AGENDA
HISTORIC PRESERVATION
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
THURSDAY, FEBRUARY 20, 2020 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 December 19, 2019 meeting of the Bloomington Historic Preservation Commission.
5. **REGULAR AGENDA**
   - **A. BHP-05-20** Public Hearing, review and action on a Rust Grant for $25,000 for rehabilitating the facade to its 1856-1857 design, 113 W. Front St.; 1856, contributing to the Downtown Historic District. (Ward 6)
   - **B. BHP-06-20** Public Hearing, review and action on a Funk Grant for $5,000.00 to cover the labor to replace the roof at 410 E. Walnut St., John A Kerr-Frank Hamilton House; Eastlake influence, c1874 (Ward 4)
6. **OTHER BUSINESS**
   - **A. Preservation Plan**
     - i. Finalized logo
     - ii. Review and approve Steering Committee (List enclosed)
7. **NEW BUSINESS**
   - **A. Heritage Awards**
     - i. **Tentative date—**Tuesday, May 12, 2020. Mclean County Museum of History.
     - ii. **Tentative timeline for applications—**Deadline March 26, 2020. Review April 16, 2020.
8. **ADJOURNMENT**

DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, DECEMBER 19, 2019 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Ms. Sherry Graehling, Ms. Ann Bailen, Mr. Paul Scharnett, Mr. John Elterich, Ms. Georgene Chissell, Mr. Levi Sturgeon, Chairperson Lea Cline

MEMBERS ABSENT: None

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

I. CALL TO ORDER: Chairperson Lea Cline called the meeting to order at 5:03 P.M.

II. ROLL CALL. Ms. Weeks called the roll. Seven members were present and quorum was established.

III. PUBLIC COMMENT. No public comment

IV. MINUTES. The Commission reviewed the minutes of the November 21, 2019 meeting. Mr. Scharnett made a motion to approve as amended, Mr. Elterich seconded. The motion was approved (7-0-0) with Voice Vote.

V. REGULAR AGENDA

A. The Lakota Group will give a presentation of the process to create the Preservation Plan for Bloomington.

Mr. Nick Kalogeresis, Associate Principal of the Lakota Group, gave a presentation and overview on the process to create the Preservation Plan. A Preservation Plan is a comprehensive plan looking to the future how to preserve the past. It will provide guidance on how to address historic preservation in the City. They will look at the role preservation plays in economic development. A Preservation plan contains a statement of goals and priorities. The Lakota Group will look at how to promote an ethic of preservation and quality of life for the future. Educate and advocate preservation for future generations. It will address how to strengthen the preservation program, and integrate preservation into all planning programs. Educating the community on preservation. August – September is the deadline to complete the preservation plan.

The Lakota Group will look at what the current process is to designate landmarks and how to improve on it. They will determine where are the future landmarks and districts are that the City needs to protect. Looking at future areas to survey. Identifying future districts and landmarks and downtown revitalization strategies. Encourage more adaptive reuse, and how to use incentives. Mr. Kalogeresis stressed the importance of having private sector support and advocacy, and they will do outreach to help secure that support.

Two phases – The State of the city, field work, community open house to get feedback. April – State of the City Report giving existing conditions. Second workshop to present the plan and get feedback. Meet with stakeholders and steering committee to craft the plan to meet the needs of the community. The final plan will have a set of goals and strategies. Finish plan in August 2020.

Mr. Nick Kalogeresis will focus on an economic development plan along the lines of the Main Street Program to development strategies and incentives. How to build a ground swell of public support for preservation. The Lakota Group will give a national perspective on how to improve economic development.

Steering committee for the preservation plan – A list of group affiliations was given to the HPC members to get feedback on which stakeholders to include in the steering committee. The groups include City staff, McLean County Museum – Rt. 66, McLean County Museum, three historic neighborhood group members, residential realtor, commercial realtor, non-profits and community organizations, Downtown Business Association, Finance/Legal, HPC Commission member, Planning Commission member, Zoning Board of Appeals member, IWU.

Other suggestions that were made include someone from the David Davis Mansion, the Old House Society, and an architect. Bob Mahrt would like to have the steering committee organized by late January – February. HPC is an advisory body to suggest members to include on the steering committee. Representation includes neighborhoods on the east and west sides of town from the Roosevelt Historic District and Dimmitt's Grove H.D.

VI. OTHER BUSINESS:

A. Financial Report of the Funk and Rust Grants – Transfer Rust Grant funds into the Funk Grant on an ad hoc basis as the grants are applied for.

VII. NEW BUSINESS:

Levi's term will be ending in April 2020. He also has a class on Thursday that will not allow him to attend meetings from January through April.

VIII. ADJOURNMENT:

Mr. Scharnett motioned to adjourn. Seconded by Ms. Bailen, the motion was approved unanimously by voice vote (7-0-0).

Respectfully Submitted,
Casey Weeks, Assistant City Planner

Prepared: 01/31/2020
Agenda item 5A
REPORT

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
February 20, 2020

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-05-20	Rust Grant	113 W. Front St.	Rehabilitate facade	Casey Weeks, Assistant City Planner

REQUEST:	Rust Grant for $25,000 for rehabilitating the facade to its 1856-1857 design, 113 W. Front St.; 1856, contributing to the Downtown Historic District.

STAFF RECOMMENDATION:	113 W. Front St. is a non-contributing building in the Downtown District. It was built in 1856 in the period of significance for downtown. The work proposed is to rehabilitate the façade to the building's appearance in 1856-1857 replacing the windows and removing the cedar siding on the 2nd and 3rd floors. Additional information is needed on the existing conditions of the façade to determine a proper treatment with stucco rather than the proposed concrete overlay to prevent damage to historic brick. The Rust Grant funds are intended to prioritize preservation and restoration of contributing and non-contributing buildings. *Staff recommends the Historic Preservation Commission grant the request for a **Rust Grant for $25,000** to assist with the costs of façade rehabilitation.*

Figure 1 113 W. Front Street

Prepared: 01/31/2020
Agenda item 5A
REPORT

GENERAL INFORMATION
Owner and Applicant: Mark Johnson

PROPERTY INFORMATION
Existing Zoning: D-1 Central Business District
Existing Land Use: Commercial/Office
Property Size: 22'x 60' (1,320 ft^2)
PIN: 21-04-338-009

Historic District: Downtown Historic District
Year Built: 1856
Architectural Style: Italianate (loss of historic integrity)
Architect: Rudolph Richter

SURROUNDING ZONING AND LAND USES

Zoning
North: D-1 Central Business District
South: P-2 Public Lands and Institutions District
East: D-1 Central Business District
West: D-1 Central Business District

Land Uses
North: Apartments/Retail/Offices
South: County Court House
East: Retail/Offices
West: Retail/Offices

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:
113 W. Front Street is in the Downtown Historic District. The building was constructed in 1856 and was listed as a contributing structure to the historic district in the National Register Nomination Form written in 1977. The building originally had an Italianate style facade with arched windows on the second and third floors. Building permit records show a remodel of the façade in 1988 to what exists today. Due to the loss of historic integrity in the building's façade, it would be considered a non-contributing building to the historic district today. Although, non-contributing buildings can be rehabilitated bringing them back to contributing status. The proposed design would bring the building back to contributing status, since the design is being replicated from a historic photograph and existing design of the building next door.

The subject property is part of Rounds Block which was once the center of commerce and social life in Bloomington. Bricklayer S.G. Rounds was the builder of this group of Italianate buildings designed by Prussian-born architect Rudolph Richter, who worked for Rounds and also designed the Benjamin & Schermerhorn building at 210 N. Center Street. The buildings in this block share

a common wall and make up the oldest known commercial block in Illinois designed by a professional architect.[1]

The owner/applicant is proposing rehabilitation of the façade's original architectural features visible from the street, including arched windows and concrete overlay. Rehabilitation of the façade includes removing the existing cedar siding, installing rounded windows on the second and third floors, and placing a concrete overlay on the facade.

From the application, "Demolition and removal of the existing wood cedar siding and square windows on the second floors of 113 W. Front St. Installation of new arched windows of the same design and style as the arched windows shown on the attached circa 1870s photograph of the Rounds Block obtained from the McLean County Historical Society. The exterior walls will be covered with a combination of concrete hardie board and a vertical concrete overlay for the purpose of restoring the 2nd and 3rd floor exterior façade to a new likeness of the block's inception in 1856-1857."

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 $25,000.00** to fund rehabilitation of the facade. There is a rendering of the proposed façade by architect James Pearson of Pearson Design Group, LLC, in the application. The overall budget for the project is $90,000. The Rust Façade Program funds fifty percent of the total project up to $25,000 per project or $50,000 per project for a building the HPC determines is in an extreme and dangerous state of disrepair.

PROJECT DESCRIPTION

According to the architect's specifications, the arched windows will be "Marvin, Pella or others, manufactures of Commercial/Residential Windows: Double Hung, Aluminum exterior covering, wood interior finish. If possible, factory applied finish exterior color, insulated glass, 3/8" thick, UV protection. Verify size to closely match existing 3 windows on 2nd floor, Wall thickness to be 5 1/2", verify with existing wall construction, Provide wall fins for attachment. Contactor to provide flashing membrane at all perimeter surfaces of window to the wall construction, top, sides, and bottom."

Staff attempted to contact Mr. Johnson to get more information on the existing conditions of the façade and more details on the façade treatment consisting of the concrete overlay and hardie board. Concrete overlay is not compatible with historic brick, since it does not allow the brick to breathe like stucco does. The difference between concrete overlay and stucco is that stucco contains lime. Additional information is needed to determine a compatible façade treatment with the existing historic materials.

[1] Freimann, Michael. *Standing on the Corner: A Tour of the Architecture of Downtown Bloomington*. (June 1999). McLean County Historical Society.

The applicant submitted two estimates for façade rehabilitation. The first estimate from Pro Exterior Siding specifies Demolition of wood siding and windows on second and third floors, New framing required for new windows and restored exterior walls per architects plans, Provide and install new Pella windows per architects plans, Insulate around and for new exterior walls, Install concrete Hardie board and concrete vertical overlay, Bend and install custom aluminum trim around newly installed windows to seal openings, Bend and install custom aluminum trim to finish new façade installed, total estimate $73,300.00.

The second bid is from Kenneth Shuell Building and Remodeling. The estimated proposal includes Demolition – Remove wood cedar siding and windows on second and third floors of building. Remove interior trim as required for new window installation. Construction – Construct new exterior walls to include framing in 8 new windows of Pella brand per sized and priced of like kind to upper windows at 115 W. Front Street. Install round top windows and build upper and lower sashes in Sherwood Green aluminum cladding. Interior wood trim will be cased with pine. Exterior of James Hardie concrete board with vertical concrete overlay as needed. Furnish all labor and materials to insulate and caulk windows at masonry opening to ensure weather tight installation. Furnish and install sill flashings as required. Furnish and install all aluminum around windows. Painting – stain window interior and trims. Furnish all labor and material to varnish interior of newly installed windows including trims. Furnishing and applying up to two coats of paint on exterior where needed pursuant to owner's direction. The total for this estimate is $82,500.00.

Staff is reluctant in recommending one estimate of work over another due to the need of additional information on the existing façade and proposed façade treatment. Online research did not reveal examples of historic rehabilitation work completed by Pro Exterior Siding or Kenneth Shuell Building and Remodeling.

In accordance with the Rust Grant guidelines, employees of the project are required to receive the prevailing wage. In McLean County, as per the Department of Labor, the prevailing wage for a laborer is $30.05/hr. The minimum hourly rate paid will need to match the State's prevailing wage guidelines for McLean County.

Precedence - Rust Grant at 115 W. Front Street – May 2016

The City of Bloomington received a Rust Grant application for 115 W. Front Street that came before the HPC in May 2016. The grant contained two estimates for work. The estimate that was approved was to repair and preserve existing stucco by removing cracked/damaged stucco on upper south side of the building and replacing damaged areas to preserve the historical aesthetics of the Front Street building. This estimate also included a complete two tone painting of the entire exterior of the building to preserve the building's original façade and to match the stucco repairs with the existing stucco that will remain on the exterior. J.C. Home Builders, Inc., Normal, IL, gave this bid.

The second estimate that was not approved included applying Dryvitt to the west and south sides of the building. Dryvitt is actually a name of a stucco manufacturer, not an actual stucco system specifically. Many people refer to synthetic stucco as "Dryvitt." Synthetic stucco is a finish coat

material that is usually used as the finish coat on an EIFS (Exterior Insulation and Finish Systems) wall cladding and it is designed to keep water from penetrating the wall. According to NPS Preservation Brief 22, "While some masonry contractors may, as a matter of course, suggest that a water-repellent coating be applied after repairing old stucco, in most cases this should not be necessary, since color washes and paints serve the same purpose, and stucco itself is a protective coating." The cost to apply Dryvitt to the entire structure was almost double the cost to restore the stucco. Kenneth Shuell of Absolute Remodeling & Construction, Inc., gave this bid.

Bloomington Architectural Review Guidelines

F. Masonry Repair Policy

1. All masonry work to be in accordance with the Masonry Institute of America repair and restoration guidelines.
2. Repair rather than replace masonry materials unless it is technically infeasible to do so.
3. If replacement of masonry materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, unless it is technically infeasible to do so.
4. Do not sandblast masonry.
5. Do not high-pressure water blast masonry.
6. Tuck-pointing shall be done following National Park Service Preservation Brief 2 and Illinois Preservation Brief 10.
7. Use cement-lime mortars appropriate to the type of masonry to be tuck-pointed.
8. Do not use premixed "masonry cements" that contain no lime for tuck-pointing.
9. Joint profiles and colors of tuck-pointing shall match existing historic tuck-pointing.
10. Do not parge or apply stucco to masonry surfaces that were not historically parged or stuccoed.
11. Do not install synthetic siding over masonry materials.

G. Siding and Soffit Policy

1. Repair rather than replace siding and soffit materials unless it is technically infeasible to do so.
2. If replacement of siding and soffit materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, unless it is technical infeasible to do so.
3. Do not sandblast siding and soffits.
4. Do not high-pressure water blast siding and soffits.
5. Where synthetic siding or soffits exist, it is recommended to remove it and repair the original historic siding under it, unless it is technically infeasible to do so.
6. The Commission will not approve new synthetic siding or soffits.
7. No new trim or moldings may be added to historic exterior surfaces unless it can be shown that such trim would have been historically used for that type of building.

H. Window Policy

6. Replacement of non-original windows that have replaced the original windows at some time in the past.

a. Where new replacement windows are proposed to replace non-original windows in a building, the design and detail of the replacement window shall be based on the documented configuration of the building's original windows. Such documentation may be obtained from historic photographs, drawings, or the design of the new replacement windows may be based on window configurations typical to the period of significance of the building.

b. Where non-original windows are historic themselves and contribute to the history or significance of the building ('changes over time'), or are considered as having historic significance themselves, the design of the new replacement windows may be based on the existing non-original windows. Such cases will be determined on an individual basis.

NPS Preservation Brief 11 – Rehabilitating Historic Storefronts

Designing Replacement Storefronts

Where an architecturally or historically significant storefront no longer exists or is too deteriorated to save, a new front should be designed which is compatible with the size, scale, color, material, and character of the building. Such a design should be undertaken based on a thorough understanding of the building's architecture and, where appropriate, the surrounding streetscape. For example, just because upper floor windows are arched is not sufficient justification for designing arched openings for the new storefront. The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings. Similarly, the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided. The guidelines on page 8 can assist in developing replacement storefront designs that respect the historic character of the building yet meet current economic and code requirements.

Guidelines for Designing Replacement Storefronts

1. **Scale:** Respect the scale and proportion of the existing building in the new storefront design.
2. **Materials:** Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
3. **Cornice:** Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
4. **Frame:** Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
5. **Entrances:** Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.
6. **Windows:** The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.

7. **Secondary Design Elements:** Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.

A restoration program requires thorough documentation of the historic development of the building prior to initiating work. If a restoration of the original storefront is contemplated, old photographs and prints, as well as physical evidence, should be used in determining the form and details of the original. Because storefronts are particularly susceptible to alteration in response to changing marketing techniques, it is worthwhile to find visual documentation from a variety of periods to have a clear understanding of the evolution of the storefront. Removal of later additions that contribute to the character of the building should not be undertaken.

Preservation Brief 22 – The Preservation and Repair of Historic Stucco

When Total Replacement is Necessary

Complete replacement of the historic stucco with new stucco of either a traditional or modern mix will probably be necessary only in cases of extreme deterioration— that is, a loss of bond on over 40-50 percent of the stucco surface. Another reason for total removal might be that the physical and visual integrity of the historic stucco has been so compromised by prior incompatible and ill-conceived repairs that patching would not be successful.

When stucco no longer exists on a building there is more flexibility in choosing a suitable mix for the replacement. Since compatibility of old and new stucco will not be an issue, the most important factors to consider are durability, color, texture and finish. Depending on the construction and substrate of the building, in some instances it may be acceptable to use a relatively strong cement-based stucco mortar. This is certainly true for many late-nineteenth and early-twentieth century buildings, and may even be appropriate to use on some stone substrates even if the original mortar would have been weaker, as long as the historic visual qualities noted above have been replicated. Generally, the best principle to follow for a masonry building is that the stucco mix, whether for repair or replacement of historic stucco, should be somewhat weaker than the masonry to which it is to be applied in order not to damage the substrate.

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;* **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 scope of work involves rehabilitating the building's façade to its 1856-1857 appearance, and the removal of non-historic materials and features. **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 1856-1857 appearance of the building is appropriate to its construction date and design as depicted in the historic photograph. **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 existing siding and windows on the façade are not historically accurate to the building's period of significance. The proposed rehabilitation will bring the building back to a more historically accurate depiction of its period of significance. **The standard is met.**

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* Additional information is needed on the existing conditions of the façade to determine whether the proposed concrete overlay is an appropriate façade treatment. Concrete overlay is not compatible with historic brick, since it does not allow the brick to breathe.

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 historic photo of the building provides evidence and guidance for the proposed rehabilitation of the storefront. **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 not applicable.**

8. *Every reasonable effort shall be made to protect and preserve archaeological 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 Standard is met.**

STAFF RECOMMENDATION: 113 W. Front St. is a contributing building in the Downtown Historic District. The proposed design is compatible with the historic context and the period of significance for downtown. Additional information is needed on the existing conditions of the façade to determine a proper treatment with stucco rather than a concrete overlay to prevent damage to historic brick. The proposed façade rehabilitation is appropriate to the building's period of significance as depicted in the historic photograph. *Staff recommends the Historic Preservation Commission grant the request for a Rust Grant for $25,000 to assist with the costs of façade rehabilitation.*

Respectfully Submitted,

Casey Weeks
Assistant City Planner

Attachments: Photos of building, Rust Application, Scope of Work, Materials Specifications, City of New Orleans Guidelines for Masonry and Stucco

Figure 2 The subject property at 113 W. Front Street.

Figure 3 115 and 113 W. Front Street Johnson Law Group

Figure 4 111-115 W. Front Street Streetfront facades

Figure 5 Proposed replacement windows at 113 W. Front St. will match the ones pictured here at 115 W. Front Street.

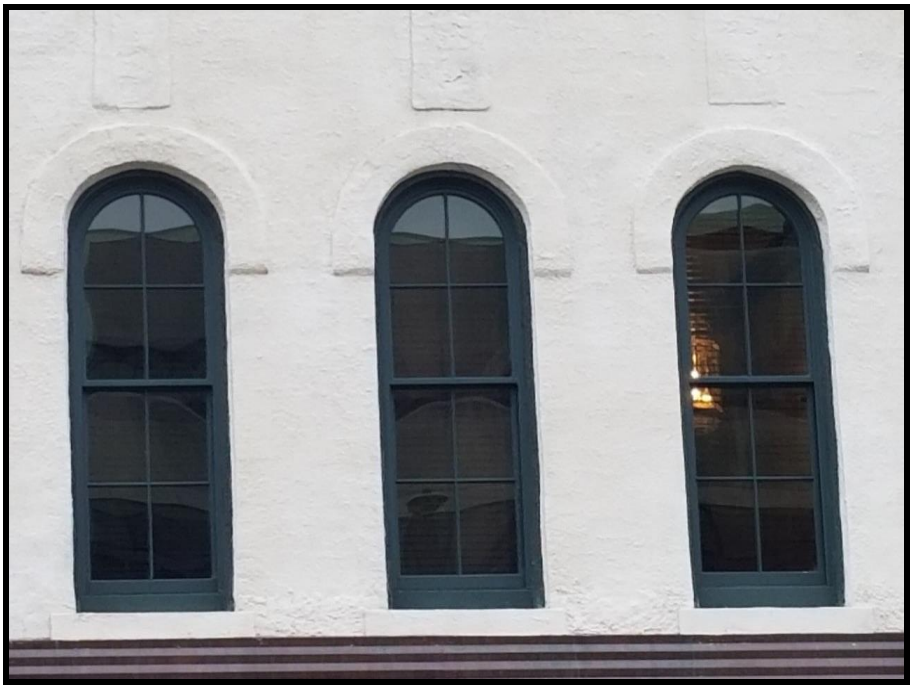


Figure 6 Windows on second floor at 115 W. Front Street.

Figure 7 Window at 115 W. Front Street.

Figure 8 West elevation of 115 W. Front Street.

CITY OF BLOOMINGTON

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:

[x] Property is within the program's target area

[x] 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

[x] I am the owner of the property, or can provide consent from the owner.

[x] Work on this project has not been started nor been completed

[x] The project complies with the City of Bloomington Architectural Review Guidelines

[x] This project includes prevailing wages for labor

APPLICATION

Property Address: 113 W. Front St., Bloomington, IL 61701

Year Built 1856 **Architectural Style:** Italianate Style building

Architect: James Pearson

Scope of work (please select the option that best describes the type of work):
Restoration of original architectural features visible from the street, including arched windows and concrete overlay.

Cost of Proposed Work (Estimate 1): $73,300.00

Cost of Proposed Work (Estimate 2): $82,500.00

Grant Amount Requested: $25,000.00

See Attached

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

See Attached

Project Start Date: 4/1/2020 **Expected Project Completion Date:** 5/1/2020

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: Mark D. Johnson

Applicant Address: 115 W. Front Street, Bloomington, IL 61701

Phone: [redacted]

Email: [redacted]

Applicant Signature [redacted] **Date** 1/17/20

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

A detailed description of the proposed restoration follows.

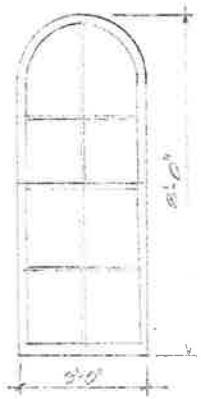
Demolition and removal of the existing wood cedar siding and square windows on the 2nd and 3rd floors of 113 W. Front St. Installation of new arched windows of the same design and style as the arched windows shown in the attached circa 1870 photograph of the Rounds Block obtained from the McLean County Historical Society. The exterior walls will be covered with a combination of concrete hardy board and a vertical concrete overlay for the purpose of restoring the 2nd and 3rd floor exterior façade to a near likeness of the block's inception in 1856-1857.

The design plan and outline for the work specification is contained in the attached architectural plan provided by architect James Pearson of Pearson Design Group LLC. The overall budget for the project is $90,000.00. Two contractor estimates for the project are attached. Current and historical photos are attached.


JLG
JOHNSON LAW GROUP LLC
JLG
FINEGAN

General Contractor Notes:

1.) Contractor shall remove existing 6" exposed cedar siding and support furring strips.
2.) Contractor shall remove all existing windows and siding attachment trim.
3.) Contractor shall notify Owner of the condition of the existing wall and locate where the new window locations will be in relation to the recommended spacing by the Architect as shown On the south elevation, A-1 sheet.
4.) Contractor shall build new wood stud walls (probably 2 x 6) around the rough openings required for the two (2) rows of arched windows at the second and third floors.
5.) Provide 1/2" CDX wood sheathing over studs, coat sheathing with air infiltration black spray liquid per manufacturers recommendations.
6.) Per the Owner's approval, provide a 1 ½" thick Styrofoam insulation board (R-7) to receive an EIFS coating to match the existing coating texture on the west wall, adjacent. Provide 7" wide accent arches, as shown over the new windows as well as a protruded sill, 6" high by window width, to match west elevation.
7.) All interior finishing work, such as wood trim and base boards, shall be directed by the Owner. Interior 5/8" dry wall over new stud work over 6 mil vapor barrier over studs. Insulate stud wall with full 6 ½" thick fiberglass insulation (R-22).
8.) Contractor shall provide (3) LVL wood lintel framing (11 ¼" deep x 1 ¾") over all arched windows.



(3) NEW ARCHED WINDOWS

January 2020

Arched Windows

Select Marvin, Pella or others, manufacturers of Commercial/Residential Windows: Double Hung, Aluminum exterior covering, wood interior finish. If possible, factory applied finish exterior color. Insulated glass, 3/8" thick, UV protection. Verify size to closely match existing 3 windows on 2nd floor. Wall thickness to be 5½", verify with Existing wall construction. Provide wall fins for Attachment. Contractor to provide flashing membrane at All perimeter surfaces of window to the wall Construction, top, sides and bottom.

SOUTH ELEVATION

FACADE UPGRADE 115 E. FRONT STREET JOHNSON LAW GROUP, LLP		
SCALE	APPROVED BY:	DRAWN BY
DATE		REVISED
PERSIAN DESIGN GROUP, LLC		
FACADE ELEVATION		DRAWING NUMBER A-1

Standing on the corner

A tour of the architecture of downtown Bloomington

By Michael Freimann
for the McLean County Historical Society

The Rounds Block, seen at right in this circa 1870 photograph, was a center of commerce and Bloomington social life from its inception in 1856-57. Parts of the building have been restored in recent years by Fred Wollrab.

Rounds Block

105-111 W. Front Street

Bricklayer S.G. Rounds was the builder of this group of Italianate style buildings designed by Prussian-born architect Rudolph Richter, who worked for Rounds and also designed the Benjamin & Schermerhorn building at 210 N. Center. The buildings in this block share a common wall and make up the oldest known commercial block in Illinois designed by a professional architect.

The block was home to numerous businesses since its construction, but for many of those years it served as a social center for the city. as home to numerous restaurants, taverns and entertainment concerns.

The building at 105 W. Front has been home to a restaurant for more than 100 years, at least 70 of those under the name Federal Cafe. The Federal Cafe was only one of a row of restaurants that lined the two blocks of Front Street on either side of Main during the 1940s and 1950s and included Welch's Chop House in the Rounds Block and Murphy's Buffet and the Grand Cafe across the street.

The block has also housed at least one tavern for the last 100 years and was home to a billiard parlor for about 80 years, beginning in the late 1800s. It was also rumored to be the site of one of the longest-running regular poker games in Bloomington.

PRO Exterior Siding

Estimate

#5985

2704 Hendrix Dr
Bloomington, IL 61704
proexterior@contractor.net

DATE: January 17, 2020

To:
Mark Johnson

For:
113 W Front St
Bloomington, IL

Barricade sidewalk and parking spots designate to work zones	
Scaffolding to be provided by Pro Exterior	
Dumpster to be provided by owner	
Lift to be provided by owner if needed	
Demolition of wood siding and windows on second and third floors	
New framing required for new windows and restored exterior walls per architects plans	
Provide and install new Pella windows per architects plans	
Insulate around windows and for new exterior walls	
Install concrete Hardie board and concrete vertical overlay	
Bend and install custom aluminum trim around newly installed windows to seal openings	
Bend and install custom aluminum trim to finish new façade installed	
Waste material to be cleaned up and to dumpster daily	
Includes work related to unforeseen conditions once exterior wood siding is removed and existing structure is revealed	
Total labor and material	73,300.00
References available upon request **TOTAL**	$ 73,300.00

If you have any questions regarding this estimate please contact:
Joel Purdy Phone: 309-275-8046

THANK YOU FOR YOUR BUSINESS!

Kenneth Shuell
Building & Remodeling
21948 Turner Dr.
Hudson IL. 61748
(309) 684-2193

PROPOSAL

Thank you for the opportunity to bid the job for 113 W. Front Street in Bloomington. Based upon review of the architectural plans and meetings, we are providing the following proposal. This proposal will require a written contract upon acceptance.

Description

Building Permit
Obtain building permit and schedule inspections.
All work to comply with applicable building
Ordinances.

Site Preparation
Provide dumpster and set up and maintain construction perimeter.

Demolition
Remove wood cedar siding and windows on second & third floors of building. Remove interior trim as required for new window installation.

Construction
Construct new exterior walls to include framing in 8 new windows of Pella brand per sized and priced of like kind to upper windows at 115 W. Front St. Install round top windows and build upper and lower sashes in Sherwood Green aluminum cladding. Interior wood trim will be cased with pine. Exterior of James Hardie concrete board with vertical concrete overlay as needed.

Furnish all labor and materials to insulate and caulk windows at masonry opening to ensure weather tight installation.

Furnish and install sill flashings as required. Furnish and install all aluminum around windows.

Painting
Stain window interior and trims. Furnish all labor and materials to varnish interior of newly installed windows including trims. Furnishing and applying up to two coats of paint on exterior where needed pursuant to owners direction.

Clean-up
Debris removal and haul away all debris

The total bid for the above described work is $82,500.00 and includes permits, all equipment, materials and labor. Please sign and return this bid proposal and we will provide a written contract for the terms provided.

Dated Accepted by.

CITY OF NEW ORLEANS
Historic District Landmarks Commission

Guidelines for Masonry and Stucco

Exterior Masonry

Exterior masonry includes stone, brick and stucco. Historically, a building's exterior masonry surface serves both visual and functional purposes. Visually it is an important design feature that establishes the rhythm and scale of a building. Historic exterior masonry:

- Acts as an important design feature, helping to define a building's architectural style
- Establishes a building's scale, mass and proportion
- Adds pattern and casts shadows on wall surfaces

Functionally, historic exterior masonry typically acts as the principal load bearing system for the building, as well as its "skin", shedding water and typically deflects sunlight and wind. Historic exterior masonry:

- Acts as a principal element in the structural system
- Establishes a weather-tight enclosure, providing protection from rain, wind and sun

Section Index

The HDLC reviews all modifications to exterior masonry and stucco. This section includes:

All applicants must obtain a Certificate of Appropriateness (CofA) as well as all necessary permits prior to proceeding with any work. Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money. Staff review of all details is required to ensure proposed work is appropriate to the specific property.

Additional *Guidelines* addressing other historic building topics are available at the HDLC office and on its web site at www.nola.gov. For more information, to clarify whether a proposed project requires Historic District Landmarks Commission (HDLC) review, to obtain property ratings or permit applications, please call the HDLC at (504) 658-7040.

Using These *Guidelines*

The first step in using these *Guidelines* is to understand the rating. The rating corresponds to the historical and/or architectural significance of properties and determines what will be permitted within local Historic Districts or at local Landmarks under the jurisdiction of the HDLC.

S *Significant Properties – Retain the highest degree of architectural and historical merit.*

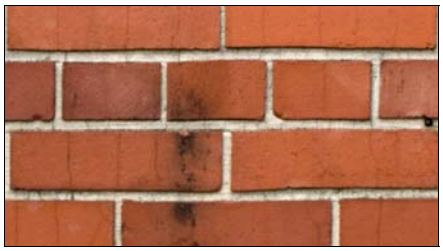
C *Contributing Properties – Contribute to the overall District and city character.*

N *Non-Contributing Properties – Do not contribute to the overall District character.*

TYPES OF MASONRY AND STUCCO IN NEW ORLEANS

The photographs below represent some common types of masonry and stucco found in New Orleans. For more information on the care and maintenance of local brick, please refer to the "*Vieux Carré Masonry Maintenance Guidelines*" published by the Vieux Carré Commission.

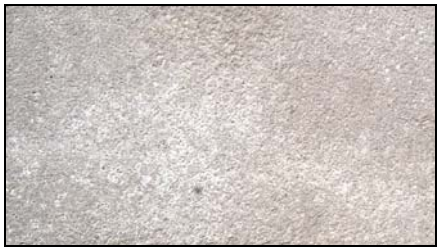
19th Century Brick *–A soft, fired-clay, fairly regularly shaped building component; often with color and surface variations; used primarily in walls, piers, foundations and exterior pavers.*



20th Century Brick *–A hard, dense, fired-clay, regularly shaped building component; sometimes with a glazed surface; used primarily in walls, piers, foundations and exterior pavers.*

Wire Cut Brick *–A dense, fired-clay, regularly shaped building component; with a ridged surface; used primarily in 20th century building walls.*

Limestone *– A sedimentary rock; used for building walls, window sills and lintels, ornamental stone trim, sculpture and for producing lime.*



Granite *– A hard rock, consisting of small, yet visible, grains of minerals, which can be highly polished or textured; used for walls, piers and street curbs; commonly in gray, black and pink.*

Marble *– Typically fine grained and able to be highly polished; it has a wide range of colors and patterns; used for steps and stoops, statuary and fine masonry.*

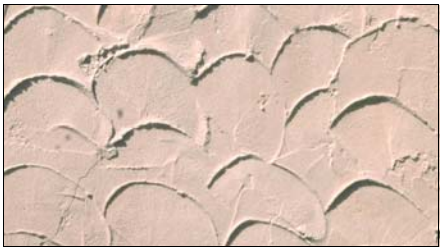
Terra Cotta – *Fired-clay, non-structural building components, often with colored glaze, used for decorative, ornate details and wall finishes.*

Concrete Block *– A structural building material made by mixing water, cement, sand and aggregate, placing the mix in forms and hardening; commonly used for foundations, walls and piers.*

Textured Concrete Block *– A structural building material made by mixing water, cement, sand and aggregate, placing it in forms and hardening; commonly used for foundations, walls and piers, popular in the early to mid-20th century.*

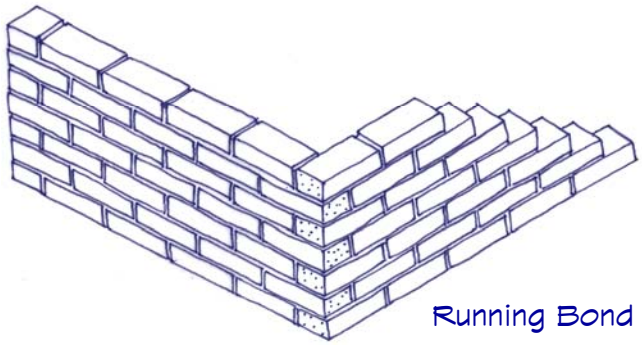
Scored Stucco – *Smooth finish with scoring to simulate stone joints.*

Dash Finish Stucco *– Textured finish with pronounced aggregate at the surface.*

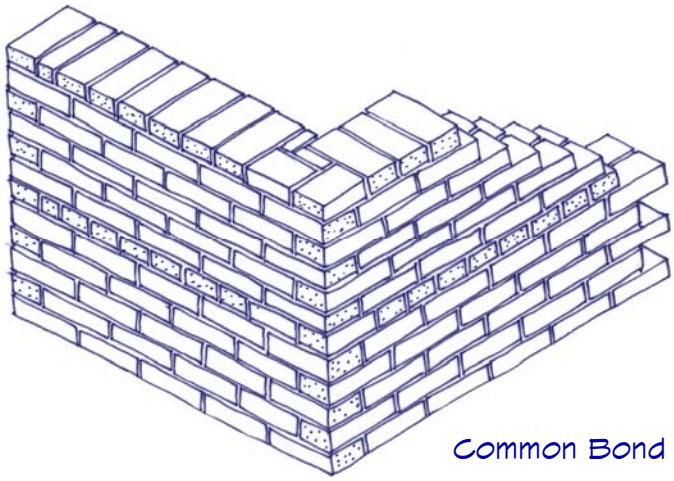


Trowel Finish Stucco *– Highly stylized finish with pronounced ridges and shadows from trowel application.*

Brick Bonding Patterns



Running Bond



Common Bond

The most frequently constructed brick bonding pattern is common bond, which is built of stretcher courses with header course every sixth row. Another familiar bonding pattern is running bond, comprised only of stretcher courses.

Components of Masonry Walls and Piers

Masonry walls and piers were historically constructed of either bricks or stones, stacked on top of each other. The individual units are bonded by mortar, which serves to hold the masonry units together and fill the gaps between them. Historically the masonry was bearing, meaning it carried its own weight to the ground as well as the load of other building elements such as walls, floors and roofs.

Bricks

Brick is by far the most common masonry material in New Orleans and can be found at some of the City's earliest buildings as well as those constructed today. Bricks are made by inserting clay into a mold and then firing or baking the brick at very high heat. The result is a standardized unit, generally 8" by 4" by 2-1/4" in size.

The color of brick can vary, but red is by far the most common. Other colors include yellow, orange and brown. The color is determined by the chemical and mineral content of the clay, and the temperature and conditions of the kiln or oven. Similar to the color, the strength or hardness of brick is determined by the clay ingredients and the firing method, but it is also affected by the way the brick is manufactured.

- Lake bricks, also known as mud bricks, tend to be very soft and can be found on buildings and structures built during the 19th century. They were made by pressing wet clay into a wood or metal mold, historically by hand; the shaped clay was dried and then fired. In the process, small air pockets and impurities were trapped in the clay, and the bricks were often slightly irregularly shaped with holes or voids and rounded edges and corners. Because lake bricks are very soft, they were often covered with stucco to protect them from the weather.
- Dry pressed bricks are similar to lake bricks except the clay used is drier, is pressed into the molds with greater force and fired longer. The result is a harder brick with sharper corners and edges. Dry pressed bricks gained in popularity in the second half of the 19th century.
- Extruded bricks were popularized in the early 20th century and are the hardest bricks. Unlike mud bricks and dry pressed bricks which tended to be made near the construction site, extruded bricks are typically made in large factories and shipped to the site. To make extruded bricks, very dry clay is forced through a form to create a long ribbon before being cut into individual bricks. With large-scale production it is easier to achieve higher quality control of the color and hardness.
- Veneer bricks are thin layers of bricks, often about 1/4" thick, adhered to an underlying surface. Brick veneers have no structural capacity.

Concrete Masonry Units

Concrete masonry units (CMUs), also known as concrete blocks, are similar to bricks in that they are formed structural elements. They are made by mixing water, cement, sand and aggregate, which is placed in forms to harden. The blocks are typically 8" by 8" by 16" in size and typically include voids. Similar to brick, they are typically stacked and bonded with mortar. They are most often laid in a running-bond pattern.

Stone

Stone buildings are relatively rare due to the lack of local building stone. The most common type of stone in New Orleans is granite piers and lintels found on Greek Revival buildings. Historically, stone walls and piers were weight bearing and constructed of individual stone units bonded with mortar. In the mid 20th century, stone veneers were popularized, which are thin slabs of masonry, (typically marble or granite) "hung" on an underlying structural support system.

MORTAR

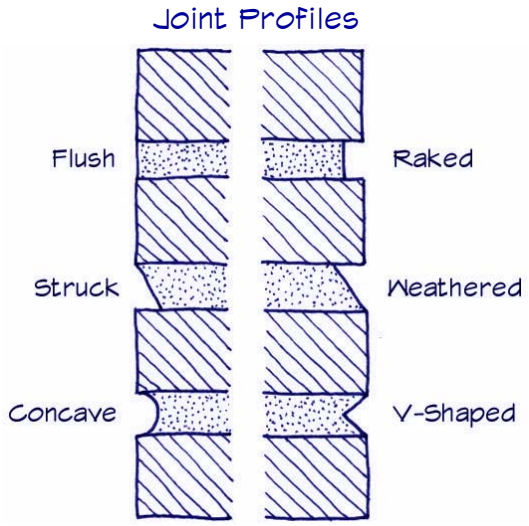
Historically, mortar was generally composed of a few ingredients: sand, lime and water, and possibly additives such as animal hair or oyster shells. Starting in the mid-19th century, a small amount of Portland cement was added into the mix to improve the workability and hasten the setting time. In the early 20th century, the amount of Portland cement in mortar was increased, resulting in harder mortar corresponding with the manufacturing of harder bricks.

Sand is by far the largest component of mortar and defines its color, character and texture. Since masons would use products that were readily available, sand from historic mortars tended to have weathered, rounded edges and was available in a great variety of grain sizes and shades of white, grey and yellow. Most sand available today has sharper edges from being mechanically broken and is sieved into standard sizes. As a result, mixing sand colors and sizes might be needed to match historic mortar.

Lime and Portland Cement act as binders for the mortar. High lime mortar is soft, porous and varies little in volume with seasonal temperature fluctuations. Because lime is slightly water-soluble, high-lime mortars can be self-healing and reseal hairline cracks. By contrast, Portland cement can be extremely hard, resistant to water movement, shrinks significantly upon setting and undergoes relatively large thermal movements. Portland cement is available in white or grey, and the two colors can be mixed to achieve a desired color. **In general, high lime mortars are recommended for nearly all repointing projects at 18th and 19th century construction to ensure a good bond with original mortar and masonry.** It is possible to add a small percentage of Portland cement to a high lime mixture to improve workability and plasticity. Portland cement can generally be increased when repointing 20th century buildings or structures.

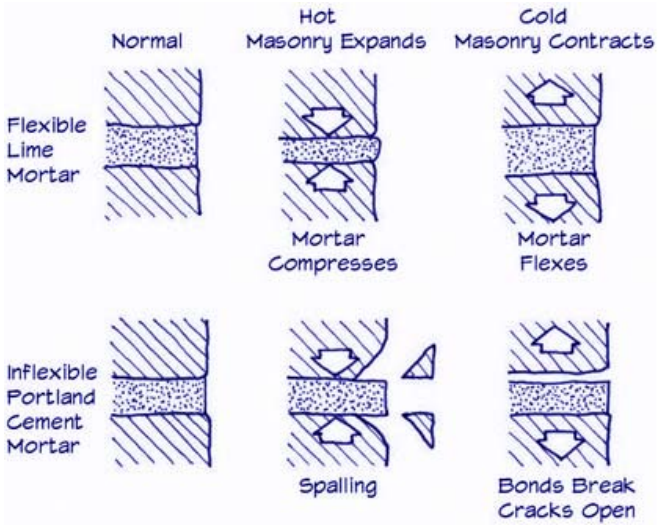
Water needs to be clean and free of salts, harmful minerals and acid. If not, it can break down the mortar and adjacent masonry and discolor finished surfaces.

Historic Additives included oyster shells, animal hair, clay particles, etc. To duplicate the character of historic mortar, it might be necessary to include additives to match the original. (Refer to *Page 07-9* for mortar analysis information.) It should be noted that there are several types of chemical additives available today including those that increase or reduce the setting time or expand the recommended temperature installation ranges. The use of newer chemical additives is strongly discouraged unless they have been specifically tested over an extended period of time with similar historic materials as the proposed installation conditions.



There are numerous joint profile types, with each producing different shadow lines and highlights. When repointing an area of masonry, it is important to tool the mortar to match the existing joint profile for a consistent appearance.

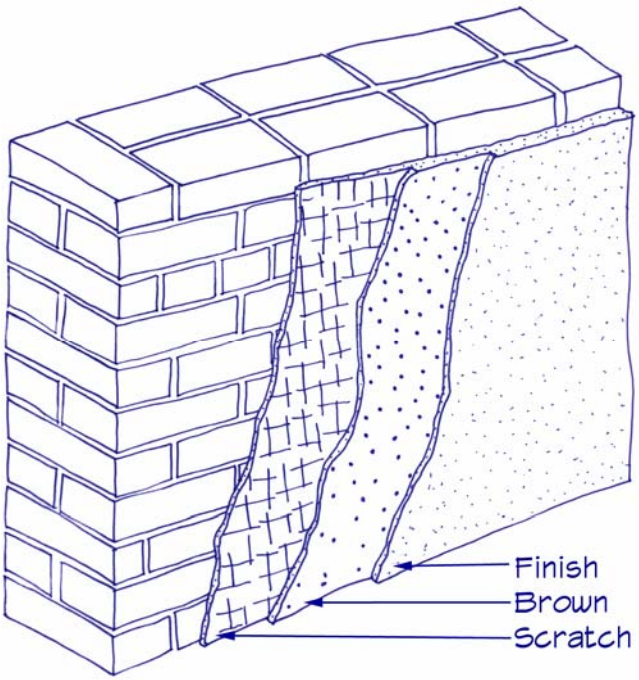
MORTAR HARDNESS AND MASONRY



Temperature changes cause masonry units to expand when heated and contract when cold. The expansion and contraction of the masonry units results in compression and flexing of the adjacent mortar joints.

Lime based mortar is pliable and is more likely to compress and flex through temperature cycles. If properly installed, it should also be softer than the adjacent masonry.

Portland cement based mortars are significantly harder than lime based mortars and far less elastic. In addition, cement mortars tend to be substantially harder than historic masonry. When masonry units expand in warm temperatures, they press against the harder cement mortar and tend to spall at the edges. During colder temperatures, masonry units tend to pull away from mortar, resulting in open cracks that can allow moisture penetration.



Traditionally stucco was applied in 3 layers; the scratch, brown and finish coats.

STUCCO

Stucco is a relatively inexpensive material that can provide a more finished appearance to brick, stone or wood framed buildings. In some cases, the surface was scored to look like stone. It acts as a weather repellent coating, protecting the building from the elements including rain, snow, sunlight and wind, and can moderately increase its fire resistance. Stucco can also provide an insulating layer to a wall, reducing the passage of air, as well as improve a building's fire resistance.

In New Orleans, stucco was traditionally applied at the time of construction over "lake brick" as a protective coating. Beginning in the 20th century, it was also applied on wood framed buildings in revival styles of architecture. It was also applied on some buildings and structures, years after the original construction, as a remodeling material to vary the original appearance or to conceal deterioration.

The components of stucco are similar to pointing mortar and include sand, lime, Portland cement, water, and possible binders like animal hair or straw. In some cases, pigments were added to the mix, to alter the finished color.

STUCCO APPLICATION

Stucco is essentially a layer of mortar held in position by the bond formed with the underlying material. Historically at masonry walls, one of the best ways to achieve a bond was to "rake-out" the mortar joints about 1/2" to form a groove that holds the stucco in place. (Refer to Raked Joint at *Joint Profiles, Page 07-4*.) When installed on masonry, stucco becomes an integral part of the wall when it sets. When stucco was installed historically on wood framed walls, the stucco was generally "hung" on strips of wood called lath that were nailed to wall studs. By the mid 20th century metal lath replaced wood lath for stucco application on wood framed buildings.

A stucco wall surface is generally about 1" thick and applied in the following 3 coats:

- The **Scratch Coat** is approximately 3/8" thick and applied directly to the wall surface. It is forced into the raked joints or pushed into the lath to provide a strong bond. The surface of the scratch coat is deeply cross scratched to allow bonding of the brown coat.
- The **Brown Coat** is also approximately 3/8" thick and finished with a wood float for a smoother surface.
- The **Finish Coat** is generally about 1/4" thick with the overall thickness being determined by the finish style.

SYNTHETIC STUCCO

The Exterior Insulation and Finish System, or EIFS, is a synthetic stucco system that was popularized in the United States in the late 20th century. It generally consists of 3 layers:

- An inner foam insulation board secured to the exterior wall surface, often with adhesive
- A middle polymer and cement base coat that is reinforced with glass fiber mesh
- An exterior textured finish coat

One of the significant problems with EIFS is that it does not "breathe" and can trap moisture within the wall thickness. This can lead to powdering or melting of soft lake bricks and rotting of wood sills and framing. If the problem persists, mold and mildew can develop in the building, providing a desirable home for termites.

Although the surface of EIFS can be finished to match many types of stucco, there are some differences. In larger areas of wall surface, EIFS is typically installed with control joints or grooves to allow the surface to expand and contract with temperature changes. These joints are typically not needed with lime based stucco and can result in odd wall patterns. Also, EIFS if properly installed should not come in contact with roofing, wood trim or porch and gallery floors to reduce the possibility of moisture infiltration. Instead, these joints are often filled with sealant that can crack and eventually allow moisture to penetrate.

Because of the differences in the visual characteristics of EIFS from stucco and the potential to harm historic building fabric, the HDLC does not permit the application of synthetic stucco or EIFS at any Significant or Contributing building or structure.

TYPICAL MASONRY AND STUCCO PROBLEMS[1]

Many problems associated with historic masonry result from the failure to keep masonry mortar joints or stucco coatings in good repair. Deteriorated mortar joints and stucco surfaces allow moisture to penetrate the masonry and cause severe interior and exterior damage. There are five principal causes of mortar joint and stucco failure:

- **Weathering** of mortar or stucco occurs when rain, wind and pollution errode softer historic mortar over time. (Historic mortar and stucco was purposely soft to allow the masonry wall to expand and contract with seasonal temperature changes.)
- **Uneven Settling** of masonry walls and piers may result in cracks of stucco surfaces, along masonry joints or within masonry units.
- **Temperature Cycles** can cause masonry, stucco and mortar to expand and contract at different rates, breaking the masonry's bond with the stucco and mortar. This situation can be worsened if moisture enters an open joint, then freezes and expands, potentially popping out the surface of the stucco, mortar and the masonry, also known as spalling.
- **Poor Original Design and Materials** can cause ongoing problems if the masonry and mortar are incompatible or inappropriate for their installation location, or if the masonry does not properly shed water. Lake brick, which is very soft, erodes if exposed to the elements and not protected by lime-based stucco.
- **Insufficient Exterior Maintenance** may result in water entering a masonry wall and accelerate deterioration. Potential areas of concern are: poorly functioning gutters, downspouts and flashing; rising damp from saturated soil; standing water at foundations; water splashing back off hard surfaces onto walls; or water-entrapping vegetation such as vines or shrubs on or near masonry walls, foundations, piers, chimneys, etc.

DEFINITIONS:

Efflorescence: Water-soluble salts leached out of masonry or concrete by capillary action and deposited on a surface by evaporation, usually as a white, powdery surface

Spalling: Chipping of masonry

[1] These *Guidelines* are intended to provide an overview of masonry issues and potential repairs. The care of masonry, particularly "lake brick", requires specialized professional knowledge, which is outside of the scope of these *Guidelines*. Please refer to the "*Vieux Carré Masonry Maintenance Guidelines"* published by the Vieux Carré Commission for additonal information.

WHAT TO LOOK FOR

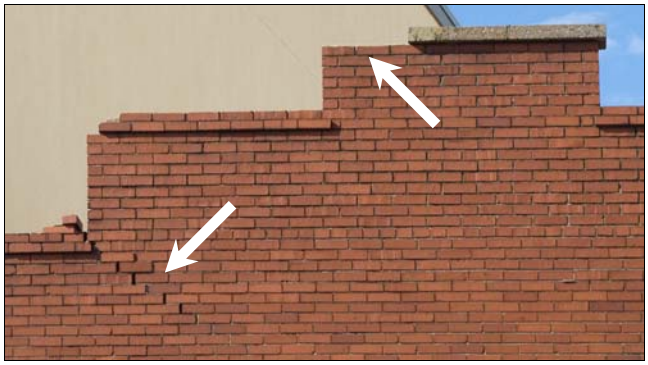
It is important to identify masonry problems early to minimize damage. This is particularly true of masonry that is exposed to moisture. Once water is permitted to penetrate a masonry wall, the rate of deterioration accelerates very quickly, becoming more severe and costly. The following images include some typical masonry problems in New Orleans and possible repairs. Specific conditions might require professional evaluation by an architect or engineer, particularly settlement issues.

Deterioration of bricks and mortar at chain wall – *The surface of the bricks appear to be "melting" suggesting they are lake bricks. The mortar between the bricks is also eroding, increasing the potential for moisture infiltration.*

Recommendation – *Most chain walls, particularly those made from soft lake bricks should have a protective stucco coating. Replace missing brick. Repoint open joints with compatible mortar, as soon as possible, to minimize storm water entering wall. Apply compatible 3-coat stucco. Verify that the ground is sloping down away from the building and storm water is not pooling next to the foundation.*

Open joints at brick pier – *The mortar is missing in the brick pier joints. This may be an indication of settlement or movement in the building.*

Recommendation – *Review the wall structure above the pier to verify whether the wood structure has shifted or is bulging or misaligned in response to pier movement. Repoint mortar joints with compatible mortar. Inspect pier every 3 to 4 months to see if joint has reopened, which would likely suggest the movement is still occurring.*



Missing parapet cap stone, stepped crack at wall – *Part of the cast stone cap stone is missing at the top of the wall and there is a step crack following the mortar joints that suggests building movement.*

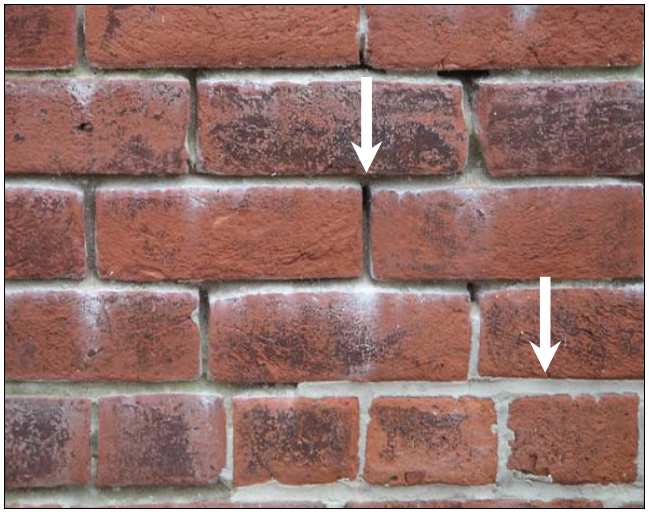
Recommendation – *Review wall structure to verify whether it has shifted or is bulging in response to movement or settlement. Repoint mortar joints with compatible mortar and install new matching cap stone to keep water from entering the top of the wall. Inspect crack every few months to see if joint has reopened, which suggests the movement is still occurring.*

Plant growth and staining at downspout– *Plants are growing in the mortar joints around the top of the downspout and there is dark brick staining below. Both conditions suggest the presence of moisture and saturation of the brick wall.*

Recommendation –*Verify that the downspout is clear and draining. Remove plant growth. Repoint open mortar joints with compatible mortar.*

Leaning chimney– *The chimney is leaning and has deteriorated bricks and eroded mortar.*

Recommendation – *Review chimney structure to verify whether it has shifted significantly and requires rebuilding to match existing. Remove plant growth. Repoint mortar joints with compatible mortar and install inverted "V" chimney cap or mortar wash at top of chimney to reduce water infiltration. Inspect crack every 3 to 4 months to see if joint has reopened, which would suggest continuing movement.*



Disintegration of mortar from masonry surface – *The mortar between the bricks has deteriorated particularly at the vertical joints, increasing the potential for moisture infiltration. The area at the lower right of the photograph has been recently repointed and mortar smeared into joints rather than properly tooled.*

Recommendation – *Repoint open joints with compatible mortar as soon as possible to minimize storm water entering wall. Consider repointing lower right section to ensure a tight bond with compatible mortar.*

Masonry infill areas – *The brick infill area is clearly visible. The infill area uses bricks of a different size and color than the historic bricks and is outlined by a thicker mortar joint rather than being "keyed" into the adjacent brickwork.*

Recommendation – *The bricks and mortar used in the infill areas should be the same size, color, texture, appearance, profile and hardness as the adjacent historic bricks. The repair should also be "toothed" into the adjacent brick to appear continuous with the wall surface.*

Plant growth in stucco crack – *The cracks in the stucco are supporting plant growth suggesting moisture in walls. Also note the rusting lintel above the door.*

Recommendation – *The lintel is likely expanding due to the rust. Repair lintel, remove plants, repair crack and apply lime based masonry paint for a uniform appearance.*

Algae growth at stucco foundation – *The algae along the foundation suggests significant moisture in the ground immediately next to the building. Continued moisture can cause the stucco to delaminate, and fall off the wall.*

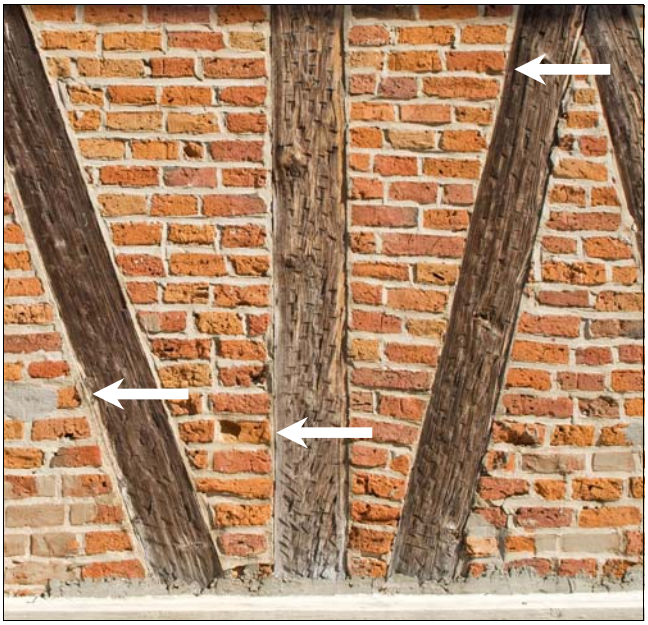
Recommendation – *Verify that the slope of the ground next to the foundation is draining away from the building and that no downspouts are discharging next to the area. Clean stucco and if required apply lime based masonry paint for a uniform appearance.*

Stucco cracking– *The crack from the window sill might be an indication of building movement.*

Recommendation – *Review wall for other signs of movement and/or settlement. Repair crack and apply lime based masonry paint for a uniform appearance.*

Stucco removed near roof – *Stucco was often used as a less expensive means of achieving the prominence and grandeur of masonry. In this example, the stucco was scored to resemble stones and molded to form the details of the window surrounds and cornice. The failure of the stucco has exposed the soft, underlying brick to the elements.*

Recommendation – *Verify whether there is a roof drainage issue that caused the stucco to fail. Apply compatible stucco to match historic profiles and finish and lime based masonry paint for a uniform appearance.*



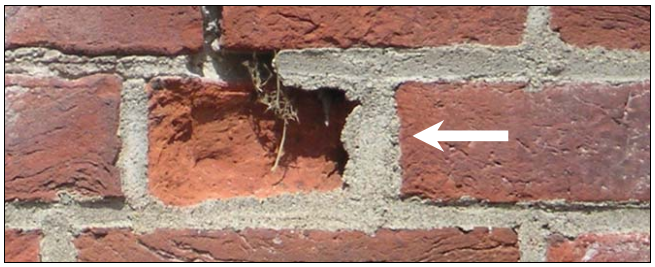
Stucco removed at brick between post construction – *The removal of the stucco has exposed the soft, underlying brick to the elements. The brick is deteriorating quickly. Note the spalling and delamination of the brick surfaces, open joints and stucco patches replacing prior bricks.*

Recommendation – *Apply compatible stucco and lime based masonry paint for a uniform appearance.*

Repointing Historic Masonry

Repointing work can last at least 50 years when completed properly. However, it can be time consuming and expensive. Repointing requires a great deal of hand labor by skilled craftsmen to remove the existing mortar without damaging adjacent masonry, achieve the appropriate mortar mix and hardness, apply the mortar, and tool it to match the historic joint style and appearance. As a result, it is generally recommended that repointing projects be limited to areas of deterioration rather than an entire building.

To achieve the best results, repointing work is best completed when the temperature ranges between 40˚F and 90˚F for at least two days after the installation of the mortar to help the mortar bond to the masonry. Mortar should be placed in joints in layers of no more than 3/8" thick and allowed to harden. The final layer should be tooled to match the historic joint profile.



Spalling of the masonry surface – *The center brick surface has spalled. The repointing mortar likely includes too much Portland cement and is harder than the bricks. The mortar should be removed and replaced with soft mortar.*

Widened and extended joints – *A power tool was used to cut-out the joints during repointing, extending vertical joints. The joints have also been widened and are too large.*

Matching Historic Mortar and Stucco

Most pre-mixed mortar available from hardware stores is generally inappropriate for historic masonry as it contains too much Portland cement and is too hard. The most exact method of matching historic mortar and stucco is to have it analyzed by a professional lab. However, there are several mortar mixes provided in the "*Vieux Carré Masonry Guidelines"* published by the Vieux Carré Commission. The HDLC is also available to provide specific guidance based upon the type, location and condition of the masonry.

Patching Stucco

Similar to repointing mortar, stucco should be applied in moderate weather conditions, avoiding extreme heat, sun and freezing temperatures. The final appearance should duplicate the existing as closely as possible in strength, composition, color and texture. Successful patching of stucco surfaces generally requires the services of a skilled craftsman. Similar to stucco application, stucco repairs are applied in three coats. (Refer to *Stucco*, *Page 07-5*.) Similar to pointing mortar, if stucco patches are too hard, they could cause additional damage to the adjacent historic stucco surfaces or lead to the formation of cracks that can allow water migration into the wall.

When repairing stucco, hairline cracks can generally be filled with a thin slurry coat of the finish coat ingredients, while larger cracks need to be cut-out and prepared for a more extensive repair. Similarly, bulging wall surfaces need to be cut-out to a sound substrate. For the best appearance, the area to be patched should be squared off and terminated at a building joint or change in materials such as a window or door frame.

When applying stucco directly to a masonry wall, it is important to rake out the masonry joints to a sufficient depth to allow the stucco mortar to be bonded to the masonry and keyed into the joints. When applied to a wood framed building, the lath should be securely attached to the substrate. The use of metal lath at masonry buildings is strongly discouraged since it can be prone to rust and eventually lead to the spalling of the stucco surface unless it is galvanized.

The peeling paint is likely incompatible with the stucco or caused by moisture. Loose and flaking paint should be removed and the cause for failure addressed before repainting.

Painting Stucco

The HDLC encourages the painting of stucco with lime based masonry paint. Similar to lime based mortar and stucco, lime based paint is "flexible" and "breathes." By contrast, multiple coats of latex paint can act as a barrier, trapping moisture and eventually peeling.

Repaired stucco will often need to be repainted for a uniform appearance. When selecting paint, it is important that the new paint is compatible with earlier coats of paint and the stucco material, and applied following the manufacturer's recommendations.

The rough texture and uneven surface suggest that an aggressive cleaning method was used. Stucco patches replace bricks and efflorescence, a white powdery substance, can be seen on the surface.

Masonry Cleaning

Appropriate masonry cleaning can enhance the character and overall appearance of a building. However, improper cleaning of historic masonry can damage to the historic surfaces and cause more harm than good both physically and visually. Masonry cleaning methods fall within three general categories:

- Low pressure water, with the possible use of gentle detergent and brushing with a natural bristle brush
- Mechanical cleaning including sand blasting, power washing, grinding, sanding and wire brushing
- Chemical cleaning

Because of the potential damage to historic surfaces, cleaning should be completed only when absolutely necessary using the gentlest means possible. In many cases, soaking the masonry with low pressure water can remove much of the surface dirt and deposits. If the soaking method is not successful, it might be necessary to add a non-ionic detergent, such as dish washing detergent, or brush the wall surface with a natural bristle brush.

The use of mechanical methods, including abrasive blasting, power washing, sanding or grinding, can potentially remove decorative details and the protective surface of the masonry, resulting in an eroded surface and permanent damage. Abrasively cleaned masonry usually has a rougher surface that can hold additional dirt and be more difficult to clean in the future. Chemical cleaners can etch, stain, bleach or erode masonry surfaces. Both mechanical and chemical cleaning methods can destroy the protective layer, making the masonry surfaces more porous and deteriorate mortar joints, allowing for increased moisture penetration and acceleration of deterioration.

In instances where a severe stain or graffiti is present, it might be necessary to use a chemical cleaner in specific areas. Caution should be taken to test the effects of the proposed cleaner on a discrete area of the building before using it on a principal elevation. It is recommended that the most diluted possible concentration be used to minimize potential damage of the masonry surface. It should be noted that many chemical cleaners are hazardous and require special handling, collecting and appropriate disposal of the chemicals and rinse water.

Masonry Cleaning Guide

The HDLC requires:

- Cleaning using the gentlest means possible
- Repointing prior to cleaning to ensure mortar joints are sound and building is water-tight before water cleaning – typically results will be more uniform
- Using clean water without excessive salts, acids, minerals or traces of iron or copper that can discolor masonry
- Conducting water cleaning a minimum of 1 month before freezing temperatures to minimize the potential for spalling
- Minimizing water pressure to reduce potential etching of masonry surfaces (generally no more than 100 psi)
- Using non-ionic detergent and natural bristle brushes when water soaking is not successful
- Hiring a contractor with specialized knowledge of masonry cleaning when gentler cleaning methods are not successful

The HDLC discourages:

- Using chemical cleaning

The HDLC does not permit:

- Cleaning with harsh chemicals, sand blasting, power washing, metal brushes or grinders that can damage the protective exposed surface

Masonry Coating

Water repellent and waterproof coatings are generally applied to prevent water from entering a masonry wall, but tend to be unnecessary on weather-tight historic buildings and problematic long term. Water infiltration through masonry buildings is often caused by other moisture related problems including open mortar joints and poor or deferred maintenance. In instances where the surface of the masonry has been severely compromised, such as sandblasted brick, the use of water repellent coatings might be appropriate.

Water Repellent Coatings, also referred to as "breathable" coatings, keep liquid from penetrating a surface but allow water vapor to escape. Many water repellent coatings are transparent or clear when applied, but might darken or discolor over time.

Waterproof Coatings seal surfaces and prevent water and vapor from permeating the surface. Generally, waterproof coatings are opaque or pigmented and some include bituminous coatings and some elastomeric coatings and paint. Waterproof coatings can trap moisture inside of a wall and can intensify damage. Trapped moisture can freeze, expand and spall masonry surfaces.

The peeling paint is likely incompatible with the brick or may be caused by moisture. The plant growth indicates moisture trapped in the wall. The paint should be removed.

Masonry Painting

If the exterior of the masonry surface has been compromised through previous sandblasting, moisture infiltration or the use of harsh chemicals, appropriate painting can provide a degree of protection; however, applying stucco is typically the more appropriate option. Proper application of a water repellent paint can prevent water from penetrating while allowing water vapor to escape. Waterproof coatings or inappropriate paint can trap moisture within a masonry wall.

When repainting masonry, proper preparation is critical to a successful masonry painting project and includes removal of vegetation and loose or flaking paint; maintenance of adjoining materials, such as leaking downspouts or gutters; and repointing of open joints. Finally, it is important to select a type of undercoat and paint that is appropriate for the type of masonry or surface coating on the building and apply them following manufacturer's recommendations.

Removing Paint from Masonry

When considering whether to remove paint from a masonry surface, it is important to determine whether removal is appropriate. In some instances the building might have been meant to be painted or paint was used to hide deterioration, later changes or additions. It might be appropriate to consider stripping paint if the existing paint has failed; the paint was applied to cover other problems such as a dirty building; or to reduce the long term maintenance requirements associated with repainting. Caution should be used since some older paints include lead, requiring proper collection and disposal techniques.

Signs of failed paint include paint that is badly chalking, flaking or peeling, possibly due to moisture penetration. Prior to repainting, it is recommended that the cause of the moisture infiltration be repaired to minimize the potential for future peeling. It is also prudent to review whether the masonry has been "sealed" by excessive layers of paint or by waterproof coatings. The underlying masonry might not be able to "breathe" and dispel the internal moisture and salts. Eventually, pressure from moisture and salts can build up under paint layers and possibly cause the paint to peel and masonry to spall.

If paint is stable, complete paint stripping might not be necessary. However, new paint should be compatible with previously paint layers and surface for best adhesion.

Masonry Coatings and Paint Guide

The HDLC does not permit:

- Applying water repellant or waterproof coatings including paint that can trap moisture and prevent the wall from "breathing"
- Applying waterproof coatings on masonry above the surface grade level
- Painting previously unpainted historic brick or stone because the paint can: damage the historic masonry; alter the visual characteristic of the building and obscure the craftsmanship of the masonry including colors, texture, masonry and joint patterns; and paint on masonry is not easily removed

Hiring a Contractor

- The repair, maintenance, installation and cleaning of masonry and stucco can be potentially dangerous work and should be left to professionals
- All masons are not necessarily experienced in all materials; choose a contractor with demonstrated experience in working with historic masonry, verify warranty for materials and labor, check references to understand how well their work has held up
- Hold final payment, such as 25%-30% of the project cost, until all work has been properly completed

MASONRY AND STUCCO GUIDE

THE HDLC REQUIRES:

- Replacement masonry that matches the historic in type, color, texture, size, shape, bonding pattern and compressive strength
- Repointing mortar or stucco of the same hardness or softer than the original mortar or stucco and always softer than the original masonry – typically of high lime content with limited Portland cement
- Using mortar and stucco that matches the appearance, color, texture, pattern, joint size and tooling of the historic mortar and stucco
- Replacement masonry toothed into existing masonry and continuing the adjacent pattern

THE HDLC RECOMMENDS:

- Carefully removing algae, moss, vines and other vegetation from masonry and stucco walls and removing shrubs from the building perimeter
- Completing masonry and stucco work in fair weather

THE HDLC DISCOURAGES:

- Using power tools to remove existing mortar from joints since they can damage historic masonry
- The use of modern chemical additives
- Installing pointing mortar in a single layer greater than 3/8" deep

THE HDLC DOES NOT PERMIT:

- Widening or extending the existing mortar joints or overlapping the new mortar over the masonry surface
- Removal or covering of historic masonry surfaces or details
- Removal of historic stucco from masonry surfaces or from "brick between post" construction exposing the soft, underlying brick to the elements
- Installing stucco over brick, stone or wood framed buildings that were not intended to be stuccoed unless covering previously damaged masonry
- Installing modern brick for patching historic masonry, even if they are "antiqued", since they are generally much harder and do not match the historic masonry
- Using pre-mixed mortar or stucco that contains a high percentage of Portland cement
- Using pre-mixed mortar that does not match the appearance of the historic mortar

Masonry and Stucco Review

Install or replace masonry in-kind to match the hardness, size, color, pattern, texture and porosity with matching mortar joints	S C N HDLC Staff review.
Install inappropriate masonry	S C Commission appeal. N HDLC Staff review.
Replace mortar in-kind to match the hardness, appearance, color, texture, tooling and mortar joint size	S C N HDLC Staff review.
Install inappropriate mortar	S C Commission appeal. N HDLC Staff review.
Install or repair appropriate 3-coat traditional stucco of hardness, appearance, color and texture for the substrate and style	S C N HDLC Staff review.
Install other stucco including EIFS systems	S C Commission appeal. N HDLC Staff review.
Paint stucco, repaint previously painted masonry or remove paint from masonry	S C N HDLC Staff review.
Apply coating or paint to previously unpainted brick or stone	S C Commission appeal. N HDLC Staff review.

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the authors and do not necessarily reflect the views of the Department of the Interior.

Prepared: 02/11/2020

BHP-06-20
REPORT

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
February 20, 2020

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-06-20	Funk Grant	410 E. Walnut St.	Replace roof	Casey Weeks, Assistant City Planner

REQUEST:	Funk Grant for $5,000.00 to cover the labor to replace the roof

STAFF RECOMMENDATION:	410 E. Walnut Street is a contributing structure to the Franklin Square Historic District. *Staff recommends granting the Funk Grant in the amount of $5,000 to cover labor costs to replace the asphalt shingles on the residence.*

Figure 1 Photo taken 1/16/2020 of the existing roof.

Prepared: 02/11/2020

BHP-06-20
REPORT

GENERAL INFORMATION
Owner and Applicant: Shelley Pysell

PROPERTY INFORMATION
Existing Zoning: R-2 Mixed Residence District
Existing Land Use: Single family residence
Property Size: 7,950 ft^2
PIN: 21-04-203-016

Historic District: Franklin Square
Year Built: 1870 ca.
Architectural Style: Queen Anne
Architect:

SURROUNDING ZONING AND LAND USES

Zoning
North: R-2 Mixed Residence District
South: P-2 Public Lands and Institutions District
East: R-2 Mixed Residence District w/S-4 Historic Preservation District
West: R-2 Mixed Residence District w/S-4 Historic Preservation District

Land Uses
North: Residential
South: Franklin Square/Residential
East: Residential
West: Residential

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

1. Application for a Funk Grant
2. Site Photos
3. Site Visit

BACKGROUND:
410 E. Walnut Street is located in the Franklin Square Historic District. The building was constructed circa 1870 and is a contributing structure to the Franklin Square Historic District. The roof has been leaking, and the owner recently had interior improvements completed and wants to have the asphalt shingle roof replaced as soon as possible. The house is on the northwest corner of E. Walnut Street and N. McLean Street.

In January 2019, the applicant submitted a COA to replace the roof due to water penetrating the roof and causing interior damage. The applicant asked for the COA to be expedited through a subcommittee established by the HPC Chairperson. On January 24, 2019, the subcommittee comprised of Chair Lea Cline, Vice Chair Paul Sharnett, and Sherry Graehling approved a COA to replace asphalt shingles in Georgetown Gray color to the roof and replace the existing tar roof on the low pitched front porch roof with the same material.

Prepared: 02/11/2020

BHP-06-20
REPORT

Funding for the Funk Grant

Currently, all the annual funds designated towards the Funk Grant have been exhausted. In a past meeting discussion between the Commission and staff, it was determined that Funk Grants could be granted using funds reallocated from the Rust Grant. As of December 2019, the Rust Grant contains $116,349.00. If the Rust Grant for 113 W. Front (BHP-05-20) in the amount of $25,000 is granted, the total left in the Rust Grant until April 30, 2020, is $91,349.

Funk Grant Eligibility Criteria

2. The project for which the funding assistance is being requested must be an exterior preservation, restoration, or rehabilitation project to:
   a. The original structure
   b. Historically significant features of the property such as original fencing,
   c. Architecturally compatible additions to the original structure, or
   d. A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house

3. Roofing and Gutter projects are eligible for consideration if:
   a. The project is a repair or replacement using historically accurate roofing materials such as slate or tile, or
   b. The project is a restoration or repair of historic, architectural features such as box or yankee gutters, or
   c. The project is a repair or replacement using modern material which mimic historic materials in appearance and increase durability and useful life.

5. Project expenses eligible for grant program funds include:
   a. Professional architectural services,
   b. Materials, and
   c. Skilled labor

10. Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards.

Precedence

In 2018 a Funk Grant was granted to 1005 E. Jefferson Street for costs to replace roofing in the Davis-Jefferson Historic District. According to the report for 1005 E. Jefferson Street (BHP-11-18), “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.”

Prepared: 02/11/2020

BHP-06-20
REPORT

From the July 19, 2018, meeting minutes, regarding 1005 E. Jefferson Street (BHP-11-18), a motion was made to grant funding based on the cost minus the cost of the asphalt shingles. A commissioner stated that the applicant has met the architectural guidelines conserving the house with modern materials. The point was made that while there are limitations with the Grant, there are increased costs to the homeowner based on the age and quality of the home. The motion to approve the Funk Grant was passed in a 5-1 vote.

A Funk Grant was also awarded to 809 N. McLean Street (BHP-21-19) in July of 2019 for costs including roof replacement. The staff report states that the Funk Grant guidelines also allow for exterior projects to be funded which will preserve, restore or rehabilitate the original structure and/or historically significant features of the property. Eligible grant items include appropriate material, skilled labor and professional architectural services. While the commission does not typically fund asphalt roofs, this project is imperative to the longevity and integrity of the structure. The material cost for the asphalt shingles was removed from the total estimate cost to determine cost eligibility for the Funk Grant.

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 met.**

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; Asphalt Shingles are regularly replaced throughout the lifetime 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;* **The standard is not applicable.**

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.**

STAFF RECOMMENDATION: 410 E. Walnut Street is a contributing building in the Franklin Square Historic District. Its design is compatible with the historic context and the period of significance of Franklin Square. The replacement of asphalt shingles will improve the sustainability and longevity of this historic structure. *Staff recommends the Historic Preservation Commission grant the request for a Funk Grant in the amount of $5,000 to cover the labor to replace the roof.*

Respectfully Submitted,

Casey Weeks
Assistant City Planner

Attachments: Photos of building, Funk Grant Application, Itemized bill, Meeting minutes from July 19,2018, Staff report and COA to replace roof

Prepared: 02/11/2020

BHP-06-20
REPORT

CITY OF BLOOMINGTON

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

FEB 0 3 2020

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:** Victorian

Cost of Proposed Work:

Grant Amount Requested: $ 19,475.00

✱ Emailed photo to Casey Weeks

- attach photo of property front elevation here

☒ I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: Roof

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

See attached description.

Project Start Date: 2/6/20* *weather permitting **Expected Project Completion Date:** 2/7/20 *weather permitting

Please attach the following information to the application.

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

☐ **Historic photos supporting the application (if available)**

Applicant Name: Shelley Pysell

Applicant Address: 410 E. Walnut St. Bloomington 61701

Phone: [redacted]

Email: [redacted]

Applicant Signature [redacted] **Date** 2/3/2020

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
2/19/2019	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

ROOFING ESTIMATE

Tyler Wolf (309)642-5533 Office (309)706-0252
9428 Bucks Road, Heyworth, IL 61745

Shelley Pysell
410 E Walnut
Bloomington, IL 61701
[redacted]

December 30, 2019

We have inspected the roof and we recommend the following work to be performed. Remove all existing shingles from house and haul away debris. Remove vents close holes cut open ridge for ventilation. Install an aluminum drip edge surrounding perimeter roof line. Install ice and snow shield 3 ft. up eves, valleys, pipes and protrusions. Install CertainTeed diamond deck underlayment on roof deck. Install swift start starter strip on eves and rakes to increase wind resistance. Remove and replace pipe boots. Paint pipes and stacks to match roof. Install CertainTeed lifetime shingles on roof deck. Storm nail shingles. Install Low Slope membrane on low slope roofs on home. Flash pipes, walls and protrusions. Flash and counter-flash chimney. Install CertainTeed ridge vent followed by ridge Cap. Clean job thoroughly. Roof system comes with a 4 star full coverage warranty.

Total Sq. 33 Sq. Roof (1) layer 280' Ridge
Total material labor and dump

Landmark Shingles $ 19,475.00

If needs Re-Sheet Total add on price $4,445.00. ($45.00 per sheet)

If Booked within 7 Days you get Landmark Pro Shingles Free Upgrade!!!!!!!!!!!!!!!!!!!!!!!

ROOFING INVOICE

Tyler Wolf (309)642-5533 Office (309)706-0252
9428 Bucks Rd. Heyworth, IL 61745

Shelley Pysell
410 E Walnut
Bloomington, IL 61701
[redacted]

02/11/2020
The following work to be performed:
Removed all existing shingles from house and haul away debris.
Remove vents, close holes, cut open ridge for ventilation.
Installed an aluminum drip edge surrounding perimeter roof line.
Installed ice and snow shield 3 ft. up eves, pipes and protrusions.
Installed CertainTeed diamond deck underlayment on roof deck.
Installed swift start starter strip on eves and rakes to increase wind resistance.
Removed and replaced pipe boots. Paint pipes and stacks to match roof.
Installed CertainTeed lifetime shingles on roof deck.
Storm nail shingles.
Installed Low slope membrane on low slope roofs of home.
Flashed pipes, walls and protrusions.
Flashed and counter-flashed chimney.
Installed CertainTeed ridge vent followed by ridge Cap.
Cleaned job thoroughly.
Roof system comes with a 4 star. full coverage warranty.

Total Sq. 33 Sq. Roof (1) layers 280' Ridge
Total material labor and dump $19,475.00
Re-Sheet total Roof $4,445.00
Initial Down payment $9,500.00

Amount due: $14,420.00
We do accept credit card or check payments. Please make checks payable to TJ's Roofing. Please call the office to make credit card payments over the phone.

Tyler J. Wolf

Tyler J. Wolf, Sales
***We appreciate the opportunity to have your business, THANK YOU*!**

FINAL MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JULY 19, 2018 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: Mr. Levi Sturgeon

OTHERS PRESENT: 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. Six members were present and quorum was established.

PUBLIC COMMENT: None

Mr. Scharnett motioned to move into the regular agenda items first, then review the minutes from the June 21st regular meeting. Seconded by Ms. Chissell. The motion was approved by voice vote.

REGULAR AGENDA:

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. Tabled from 06/21/18

Chairperson Graehling introduced the case. She stated the case was tabled from the June 21st meeting. Ms. Rivera stated there was no additional information given to staff. The petitioner was able to attend this meeting and they may be able to provide any additional information. Mr. Chris Nyweide stated he would speak on behalf of the case, with him, his wife Carol and Mr. Brice Wolf. Mr. Wolf is the contractor from TJ's Roofing, who will be in charge of the roofing for the home. Mr. Nyweide stated he has lived at 1005 E Jefferson since 1984. He confirmed that the Certificate of Appropriateness for the roofing work had been approved in May. He stated the summary of the last meeting he received from staff, mentioned that the materials that they have selected to use on the flat portions of the roof were not appropriate. Mr. Nyweide stated the roofing material would be done in tin, had the roof been repaired when the home was originally purchased. The life expectancy of tin would have been around 15 years. He stated the TPO which they would like to use, has a life expectancy of around 30 years. He stated the

durability is a great match for the home and will keep their house safe for a long time. Since there were still questions regarding the drip edge and the tape color, Mr. Nyweide asked Mr. Wolf to explain and answer any questions the Commission may have. Mr. Wolf is the part owner of TJs Roofing. He stated he was certified specialist in CertainTeed Roofing. He is also certified to install TPO. He demonstrated for the Commission the way in which the layers of the roof would be placed, he brought in materials for the demonstration and for the Commissioners to review. Mr. Wolf stated the drip edge would not be seen from the street. The tape would be placed with the appropriate materials for accurate placement and extended durability. Mr. Wolf stated the total fees for the work of the drip edge, installation, and materials would be $790.53.

Ms. Cline asked if the estimate amount changed from what was provided in the packet. Mr. Wolf stated that he extracted those prices for the work on the drip edge, tape, installation and materials only, as previously requested by the Commission. Ms. Cline stated the Funk Grant currently has no funds for asphalt shingles. She asked Mr. Wolf if there were any standard asphalt shingles that will be used on the roof. Mr. Wolf stated that there were asphalt shingles going on the roof as outlined in the estimate for $1800.00. This includes labor costs as well. Chairperson Graehling stated there was a line item in the estimate, to remove a satellite dish, which the Commission previously decided would not be covered for funding. Mr. Elterich stated a previous motion proposed to fund $2700.00 which deducted the $1800.00 for asphalt shingles and the $250.00 for the satellite dish removal. Mr. Wolf mentioned there was also an additional item for $70.00 for permit fees.

Mr. Scharnett asked what the thickness of the roofing material would be. Mr. Wolf stated it was .044 inches. Mr. Scharnett asked how the warranty from the manufacturer would last, Mr. Wolf stated it was 30 years. Mr. Scharnett asked if the detail was approved for 30 years, Mr. Wolf stated that it was. Mr. Scharnett stated he was concerned with the drip edge and the attachment of the drip edge and its longevity. Mr. Scharnett asked what color the coil stock would be, Mr. Wolf stated it would be black. Mr. Scharnett asked if the petitioner had any old photography of what the drip edge might have looked like in previous years. Mr. Nyweide stated that he did, however because of the distance, there would be no way to look at the drip edge with clarity. Mr. Scharnett stated the Georgian Revival style home has the transitions in the roof and does not end in a peak. His concern was whether it was a contrasting or blending cap. He stated a better color could be white for the drip edge and tape, since there is white trim there currently. Mr. Nyweide stated he thought there was a possibility that the roof contained wood, instead of metal years ago.

Ms. Bailen asked how much of the roof would be removed, Mr. Nyweide stated a good percentage of the top of the roof would be removed since they are working on all 3 dormers. The last thing they would like to do is remove original material from the roof. Mr. Wolf stated between 20 and 30% of the roof would be removed.

Ms. Cline thanked the petitioner and Mr. Wolf for all of the extra information. She motioned to approve a Funk Grant in the amount of $2735.00. This is half of the total project cost minus the amount for asphalt shingles and removal of the satellite dish. Mr. Scharnett asked if the Commission usually funded permit costs. Ms. Cline stated these were all costs the petitioner must pay and are all part of the grand total of the project. Mr. Scharnett asked what precedence

would be set if the funds were approved for a project like this. Ms. Cline stated that the project does not deal with standard maintenance of a standard home. It deserves the assistance of the grant, and the precedent setting issue would be the asphalt shingles. The project contains lots of elements including flat and pitched roofs. Mr. Scharnett contended saying these are elements that he sees often. A local business would be able to come and request funds for a flat roof as well.
Ms. Bailen stated there was a petitioner who has a flat roof and has not received funding. The petitioner could return to the Commission and request Funk Grant funds for the flat roof, if this precedence is set. Ms. Cline stated there are options that homeowners can take that are more historically accurate that can be supported by the Commission. The Commission always tries to assist the homeowners. The petitioner has met the standards as they are trying to conserve the house with the best materials that are available now. Ms. Cline stated she feels comfortable supporting this grant. She stated she has denied request for Funk Grant funds for shingled roofs, because they have all been standard roof replacements. This case has many more issues and elements that make the project intricate. She feels comfortable supporting this case for this type of repair, as it excludes shingles and standard elements. Mr. Scharnett stated his concerns was with the drip edge which is the most historical portion of the roof for the home. Ms. Cline stated regular maintenance on an old home versus a new home contains many differences, architectural elements, and costs associated with each. Ms. Cline stated while there are limitations with the Grant, there are increased costs to the homeowner based on the age and quality of the home.

Chairperson Graehling stated there was a motion on the floor and a second would be needed if the motion would be voted on. The amount of the motion is $2735.00 for BHP-11-18, at 1005 E Jefferson St. Seconded by Ms. Chissell. The motion was approved 5-1, with the following votes cast on roll call: Ms. Cline—yes; Ms. Chissell—yes; Mr. Elterich—yes; Ms. Bailen—yes; Mr. Scharnett—no; Chairperson Graehling—yes.

BHP-15-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Lea Cline to remove aluminum from windows, wood repair, and removing and replacing awning at 931 W MacArthur Ave.

BHP-16-18 Consideration, review, and approval of a Funk Grant for $2705.50 submitted by Lea Cline to remove aluminum from windows, wood repair, and removing and replacing awning at 931 W MacArthur Ave.

Ms. Cline recused herself from the meeting. Ms. Rivera gave the staff report. She stated 931 W MacArthur was not located in a Historic District, however does have the S-4 local historic designation. The petitioner would like to remove the aluminum casings of 21 windows that were previously placed on top of the wooden frames. This would bring the home back to a more historically accurate state. The petitioner would also like to remove the awning in the rear door which is rusted and in bad shape.

The awning will be made from Douglas fir and will have a custom crown molding. According to the preservation briefs material should match and be appropriate. Care should be taken when discarding material. Staff is recommending in favor of case BHP-15-18 and BHP-16-18 for a Funk Grant amount of $2705.50

Mr. Brad Williams, contractor, 613 E Grove, spoke on behalf of the petitioner. He stated the homeowner did not like the aluminum look on the windows. The sash has been replaced and the sills were covered in aluminum. Mr, Elterich asked if the aluminum covers were an aesthetic issue or if there could be some rotting wood. Mr. Williams stated anything could be possible, and hopes there is minimal damage, however there could be more damage under the aluminum. Mr. Williams stated the painting of the windows will be done by an outside contractor. He stated he is doing a hip roof on the awning for the back door, and a small cedar crown molding. He showed the Commission a bracket detail that he will be using for the awning. The awning will be wide enough to cover the petitioner from the drip line.

Mr. Scharnett asked how the roof would interact with the head over the door. Mr. Williams stated it would be above the crown. Ms. Chissell stated the drawing shows 10 inches. Mr. Scharnett asked if the gutter would be in the way. Mr. Williams stated that he will be moving the down spout.

Ms. Bailen asked how the home in a non-designated historic district could have the S-4 Historic District overlay. Chairperson Graehling stated that the petitioner went through the process and application to obtain the S-4 Historic District overlay. She is now able to apply for Funk Grant funds for eligible projects. She stated that Ms. Cline is encouraging others to see the benefits in getting their home designated through the application process.

Mr. Williams stated the petitioner previously did a project that involved a custom made 8 foot wooden storm door. The front door is a focal point of the home.

Mr. Elterich motioned to approve case BHP-15-18 as submitted. Seconded by Ms. Bailen. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Mr. Scharnett motioned to approve case BHP-16-18 Funk Grant for 2707.50. Seconded by Mr. Elterich. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Bailen—yes; Ms. Chissell—yes, Chairperson Graehling—yes.

BHP-17-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Sara Simpson and Darcy Ackley to replace lattice work on east and north side of porch at 709 E Taylor St.

BHP-18-18 Consideration, review and approval of a Funk Grant submitted by Sara Simpson and Darcy Ackley for $1765.00 to replace lattice work on east and north side of porch at 709 E Taylor St.

Ms. Cline rejoined the meeting and Chairperson Graehling introduced the next case. Ms. Rivera gave the staff report. She stated the home was located in the Dimmit's Grove Historic District with the S-4 Historic District overlay. The home is a vertical plank style. Previous work was done on the home and Funk Grant funds were awarded. The petitioner is requesting a Certificate

of Appropriateness and Funk Grant for $1765.00 to replace lattice work on the porch and replace deteriorating floor boards. When repairing wood work, materials that are more resistant to decay and the elements may be used, making sure any architectural features are maintained and care is taken when removing materials.
Mr. Brad Williams, 613 E Grove, spoke on behalf of the case as the contractor. He stated there was a change in the case. The petitioner will no longer be doing lattice work on the north side of the home. The lattice is not original to the home and was installed in the early '80s. He stated the house was a prefabricated home which was shipped to Bloomington. Mr. Williams stated the home has had walls placed inside, as well as siding on the exterior.
Ms. Cline confirmed that the petitioner would be removing the line item in the estimate for replacing lattice work with vertical boards on the north side of porch. Mr. Williams confirmed the change. They will be doing the floor board repair and replacing lattice work with horizontal boards on the east side of the porch. Chairperson Graehling stated that $925.00 would be deducted from the original total project cost. 50% of the new total will be the new requested Funk Grant fund amount.

Mr. Williams stated repairs have been done on other sides of the porch, and stepping stones were placed on the north side to cover groundhog holes. Mr. Scharnett asked how the horizontal boards would still breathe. Mr. Williams stated once the treated lumber shrinks from the purchase there will be many slats. Mr. Scharnett asked if they were vertical or horizontal slats. Mr. Williams stated they were vertical and he left the horizontal piece next to the floor on the bottom. The Commission briefly discussed some history of the house and previous and current owners.

Mr. Elterich motioned to approve case BHP-17-18 as amended by the petitioner. Seconded by Ms. Cline. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Mr. Scharnett motioned to approve case BHP-18-18 as amended by the petitioner for the amended amount of $1300.00. Seconded by Ms. Cline. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Ms. Cline—yes; Mr. Elterich—yes; Ms. Bailen—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

BHP-19-18 Consideration, review and approval of a Rust Grant for $1550.00 to remove and install store front glass, repair rotted window sill and waterproofing at 215 E Front St.

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. The site is located within the Rust Grant boundaries and Central Business District. The petitioner is proposing to remove windows, store them, repair the rotting wood, and waterproof. The petitioner provided 2 estimates, one from Brad Williams Construction and the other from Conrad Sheet Metal. Staff supports the work that is outlined in the full estimate provide in the packet. The work will be done by hand with appropriate materials. According to the preservation briefs the store front should be preserved and the color should match the time period and the surrounding structures. Care should be taken when removing materials. Staff is recommending in favor.

Brad Williams, 613 E Grove, is the contractor speaking on behalf of the case. He stated that in projects like these he would typically use cedar. However, he will be using white oak because of the density of the material and its resistance to the elements. The weight of the glass is also a factor. He will provide temporary waterproofing and security for the building. Ms. Cline asked if the quote involved scrapping and painting as well. Mr. Williams stated that it did not, another contractor would be doing that work. Ms. Cline asked if the same color would be used. Mr. Williams stated he is not aware of a change in color.

Mr. Elterich motioned to approve case BHP-19-18 for half of the full project amount with a request for $1550.00. Seconded by Mr. Scharnett. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Mr. Scharnett—yes; Ms. Bailen—yes; Ms. Cline—yes; Ms. Chissell—yes Chairperson Graehling—yes.

MINUTES: The Commission reviewed the minutes of the June 21, 2018 meeting. Chairperson Graehling corrected scrivener errors on page 2 and 3. Ms. Cline corrected scrivener errors on page 1.
Mr. Scharnett motioned to approve the minutes as amended. Seconded by Ms. Cline, the motioned was approved by voice vote.

OTHER BUSINESS:

Ms. Cline would like City staff to be aware that there are still holes on Summit Street on the west side. The Commission transferred funds in order to repair these areas and would like to make staff aware.

Chairperson Graehling stated a Franklin Park Historic Plan was brought to her attention by Mr. Tim Maurer. Staff is aware of the plan as well as the Parks Department. Staff will update the Commission when more conversations between Parks, Mr. Maurer and Community Development occur.

NEW BUSINESS:

Ms. Chissell stated she will be having a press conference to announce her candidacy for City Council. The announcement will take place on August 10th in front of the Museum of History at 4:30PM. If Ms. Chissell gets elected, she will no longer be able to serve on the Historic Preservation Commission.

ADJOURNMENT:
Mr. Elterich motioned to adjourn; seconded by Ms. Chissell. The meeting adjourned at 6:37 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner

Prepared: 01/16/2020
REPORT

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
January 16, 2020

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-01-20	COA	410 E. Walnut St.	Replace asphalt shingles on roof	Casey Weeks, Assistant City Planner

REQUEST:	COA to replace asphalt shingles on roof with a different color asphalt shingle.

STAFF RECOMMENDATION:	410 E. Walnut Street is a contributing structure to the Franklin Square Historic District. *Staff recommends granting the COA to replace the asphalt shingles on the residence.*

Figure 1 Photo taken 1/16/2020 of the existing roof.

Prepared: 01/16/2020
REPORT

GENERAL INFORMATION
Owner and Applicant: Tyler Wolf – roofing contractor submitted the application information, Shelley Pysell is the owner

PROPERTY INFORMATION
Existing Zoning: R-2 Mixed Residence District
Existing Land Use: Single family residence
Property Size: 7,950 ft^2
PIN: 21-04-203-016

Historic District: Franklin Square
Year Built: 1870 ca.
Architectural Style: Queen Anne
Architect:

SURROUNDING ZONING AND LAND USES

Zoning
North: R-2 Mixed Residence District
South: P-2 Public Lands and Institutions District
East: R-2 Mixed Residence District w/S-4 Historic Preservation District
West: R-2 Mixed Residence District w/S-4 Historic Preservation District

Land Uses
North: Residential
South: Franklin Square/Residential
East: Residential
West: Residential

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
2. Site Photos
3. Site Visit

BACKGROUND:
410 E. Walnut Street is located in the Franklin Square Historic District. The building was constructed circa 1870 and is a contributing structure to the Franklin Square Historic District. The roof has been leaking, and the owner recently had interior improvements completed and wants to have the asphalt shingle roof replaced as soon as possible. The house is on the northwest corner of E. Walnut Street and N. McLean Street.

The existing roof is covered in asphalt shingles except for the porch roof. The porch roof is currently covered with tar. This project will replace the tar with the same proposed asphalt shingles on the rest of the roof. Photos of the proposed asphalt shingle is included in the application. This is an emergency request, since the roof is leaking.

PROJECT DESCRIPTION:
The applicant submitted information to replace the asphalt shingle roof with asphalt shingles in Georgetown Gray color. A photo of the proposed shingles is included in the application. Asphalt shingles will also be placed on the porch roof which is currently covered with tar.

NPS Preservation Brief 4 – Roofing for Historic Buildings

Alternative Materials

The use of the historic roofing material on a structure may be restricted by building codes or by the availability of the materials, in which case an appropriate alternative will have to be found.

Some municipal building codes allow variances for roofing materials in historic districts. In other instances, individual variances may be obtained. Most modern heating and cooking is fueled by gas, electricity, or oil--none of which emit the hot embers that historically have been the cause of roof fires. Where wood burning fireplaces or stoves are used, spark arrestor screens at the top of the chimneys help to prevent flaming material from escaping, thus reducing the number of fires that start at the roof. In most states, insurance rates have been equalized to reflect revised considerations for the risks involved with various roofing materials.

In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.

Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles. Fire-retardant, treated wood shingles are currently available. The treated wood tends, however, to be brittle, and may require extra care (and expense) to install. In some instances, shingles laid with an interlay of fire-retardant building paper may be an acceptable alternative.

Lead-coated copper, terne-coated steel, and aluminum/ zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper.

The search for alternative roofing materials is not new. As early as the 18th century, fear of fire caused many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on overambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available.

Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and

patterning or texture, the substitution may seriously alter the architectural character of the building.

Bloomington Historic Preservation Commission Architectural Review Guidelines
M. Roofing Policy - page 10

1. Repair rather than replace roofing materials unless it is technically infeasible to do so.

2. If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so.

3. If historic roofing has been removed or covered in the past, and replacement of existing roofing is proposed, selection of material for re-roofing shall be similar with regard to size, style, and details of original historic roofing materials to the extent that such original roofing can be documented. If no photographic or other documentation exists for original historic roofing materials, selection of new materials shall be typical of those used in the style of the historic building.

4. Re-roofing projects may be approved subject to the following requirements:
   a. Existing roofing materials are so deteriorated or damaged that they cannot be economically repaired.
   b. Proposed new roofing material can be installed without removing, damaging, or obscuring character defining architectural features or trim.
   c. Proposed new roofing material matches as closely as possible the existing or historic roofing material in size, profile, and texture.
   d. The original form and shape of the roof shall be retained.
   e. Character defining features of the roof shall be retained (cupolas, weather-vanes, dormers, cornices, brackets, chimneys, cresting, and finials).
   f. Flat roofs which are not visible from the street may be replaced with any new material.

5. For Certificate of Appropriateness reviews, prior to review of proposed re-roofing work, the following material must be submitted to the Historic Preservation Commission:
   a. Current color photographs showing evidence of deterioration of existing roofing materials.
   b. Cost estimate with detailed breakdown of new and repair work, produced by proposed roofing contractor demonstrating that repair of existing roofing is not economically feasible.
   c. Photographs showing all areas to be covered by re-roofing.
   d. Samples of proposed roofing materials.
   e. Name and address of proposed roofing contractor.

6. Changes to the roof slope are not acceptable, unless earlier, non-historic changes are being reversed.

7. Historic or existing roofing materials shall be maintained and repaired in place, or replaced with the following approved substitute roofing materials, retaining the same size, shape, and texture as the existing materials.

Existing or Historic Material	Acceptable New Replacement Material (in order of recommended preference)
Slate	Slate Cement/mineral fiber shingles Asphalt shingles of similar size, shapes, and colors
Clay Tile	Clay Tile Cement Tile Metal shingles of similar size, shapes, and colors Asphalt shingles of similar size, shapes, and colors
Cement Tile	Cement Tile Clay Tile Metal shingles of similar size, shapes, and colors Asphalt shingles of similar size, shapes, and colors
Copper standing seam	Copper – standing seam (chemical accelerated patination shall not be permitted) Aluminum – standing seam with green coating to imitate copper patina Galvanized steel – standing seam with green coating to imitate copper patina Terne metal – standing seam, painted with green paint to imitate copper patina Note: In all cases, seam spacing and configuration of seams shall be similar to existing or historic roof.
Metal roofing other than copper	Metal of same type and configuration as that which is being replaced. Terne-coated stainless steel Lead coated copper Aluminum with same configuration as existing and coating to match color of existing roofing Galvanized steel roofing with same configuration as existing and coating to match color of existing roofing
Cement-asbestos shingles	Cement-Mineral fiber shingles of similar sizes, shapes and colors Asphalt shingles of similar size, shape and colors
Wood shingles	Wood shingles – stained to match color of existing shingles (do not use hand-split and re-sawn wood "shakes") Asphalt shingles of similar size, shapes and colors (do not use "wood shake" or heavily textured asphalt shingles)
Asphalt shingles	Asphalt shingles of similar size, shapes and colors

8. Do not install a roofing material which is characteristic of a different period of significance, e.g. a Mission type clay tile roof on an Art Deco building.

9. New roof valley materials shall be the same as existing historic valleys, or the original historic valleys, and shall be detailed to look the same.

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 met.**

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;* Asphalt Shingles are regularly replaced throughout the lifetime 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;* **The standard is not applicable.**

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.**

STAFF RECOMMENDATION: 410 E. Walnut Street is a contributing building in the Franklin Square Historic District. Its design is compatible with the historic context and the period of significance of Franklin Square. The replacement of asphalt shingles will improve the

sustainability and longevity of this historic structure. *Staff recommends the Historic Preservation Commission grant the request for a COA to replace the roof with asphalt shingles.*

Respectfully Submitted,

Casey Weeks
Assistant City Planner

Attachments: COA, Scope of Work, Materials Specifications, Photos of building

Prepared: 01/16/2020
REPORT

CITY OF BLOOMINGTON

Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

- [X] Property is zoned S-4, Local Historic Preservation District
- [X] Work on this project has not been started nor been completed
- [X] 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: 410 E. Walnut 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 Circa 1870 **Architectural Style:** Queen Anne

- attach photo of property front elevation here

Proposed Restoration Work: Replace roof with asphalt shingles

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

The contractor's roofing estimate:
We have inspected the roof and we recommend the following work be performed. Remove all existing shingles from house and haul away debris. Remove vents close holes cut open ridge for ventilation. Install an aluminum drip edge surrounding perimeter roof line. Install ice and snow shield 3 ft. up eaves, valleys, pipes and protrusions. Install CertainTeed diamond deck underlayment on roof deck. Install swift start starter strip on eaves and rakes to increase wind resistance. Remove and replace pipe boots. Paint pipes and stacks to match roof. Install CertainTeed lifetime shingles on roof deck. Storm nail shingles. Install Low Slope membrane on low slope roofs on home. Flash pipes, walls, and protrusions. Flash and counter-flash chimney. Install CertainTeed ridge vent followed by ridge Cap. Clean job thoroughly. Roof system comes with a 4 star full coverage warranty.
(See enclosed estimate with pricing)
The roof has been leaking. The property owner is finishing interior repairs from water damage and needs the roof replaced as soon as possible. Photos of the new asphalt shingle material is also included. The Landmark asphalt shingles are Max Def Colonial Slate with red specks.
Existing Conditions:
The existing material on the roof is asphalt shingles in a different color. Currently, there are no shingles on the porch roof. It is covered in tar. Photos of existing conditions are enclosed.

Project Start Date: ASAP **Expected Project Completion Date:**

Please attach the following information to the application.

- ☐ **Historic photos supporting the application (if available)**

Applicant Name: Tyler Wolf (contractor - TJ's Roofing)

Applicant Address: 9428 Bucks Rd, Heyworth, IL

Phone: 309-642-5533

Email: roofingwolf43@yahoo.com

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

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

ROOFING ESTIMATE

Tyler Wolf (309)642-5533 Office (309)706-0252
9428 Bucks Road, Heyworth, IL 61745

Shelley Pysell
410 E Walnut
Bloomington, IL 61701
[redacted]
[redacted]

December 30, 2019

We have inspected the roof and we recommend the following work to be performed. Remove all existing shingles from house and haul away debris. Remove vents close holes cut open ridge for ventilation. Install an aluminum drip edge surrounding perimeter roof line. Install ice and snow shield 3 ft. up eves, valleys, pipes and protrusions. Install CertainTeed diamond deck underlayment on roof deck. Install swift start starter strip on eves and rakes to increase wind resistance. Remove and replace pipe boots. Paint pipes and stacks to match roof. Install CertainTeed lifetime shingles on roof deck. Storm nail shingles. Install Low Slope membrane on low slope roofs on home. Flash pipes, walls and protrusions. Flash and counter-flash chimney. Install CertainTeed ridge vent followed by ridge Cap. Clean job thoroughly. Roof system comes with a 4 star full coverage warranty.

Total Sq. 33 Sq. Roof (1) layer 280' Ridge
Total material labor and dump

Landmark Shingles $ 19,475.00

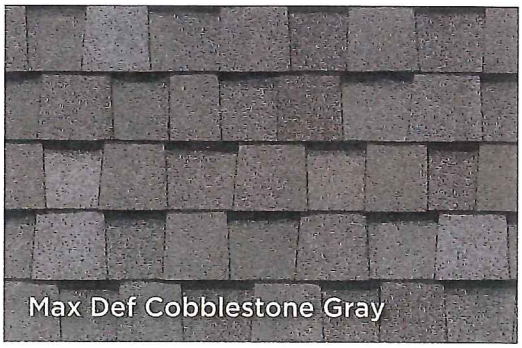
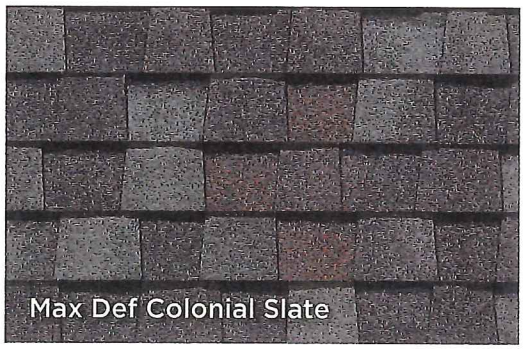
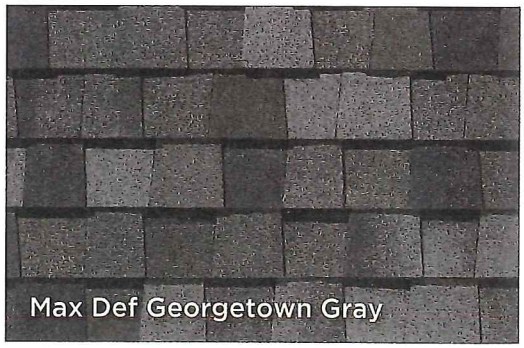
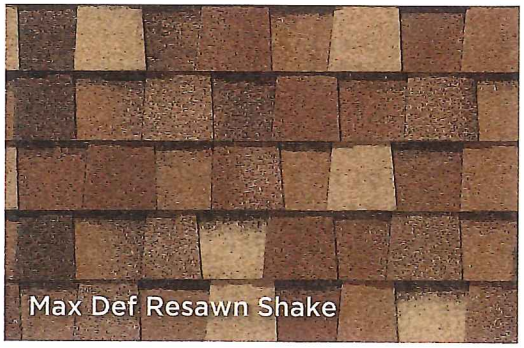
If needs Re-Sheet Total add on price $4,445.00. ($45.00 per sheet)

If Booked within 7 Days you get Landmark Pro Shingles Free Upgrade!!!!!!!!!!!!!!!!!!!!!!!!

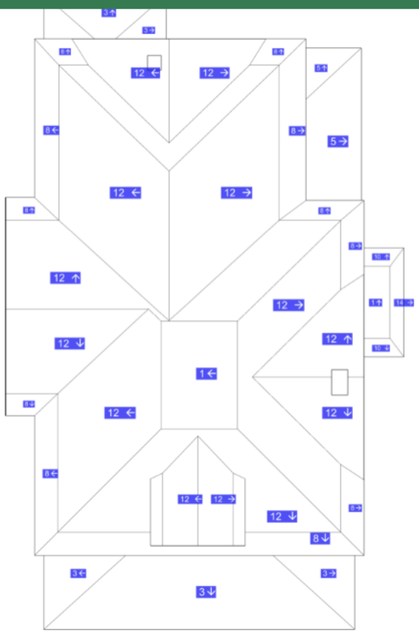
Tyler J. Wolf

BEST BUY
As ranked by a leading Consumer Magazine.

LANDMARK® [GOOD] &

Granule Detail	LANDMARK | GOOD	LANDMARK PRO | BETTER
	 Cobblestone Gray	 Max Def Cobblestone Gray
	 Colonial Slate	 Max Def Colonial Slate
	 Georgetown Gray	 Max Def Georgetown Gray
	 Resawn Shake	 Max Def Resawn Shake

Roof Pitch	Area	Percentage
12/12	1835 ft²	64.31%
8/12	369 ft²	12.92%
3/12	337 ft²	11.81%
5/12	138 ft²	4.83%
1/12	109 ft²	3.8%
9/12	27 ft²	0.93%
10/12	21 ft²	0.72%
14/12	19 ft²	0.68%



JamesHardie Roof Measurements

410 e walnut bloomington il,
PHOTOS

JamesHardie Roof Measurements

410 e walnut bloomington il

VIEW 3D MODEL

PROPERTY ID: 1999539
PEG
27 DEC 2019

JamesHardie Roof Measurements

410 e walnut bloomington il, ROOF SUMMARY

Roof	Area	Total	Length
Roof facets	2853 ft²	44	-
Ridges / Hips	-	31	278′ 6″
Valleys	-	18	147′ 8″
Rakes	-	13	98′ 6″
Eaves	-	27	298′ 3″
Flashing	-	11	92′ 6″
Step Flashing	-	18	72′ 11″
Drip Edge/Perimeter	-	-	396′ 9″

Roof Pitch*	Area	Percentage
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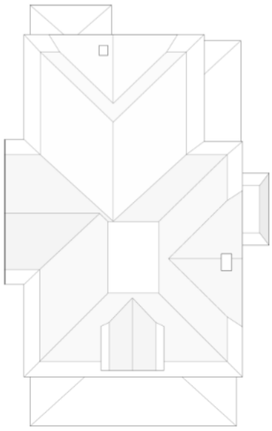


* Only top 4 values shown. Reference Roof Pitch page for all values.

Waste Factor Calculation

	Zero Waste	+5%	+10%	+15%	+20%
Area	2853 ft²	2996 ft²	3138 ft²	3281 ft²	3424 ft²
Squares	28⅔	30	31⅔	33	34⅓

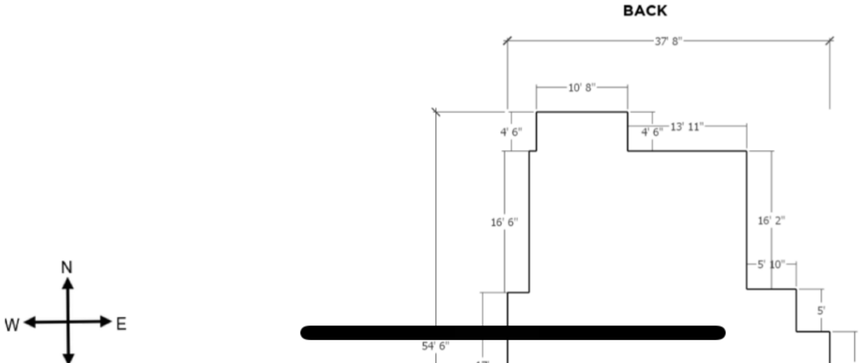
The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials.

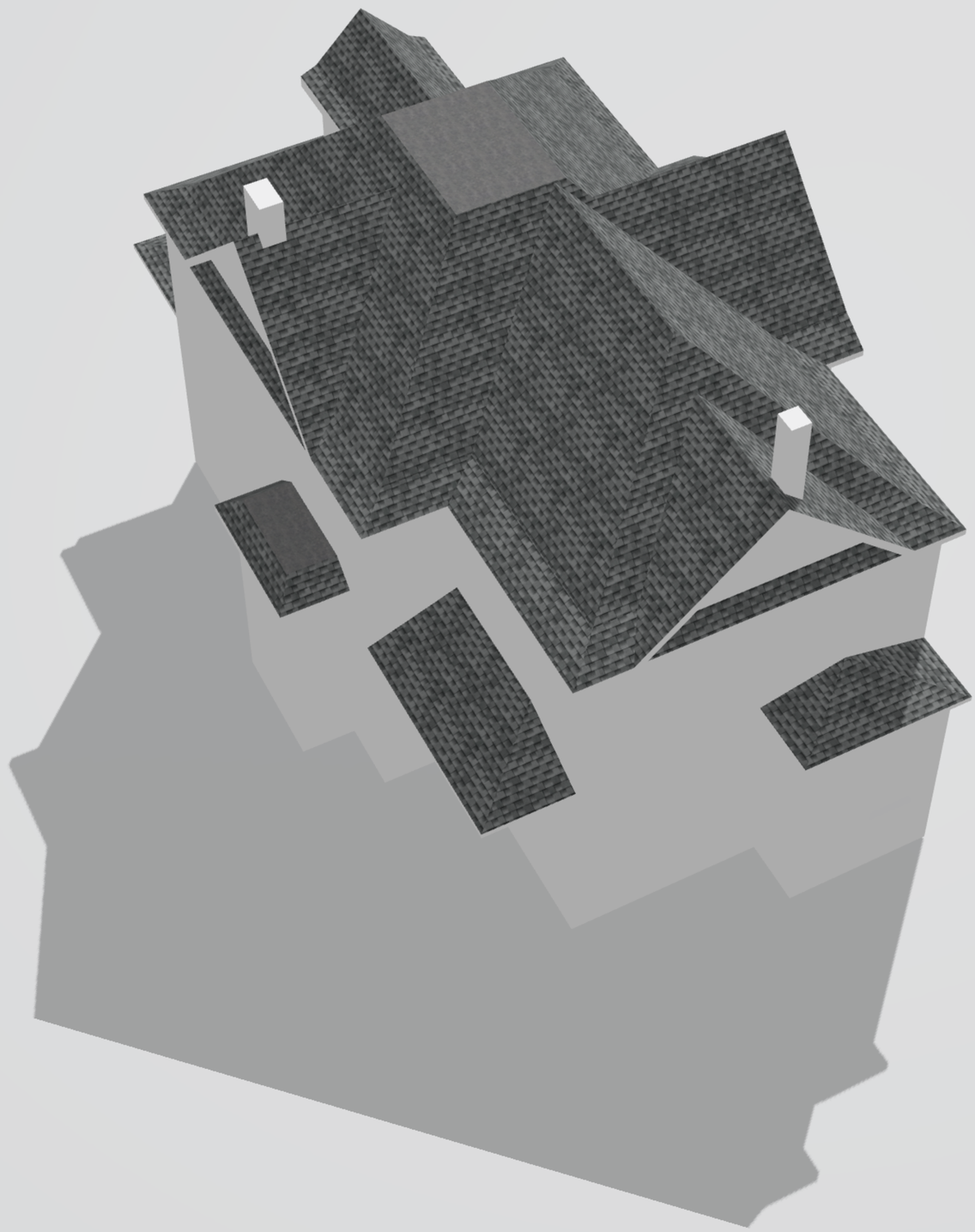
Powered by HOVER

PROPERTY ID: 1999539
PEG
27 DEC 2019 Page 2

JamesHardie Roof Measurements

410 e walnut bloomington il, FOOTPRINT

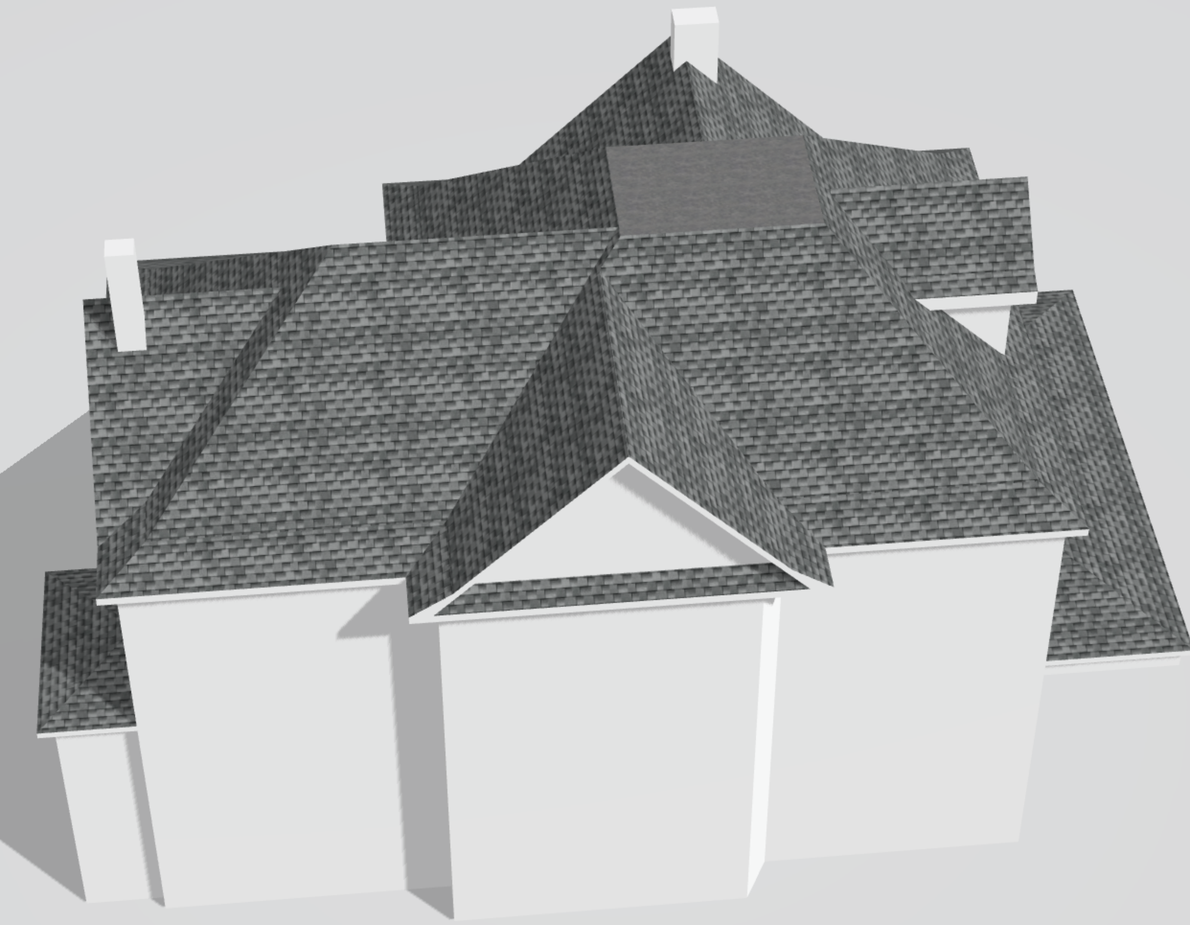




410 e walnut
bloomington il

View PDF

Details



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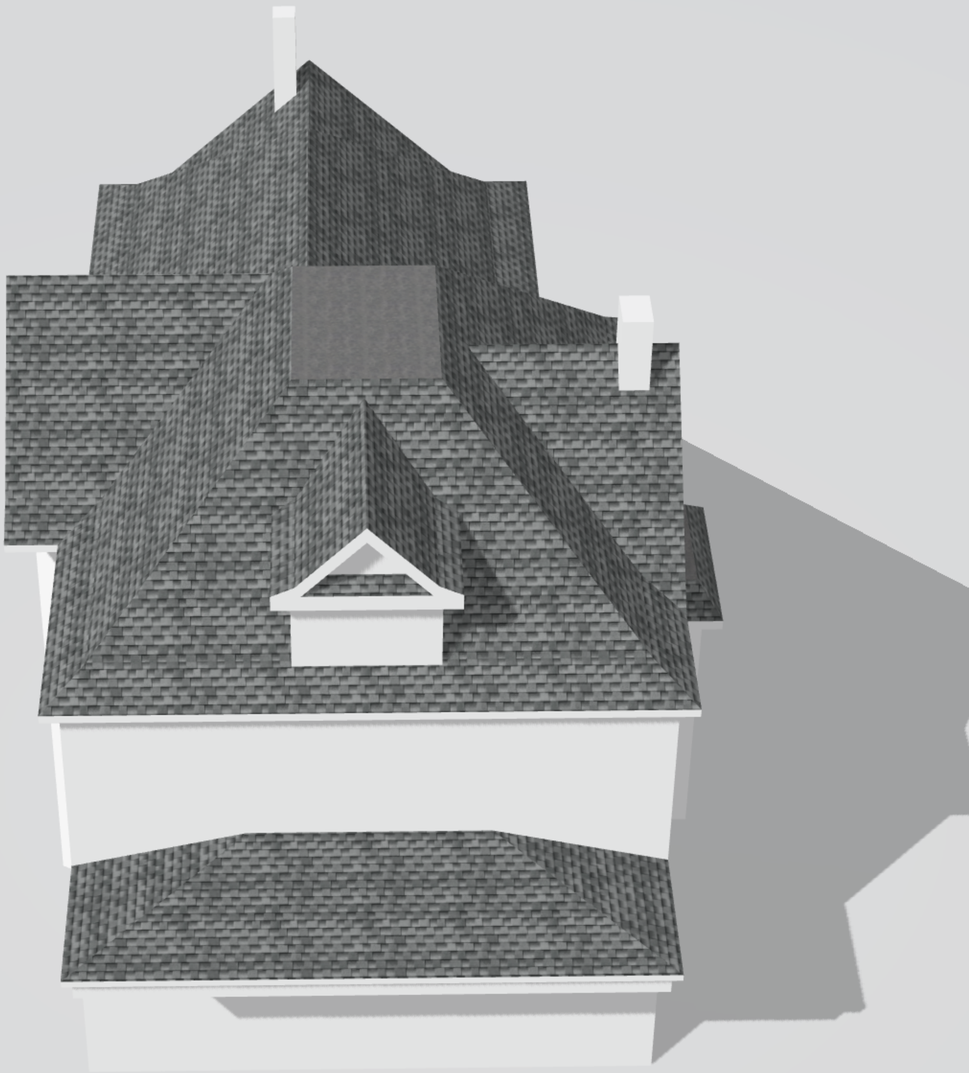

410 e walnut
bloomington il

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JamesHardie Roof Measurements

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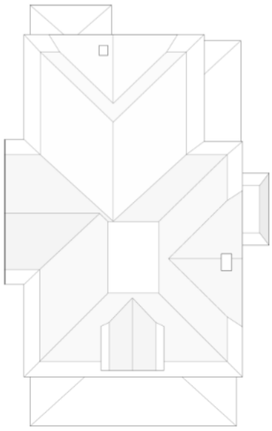

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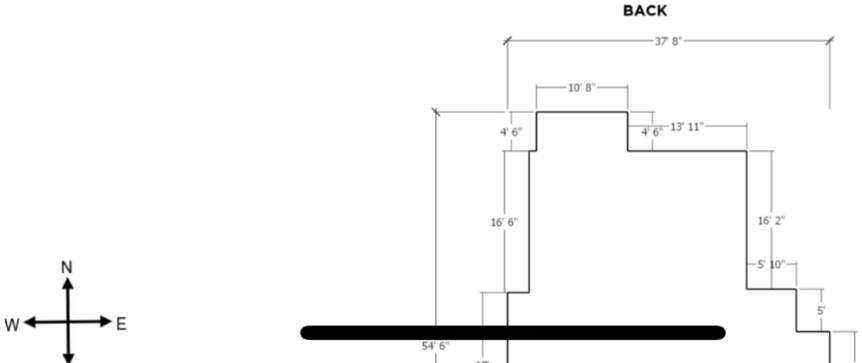

HISTORIC PRESERVATION PLAN - CITY OF BLOOMINGTON, IL:

PROJECT BRAND

PROJECT LOGO

BLOOMINGTON

Community Historic Preservation Plan

COLOR PALETTE

TYPOGRAPHY

HEADERS + GRAPHICS

BABAS NEUE

BODY COPY + REPORTS

Proxima Nova Black

Proxima Nova Bold

Proxima Nova Regular

PLAYS WELL WITH

my Bloomington ILLINOIS

Community Preservation Plan Steering Committee

Group/Affiliation	Representative
McLean County Museum of History/Rt 66	Jeff Woodard
McLean County Museum of History	Greg Koos
Neighborhood Groups (historic)	Greg Shaw
Neighborhood Groups (historic)	Brad Williams
Realtor Commercial	Adrianne Cornejo
Non-profits and community organizations	Karen Schmidt
Downtown Business Association	Bobby Vericella
Finance/Legal	Chris Nyweide
HPC Commission	Lea Cline
Zoning Board of Appeals	Victoria Harris
IWU	Carl Teichman
Attorney	Amelia Buragus
Farnsworth Group	Anne Marie Bliss
Architect	Russel Francois
Citizen	Jessica Shull

SEEKING NOMINATIONS

City of Bloomington Heritage Awards

For Notable Achievement in:

RESTORATION
REHABILITATION
ADAPTIVE RE-USE
LANDSCAPE RESTORATION
LEGACY/MULTI-GENERATIONAL
INDIVIDUAL COMMITTED TO PRESERVATION

Sponsored by:
Bloomington Historic Preservation Commission

Nominations are now being accepted for the City of Bloomington Heritage Awards. Public and privately owned properties are eligible for an award for exterior improvements. The Bloomington Historic Preservation Commission will select award winners.

To nominate a property, please complete the reverse side of this form.
For further information, please contact Katie Simpson at (309) 434-2341 or ksimpson@cityblm.org

Deadline for Submission: March 26, 2020
Application will be reviewed at the Historic Preservation Commission Meeting on Thursday, April 16, 2020 at 5:00 p.m.

Send or E-mail Entries to:
Katie Simpson, City Planner, City of Bloomington
115 E. Washington Street, Suite 201. Bloomington IL, 61702
Phone: (309) 434-2341 – E-mail: ksimpson@cityblm.org

City of Bloomington Heritage Awards

Deadline for Submission: March 26, 2020

Application will be reviewed at the Historic Preservation Commission Meeting on Thursday, April 16, 2020 at 5:00 p.m.

Award Categories (check those that best represent the project being nominated):

- ❑ **RESTORATION** – Returning a structure or a significant part of it to the original design/condition through repair or by matching the original architectural detailing with replacement materials.
- ❑ **REHABILITATION** – Renovating and/or "greening" a structure through alterations or additions that are compatible in materials, scale, and character with the original design.
- ❑ **ADAPTIVE RE-USE** – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.
- ❑ **LANDSCAPE RESTORATION** – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.
- ❑ **LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.
- ❑ **INDIVIDUAL COMMITTED TO PRESERVATION –** An individual who has shown dedication to Historic Preservation in the Bloomington Community.

Address of Property: _____ **Year Built:** _____ **Year Purchased:** ____
Owner(s): _____

Address: _____ **Contact info:**_____

Nomination by: _____ **Contact info:** _____

PROJECT DESCRIPTION and REASONS FOR NOMINATIONS (attach additional pages if needed):

_____

_____

_____

_____

_____

Date Started: _____ **Date Completed:** _____

****PLEASE INCLUDE ANY BEFORE AND AFTER PICTURES/PHOTOS & DRAWINGS****

Name/Address of Architect (if applicable):_____

Name/Address of Contractor (if applicable):_____

Send or E-mail Entries to:
Katie Simpson, City Planner, City of Bloomington
115 E. Washington Street, Suite 201. Bloomington IL, 61702
Phone: (309) 434-2341 – E-mail: ksimpson@cityblm.org