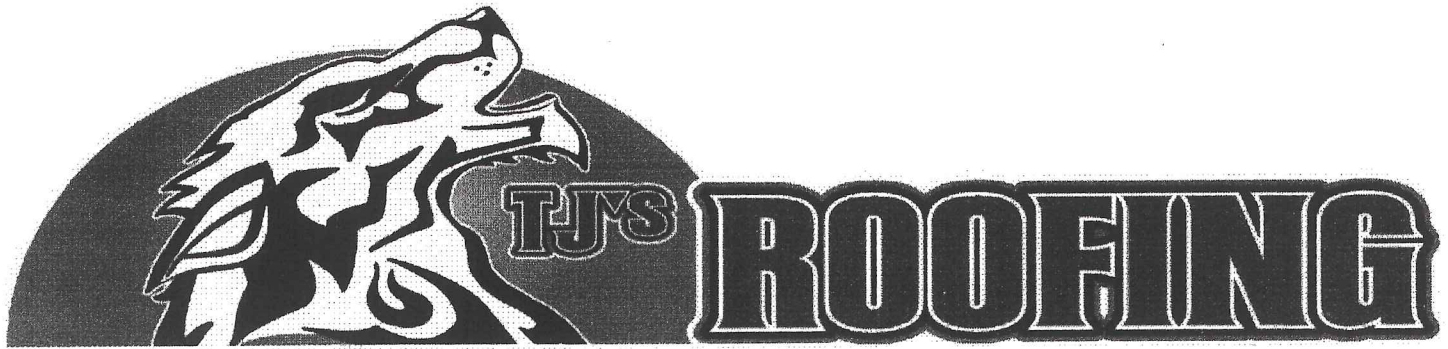
**Project Start Date:**

**Expected Project Completion Date:**

Please attach the following information to the application.

- Detailed budget of project** *per also attached proposal*
- Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness**





## ROOFING ESTIMATE

Tyler Wolf (309)642-5533 Office (309)706-0252  
 2207 Ladue Lane, Bloomington, IL 61705

**Chris Nyweide**  
**1005 E Jefferson**  
**Bloomington Ill**  
**(309)828-0363**

**3/03/2018**

We at Wolf Roofing have inspected the roof and, we recommend the following work to be performed. Dormers remove existing roofing material from roof. Replace any bad wood. Install 1 inch recovery ISO board to the entire roof deck with deck plates and screws. Install a TPO completely adhered low slope roof system to the Flats. Heat weld all seams (if needed). Install drip edge to the outside perimeter of the dormers. Apply cover tape primer to the outside perimeter of the roofs. Install cover tape to over the drip edge. Run the TPO approx. 1 ft. up the Roof Peak and install CertainTeed Shingles. Apply water cut where needed. Repair wall on east dormer where leak is coming from. Clean the job site completely.

This roof system comes with a 30 year warranty thru manufacture  
 TJs Roofing Workmanship for 15 years included

East /West /North Dormers (3 sq. Flat) TPO	\$2,700.00
Remove existing material	
East/West/North Dormers (3 SQ shingles)	\$1,800.00
Remove shingles and re-install with Proper underlayment	
Top Upper Flat (3 Sq. Includes overhang)	\$2,700.00
Remove existing material	
Bump out east side (1/4 sq.)	\$250.00
Remove satellite dish and remove existing material and siding for proper flashing	
Permit	<u>\$70.00</u>
Grand Total	<u>\$7,520.00</u>

**Brice Wolf**

*We appreciate the opportunity to have your business, THANK YOU!*

Historic photos supporting the application (if available)

Applicant Name: *Chris & Carol Nyweide*  
Applicant Address: *1005 E. Jefferson St, Blm.*

Phone: [Redacted]

Email: [Redacted]

Applicant Signature [Redacted]

ate *June 15, 2018*  
*April 15, 2018*

RETURN TO:

*U*

City Planner  
City of Bloomington Community Development Department  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341  
Email: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
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7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**JUNE 21, 2018**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-12-18	Certificate of Appropriateness	702 E Grove	Replace south facing and south east facing roof	Izzy Rivera

<b>REQUEST:</b>	A Certificate of Appropriateness for replacing south and south east facing roof at <b>702 E Grove St</b> , c. 1888, Queen Anne, East Grove Historic District, Augustus Elbe House.
-----------------	--

<b>STAFF RECOMMENDATION:</b>	<i>Staff Recommends the Historic Preservation Commission approve the Certificate of Appropriateness (BHP-12-18)</i>
------------------------------	---



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Brad Williams

PROPERTY INFORMATION

Existing Zoning: R-2, Mixed Residence  
District with S-4 Historic District overlay  
Existing Land Use: Single-family home  
Property Size: 6,900 square feet  
PIN: 21-04-436-007

Historic District: East Grove  
Year Built: 1888  
Architectural Style: Queen Anne  
Architect: Unknown

SURROUNDING ZONING AND LAND USES

*Zoning*

North: R-2, Mixed Residence  
South: R-2, Mixed Residence, S-4 Historic  
District overlay  
East: R-2, Mixed Residence  
West: R-2, Mixed Residence, S-4 Historic  
District overlay

*Land Uses*

North: Single/two family homes  
South: Single/two family homes  
East: Single/two family homes  
West: Single/two family home

Analysis:

*Submittals*

This report is based on the following documents, which are on file with the Community Development Department.

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Brief 4, "Roofing for Historic Buildings"

**PROJECT DESCRIPTION:**

The property is located in the East Grove Street Historic District, which includes 400-700 East Grove Street and is bordered on the west by Gridley Street and on the east by Clinton St. The home was built in 1888 and is the Augustus Elbe House. The home is a Queen Anne style which is known for its round towers, decorative gables as well as elaborate Queen Anne Chimneys. The Commission recently awarded a Certificate of Appropriateness and Funk Grant for \$2500.00 in order to rebuild the brick chimney. The petitioner is requesting a Certificate of Appropriateness to replace the south and southeast facing roof of the house. The material will be all asphalt shingles and the main tower roof will remain slate material.

The estimate outlines the process to replace the roof which includes: tearing off existing roof and disposal, applying under layment, installing new metal edging to gables, new vents installation, ice and water shields and installing Owens Corning TruDefinition Duration laminate shingles.

The National Parks Service Historic Preservation Brief 4 and the Bloomington Architectural Review Guidelines state that it is important to understand the historic character of the building,

consideration of craftsmanship, record of existing roof, alternative materials and maintenance. All of which will assist in the preservation of not only the architectural character but the historic building. It is important to consider the state of the current roof, and keeping architectural features intact such as trim, when repairing or replacing. Repairing should be considered first, subsequently replacing with appropriate materials.

#### Analysis

**Action by the Historic Preservation Commission:** The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

#### FINDINGS OF FACT:

For each Certificate of Appropriateness and/or Grant awarded the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; shingles and materials that match the color of the existing roof will be used. The standard is met.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; great care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured during the roof replacing process. The standard is met.*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; the petitioner recognizes the standard. The standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; there are no changes being made to the structure of the roof, pitch or other. The standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather*

*than on conjectural designs or the availability of different architectural elements from other buildings or structures; the deteriorating condition of the roof needs to be addressed. The standard is met.*

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; removal of existing shingles should be done carefully so that the structure is not damaged. The standard is met*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The standards is met.*

**STAFF RECOMMENDATION:**

Staff finds case BHP-12-18 complies with the Secretary of Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

*Staff recommends the Historic Preservation Commission approve the requested Certificate of Appropriateness (BHP-12-18) for replacing the south and south east facing roof at 702 E. Grove St.*

Respectfully Submitted,

Izzy Rivera,  
Assistant City Planner

**Attachments:**

- Certificate of Appropriateness Application, Details of work with estimate



# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

- Property is zoned S-4, Local Historic Preservation District
- Work on this project has not been started nor been completed
- The project complies with the City of Bloomington Architectural Review Guidelines
- For significant changes to buildings and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all building, structures, driveways, parking areas, and other improvements showing all dimensions
- Specifications as to the type, quantity, dimensions, and durability of the materials are described in the drawings or an associated narrative

# Application

Property Address:

Historic District (if applicable):

- Davis-Jefferson Historic District
- Downtown Bloomington Historic District
- East Grove Historic District
- Franklin Square Historic District
- North Roosevelt Ave Historic District
- White Place Historic District

Year Built:

1882

Architectural Style:

QUEEN - ANNE

- attach photo of property front elevation here

Proposed Restoration Work:

PARTIAL ROOF REPLACEMENT



**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents: REPAIR SOUTH-FACING AND SOUTH-EAST-FACING ROOFS CALL ASPHALT SHINGLES - MAIN TOWER ROOF TO REMAIN SCATE.

Project Start Date: *SPRING 2018* Expected Project Completion Date: *FALL 2018*

Please attach the following information to the application.

Historic photos supporting the application (if available)

Applicant Name: BRAD WILLIAMS + TERESA BEITZ

Applicant Address: 613 EAST GROVE

Phor [REDACTED]

Err [REDACTED]

**Applicant Signature\* Date**

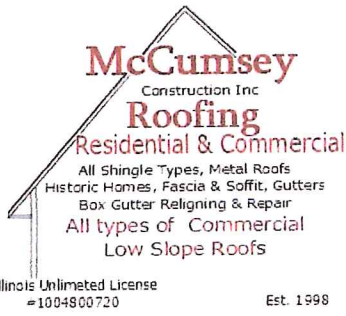
[REDACTED]

Return to:

City Planner  
City of Bloomington Community Development Department  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341  
Email: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

Submission Deadline	Hearing Date
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8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

**For A Quality Roof You Can Count On Us!**



P.O. Box 52  
 Farmer City IL, 61842  
 Phone: 309-928-3920  
 Fax: 309-928-2918  
 Owner - Dale McCumsey cell: 309-826-4395  
[McCumseyConst@Aol.com](mailto:McCumseyConst@Aol.com)

[Facebook.com/McCumseyConstructionInc](https://www.facebook.com/McCumseyConstructionInc)

[McCumseyConstInc@Gmail.com](mailto:McCumseyConstInc@Gmail.com)

Date : 4/16/2018

Customer Mailing Address: Brad Williams  
613 E Grove  
Bloomington IL 61701

Job Location: Partial roof  
702 E Grove

We Are Pleased to submit the following estimate for:

Full replacement of existing roofing layers and installation of new  
Owens Corning TruDefinition Duration shingles

**Details of estimate**

**Price**

Details of estimate	Price
Tear off existing roof and haul to landfill.	
Apply under layment to exposed roof deck.	
Install new metal edging to gables	
Install Owens Corning Trudefinition Duration laminate shingles	
New Vents will be installed.	
Valleys will have ice shield and metal applied if there is no existing metal in valleys	
Ice and water shield will be installed on eaves.	
All roof protrusions will have new flashing installed.	
Job site will be left clean on a daily basis	
Front S.E. corner of rental home will be completed.	
2 year workmanship warranty	
Manufacturers Limited Lifetime Warranty	
130 m.p.h. Owens Corning TruDefinition Duration	

Owner and contractor will carry all necessary insurance's.  
 Invoices due in 30 days of billing date. There will be a 1.5%  
 Monthly late fee 18% per year.

**TOTAL \$2,250.00**

**Customer Signature:**

Thank You:  
 Dale McCumsey





**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**JUNE 21, 2018**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-13-18	Certificate of Appropriateness	701 E Grove St	Various repairs to the north east side of home	Izzy Rivera
BHP-14-18	Funk Grant	701 E Grove St	Various repairs to the north east side of home	Izzy Rivera

<b>REQUEST:</b>	A Certificate of Appropriateness and a Funk Grant for \$1,250.00 to repair the siding, replace cove, window sill repair, eave repair and scaffolding on NE side of house at 701 E Grove St., Grove Street Historic District, Queen Anne, c.1886.
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<b>STAFF RECOMMENDATION:</b>	<i>Staff recommends the Historic Preservation <b>approve</b> the Certificate of Appropriateness (BHP-13-18) and Funk Grant (BHP-14-18) for \$1250.00 for various repairs to the north east side of the home.</i>
------------------------------	--



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Leigh Troyer

PROPERTY INFORMATION

Existing Zoning: R-2, Mixed Residential  
with S-4 Historic District Overlay  
Existing Land Use: Residential  
Property Size: 70 X 179 (12,530)  
PIN: 21-04-440-013

Historic District: East Grove  
Year Built: 1886  
Architectural Style: Queen Anne  
Architect: George Miller

SURROUNDING ZONING AND LAND USES

*Zoning*

North: R-2, Mixed Residence w/S-4  
Historic District overlay  
South: R-2 Mixed Residential  
East: R-2, Mixed Residence w/S-4  
West: R-2 Mixed Residential

*Land Uses*

North: Single and Multiple family  
South: Single and Multiple family  
East: Single and Multiple family  
West: Single and Multiple family

Analysis:

*Submittals*

This report is based on the following documents, which are on file with the Community Development Department.

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. City of Bloomington Architectural Review Guidelines

**PROJECT DESCRIPTION:**

The subject property is located in the East Grove Historic Neighborhood District. The George Cox House was listed on the National Register in 1985. The home is an example of George Miller's work, as a first project for the architect when he started his own private architectural practice. The home has stylistic Queen Anne features, such as the tower and brick chimney. The house is two and a half story with a bell roofed tower and a wraparound porch at the north west corner entry.

The petitioner is requesting a Certificate of Appropriateness and Funk Grant for \$1250.00 to make several exterior repairs to the northeast side of the home. All repairs will be done in cedar wood, an appropriate material. The repairs are itemized in the estimate provided by the petitioner and include: replace siding on NE corner, replace one (1) FT of cove, scaffolding, oriel window sill repair, and eave repair. The total cost of repairs is \$2500.00, the eligible grant amount is \$1250.00.

The National Parks Historic Preservation Brief 16 "The Use of Substitute Materials on Historic Building Exteriors" and the Bloomington Architectural Review Guidelines state that it is important to repair rather than replace siding or exterior materials of a historic home. If

replacement is necessary, materials should be same color, texture and appropriate for the home. Windows are a significant feature in historic homes, and should be repaired rather than rebuilt or replaced. Materials used should also be appropriate and respect the stylistic ideas of the home and the architect.

Analysis

**Action by the Historic Preservation Commission:** The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

**FINDINGS OF FACT:**

For each Certificate of Appropriateness and/or Grant awarded the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; while a significant amount of work is needed, the materials are appropriate. Replacement materials should be, and appear to be, historically compatible. The standard is met.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; care should be used to remove any rotted wood or materials. Siding should not be sandblasted. The project should include making repairs rather than replacing material when possible. The standard is met.*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; the majority of the proposed work involves repairing existing features. Replacement materials should match originals in shape, size, and color as close as possible. The standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; repairing is being considered first by the petitioner with an effort to continue to maintain the historic character of the home. The standard is met.*



6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; the work is being done to repair and replace deteriorating features and maintain the historic characteristics of the home. The standard is met.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; removal of existing shingles or damaged wood should be done so that the principle structure is not damaged. The standard is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) Materials proposed are like materials and appropriate for the home. The standard is met.*

**STAFF RECOMMENDATION:**

Staff finds the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

*Staff recommends the Historic Preservation Commission approve the requested Certificate of Appropriateness (BHP-13-14) and Funk Grant (BHP-14-18) for \$1250.00.*

Respectfully Submitted,

Izzy Rivera  
Assistant City Planner

**Attachments:**

- Certificate of Appropriateness Application, Funk Grant Application, Proposed budget


# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

- Property is zoned S-4, Local Historic Preservation District
- Work on this project has not been started nor been completed
- The project complies with the City of Bloomington Architectural Review Guidelines
- For significant changes to buildings and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all building, structures, driveways, parking areas, and other improvements showing all dimensions
- Specifications as to the type, quantity, dimensions, and durability of the materials are described in the drawings or an associated narrative

MAY 25 2018  


# Application

Property Address: *701 E. Grove St.*

Historic District (if applicable):

- Davis-Jefferson Historic District
- Downtown Bloomington Historic District
- East Grove Historic District
- Franklin Square Historic District
- North Roosevelt Ave Historic District
- White Place Historic District

Year Built: *1886*

Architectural Style: *QUEEN ANNE VICTORIAN*



Proposed Restoration Work: *SEE ATTACHED PROPOSAL*

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

- Replace 8 feet of siding on NE corner.....
  - Replace approx. 1 foot of cove by NE chimney..
  - Scaffold setup and tear down.....
  - East side oriel window sill repair.....
  - East side eave repair on angled bay.....
  - Nail siding down on south side.....
- All repairs to be in cedar wood.

Project Start Date: *approx. 9/1/18*      Expected Project Completion Date: *approx. 10/1/18*

Please attach the following information to the application.

Historic photos supporting the application (if available)

# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking  
613 East Grove Street  
Bloomington, IL 61701  
Home ph: 309-828-1506  
Cell: 309-830-1706

Ron and Leigh Troyer  
[leighannatroy@hotmail.com](mailto:leighannatroy@hotmail.com)

Exterior repairs  
701 E. Grove St., Bloomington, IL

Phone: 309-831-9015

Date: 3-17-18

- Replace 8 feet of siding on NE corner..... \$150.00
- Replace approx. 1 foot of cove by NE chimney..... \$150.00
- Scaffold setup and tear down..... \$700.00
- East side oriel window sill repair..... \$710.00
- East side eave repair on angled bay..... \$750.00
- Nail siding down on south side..... \$ 40.00

All repairs to be in cedar wood.

**Total estimate for labor and materials: \$2,500.00**

**Payment in full required before job is started.**

This proposal is valid for 365 days.

Authorized signature: \_\_\_\_\_

Acceptance of Proposal:

Signature \_\_\_\_\_

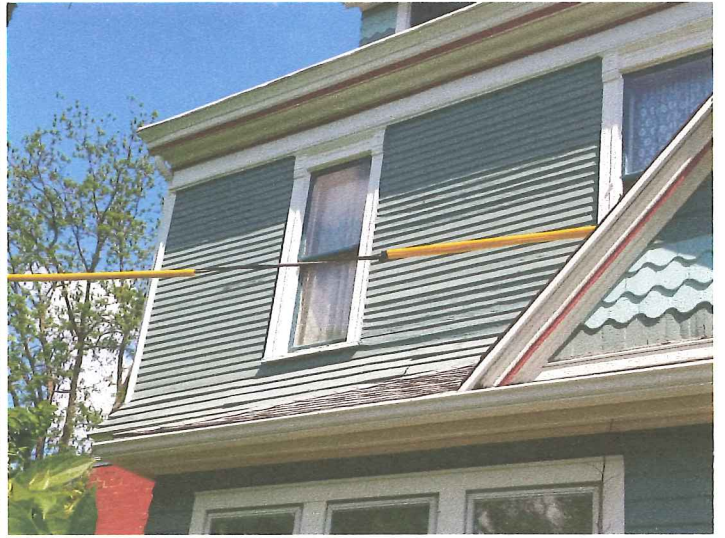
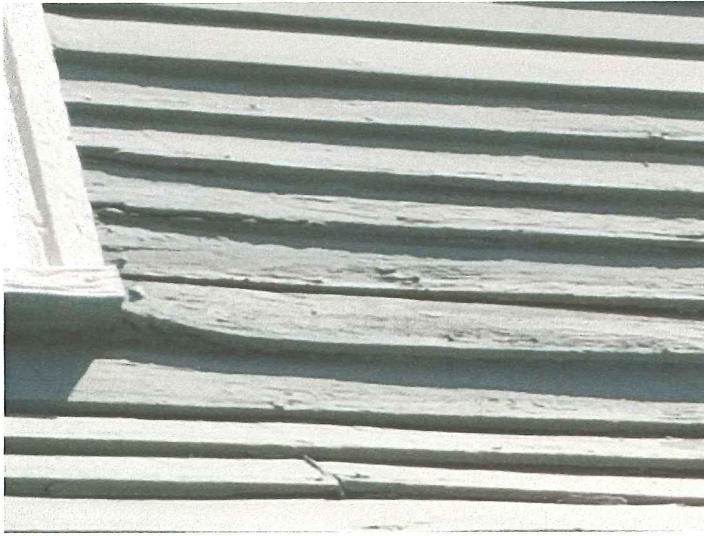
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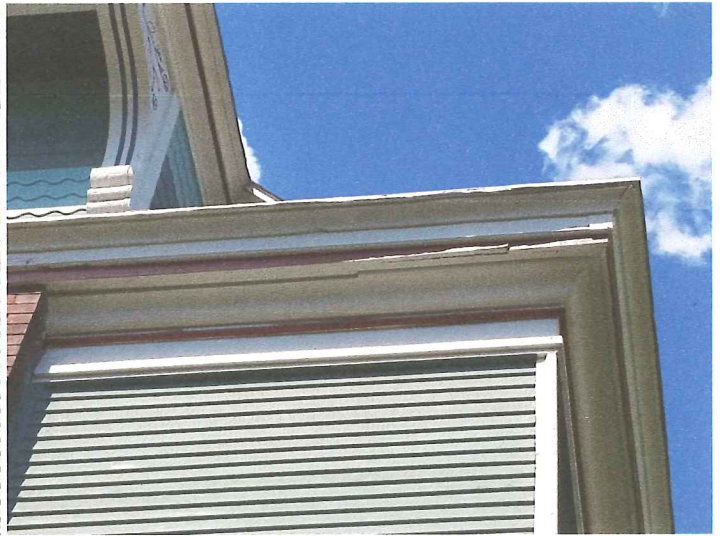
5/25/18

Signature \_\_\_\_\_

Date: \_\_\_\_\_

5/25/18





Certificate of Appropriateness Application

Applicant Name: LEIGH TROYER

Applicant Address: 701 E GROVE ST

Phon [REDACTED]

Applicant Signature\* Date

Return to:

City Planner  
City of Bloomington Community Development Department  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341  
Email: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018





# EUGENE D. FUNK JR. GRANT APPLICATION

## City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.

### ELIGIBILITY

If your project does not meet all of the factors listed below, it is ineligible for Funk Grant funding:

- Property is zoned S-4, Local Historic Preservation District
- The project is an exterior preservation, restoration or rehabilitation project to:
  - The original structure, or;
  - Historically significant features of the property such as original fencing, or;
  - Architecturally compatible additions to the original structure, or;
  - A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house
- A Certificate of Appropriateness application has also been submitted for this project
- Work on this project has not been started nor been completed
- The project complies with the City of Bloomington Architectural Review Guidelines

Funding assistance is not available to exterior projects on:

- Significant additions to the original structure which are not architecturally compatible with the original structure.
- Non-historically significant auxiliary buildings.
- Non-historically significant features of the property such as fences, driveways and sidewalks.
- Landscaping

MAY 25 2018

A handwritten signature in black ink, appearing to be "S. J.", located below the date stamp.

APPLICATION

Property Address: 701 E GROVE ST

Historic District (if applicable):

- Davis-Jefferson Historic District
- Downtown Bloomington Historic District
- East Grove Historic District DIMMITT'S GROVE
- Franklin Square Historic District
- North Roosevelt Ave Historic District
- White Place Historic District

Year Built 1886

Architectural Style: QUEEN ANNE VICTORIAN

Cost of Proposed Work: \$2,500.00

Grant Amount Requested: \$1250.00



I have

applied for certificate of appropriateness.

Proposed Restoration Work: SEE BELOW

**Detailed Description of Proposed Restoration Work:**

- Replace 8 feet of siding on NE corner.....
  - Replace approx. 1 foot of cove by NE chimney.
  - Scaffold setup and tear down.....
  - East side oriel window sill repair.....
  - East side eave repair on angled bay.....
  - Nail siding down on south side.....
- All repairs to be in cedar wood.

Project Start Date: *approx. 9-1-18*      Expected Project Completion Date: *approx. 10-1-18*

Please attach the following information to the application.

- Detailed budget of project
- Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness

# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking  
613 East Grove Street  
Bloomington, IL 61701  
Home ph: 309-828-1506  
Cell: 309-830-1706

Ron and Leigh Troyer  
[leighannatroy@hotmail.com](mailto:leighannatroy@hotmail.com)

Exterior repairs  
701 E. Grove St., Bloomington, IL

Phone: 309-831-9015

Date: 3-17-18

- Replace 8 feet of siding on NE corner..... \$150.00
- Replace approx. 1 foot of cove by NE chimney..... \$150.00
- Scaffold setup and tear down..... \$700.00
- East side oriel window sill repair..... \$710.00
- East side eave repair on angled bay..... \$750.00
- Nail siding down on south side..... \$ 40.00

All repairs to be in cedar wood.

**Total estimate for labor and materials: \$2,500.00**

**Payment in full required before job is started.**

This proposal is valid for 365 days.

Authorized signature: \_\_\_\_\_

Acceptance of Proposal:

Signature \_\_\_\_\_

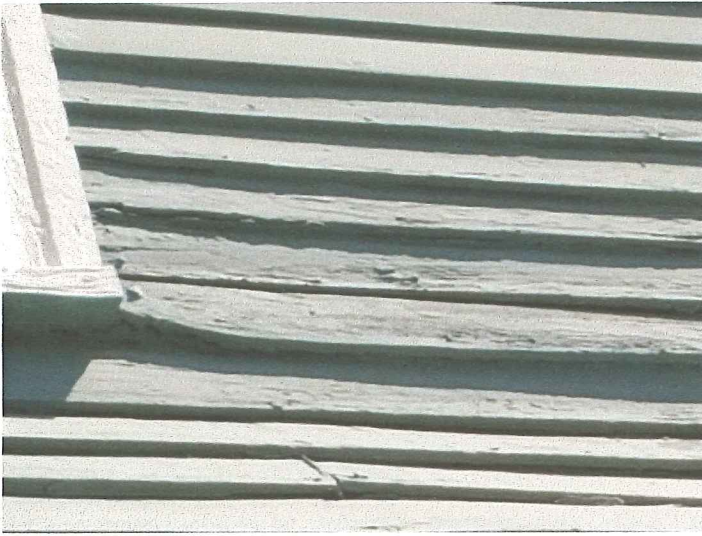
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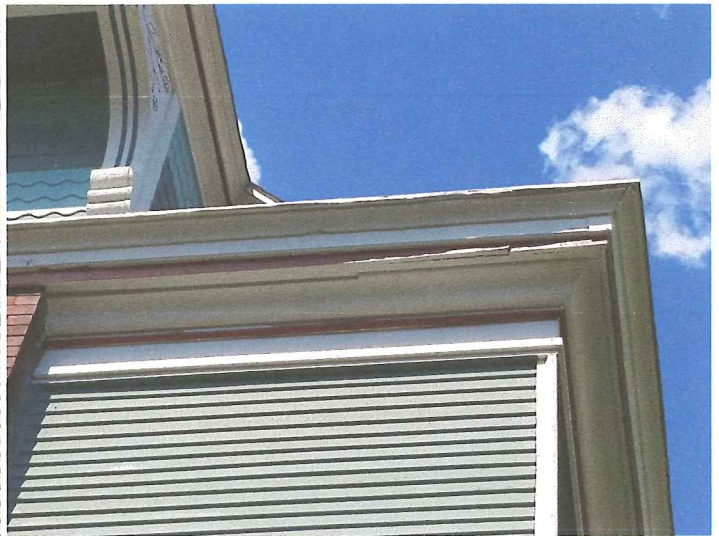
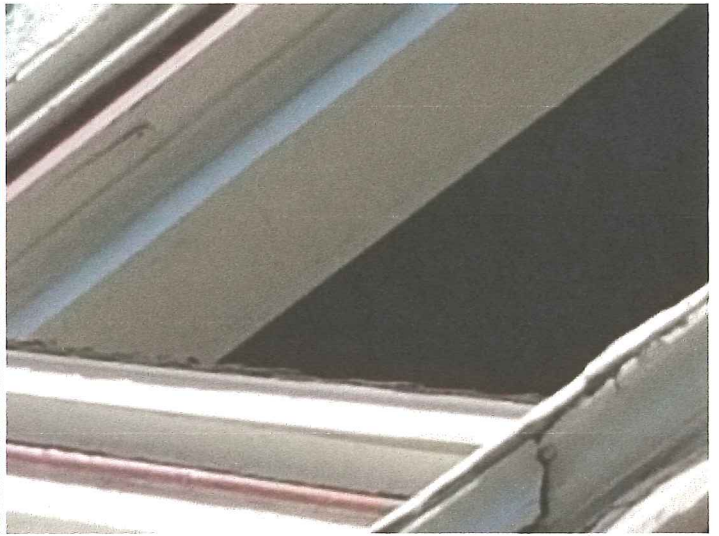
5/25/18

Signature \_\_\_\_\_

Date: \_\_\_\_\_

5/25/18





Historic photos supporting the application (if available)

Applicant Name: **LEIGH TROYER**

Applicant Address: **701 E GROVE ST**

Phone: [REDACTED]

[REDACTED]

Applicant Signature \_\_\_\_\_  
[REDACTED]

Date **5-25-18**

**RETURN TO:**

**City Planner  
City of Bloomington Community Development Department  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341  
Email: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)**

Submission Deadline	Hearing Date
<del>12/27/2016</del>	<del>1/19/2017</del>
<del>1/24/2017</del>	<del>2/16/2017</del>
<del>2/21/2017</del>	<del>3/16/2017</del>
<del>3/28/2017</del>	<del>4/20/2017</del>
<del>4/25/2017</del>	<del>5/18/2017</del>
<del>5/23/2017</del>	<del>6/15/2017</del>
<del>6/27/2017</del>	<del>7/20/2017</del>
<del>7/25/2017</del>	<del>8/17/2017</del>
<del>8/29/2017</del>	<del>9/21/2017</del>
<del>9/26/2017</del>	<del>10/19/2017</del>
<del>10/24/2017</del>	<del>11/16/2017</del>
<del>11/28/2017</del>	<del>12/21/2017</del>
<del>1/02/2018</del>	<del>1/18/2018</del>