



AGENDA  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
**GOVERNMENT CENTER CHAMBERS, 4<sup>TH</sup> FLOOR, ROOM #400**  
**115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701**  
**THURSDAY, AUGUST 19, 2021, 5:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

*Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at [cityblm.org/publiccomment](http://cityblm.org/publiccomment) at least 5 minutes before the start of the meeting.*

4. **MINUTES** Review the minutes of the July 15, 2021 regular Historic Preservation Commission meeting.

5. **REGULAR AGENDA**

- A. **BHP-23-21** Consideration, review and action on a petition submitted by Tim Tilton for a Rust Grant in the amount of \$10,125.00 for power wash & recoat of foam roof, for the property located at 200 W. Monroe Street, Fox & Hound Hair Studio, (PIN:21-04-192-008), (Ward 6).
- B. **BHP-24-21** Consideration, review and action on a petition submitted by Terri Clemens & Chris Eisele for a Certificate of Appropriateness for repairs to the side porch, second floor balcony and gables for the property located at 606 E. Grove Street (PIN:21-04-435-009), East Grove Street Historic District, late Victorian style, Charles Stevenson House, c. 1903, (Ward 1).
- C. **BHP-25-21** Consideration, review and action on a petition submitted by Terri Clemens & Chris Eisele for a Funk Grant in the amount of \$3,075.00 for repairs to the side porch, second floor balcony and gables for the property located at 606 E. Grove Street (PIN:21-04-435-009), East Grove Street Historic District, late Victorian style, Charles Stevenson House, c. 1903, (Ward 1).

6. **OLD BUSINESS**

- A. Historic Preservation Plan - Presentation by The Lakota Group, and possible vote.

7. **NEW BUSINESS**

8. **ADJOURNMENT**



DRAFT  
MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
THURSDAY, JULY 15, 2021 5:00 P.M.

The Historic Preservation Commission convened in regular session in-person in the Government Center Chambers on the 4<sup>th</sup> floor, Room #404 (relocated from Room #400 due to scheduling conflict) at 5:21 p.m., Thursday, July 15, 2021. The meeting was called to order by Chairperson Scharnett.

**ROLL CALL**

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Bobby Castillo	Commissioner	Present
Ms. Georgene Chissell	Commissioner	Absent
Ms. Sherry Graehling	Commissioner	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Economic & Community Development Assistant Director	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

**PUBLIC COMMENT**

No public comment.

**MINUTES**

The Commission reviewed the minutes of the June 17, 2021 regular Historic Preservation Meeting. A motion was made to accept the minutes as amended. The motion was seconded. All were in favor.

DRAFT  
MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS  
**THURSDAY, JULY 15, 2021**

## REGULAR AGENDA

- A. **BHP-14-21** Consideration, review and action on a petition submitted by Kyle Glandon for a Rust Grant in the amount of \$25,000 for window and door replacement to storefront façade, for the property located at 236 E Front St (PIN: 21-04-409-012), National Register Central Business District, Williams Horse Hospital, c. 1883 (C) (Ward 6). Tabled from 05/20/21 & 6/17/21 - **WITHDRAWN**

The item was withdrawn.

- B. **BHP-21-21** Consideration, review and action on a petition submitted by Kyle & Rachael Kapper for a Certificate of Appropriateness for exterior painting, for the property located at 210 E Chestnut St (PIN: 21-04-205-012), Franklin Square Historic District, Federal style with Queen Anne elements, Luman Burr House, c. 1864, architect Hays and Evans Contracting Company (Ward 4).

Ms. Kelly introduced the case. She reiterated that powerwashing would not be used and that the proposed primer would be oil-based.

Kyle and Rachael Kapper, the petitioners, were sworn in. They explained that the existing paint is in poor condition and that parts of the exterior are now several different colors.

Ms. Graehling inquired about the shutters.

Mr. Koos corrected the staff report as to the style of the house and gave further context on the structure. He clarified that Arthur Pillsbury is not related to the Queen Anne elements on the home and mentioned that newspaper clippings regarding the home would be forwarded to the Commission.

Chairperson Scharnett asked about the treatment of the ridge cap, noting that a zinc- or epoxy-based primer could be used to extend its longevity.

Mr. Koos motioned to accept the findings of fact as presented by staff and approve the Certificate of Appropriateness. Ms. Graehling seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion carried (5-0-0).

- C. **BHP-22-21** Consideration, review and action on a petition submitted by Kyle & Rachael Kapper for a Funk Grant in the amount of \$5,000.00 for exterior painting, for the property located at 210 E Chestnut St (PIN: 21-04-205-012), Franklin Square Historic District, Federal style with Queen Anne elements, Luman Burr House, c. 1864, architect Hays and Evans Contracting Company (Ward 4).

Ms. Kelly introduced the case and staff's positive recommendation of the request. The petitioners provided additional information.

Mr. Koos asked whether historic plantings were present on the property, and whether they would be protected. Ms. Kapper did not know whether the plantings are historic but affirmed that the landscaping would remain in place.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

**THURSDAY, JULY 15, 2021**

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Chairperson Scharnett confirmed that powerwashing would not occur. The petitioners confirmed that the vines would be removed by hand.

Ms. Graehling motioned to accept the findings of fact as presented by staff and award the Funk Grant in the amount requested. Mr. Castillo seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion carried (5-0-0).

## **OLD BUSINESS**

Ms. Graehling reported that, as of June 22, the 2020 Heritage Award Winners had been posted to the city website.

## **NEW BUSINESS**

### **A. Historic Preservation Plan Draft**

Ms. Kelly introduced updates to the plan. Ms. Smith provided the timeline as to when the draft plan would be presented to the Steering Committee and to the Commission.

In relation to a Preservation Plan theme that was shared, Chairperson Scharnett noted that postwar construction practices are less durable.

In relation to proposed surveys of potentially historic neighborhoods, Mr. Koos questioned the criteria the proposal was based on. He suggested more intensive-level surveys be performed in west Bloomington neighborhoods. The Commissioners discussed historic work that could be done in or further expanded to west Bloomington.

Chairperson Scharnett noted the lack of knowledge transfer regarding historic work in trades.

### **B. Other**

Ms. Kelly's resignation was announced.

Mr. Koos expressed support for using a smaller room in which to hold Commission meetings. Chairperson Scharnett assented.

## **ADJOURNMENT**

Ms. Peters motioned to adjourn. All were in favor. The meeting was adjourned at 6:30.





## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** August 19, 2021  
**CASE NO:** BHP-23-21, Rust Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Tim Tilton for a Rust Grant in the amount of \$10,125.00 for power wash & recoat of foam roof, for the property located at 200 W. Monroe Street, Fox & Hound Hair Studio, (PIN:21-04-192-008), (Ward 6).

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**Above:** The subject property at 200 W. Monroe Street.

### PROPERTY INFORMATION

Subject property: 200 W. Monroe Street  
Applicant: Tim Tilton  
Existing Zoning: D-1, Central Business District  
Existing Land Use: Commercial  
Property Size: 115' x 198.26' (22,800 square feet)  
PIN: 21-04-192-008

### HISTORICAL INFORMATION

Year Built: c. 1900 (as provided by petitioner)  
Architectural Style: 20<sup>th</sup> Century Commercial/multiple-story commercial  
Architect: Unknown  
Historic District: Central Business District

**SURROUNDING ZONING AND LAND USES**

	Zoning	Land Uses
North	P-2 Public Lands and Institutions District	United States Post Office
South	D-1 Central Business District	Illinois House/office and commercial
East	D-1 Central Business District	Commercial
West	D-2 Downtown Transition District	Parking Lot

**PROJECT DESCRIPTION**

*Background:*

200 W. Monroe Street was constructed c. 1900 as indicated by the petitioner and is improved with a five-story commercial brick building by an unknown architect, with an adjacent parking lot at the north. The property is located in the Central Business District and is bordered to the east and south by the Downtown Bloomington Historic District. The building currently houses the Fox and Hounds Hair Studio. The property has received previous Rust Grants in 2009 (façade tuck pointing) and 2013 (windows and awnings).

*Petitioner's request:*

The petitioner is requesting a Rust Grant in the amount of \$10,125.00 to power wash and recoat the existing foam roof to extend the life of the current membrane. The roof is flat and not visible from the street. Two estimates for the project have been provided as required. The first is from Slagel Insulation for a total of \$20,250.00 and the second is from Kelley Construction Contractors for \$23,000.00.

The proposed repair involves the cleaning and power washing of the existing roof coating and coating in either acrylic or silicone roof coatings. The improvements will extend the life of the current membrane, ultimately protecting and preserving the underlying structure from water infiltration. Based on the monetary request, the petitioner will contract with Slagel Insulation, which had the lower bid. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$10,125.00.

**STANDARDS FOR REVIEW**

In reviewing the grant applications, the Historic Preservation Commission will prioritize the following criteria:

1. Preserving a historic property.
2. Restoring a historic property.
3. Preserving a non-historic property.
4. Restoring a non-historic property.
5. Maintenance of a historic property.
6. Maintenance of a non-historic property.

This project involves maintenance of a non-historic property and non-contributing structure.

**Rust Grant Eligibility Criteria:**

1. *The property is located in the Rust Program's Target area. The standard is met.*
2. *Applicant is the owner or tenant of the building or business. The standard is met.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year. The standard is met.*

4. *The Scope of Work includes eligible improvements as defined, but not limited to, the following:*

- Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
- Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
- Detailed architectural design work
- Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
- Asbestos and lead paint removal.
- Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.

The Eligible Improvements of the Rust Grant Approval Criteria states that the above list is not all-inclusive. While the roof repair request will not directly improve the overall facade and is not in a dangerous state of disrepair, the improvements to the existing roof will prevent water infiltration in a cost-effective manner and meet the intent of the Rust Grant by preserving the structural integrity of the building as a whole. **The standard is met.**

5. *Project expenses not eligible for grant program funds include:*

- a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. No sweat equity will be funded.*
- b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. Prevailing wage is required.*

**Secretary of the Interior's Standards for Rehabilitation**

Although no Certificate of Appropriateness is required, for each Rust Grant awarded, the Historic Preservation Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

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. No changes are proposed to the buildings current use. 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 roof repair will not adversely affect or diminish any distinguishing qualities. The standard is met.*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged. The petitioner is proposing a like-for-like repair of the roof system. 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 building and roof are non-contributing to the downtown historic district, the roof is not visible from the street, and is not historically significant. 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 roof is not contributing. Care should be taken to avoid potential damage to the brick façade while cleaning and repairing the roof. The standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. The petitioner is proposing a like-for-like repair of the existing roof materials. 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. Any power washing will be limited to the existing roof membrane. No power washing shall be performed to any brick surfaces. The standard is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. The standard is not applicable.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The standard is met.*

**STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation and recommends approval of the Rust Grant. Staff recommends the Commission approve the request of \$10,125.00. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Tim Tilton for a Rust Grant in the amount of \$10,125.00 for power wash & recoat of foam roof, for the property located at 200 W. Monroe Street, Fox & Hound Hair Studio, (PIN:21-04-192-008), (Ward 6).

Respectfully submitted,

Joe Hennerfeind, AICP  
Interim City Planner

Attachments:

- Application for a Rust Grant
- Supplementary application materials



# HARRIET FULLER RUST FAÇADE GRANT APPLICATION

## City of Bloomington Historic Preservation Commission

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

## ELIGIBILITY

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

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

# APPLICATION

**Property Address:** 200 W. Monroe St., Bloomington, IL 61701

**Year Built** 1901

**Architectural Style:**

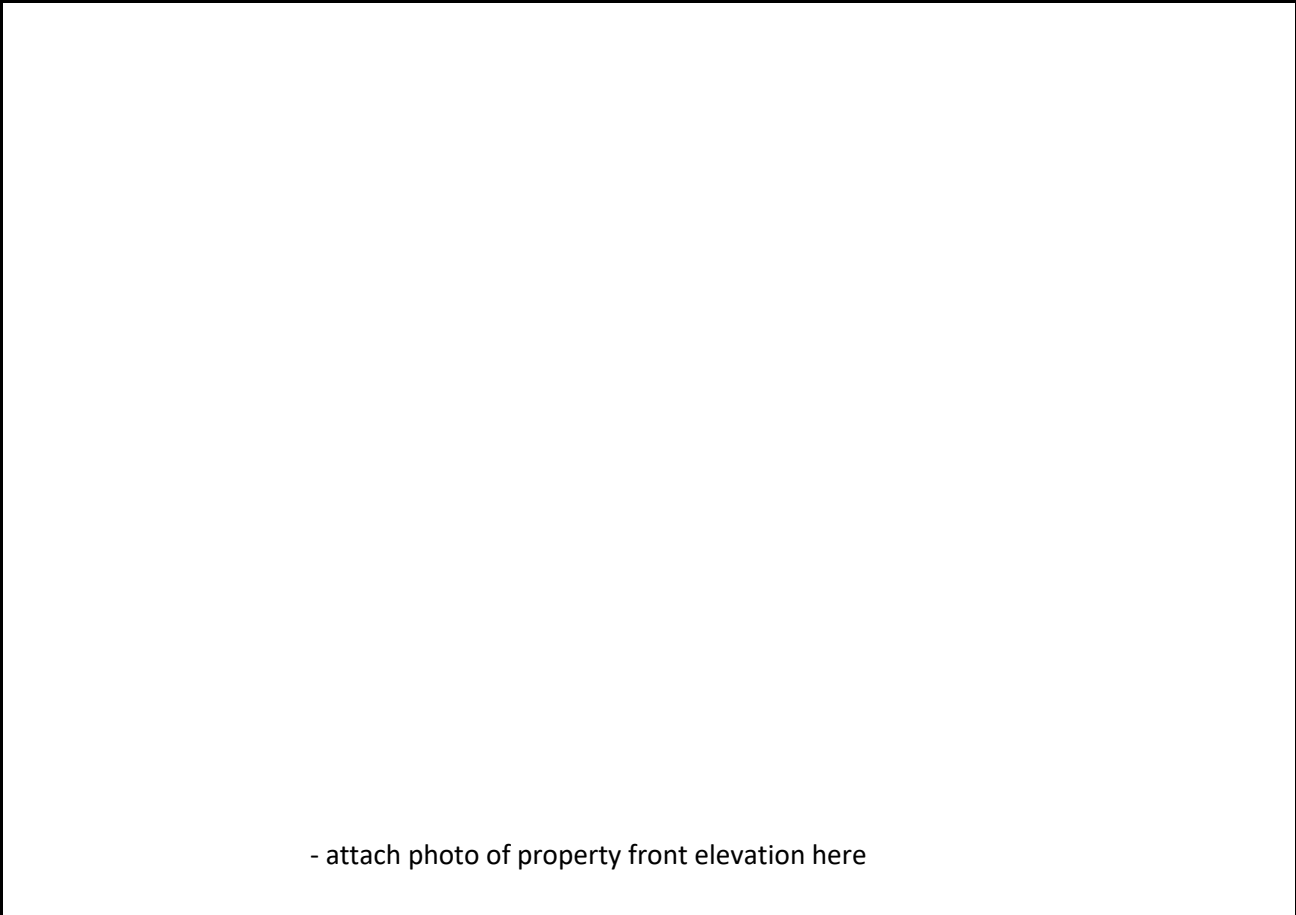
**Architect:** Unknown

**Scope of work** Power wash prior to recoat, recoat the foam roof to extend the life of the roof

**Cost of Proposed Work (Estimate 1):** 20,250.00

**Cost of Proposed Work (Estimate 2):** 23,000.00

**Grant Amount Requested:** 10,125.00



**Detailed Description of Proposed Restoration Work:**

Clean entire roof surface with chemical spray and power washing  
Silicone and/or acrylic coating applied to extend roof for another life cycle  
Granules added around perimeter of deck for durability and slip resistance

**Project Start Date:** 09/01/2021

**Expected Project Completion Date:** 09/03/2021

**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:** Tim Tilton

**Applicant Address:** [Redacted]

**Phone:** [Redacted]

**Email:** [Redacted]

**Applicant Signature**

**Date**



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**RETURN TO:**

**City of Bloomington Economic & Community Development Department**  
**115 E. Washington St. Suite 201**  
**Bloomington, IL 61701**  
**Phone: (309) 434-2226**  
**Email: [planning@cityblm.org](mailto:planning@cityblm.org)**







**Kelley Construction Contractors Inc.**

Kelley Construction Contractors Inc.  
201 N 8th Street  
Pekin, IL. 61554

TIM\_TILTON

**Main Level**

**Roof1**

**DESCRIPTION**

**QTY**

1. Clean with pressure/chemical spray <i>-Clean entire roof before coating</i>	1.00 EA
2. Silicone roof coating - Flat roof <i>-Liquid flashing for all protrusions</i> <i>-Elastomeric coating for all vertical surfaces</i> <i>-Silicone coating for entire roof</i>	7,000.00 SF

**Level 2**

**Roof1**

**DESCRIPTION**

**QTY**

3. Clean with pressure/chemical spray <i>-Clean entire roof before coating</i>	1.00 EA
4. Silicone roof coating - Flat roof <i>-Liquid flashing for all protrusions</i> <i>-Elastomeric coating for all vertical surfaces</i> <i>-Silicone coating for entire roof</i>	340.00 SF

Grand Total

\$23,000.00

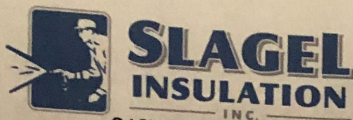
Tyler Wenzel  
Project Consultant

TIM\_TILTON

7/1/2021

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21074 E 200 North Rd.  
Fairbury, IL 61739

# Estimate

Date	Estimate #
6/23/2021	2843

Tim Tilton  
200 West Monroe st.  
Bloomington IL 61701

Work Order #	Job Name
3557	Roof Recoat

Description	Amount
Roof installed 7-29-09 Powerwashing & Recoating foamed roof with white acrylic coating, to extend another life cycle. Granules added around perimeter of deck for durability and slip resistance	18,250.00
Funded by grant and paying prevailing wage	20,250.00

- All materials are guaranteed as specified; all insulation thickness is average with as minimal variance as possible.
- Our employees are fully covered by Workers' Compensation Insurance.

\*\*\* Phone and e-mail prices are per sizes given; dimensions will be verified and billed accordingly. \*\*\*  
\*\*\* Additional clean up and preparation required prior to starting job will be charged accordingly. \*\*\*

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE PERSON TO WHOM IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL OR PRIVILEGED. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify us immediately, permanently delete the original and any copy of this message from your system and destroy any printout thereof.

We accept the following methods of payment: Cash, Check and Credit Card (an additional fee of 3.5% applies).

Signature \_\_\_\_\_

web site: [www.slagelinsulation.com](http://www.slagelinsulation.com)

Ph. 309-377-3111





## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** August 19, 2021  
**CASE NO:** BHP-24-21, Certificate of Appropriateness (COA)  
**REQUEST:** Consideration, review and action on a petition submitted by Terri Clemens & Chris Eisele for a Certificate of Appropriateness for repairs to the side porch, second floor balcony and gables for the property located at 606 E. Grove Street (PIN:21-04-435-009), East Grove Street Historic District, late Victorian style, Charles Stevenson House, c. 1903, (Ward 1).

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**Above:** The subject property at 606 E. Grove Street.

### PROPERTY INFORMATION

**Subject property:** 606 E. Grove Street, Charles Stevenson House  
**Applicant:** Terri Clemens & Chris Eisele  
**Existing Zoning:** R-2 Mixed Residence District with S-4 Historic Overlay  
**Existing Land Use:** Single-family home  
**Property Size:** 60' x 115' (6,900 square feet)  
**PIN:** 21-04-435-009

### HISTORICAL INFORMATION

**Year Built:** c. 1903  
**Architectural Style:** Late Victorian  
**Architect:** Unknown  
**Historic District:** East Grove Street

**SURROUNDING ZONING AND LAND USES**

Zoning		Land Uses
North	R-2 with S-4 Overlay	605 E. Front Street (historic)
South	R-2	Single and two-family homes
East	R-2 with S-4 Overlay	612 E. Grove Street, Judge Sain Welty House, c. 1888 (historic)
West	R-2	Single and two-family homes

**PROJECT DESCRIPTION**

*Background:*

The Charles Stevenson House was constructed circa 1903 by an unknown architect. The house is a rectangular plan, two-story structure originally designed in the plain, late Victorian style. It has been altered at least twice, once in the 1920s by the addition of a rear two-story wing containing an automobile garage. When the East Grove Street National Preservation District was established, 606 E. Grove Street was considered a noncontributing structure because many of its historic features were covered by artificial materials. Since acquiring the property in 2000, the petitioners undertook the restoration of the home. The subject property is now designated as a local landmark with the S-4 Historic Preservation Zoning Overlay District and contributes to the District. The property has been the subject of several Historic Preservation Commission cases, with the most recent being a 2017 COA and Funk Grant for the rehabilitation of the front porch columns and spindles.



c. 2000



c. 2017



c. 2021

*Petitioner's request:*

The applicant is requesting a Certificate of Appropriateness to replace rotted wooden features of the home, including the east-facing side porch railings, spindles, column and floor; the street-facing second-story porch rails, spindles, and column; and molding, fascia and sheathing details on both the street and east façade gables.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with much of the Siding and Soffit and Porch Policies as outlined in the Architectural Review Guidelines.

## STANDARDS FOR REVIEW

For each Certificate of Appropriateness 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.* No change is being made to the property's current use. **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.* No changes to the distinctive architectural features of the home are proposed. The ellipse spindle details are not original to the home and will not be replaced. Many spindles on the second-floor porch are original and will be reproduced and repaired as necessary. **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 proposed work does not alter the earlier appearance of the building, except perhaps the removal of ellipse details. Similar ellipse details were removed from the main porch with the 2017 repair and replacements. **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 structure has previously undergone the repair of its exterior woodwork, including prior replacement of rails and spindles. **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.* Any original wood details will be retained, repaired if possible, and duplicated when damaged beyond repair. **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.* Any original wood details will be retained, repaired if possible, and duplicated when damaged beyond repair. **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 proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features. The standard is met.*

#### STAFF RECOMMENDATION

Staff finds that the scope of work meets the Siding and Soffit and Porch Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Certificate of Appropriateness. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Terri Clemens & Chris Eisele for a Certificate of Appropriateness for repairs to the side porch, second floor balcony and gables for the property located at 606 E. Grove Street (PIN:21-04-435-009), East Grove Street Historic District, late Victorian style, Charles Stevenson House, c. 1903, (Ward 1).

Respectfully submitted,  
Joe Hennerfeind, AICP  
Interim City Planner

#### Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials (see BHP-25-21)





# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

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

# Application

Property Address: *606 E. Grove St.*

Historic District (if applicable):

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

Year Built *1902*

Architectural Style: *late Victorian*



Proposed Restoration Work: *fix problems w/back porch, balcony + shelf roofs*

## Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

replace side porch floor + railings  
replace some parts of second floor balcony  
replace molding on 2 gables where  
shelf roof leaked and rotted them.

**Project Start Date:**

**Expected Project Completion Date:**

**Please attach the following information to the application.**

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

w/ Funk Grant

Applicant Name: *Terri Clemens + Chris Gisele*

Applicant Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

**Applicant Signature\* Date**

[REDACTED] *7/19/21*

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Return to:

**City of Bloomington Economic & Community Development Department  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341**

Applicant Name: *Terri Clemens + Chris Gisele*

Applicant Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

**Applicant Signature\* Date**

[REDACTED] *7/19/21*

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Return to:

**City of Bloomington Economic & Community Development Department  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341**



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** August 19, 2021  
**CASE NO:** BHP-25-21, Funk Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Terri Clemens & Chris Eisele for a Funk Grant in the amount of \$3,075.00 for repairs to the side porch, second floor balcony and gables for the property located at 606 E. Grove Street (PIN:21-04-435-009), East Grove Street Historic District, late Victorian style, Charles Stevenson House, c. 1903, (Ward 1).

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**Above:** The subject property at 606 E. Grove Street.

### PROPERTY INFORMATION

**Subject property:** 606 E. Grove Street, Charles Stevenson House  
**Applicant:** Terri Clemens & Chris Eisele  
**Existing Zoning:** R-2 Mixed Residence District with S-4 Historic Overlay  
**Existing Land Use:** Single-family home  
**Property Size:** 60' x 115' (6,900 square feet)  
**PIN:** 21-04-435-009

### HISTORICAL INFORMATION

**Year Built:** c. 1903  
**Architectural Style:** Late Victorian  
**Architect:** Unknown  
**Historic District:** East Grove Street

**SURROUNDING ZONING AND LAND USES**

	Zoning	Land Uses
North	R-2 with S-4 Overlay	605 E. Front Street (historic)
South	R-2	Single and two-family homes
East	R-2 with S-4 Overlay	612 E. Grove Street, Judge Sain Welty House, c. 1888 (historic)
West	R-2	Single and two-family homes

**PROJECT DESCRIPTION**

*Background:*

The Charles Stevenson House was constructed circa 1903 by an unknown architect. The house is a rectangular plan, two-story structure originally designed in the plain, late Victorian style. It has been altered at least twice, once in the 1920s by the addition of a rear two-story wing containing an automobile garage. When the East Grove Street National Preservation District was established, 606 E. Grove Street was considered a noncontributing structure because many of its historic features were covered by artificial materials. Since acquiring the property in 2000, the petitioners undertook the restoration of the home. The subject property is now designated as a local landmark with the S-4 Historic Preservation Zoning Overlay District and contributes to the District. The property has been the subject of several Historic Preservation Commission cases, with the most recent being a 2017 COA and Funk Grant for the rehabilitation of the front porch columns and spindles.



c. 2000



c. 2017



c. 2021

*Petitioner's request:*

The applicant is requesting a Funk Grant in the amount of \$3,075.00 to replace rotted wooden features of the home, including the east-facing side porch railings, spindles, column and floor; the street-facing second-story porch rails, spindles, and column; and molding, fascia and sheathing details on both the street and east façade gables. Brad Williams Construction has been contracted to perform the work, estimated at \$6,150.00 total for labor and materials. As the structure is owner-occupied, the project does not require prevailing wage. The amount requested is an eligible expense under the Funk Grant Guidelines.

The scope of work entails repair to the side porch, including repair to the floor, column, and repair/reuse/replace of railings and spindles. Similarly, the second-story porch will have column repair, and repair/reuse/replace of railings and spindles. The gables will receive replacement of the crown molding, fascia and sheathing. The homeowner is responsible for all painting once installed.



The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with much of the Siding and Soffit and Porch Policies as outlined in the Architectural Review Guidelines.

#### STANDARDS FOR REVIEW

A project's eligibility for Funk Grant funding is determined by the following factors:

1. *Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program. The standard is met.*
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 carriage house.*

The standard is met.
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 materials which mimic historic materials in appearance, and increase durability and useful life. The standard is not applicable.*
4. *Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10-year period regardless of how much the structure is to be painted or stained. (Note: painting, staining and related-tasks will be considered as a single project per property.) The standard is not applicable.*
5. *Project expenses eligible for grant program funds include:*
  - a. *Professional architectural services,*
  - b. *Materials, and*
  - c. *Skilled labor. Grant recipients and their contractors must pay prevailing wage in accordance with all federal, state and local laws and all requirements of the Illinois Department of Labor except for owner-occupied single-family residences and owner-occupied multi-family residences.*



- i. Sweat equity is not eligible for grant reimbursement. No sweat equity will be funded.*
- ii. Labor costs below prevailing wage are not eligible for grant reimbursement. Prevailing wage is not required.*

Limitations:

6. *No interior work is eligible for the grant. No interior work is indicated or requested.*
7. *Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award. A Certificate of Appropriateness is being sought concurrently with this application (see BHP-24-21).*
8. *Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding. Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year. The standard is not applicable.*
9. *Funding assistance is not available to exterior projects on:*
  - a. Significant additions to the original structure which are not architecturally compatible with the original structure.*
  - b. Non-historically significant auxiliary buildings.*
  - c. Non-historically significant features of the property such as fences, driveways and sidewalks.*
  - d. Landscaping.*

The standard is met.
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. The standard is not applicable.*
11. *Project expenses not eligible for grant program funds include:*
  - a. "Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. No sweat equity will be funded.*
  - b. Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. Prevailing wage is not required.*

**STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Siding and Soffit and Porch Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Funk Grant. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Terri Clemens & Chris Eisele for a Funk Grant in the amount of \$3,075.00 for repairs to the side porch, second floor balcony and gables for the property located at 606 E. Grove Street (PIN:21-04-435-009), East Grove Street Historic District, late Victorian style, Charles Stevenson House, c. 1903, (Ward 1).

Respectfully submitted,  
Joe Hennerfeind, AICP  
Interim City Planner

Attachments:

- Funk Grant application
- Supplementary application materials



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

Brad Williams will replace rotted wood in our 20 year old porch railings, and replace the floor. The side porch faces east.

Our second floor balcony rail also has some rotted wood and some spindles will be needed to replace rotted ellipses (not original).

We have 2 gables where roof shelves have leaked and ruined crown molding. He will repair that.

Project Start Date: 2021

Expected Project Completion Date: 2022

Please attach the following information to the application.

Historic photos supporting the application (if available)

at back of packet

Applicant Name: Terri Clemens + Chris Eisele

Applicant Address:

APPLICATION

Property Address: 606 E. Grove

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 1902

Architectural Style: Late Victorian

Cost of Proposed Work: \$6,150

Grant Amount Requested: 3,075



I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: repairs to side porch, balcony +  
2 shelf roofs (trim boards on gables)

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

see attached proposal

Balcony  
replace rotted wood and exchange spindles  
where ellipses have rotted.

Side porch (east) replace floor w/ same material,  
replace rotted spindles and hand rail.

Gables -

replace crown molding, fascia and sheathing  
on 2 shelf roofs in front and east gable

Project Start Date: <sup>per</sup> asap - Brad's calendar Expected Project Completion Date: asap per Brad's cal.

Please attach the following information to the application.

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

# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

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

Terri Clemens and Chris Eisle  
606 E. Grove St.  
Bloomington, IL 61701

East porch repair

Phone:

Date: 12-9-19 revised 10-4-2020

### Labor and materials:

- Repair existing floor..... \$ 850.00
- Repair column..... \$500.00
- Make new rails & reuse & repair existing spindles.....\$1,600.00

Homeowner to take care of painting.

### Additional work added 10-3-2020:

- Replace 25 feet of crown molding, fascia, and roof sheathing on south side under main gable.....\$1,600.00
- Repair porch column on 2<sup>nd</sup> story, south side porch.....\$ 500.00
- Repair bottom rail, top sub rail, spindles and decorative cut out on 2<sup>nd</sup> story south side porch..... \$1,100.00

Total for materials and labor: \$6,150.00

This proposal is valid for 365 days.

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





This  
is  
not  
a  
sun  
is





this molding is  
rotted.

porch floor +  
spindles



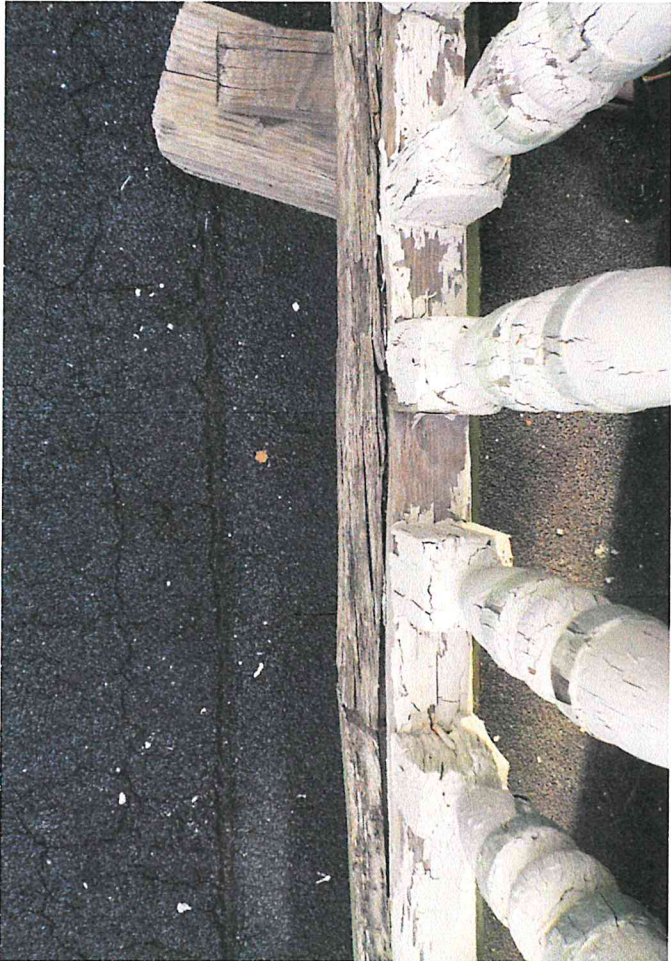


porch spindles





balcony ellipse



balcony  
support under  
spindles was  
not exterior wood

balcony column







porch rail 1



porch rail





## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** August 19, 2021  
**RE:** Historic Preservation Plan Presentation

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At the August 19, 2021 Historic Preservation Commission, The Lakota Group will give a presentation explaining the final draft of the plan. Links to the document may be found below:

***Original sized file:***

2021AUGUST\_Bloomington Community Preservation Plan (FINAL REPORT).pdf:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:7953a0db-ef18-41fc-bb91-6d4b01aa0b1b>

***Reduced size:***

2021AUGUST\_Bloomington Community Preservation Plan (FINAL REPORT)\_Reduced Size.pdf:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:eda1cd9a-03a9-4eb9-bc24-4aa38ffd167f>