



**AGENDA
HISTORIC PRESERVATION
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
THURSDAY, September 19, 2019 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 August 15, 2019 meeting of the Bloomington Historic Preservation Commission.
- 5. REGULAR AGENDA**
 - A. BHP-30-19 Rust Grant Application for \$657.00** to replace guttering and downspout on the northeast corner of the condominium building with a 6 inch round downspout at 305 W. Monroe, 1909, builder Maurice McCarthy, Historic Downtown District. (WARD 6)
- 6. OTHER BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, AUGUST 15, 2019 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Ms. Georgene Chissell, Ms. Sherry Graehling, Mr. Paul Scharnett, Chairperson Lea Cline.

MEMBERS ABSENT: Ms. Anne Bailen, Mr. John Elterich, Mr. Levi Sturgeon,

OTHERS PRESENT: Ms. Katie Simpson, City Planner, Ms. Casey Weeks, Assistant City Planner, Mr. Bob Mahrt, Community Development Director.

- I. CALL TO ORDER:** Chairperson Cline called the meeting to order at 5:05 P.M.
- II. ROLL CALL.** Ms. Simpson called the roll. Four members were present and quorum was established.
- III. PUBLIC COMMENT.** Mr. Russell Francois, 5864 E. 910 North Road, Bloomington, IL 61705, spoke against the demolition of the State Farm Building. He is a fourth-generation architect. The State Farm Building is a well-maintained Art Deco building that tells a story. The building is a contributing piece to a National Register District. He stated a group of local preservationists are asking the owners for a window of opportunity to find a developer for the property.
- IV. MINUTES.** The Commission reviewed the minutes of the July 18, 2019 meeting. The scrivener errors were presented to staff for revision. Edit Chairperson Graehling on page 1. Mr. Scharnett motioned to approve the “as corrected” minutes. Seconded by Ms. Chissell. The motion was approved (4-0-0), with the following votes cast on roll call: Voice vote Ms. Chissell—yes, Chairperson Cline—yes, Ms. Graehling—yes, Mr. Scharnett—yes.
- V. REGULAR AGENDA**
 - A. BHP-25-19 Consideration, review and action on an application for a Certificate of Appropriateness submitted by Diana Krieg to restore 13 hinged basement windows, restoration of previously unrestored original windows on first and second stories of the house, repair of select window sills, installation and painting of 46 new storm windows, removal of clapboards on west side of house from below kitchen windows to water table, installation of insulation, repair/replacement of clapboards and installment of clapboards, and priming and painting any replaced**

clapboards at 402 E. Grove Street, Queen Anne, c. 1894, architect George Miller, East Grove Historic District. (WARD 6)

Ms. Casey Weeks, Assistant City Planner, presented the staff report. The proposed storm windows have a painted aluminum frame. Petitioner: Diana Krieg spoke, Mr. Scharnett asked whether storm windows are being placed on the curved windows. They are not being placed on the curved glass windows. No storm windows were previously on the house. Ms. Graehling motioned to approve the COA, Ms. Chissel seconded the motion. The motion was approved (4-0-0) Roll vote: Ms. Graehling – yes, Ms. Chissel – yes, Mr. Scharnett – yes, Chairperson Cline – yes.

- B. BHP-26-19 Consideration, review and action on an application for a FUNK Grant in the amount of \$5,000 submitted by Diana Krieg to restore 13 hinged basement windows, restoration of previously unrestored original windows on first and second stories of the house, repair of select window sills, installation and painting of 46 new storm windows, removal of clapboards on west side of house from below kitchen windows to water table, installation of insulation, repair/replacement of clapboards and installment of clapboards, and priming and painting any replaced clapboards at 402 E. Queen Anne, 1894, architect George Miller, East Grove Historic District. (WARD 6).** (The remaining Funk Grant funds currently amount to \$4,657.14 for FY 2020.)

Mr. Scharnett made a motion to approve the Funk Grant in the amount of \$4,657.14, seconded by Ms. Graehling. The motion was approved (4-0-0). Role vote: Mr. Scharnett – yes, Ms. Graehling – yes, Ms. Chissell – yes, Chairperson Cline – yes.

- C. BHP-27-19 Consideration, review and action on an application for a RUST Grant in the amount of \$6,584.50 to the repointing of brickwork, repair chimney, wash brick and apply a sealant, replace a downspout and portion of gutter, and replace broken sidewalk at the entrance. The 4” x 5” downspout and 7” seamless gutter (0.032 thickness) replacement on the north east corner of the building is a musket brown color** submitted by Nancy Isaacson for 305 W. Monroe Condominiums Braley-fields Building, 1909, Maurice McCarthy building, Downtown Historic District, contributing. (WARD 6)

Assistant City Planner, Casey Weeks, presented the staff report. Petitioner, Nancy Isaacson was present. She testified that the contractor intends to match the existing mortar. Mr. Scharnett is concerned about the chemicals used to clean the brick. Mr. Scharnett requests the petitioner to submit more information regarding the chemicals being used on the brick. Ms. Isaacson said estimate #1 is the contractor she intends to have do the work. Mr. Scharnett would like to table the portion of the COA regarding the downspout.

Mr. Scharnett wants to look at the size and material of the downspout more closely to make sure it is the correct size to allow for proper water drainage which is the cause for some of the damage to the building.

Mr. Scharnett made a motion to approve the Rust Grant in the amount of \$6,047.50 with the condition that they receive information about the brick cleaner and sealant and it is approved and table the portion of the COA regarding the downspout

removing \$537.00 of the award amount, seconded by Ms. Chissell. The motion was approved (4-0-0). Role vote: Mr. Scharnett – yes, Ms. Chissell – yes, Ms. Graehling – yes, Chairperson Cline – yes.

VI. OTHER BUSINESS: Updates on previous agenda items and subcommittees.

Mr. Scharnett talked about the meeting with owner and applicant Zac Alvis at 809 McClean. The applicant will get estimates on a taller and more stylized chimney. Mr. Alvis will update the commission when he is ready.

The meeting for the White Place Heating Plant was postponed.

Ms. Graehling is part of a subcommittee with Ms. Chissell gathering information on the State Farm Building. A committee was formed by Mr. Greg Koos composed of residents, city officials and others to find a buyer of the building. Ms. Graehling attended a public meeting held by Alderperson Carillo of Ward 6 to get public input on what could be done with the State Farm Building.

VII. NEW BUSINESS: None

VIII. ADJOURNMENT:

Ms. Graehling motioned to adjourn. Seconded by Mr. Scharnett, the motion was approved unanimously by voice vote (4-0-0).

Respectfully Submitted,
Casey Weeks, Assistant City Planner

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
September 19, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-30-19	Rust Grant	305 W. Monroe St.	Downspout and gutter replacement	Casey Weeks, Assistant City Planner

REQUEST:	Rust Grant for \$657.00 to replace downspout and guttering built 1909 by Maurice McCarthy, contributing to the Historic Downtown District.
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STAFF RECOMMENDATION:	305 W. Monroe St. is a contributing building in the National Register Downtown District. Its design is compatible with the historic context and the period of significance for downtown. The Rust Grant funds are intended to prioritize preservation and restoration of contributing structures. <i>Staff recommends the Historic Preservation Commission grant the request for a Rust Grant for \$657.00 to replace downspout and guttering.</i>
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GENERAL INFORMATION

Owner and Applicant: Nancy Isaacson for 305 W. Monroe Condominiums

PROPERTY INFORMATION

Existing Zoning: D-2. Downtown Transition District, 7 units
Existing Land Use: Multiple-Family Residence
Property Size: 6,600 ft²
PIN: 21-04-198-001 thru 007

Historic District: Downtown District
Year Built: 1909; Maurice McCarthy Building
Architectural Style: contributing
Architect:

SURROUNDING ZONING AND LAND USES

Zoning

North: GAP 3
South: D-2, Downtown Transition District
East: D-1, Central Business District
West: R-3B, High Density Multiple-Family Residence District

Land Uses

North: Apartments/Retail/Offices
South: Apartments/Retail/Offices
East: Mixed Use
West: Residence

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 Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

BACKGROUND:

305 W. Monroe St, is located in the Central Business District. The building was constructed in 1909 and is a contributing structure to the Downtown Historic District. The owner/applicant had a Rust Grant application with HPC last month. HPC felt the proposed size for the downspout on the northeast corner of the building was not adequate for proper drainage. In August the amount of \$537.00 for the downspout was removed from the Rust Grant application, and this application reflects the increased size of the downspout that was recommended by HPC.

The Harriet Fuller Rust Façade program is geared to façade improvements ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

The applicant is requesting a **Rust Grant in the amount of \$657.00** to replace a downspout and guttering on the north east corner of the building. The applicant submitted two estimates for the project. **Estimate 1** covers the increased size of the downspout from 4"x5" to 6" (26 gauge)

corrugated round galvanized downspout in four 10' sections with 2" overlap. **Estimate 2** is what was originally requested in the August application consisting of 4"x5" corrugated downspout. The total for estimate 2 is \$1,074.00 (\$537.00). The difference between to the two grant application requests equals \$120.

PROJECT DESCRIPTION:

The applicant submitted a Rust Grant application to request funding for improvements to guttering and downspout on the northeast corner of the condominium building. The existing downspout is detached, and the guttering needs a better connection to the downspout to allow for improved water drainage.

In McLean County, as per the Department of Labor, the prevailing wage for skilled labor is \$31.05/hour and a laborer is \$30.05/hr. The minimum hourly rate paid will need to match the State's prevailing wage guidelines for McLean County.

Bloomington Historic Preservation Commission Architectural Review Guidelines

M. Roofing Policy

10. Gutters and Downspouts

- a. Maintain and repair existing gutters and downspouts in place. If existing gutters and downspouts are deteriorated to the extent that they must be replaced, new gutters and downspouts all match the original historic gutters and downspouts, if such is known, or shall be of size and profile that would be characteristic of the period of significance.
- b. Note that galvanized half-round sheet metal gutters may in many cases be more appropriate for most historic buildings which had exposed gutters than the colonial profile aluminum gutters and downspouts commonly used today.
- c. Where built-in gutters exist and must be repaired, repair or replace only those sections that require it, using similar materials to existing historic built-in gutters.
- d. If an owner chooses to cover existing built-in gutters, the commission will consider such situations on a case-by-case basis.

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; **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; **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 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 not applicable.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; **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 downspout is being replaced with a round downspout consistent with the existing downspout. **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; **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 not applicable.***
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 Standard is met.***

Prepared: 09/10/2019

**Agenda item 5.A
REPORT**

STAFF RECOMMENDATION: 305 W. Monroe St. is a contributing building in the Central Business District. Its design is compatible with the historic context and the period of significance for downtown. The replacement of gutter and downspout will improve the sustainability and longevity of this historic structure. *Staff recommends the Historic Preservation Commission grant the request for a Rust Grant for \$657.00 to assist with the costs of replacing the downspout and guttering.*

Respectfully Submitted,

Casey Weeks
Assistant City Planner

Attachments: Rust Application, Scope of Work, Materials Specifications, Photos of building



HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects within Bloomington's central downtown district. This grant offers a maximum award amount of \$25,000 per project. \$50,000.00 may be awarded to buildings determined by the Historic Preservation Commission to be in extreme and dangerous states of disrepair.

ELIGIBILITY

If your project does not meet all of the factors listed below, it may be ineligible for funding:

- Property is within the program's target area
- The project is an **eligible** preservation, restoration or rehabilitation improvement:
 - Brick cleaning and tuck pointing
 - Window restoration
 - Painting
 - Restoration or original architectural features visible from the street
 - Signs
 - Remodeling window display areas
 - Exterior lighting
 - Window and/or door replacement
 - Awnings
 - Eligible non-façade work such as roof repairs/replacements, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing
 - Detailed architectural design work
 - Structural inspection or analysis by a licensed architect or engineer
 - Asbestos and/or lead paint removal
- I am the owner of the property, or can provide consent from the owner.
- Work on this project has not been started nor been completed
- The project complies with the City of Bloomington Architectural Review Guidelines
- This project includes prevailing wages for labor

AUG 26 2019

APPLICATION

Property Address: 305 West Monroe St, Bloomington, IL 61701

Year Built 1909 by Maurice McCarthy Architectural Style: Unsure

Architect: Unknown

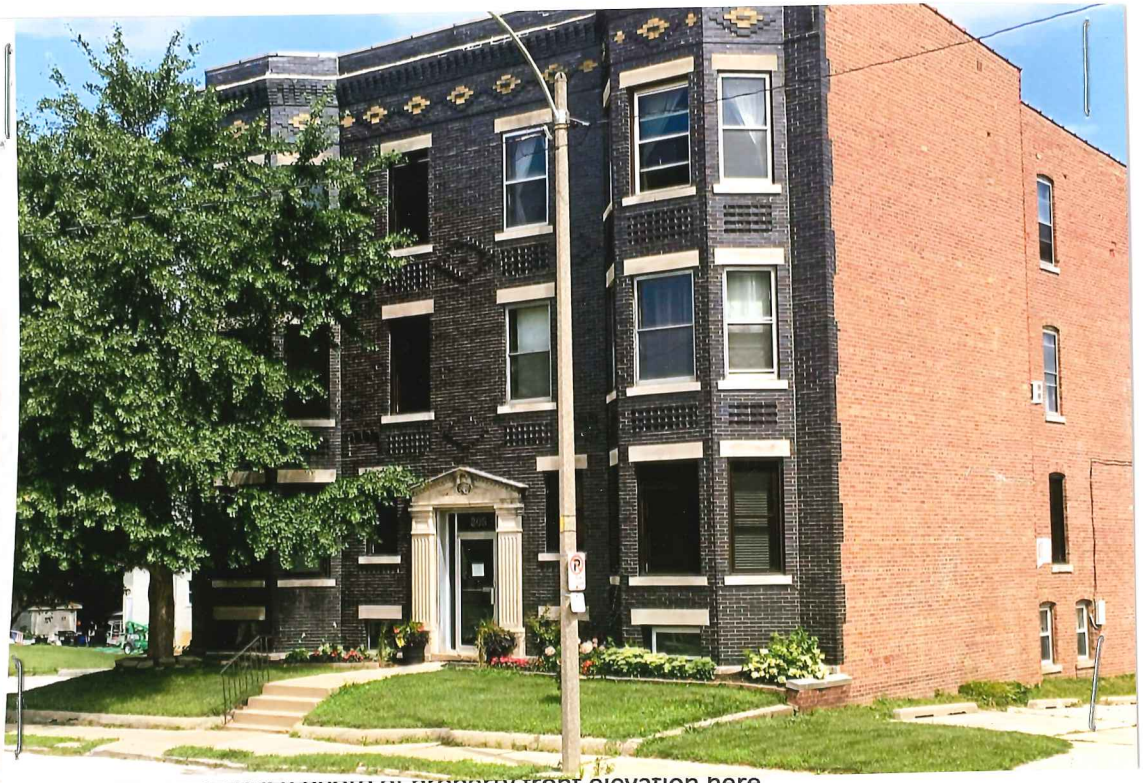
Scope of work (please select the option that best describes the type of work):

Drainage System Replacement

Cost of Proposed Work (Estimate 1): \$1,314.00

Cost of Proposed Work (Estimate 2): 1,074.00

Grant Amount Requested: \$657 or \$537



- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

Replace entire gutter with 7".032 gauge seamless gutter on north side of the building.

Replace leaking downspout with 6" corrugated round galvanized downspout in four 10' sections with 2" overlap.

Project Start Date: Oct 1, 2019 **Expected Project Completion Date:** Nov 1, 2019

Please attach the following information to the application.

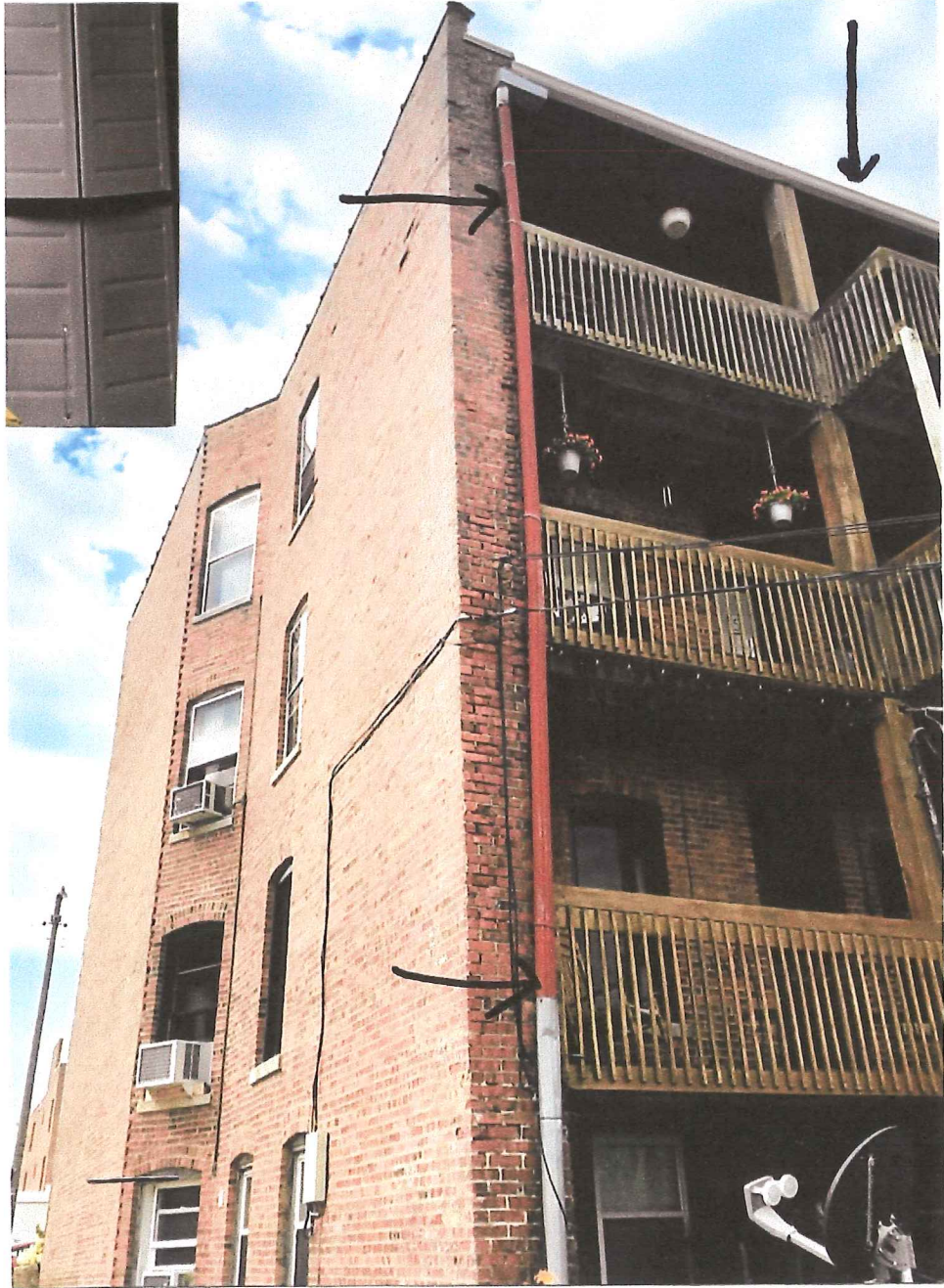
- Design plan
- Outline work specification prepared by an architect (if applicable)
- Overall budget for the project
- Minimum two (2) estimates for the project
- Sample materials (if possible)
- Historic photos of the subject property showing the appropriateness of improvements (when possible)

Applicant Name: Nancy Isaacson & Angie Keller
Applicant Address: 305 W. Monroe St., Bloomington, IL 61701
Phone: [REDACTED] [REDACTED]
Email: [REDACTED]
Applicant Signature: [REDACTED] *Angie Keller*
Date: 08/24/19

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

Submission Deadline	Hearing Date
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/18/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019



Midstate Seamless Gutters, Inc.
 1204 S Adelaide St
 Normal, IL 61761 US
 midstategutters@aol.com
 www.midstateseamlessgutters.com

Estimate # 1

ADDRESS

NANCY ISAACSSON
 305 W MONROE ST
 BLOOMINGTON, IL 61701

ESTIMATE # 1433
 DATE 07/17/2019

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
07/17/2019	4" K DOWNSPOUT 6" Round	FURNISH LABOR AND MATERIALS FOR NEW(6")(26 GAGE) CORRUGATED ROUND GALVANIZED DOWNSPOUT INSTALLED IN 10 FT SECTION TO THE GROUND WITH TWO PIPE BAND STRAPS ON EVERY 10FT SECTION ON NORTH EAST CORNER OF THE BUILDING. COLOR MILL FINISH. MATERIALS AND LABOR WARRANTIED FOR 5 YEARS	1	600.00	600.00
07/17/2019	7" GUTTER	FURNISH LABOR AND MATERIALS FOR NEW ALUMINUM (K-STYLE) 7" .032 GAGE SEAMLESS GUTTER INSTALLED ON NORTH SIDE OF THE BUILDING. COLOR MUSKET BROWN THIS IS ONE LONG SEAMLESS SECTION OF GUTTER. HANGER ATTACHMENTS INSTALLED EVERY 18" WITH 2" HEX DRIVE SCREWS. MATERIALS AND LABOR IS WARRANTIED FOR 5 YEARS.	1	714.00	714.00

PROPOSAL IS VALID FOR 90 DAYS FROM DATE

TOTAL

\$1,314.00

Please review attached estimate and available options. If your estimate is for multiple options your total at the bottom is for all options combined. Look at the subtotal under each option for individual pricing. Contact us if you have any questions or concerns.

Midstate Seamless Gutters, Inc.
1204 S Adelaide St
Normal, IL 61761 US
midstategutters@aol.com
www.midstateseamlessgutters.com

Estimate # 2

ADDRESS

NANCY ISAACSSON
305 W MONROE ST
BLOOMINGTON, IL 61701

ESTIMATE # 1433

DATE 07/17/2019

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
07/17/2019	4X5 DOWNSPOUT	FURNISH LABOR AND MATERIALS FOR NEW 4X5 DOWNSPOUT INSTALLED ON NORTH EAST CORNER OF THE BUILDING. COLOR MUSKET BROWN	1	360.00	360.00
07/17/2019	7"GUTTER	FURNISH LABOR AND MATERIALS FOR NEW 7" .032 THICKNESS SEAMLESS GUTTER INSTALLED ON NORTH SIDE OF THE BUILDING. COLOR MUSKET BROWN	1	714.00	714.00

PROPOSAL IS VALID FOR 90 DAYS FROM DATE

TOTAL

\$1,074.00

Please review attached estimate and available options. If your estimate is for multiple options your total at the bottom is for all options combined. Look at the subtotal under each option for individual pricing. Contact us if you have any questions or concerns.

When you decide to proceed with the job, you can e-mail or mail the signed copy to us. Once we receive your signed copy you will be put on the current service schedule. This schedule is season/weather dependent. You can anticipate an installation/work date around 2 weeks from the time we receive your signed estimate. You can call for an update if you'd like.

Invoice for work completed will be sent immediately and is due within 13 days.

Thank you for the opportunity to provide you with this estimate. We look forward to working with you.