



**AGENDA**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING**  
**GOVERNMENT CENTER CHAMBERS, 4<sup>TH</sup> FLOOR, ROOM #400**  
**115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701**  
**THURSDAY, FEBRUARY 17, 2022, 5:00 P.M.**  
**THIS MEETING WILL BE HELD VIRTUALLY AND IN PERSON**  
Watch the Live Stream at [www.cityblm.org/live](http://www.cityblm.org/live)

Those persons wishing to watch the meeting may do so at [www.cityblm.org/live](http://www.cityblm.org/live). Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person or may appear virtually by registering at [www.cityblm.org/register](http://www.cityblm.org/register) at least 15 minutes before the meeting. Since attendance is limited to 10 members of the public, members of the public are encouraged to attend virtually. Emailed public comment should be sent to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting.

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/register](http://cityblm.org/register) at least 5 minutes before the start of the meeting.*

4. **MINUTES** Review and approval of the minutes of the December 16, 2021 regular Historic Preservation Commission meeting.

5. **REGULAR AGENDA**

- A. **BHP-01-22** Consideration, review and action on a petition submitted by Vicki James for a Certificate of Appropriateness for repairs to the roof tiles on the property located at 1301 N Clinton Avenue (PIN:14-33-479-019), White Place Historic District, Craftsman / Prairie Style, c. 1914, (Ward 4).
- B. **BHP-02-22** Consideration, review and action on a petition submitted by Vicki James for a Funk Grant in the amount of \$1,089.00 for repairs to the roof tiles on the property located at 1301 N Clinton Avenue (PIN:14-33-479-019), White Place Historic District, Craftsman / Prairie Style, c. 1914, (Ward 4).
- C. **BHP-03-22** Consideration, review and action on a petition submitted by Melanie Appel for a Certificate of Appropriateness for repairs to the windows on the property located at 703 E Grove Street (PIN:21-04-440-014), East Grove Historic District, Victorian, c. 1886, (Ward 1).

- D. **BHP-04-22** Consideration, review and action on a petition submitted by Melanie Appel for a Funk Grant in the amount of \$1,686.88 for repairs to the windows on the property located at 703 E Grove Street (PIN:21-04-440-014), East Grove Historic District, Victorian, c. 1886, (Ward 1).

**6. OLD BUSINESS**

- A. Updates Regarding Future Commission Work Plan, Formation of Committee and Draft Work Plans

**7. NEW BUSINESS**

**8. ADJOURNMENT**



**DRAFT**  
**MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
COMMUNITY DEVELOPMENT ROOM, LOWER LEVEL  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
THURSDAY, DECEMBER 16, 2021 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Community Development Room on the Lower Level of the Government Center at 5:07 p.m., Thursday, December 16, 2021.

The meeting was called to order by Chairperson Scharnett.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Absent
Mr. John Elterich	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Mr. Glen Wetterow	City Planner	Present
Mr. Jon Branham	City Planner	Present

**PUBLIC COMMENT**

No public comment.

**MINUTES**

The Commission reviewed the minutes of the August 18, 2021, October 21, 2021 and November 18, 2021 Historic Preservation Commission meetings. A motion was made to accept the minute as amended. The motion was seconded. All were in favor.

## REGULAR AGENDA

- A. BHP-27-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Certificate of Appropriateness for repairs to the box gutters, downspouts, and windows on the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).  
*Continued from 10/21/2021 and 11/17/2021 meeting.*

Mr. Wetterow provided an introduction and background on the application. The case had been continued from the October 21, 2021, and November 17, 2021, meetings.

Mr. Stephen Agge, applicant, provided additional background on the application.

Brad Williams, contractor for the applicant, further explained the project, adding details regarding the windows and stated aluminum sheeting would be added to protect the gutters.

The Commission discussed other aspects of the application, including window details, fascia, the type of downspouts, and the drip edge.

Mr. Koos motioned to accept the findings of fact as presented by staff and approve the Certificate of Appropriateness subject to the original wood fascia below the gutter remaining exposed (existing aluminum be removed) and downspouts to be a round daisy pattern. Mr. Graehling seconded. All were in favor. (5-0)

- B. BHP-28-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Funk Grant in the amount of \$3,365.00 repairs to box gutters, downspouts, and windows on the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).  
*Continued from 10/21/2021 and 11/17/2021 meeting.*

Mr. Wetterow provided an introduction and background on the application. He stated the application had been updated to reflect a revised scope of work and new quotes were provided for that work.

The Commission discussed the application.

Mr. Koos motioned to accept the findings of fact as presented by staff and award the Funk Grant in the amount requested. Mr. Graehling seconded. All were in favor. (5-0)

### **C. Discussion regarding Demolition Notice of 702 E Emerson Street, White Place Steam Plant**

Chairperson Scharnett reviewed the letter that had been sent to public regarding the demolition. He stated the property is in private party control and they can only make suggestions to owner.

Mike McLaughlin, resident, stated the building has become unpleasant and has been vacant for a significant time. He stated he understood the historic significance, but the building is



completely dilapidated. He supported the demolition and stated historic significance could perhaps be identified via a historic marker.

Mr. Boyle stated property owner is demolishing because they have been cited by City for various property maintenance violations.

John Danenberger, resident, stated he presented the item to a neighborhood social media group and went door-to-door to obtain input. He stated the general conscious supported demolition. He stated the residents favored a pocket park in the future at the location and adding a historic marker.

There was no additional public input.

The Commission discussed the potential demolition. There was an inquiry if the door to the building could be salvaged, along with any other historic materials. There was agreement that a historic marker would be suitable. There was additional discussion regarding demolition and remediation requirements.

## **OLD BUSINESS**

### **A. Updates Regarding Future Commission Work Plan, Formation of Committee and Draft Work Plans**

Chairperson Scharnett stated he reviewed with Mr. Boyle the Open Meetings act and how it applies to communication in subcommittees. He stated they are working on finding ways to meet requirements but while fostering communication. Mr. Boyle stated they can review that discussion at a future meeting.

The Commissioners provided updates on the various subcommittee themes and workplans.

Staff requested written updates to be provided by the subcommittees with outline of workplan actions.

The Commission discussed damage to 701 W Market Street due to a recent fire. Chairperson Scharnett asked if Commission could walk-through the residence. Staff stated they would review with Legal to see if this is feasible and report back.

Chairperson Scharnett inquired if someone would act as secretary to record and compile records so that can have framework for future individuals to follow when they want to rehab a home. Robert Garcia was mentioned by Ms. Chissell.

The Commission discussed creating a framework for how to rehabilitate a historic home.

## **NEW BUSINESS**

Chairperson Scharnett asked Mr. Wetterow to establish meeting times to discuss GIS and the ability to conduct housing surveys. Mr. Wetterow stated he would provide dates and times to the Chairperson.

Chairperson Scharnett stated Mr. Koos recently had a book published. The Commission congratulated Mr. Koos on the accomplishment. Mr. Koos provided additional details regarding the book.

Mr. Branham introduced himself to the Commission and provided information on his professional background.

Mr. Koos stated the Lower-Level Meeting Room at the Government Center was an inappropriate location for public meeting due to sound and ventilation issues. Staff responded that they are working with City Clerk's office to confirm meeting locations - future meetings should be held in Government Chambers on 4<sup>th</sup> Floor.

## **ADJOURNMENT**

Ms. Graehling motioned to adjourn. Mr. Chissell seconded. All were in favor. The meeting was adjourned at 6:44 PM.

DRAFT



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** February 17, 2022  
**CASE NO:** BHP-01-22, Certificate of Appropriateness (COA)  
**REQUEST:** Consideration, review and action on a petition submitted by Vicki James for a Certificate of Appropriateness for repairs to the roof for the property located at 1301 N Clinton Blvd (PIN:14-33-479-019), White Place Historic District, Craftsman-Prairie Style, c. 1914, (Ward 4).

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**Above:** The subject property at 1301 N Clinton Blvd

### PROPERTY INFORMATION

Subject property: 1301 N Clinton Blvd  
Applicant: Vicki James  
Existing Zoning: R-1C Single Family Residence District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 70' x 110' (7,700 square feet)  
PIN: 14-33-479-019

### HISTORICAL INFORMATION

Year Built: c. 1914  
Architectural Style: Craftsman-Prairie Style  
Architect: Aaron T. Simmons

Historic District: White Place

**SURROUNDING ZONING AND LAND USES**

	<b>Zoning</b>	<b>Land Uses</b>
North	R-1C	1303 N Clinton Blvd (single family)
South	R-1C	1213 N Clinton Blvd (single family)
East	R-1C	24 White Pl (single family)
West	R-1B	1302 N Clinton Blvd (single family)

**PROJECT DESCRIPTION**

*Background:*

The Edwin & Mary Slick House was constructed in 1914 by local architect Aaron T. Simmons. Simmons also designed a number of homes in the Cedar Crest Historic District, located north of the White Place District, in the Town of Normal. Constructed of brick, 1301 N Clinton Blvd is built in the Craftsman Style, identified by its protruding dormer and gable roof. The home has a large front porch denoting a Prairie influence. The Prairie Style is mostly associated with Illinois architect Frank Lloyd Wright. In general, the house has maintained its original appearance and character. A number of notable features remain including leaded glass windows, decorative eaves, green Spanish-tile roof, and decorative “gingerbread” masonry elements on the porch, north and south sides of the home. One of the property’s most significant features is the wide, prominent, prairie style front porch. The porch contains a flat, tile roof held up by large brick pillars, and a stucco and tiled baluster. No other recent repairs have been done to the exterior of the residence.

*Petitioner’s request:*

The applicant is requesting a Certificate of Appropriateness to repair two leaks in the roof over the back portion of the residence.

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 Roofing 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 tiles and accessories will be removed at the location of the leaks and set aside for re-installation. Roof decking would be replaced with same quality of wood. A new ice and water shield will be added over the roof deck. **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. **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.* No changes have occurred to the subject portion of the residence. **The standard is not applicable.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* Any original tile 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 tile 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 Roofing 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 standards are met.

Motion to approve the petition submitted by Vicki James for a Certificate of Appropriateness for repairs to the roof for the property located at 1301 N Clinton Blvd (PIN:14-33-479-019), White Place Historic District, Craftsman-Prairie Style, c. 1914, (Ward 4).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials (see BHP-01-22)



# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

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

# Application

Property Address:

Historic District (if applicable):

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

Year Built 1914

Architectural Style: CRAFTSMAN/PRAIRIE style

See Attached Packet

- attach photo of property front elevation here

Proposed Restoration Work: 2 leaks  
Tile Repair - 2 Active leaks

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:



1. Set up Job in Compliance with OSHA STANDARDS FOR SAFETY AND PROTECTION.
2. Remove all Field tile And Accessories Carefully At the location of leaks, Set Aside for Re-installation. Process
3. Replace Any Roof Deck IF Needed on A T: M Basis in Addition to base price listed
4. Install New high temp ICE And water Shield Over Roof Deck.
5. Nail Down Existing tile with new 2" Copper Nails
6. Repair damaged Field tile As Needed
7. Clean up all debris and haul away during Repair process  
See Attached Packet Image of house

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: Vicki James

Applicant Address: 1301 N Clinton Blvd  
Bloomington, IL 61701

Phone:

Email:

**Applicant Signature\* Date**

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Return to:

City Planner  
City of Bloomington Community Development Department  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341  
Email: ~~csimpson@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



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** February 17, 2022  
**CASE NO:** BHP-02-22, Funk Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Vicki James for a Funk Grant in the amount of \$1,089.00 for repairs to the roof for the property located at 1301 N Clinton Blvd (PIN:14-33-479-019), White Place Historic District, Craftsman-Prairie Style, c. 1914, (Ward 4).

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Above: The subject property at 1301 N Clinton Blvd.

### PROPERTY INFORMATION

Subject property: 1301 N Clinton Blvd  
Applicant: Vicki James  
Existing Zoning: R-1C Single Family Residence District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 70' x 110' (7,700 square feet)  
PIN: 14-33-479-019

### HISTORICAL INFORMATION

Year Built: c. 1914  
Architectural Style: Craftsman-Prairie Style  
Architect: Aaron T. Simmons

Historic District: White Place

**SURROUNDING ZONING AND LAND USES**

	<b>Zoning</b>	<b>Land Uses</b>
North	R-1C	1303 N Clinton Blvd (single family)
South	R-1C	1213 N Clinton Blvd (single family)
East	R-1C with S-4 Overlay	24 White Pl (single family)
West	R-1B	1302 N Clinton Blvd (single family)

**PROJECT DESCRIPTION**

*Background:*

The Edwin & Mary Slick House was constructed in 1914 by local architect Aaron T. Simmons. Simmons also designed a number of homes in the Cedar Crest Historic District, located north of the White Place District, in the Town of Normal. Constructed of brick, 1301 N Clinton Blvd is built in the Craftsman Style, identified by its protruding dormer and gable roof. The home has a large front porch denoting a Prairie influence. The Prairie Style is mostly associated with Illinois architect Frank Lloyd Wright. In general, the house has maintained its original appearance and character. A number of notable features remain including leaded glass windows, decorative eaves, green Spanish-tile roof, and decorative “gingerbread” masonry elements on the porch, north and south sides of the home. One of the property’s most significant features is the wide, prominent, prairie style front porch. The porch contains a flat, tile roof held up by large brick pillars, and a stucco and tiled baluster. No other recent updates have been completed at the residence.

*Petitioner’s request:*

The applicant is requesting a Funk Grant in the amount of \$1,089.00 to repair leaking in the roof over the back portion of the residence. Brad Williams Construction has been contracted to perform the work, estimated at \$2,178.00 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 repairing two leaks in the roof over the back portion of the house, which is causing damage to the kitchen ceiling plaster and concrete under the eaves. The field tile and accessories will be removed at the location of the leaks, set aside for re-installation, replace any roof deck with same quality wood and install a new high temperature ice and water shield over the roof deck of the same quality and nail down tile with new 2” copper nails. The material for the repair will match the existing as close as possible. 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 Roofing 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 met.***
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-01-22).*
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 Roofing 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 standards are met.

Motion to approve the petition submitted by Vicki James for a Funk Grant in the amount of \$1,089.00 for repairs to the roof for the property located at 1301 N Clinton Blvd (PIN:14-33-479-019), White Place Historic District, Craftsman-Prairie Style, c. 1914, (Ward 4).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Funk Grant application
- Supplementary application materials





# EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

## ELIGIBILITY

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

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

Funding assistance is not available to exterior projects on:

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



# APPLICATION

Property Address:

Historic District (if applicable):

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

Year Built 1914

Architectural Style: CRAFTSMAN / prairie style

Cost of Proposed Work:

Grant Amount Requested: 5,000.00

1. Set up job in compliance with OSHA STANDS FOR Safety And Fall Protection.

2. Remove all field tile And Accessories CAREFULLY at the location of leaks, Set Aside FOR re-installation PROCESS.

3. Replace Any ROOF Deck IF needed on a T&M BASIS in Addition to the Base PRICE LISTED

4. Install new high temp Ice and water shield OVER ROOF Deck,

5. Nail Down existing tile with new 2" copper nails

6. Repair damage field tile AS needed.

7. Clean up all debris And haul Away daily during the re-roof process.

See Attached Packet

attach photo of property front elevation here

I have applied or am applying for a Certificate of Appropriateness

Kreiling Roofing Company Eugene D Funk Grant Application  
PROPOSES TO PERFORM AND FURNISH THE LABOR, MATERIAL,  
INSURANCE, SUPERVISION, EQUIPMENT AND WARRANTY

Proposed Restoration Work: Vicki JAME 1301 N Clinton BLVD  
2 Leaks: Tile Repair - 2 Active Leaks

Detailed Description of Proposed Restoration Work: Back Roof / Kitchen And  
Overhang

Please provide supporting documents:

1. Set up Job in compliance with OSHA STANDARDS FOR SAFETY AND FALL PROTECTION.
2. Remove all field tile and accessories CAREFULLY at the location of leaks, set aside for re-installation process.
3. Replace any roof deck if needed on a T&M BASIS in addition to the base price listed.
4. Install new high temp ice and water shield over roof deck.
5. Nail down existing tile with new 2" copper nails
6. Repair damaged field tile as needed
7. Clean up all debris and haul away during re-roof process.

[www.kreiling.com](http://www.kreiling.com)

Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.

- Detailed budget of project CAN email FROM KREILING ROOFING
- Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness 2335W Alford Dr

Historic photos supporting the application (if available)

Applicant Name: Vicki James

Applicant Address: 1301 N Clinton Blvd Bloomington, IL 61701

Phone: (309) 824-7338

Email: Vickisunshine625@yahoo.com.

**Applicant Signature\* Date**

Vicki James 4/30/19

RETURN TO:

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

1301 N Clinton - summary

1301 N Clinton Blvd has been my home for the past 22 years. The house has been kept up to its original state over the years. No recent repairs have been done on the exterior of the house.

There are two leaks in the roof over the back portion of the house, which is causing damage to the kitchen ceiling plaster and the other leak is causing damage to the concrete under the eaves. The field tile and accessories will be removed at the location of the leaks, set aside for re-installation, replace any roof deck with same quality wood and install new high temp ice and water shield over the roof deck of the same quality being removed and nail down tile with new 2" copper nails. The material for the repair will match the existing as close as possible.





2335 W. Altorfer Drive  
Peoria, IL 61615  
309-673-3649  
www.kreiling.com

## PROPOSAL & CONTRACT

### PROPOSAL & CONTRACT

DATE December 14, 2021

Kreiling Roofing Co. (hereinafter referred to as "KRC") proposes to perform and furnish the labor, materials, insurance, supervision, equipment and warranty (herein together referred to as the "Work") described herein for:

OWNER/CUSTOMER: Vicki James

ADDRESS: 1301 N Clinton Blvd Normal, IL 61701

PROJECT: Tile Repair- 2 Active Leaks

**A. SCOPE OF WORK**

1. Set up job in compliance with OSHA standards for safety and fall protection.
2. Remove all field tile and accessories carefully at the location of leaks, set aside for re-installation process.
3. Replace any roof deck if needed on a T&M basis in addition to the base price listed below.
4. Install new high temp ice and water shield over roof deck.
5. Nail down existing tile with new 2" copper nails.
6. Repair damaged field tile as needed
7. Clean up all debris and haul away daily during the re-roof process.

- B. CONTRACT PRICE:** KRC shall perform the Work for \$2,178.00 Dollars, in current funds. (One- day repair)  
\*\*\*If 2<sup>nd</sup> day is needed to repair areas, then price would increase to \$3,778.00 (Two-day repair)

Payment of the Contract Price shall be paid as follows: 30% down on accepted proposal. Net due upon completion of job.

- C. TERMS AND CONDITIONS:** The terms and conditions set forth on the reverse side are a part of this proposal.

- D.** This Proposal is subject to revision or withdrawal by KRC for any reason until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by KRC has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted or withdrawn.

By: Tim Massey

Title: Estimator

### ACCEPTANCE

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Owner/Customer: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

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

## TERMS AND CONDITIONS

- 1. Nature of Work.** Kreiling Roofing Co. ("KRC") shall furnish the labor and material to perform the work described herein or in the referenced contract documents. KRC does not provide design, engineering, consulting or architectural services. It is the Owner's responsibility to retain a licensed architect or engineer to determine proper design and code compliance, including a determination as to whether and what type of a vapor or air retarder is needed. If plans, specifications or other design documents have been furnished to KRC, Customer warrants that they are sufficient and conform to all applicable laws and building codes. KRC is not responsible for any loss, damage or expense due to defects in plans or specifications or building code violations unless such damage results from a deviation by KRC from what is specified. KRC is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage, ponding on the roof, structural conditions or the properties of the roof deck or substrate on which KRC's roofing work is installed.
- 2. Deck.** Customer warrants that structures on which KRC is to work are in sound condition and capable of withstanding roof construction, equipment and operations. KRC's commencement of roof installation indicates only that KRC has visually inspected the surface of the roof deck for visible defects. KRC is not responsible for the structural sufficiency, quality of construction (including compliance with FMG criteria), undulations, fastening or moisture content of the roof deck or other trades' work or design. KRC is not responsible to test or assess moisture content of the deck or substrate.
- 3. Asbestos and Toxic Materials.** This proposal is based on KRC's not coming into contact with asbestos-containing or toxic materials ("ACM"). KRC is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of ACM. KRC shall be compensated for additional expenses resulting from the presence of ACM. Customer agrees to indemnify KRC from and against any liability, damages, losses, claims, demands or citations arising out of the presence of ACM.
- 4. Payment.** Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within ten (10) days of substantial completion of the Work. If completion of the Work extends beyond one month, Customer shall make monthly progress payments to KRC by the fifth (5th) day of the month for the value of Work completed during the preceding month, plus the value of materials suitably stored for the project. All sums not paid when due shall earn interest at the rate of 1-1/2% per month or at such rate as permitted by Illinois law. KRC shall be entitled to recover from Customer all costs of collection incurred by KRC, including attorney's fees, resulting from Customer's failure to make proper payment when due. KRC's entitlement to payment is not dependent upon criteria promulgated by Factory Mutual Global, including wind uplift testing.
- 5. Right to Stop Work.** The failure of Customer to make proper payment to KRC when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle KRC, at its discretion, to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which KRC shall perform the work shall be extended for a period equal to the period during which the Work was suspended, and the contract sum to be paid KRC shall be increased by the amount of KRC's reasonable costs of shut-down, delay and start-up.
- 6. Insurance.** KRC shall carry worker's compensation, automobile and commercial general liability insurance. KRC will furnish a Certificate of Insurance upon request. Customer shall purchase and maintain builder's risk and property insurance, including labor and materials furnished by KRC, covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and partially completed work until the job is completed and accepted. Moneys owed to KRC shall not be withheld by reason of any damage or claim against KRC covered by liability, property or builder's risk insurance.
- 7. Additional Insured.** If Customer requires and KRC agrees to make Customer or others additional insureds on KRC's liability insurance policy, Customer and KRC agree that the naming of Customer or others as additional insureds is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of KRC and is not intended to make KRC's insurer liable for claims that are due to the fault of the additional insured.
- 8. Interior Protection.** Customer acknowledges that re-roofing of an existing building may cause disturbance, dust, debris or fireproofing to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. KRC shall not be responsible for disturbance, damage, clean up or loss to interior property that Customer did not remove or protect prior to commencement of roofing operations. Customer shall notify tenants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold KRC harmless from claims of tenants who were not so notified and did not provide protection.
- 9. Deck Repairs and Unforeseen Conditions.** Any work required to replace rotten or missing wood or deteriorated decking shall be done on a labor and material or unit price basis as an extra unless specifically included in the scope of work. When re-roofing over an existing roof, replacement of visible wet or deteriorated insulation shall be an extra or billed at unit prices unless otherwise stated on the face of this proposal. Unforeseen conditions that may affect the work will be reported to Owner and authorization requested prior to permanent repairs being performed.
- 10. Damages and Delays.** KRC will not be responsible for damage done to KRC's work by others, including damage to temporary tie-ins. Any repairing of the same by KRC will be charged as an extra. KRC shall not be liable for liquidated or delay damages due to a delay in completion of the Project unless the delay was caused by KRC. KRC shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, accidents, snow, fire, weather, vandalism, regulation, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor. In the event of these occurrences, KRC's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.
- 11. Roof Projections.** KRC will flash roof projections that are in place prior to installation of roofing or shown on the architectural plans provided to KRC. Penetrations not shown on the plans provided to KRC prior to submittal of this proposal or required after installation of roofing shall be considered an order for extra work, and KRC shall be compensated at its customary time and material rates for additional expense resulting from additional penetrations.
- 12. Wind Loads or Uplift Pressures.** Design Professional is responsible to design the work to be in compliance with applicable codes and regulations and to specify or show the work that is to be performed. KRC is not responsible for design, including calculation or verification of wind-load design. To the extent minimum wind loads or uplift pressures are required, KRC's bid is based solely on manufacturer's printed test results. KRC itself makes no representation regarding wind uplift capacity and assumes no liability for wind uplift.
- 13. Tolerances.** All labor and materials shall be furnished in accordance with normal industry standards and industry tolerances for uniformity, color, variation, thickness, size, weight, finish and texture. Specified quantities are intended to represent an average over the entire roof area.
- 14. Fumes and Emissions.** Customer acknowledges that odors and emissions from roofing products will be released as part of the roofing operations to be performed by KRC. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during the application process. Some people are more sensitive to these emissions than others. Customer shall hold KRC harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
- 15. Material Cost Escalation.** Steel products, asphalt, polyisocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of KRC. If there is a substantial increase in these or other roofing products between the date of this proposal and the time when the work is to be performed, the amount of the contract may be increased to reflect the additional cost to the roofing KRC, upon submittal of written documentation and advance notice.
- 16. Backcharges.** No backcharges or claims for payment of services rendered or materials and equipment furnished by Customer to KRC shall be valid unless previously authorized in writing by KRC and unless written notice is given to KRC within five (5) days of the event, act or omission which is the basis of the backcharge.
- 17. Roof Top Safety.** Owner warrants there will be no live power lines on or near the roof servicing the building where KRC will be working and that Owner will turn off any such power supplies to avoid an electrocution risk to KRC employees. Owner will indemnify KRC from personal injury and other claims and expenses if Owner fails to turn-off power so as to avoid injury to KRC personnel or resulting from the presence of concealed electrical conduit and live electrical power. KRC is not responsible for costs of repair or damages, including disruption of service, resulting from damage to undisclosed or concealed electrical or other utility lines. Owner shall shut down roof located electronic equipment that emits or receives radio frequency waves while roofing contractor is to be working on the roof so that roofing personnel will not be subject to radio frequency waves or electromagnetic radiation while working on the roof and shall indemnify and hold KRC and its personnel harmless from any personal injury claims resulting from a failure by Owner to do so. KRC is not responsible for the safety of persons on the roof other than its own employees. Owner and general contractor agree to indemnify and hold KRC harmless, including attorney's fees, from claims for personal injury by persons or entities whom owner or general contractor have allowed or authorized to be on the roof.
- 18. Conduit and Materials Attached to Deck.** KRC's price is based upon there not being electrical conduit, cables, wires or other materials embedded within the roof assembly or attached directly to the underside or top side of the roof deck upon which KRC will be installing the new roof. KRC is not responsible for conduit, wires, cables, pipes, fireproofing or any objects attached to the underside of the roof decking which could be damaged during installation of the new roof system or repairs.
- 19. Availability of Site.** KRC shall be provided with direct access to the work site for the passage of trucks and materials and direct access to the roof. KRC shall not be required to begin work until underlying areas are ready and acceptable to receive KRC's work and sufficient areas of roof deck are clear and available and free from snow, water or debris to allow for continuous full operation. The expense of any extra trips by KRC to and from the job as a result of the job not being ready for the Work after KRC has been notified to proceed will be charged as an extra.
- 20. Warranty.** New roofing and re-roofing work will be warranted by KRC in accordance with its standard warranty, which is made a part of this proposal and contract and incorporated by reference. A facsimile of KRC's standard warranty is attached or, if not, will be furnished upon request. **KRC SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES.** The acceptance of this proposal by the Customer signifies his agreement that this warranty shall be and is the exclusive remedy against KRC. A manufacturer's warranty shall be furnished to Customer if a manufacturer's warranty is called for on the face of this proposal. It is expressly agreed that in the event of alleged defects in the materials furnished pursuant to this contract, Customer shall have recourse only against the manufacturer of such material.
- 21. Existing Conditions.** KRC is not responsible for leakage through the existing roof or other portions of the building that have not yet been reroofed by KRC.
- 22. Mold.** KRC and Owner are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly including prompt notice to KRC if Owner believes there are roof leaks, to correct the condition. Upon receiving notice, KRC will make roof repairs. Owner is responsible for monitoring any leak areas and for indoor air quality. KRC is not responsible for mold or indoor air quality. Owner shall hold harmless and indemnify KRC from claims due to indoor air quality and resulting from a failure by Owner to maintain the building in a manner to avoid growth of mold.
- 23. Material References.** KRC is not responsible for the actual verification of technical specifications of product manufacturers; i.e., R-value or ASTM or UL compliance, but rather the materials used are represented as such by the material manufacturer.
- 24. Oil-canning.** Metal roofing and especially lengthy flat-span sheet-metal panels often will exhibit waviness, commonly referred to as "oil-canning." The degree of oil-canning and the appearance of the panels will vary depending on factor such as the length and color of the panels, alloy, gauge, galvanizing process, substrate condition, and exposure to sunlight. Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the roofing KRC. The type of metal roofing panels specified can affect the degree of oil-canning. KRC is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified.
- 25. Dispute Resolution.** If a dispute shall arise between KRC and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, KRC and Customer will seek to mediate the dispute. If mediation is not successful, arbitration shall be administered by and conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association unless the parties mutually agree otherwise. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. Any legal claim against KRC alleging any breach of this contract or negligence by KRC must be initiated no later than two (2) years after KRC performed the roofing installation covered by this contract. Collection matters may be processed through litigation or arbitration at the discretion of KRC.



Fwd: Ice shield

Vicki James <[vickisunshine625@yahoo.com](mailto:vickisunshine625@yahoo.com)>

Mon 12/27/2021 2:42 PM

To: Jon Branham <[jdbranham@cityblm.org](mailto:jdbranham@cityblm.org)>; Glen Wetterow <[gwetterow@cityblm.org](mailto:gwetterow@cityblm.org)>

Hi Jon,

This is from TJ from Kreiling roofing. Please let me know if I need anything else!

Sent from my iPhone

Begin forwarded message:

**From:** Vicki James <[vickisunshine625@yahoo.com](mailto:vickisunshine625@yahoo.com)>

**Date:** December 27, 2021 at 2:09:21 PM CST

**To:** TJ Massey <[tmassey@kreiling.com](mailto:tmassey@kreiling.com)>

**Subject:** Re: Ice shield

Thank you TJ! I appreciate you getting back with me!

Sent from my iPhone

On Dec 21, 2021, at 12:07 PM, TJ Massey <[tmassey@kreiling.com](mailto:tmassey@kreiling.com)> wrote:

Hi Vicki

When it comes to the materials for the repair we will use and match the existing as close as possible.

Tile- will use the existing tiles/if new tiles are needed the homeowner will be responsible for the cost.

Vapor barrier- we will match the Grace Ice & Water Shield

Fasteners- Copper nails will be used

Deck Replacement-We will use a 1x6 or match the existing decking as close as possible

**From:** Vicki James <[vickisunshine625@yahoo.com](mailto:vickisunshine625@yahoo.com)>

**Sent:** Tuesday, December 21, 2021 11:45 AM

**To:** TJ Massey <[tmassey@kreiling.com](mailto:tmassey@kreiling.com)>

**Subject:** Ice shield

Sent from my iPhone



Websense: Click [here](#) to report this email as spam.

Fwd: Photos of leak for application for Funk Grant

Vicki James <vickisunshine625@yahoo.com>

Thu 12/16/2021 3:36 PM

To: Jon Branham <jdbranham@cityblm.org>

Cc: Glen Wetterow <gwetterow@cityblm.org>

Hi Jon,

Please attach with my Funk application. Thank you!

Sent from my iPhone

Begin forwarded message:

**From:** Vicki James <vickisunshine625@yahoo.com>

**Date:** December 15, 2021 at 1:34:11 PM CST

**To:** Glen Wetterow <gwetterow@cityblm.org>

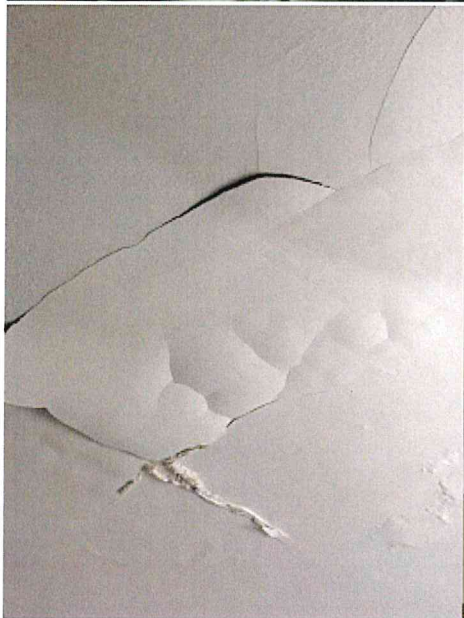
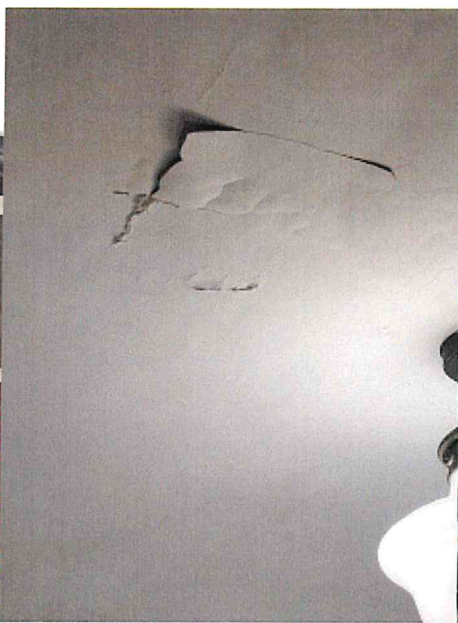
**Cc:** Vicki James <vickisunshine625@yahoo.com>

**Subject:** Photos of leak for application for Funk Grant

Thank you Glen for all your help!









Sent from my iPhone

Websense: Click [here](#) to report this email as spam.





## HISTORIC PRESERVATION COMMISSION

---

**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** February 17, 2022  
**CASE NO:** BHP-04-22, Funk Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Melanie Appel for a Funk Grant in the amount of \$1,686.88 for repairs to the windows for the property located at 703 E Grove Street (PIN:21-04-440-014), East Grove Street Historic District, Victorian, c. 1886, (Ward 1).

---



Above: The subject property at 703 E. Grove Street.

### PROPERTY INFORMATION

Subject property: 703 E. Grove Street  
Applicant: Melanie Appel  
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 50' x 170' (8,500 square feet)  
PIN: 21-04-440-014

### HISTORICAL INFORMATION

Year Built: c. 1886  
Architectural Style: Victorian

Architect: Unknown  
Historic District: East Grove Street

## SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2	706 E. Grove Street (single family)
South	R-2	204 S. Clayton Street (single family)
East	R-2	705 E. Grove Street (multi-family)
West	R-2 with S-4 Overlay	701 E. Grove Street (single family)

## PROJECT DESCRIPTION

### *Background:*

The Elijah Horr House, at 703 E Grove Street, was constructed circa 1886. The home is a cross gable Victorian vernacular home. According to the National Register Nomination, the home has a large “L-shaped” screened porch, which was added in 1925. The original wall detailing was encased with asbestos siding after WWII. The home is listed as noncontributing to the district but is protected under the S-4 Local Designation. Some of the wood detailing remains. Window moldings have bullseye decorated lintels and bullseye decorated corner blocks. The wooden eave curtains decorate a bay window on the west façade. The roof structure is a truncated hip with two gables. Eave and soffit is covered with a 45 degree diagonal trim board which is figured. Both gables have window vents, decorated trim boards and decorative shingle work.

### *Petitioner’s request:*

The applicant is requesting a Funk Grant in the amount of \$1,686.88 to replace a rotted and non-functional kitchen window in the home. Brad Williams Construction has been contracted to perform the work, estimated at \$3,373.76 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 replacement of the kitchen window with an all-wood window to match existing. The exterior will be weather-sealed and retrimmed with new cedar trim. The inside will be air-sealed and retrimmed to match. 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 Window Policy 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-03-22).*

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 Window Policy 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 the standards are met.

Motion to approve the petition submitted by Melanie Appel for a Funk Grant in the amount of \$1,686.88 for repairs to the windows for the property located at 703 E. Grove Street (PIN:21-04-440-014), East Grove Street Historic District, Victorian, c. 1886, (Ward 1).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Funk Grant application
- Supplementary application materials

# 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

Need:  
2 - Front Photo  
1 - Need Estimate Copy

DEC 30 2021

## Application

Property Address: 703 E Grove St.

Historic District (if applicable):

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

Year Built 1886

Architectural Style: ~~Victorian~~ Queen Anne

- attach photo of property front elevation here

Proposed Restoration Work: Install New Kitchen Windows

### Detailed Description of Proposed Restoration Work:

Please provide supporting documents: Take out Back Kitchen Window and  
install a new one. →



The Window is a large unit and is beginning to Rot & wear to the point where it cant be opened and wont close all the way.

**Project Start Date:** TBD 2022    **Expected Project Completion Date:** TBD 2022

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

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

**Applicant Name:** Melanie Appel

**Applicant Address:** 703 E Grove St  
Bloomington IL 61701

Phone: 815674 3715

Email: mel-Haar@hotmail

**Applicant Signature\* Date**

Melanie Appel 12/20/21

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
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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



## HISTORIC PRESERVATION COMMISSION

---

**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** February 17, 2022  
**CASE NO:** BHP-03-22, Certificate of Appropriateness (COA)  
**REQUEST:** Consideration, review and action on a petition submitted by Melanie Appel for a Certificate of Appropriateness for repairs to the windows for the property located at 703 E Grove Street (PIN:21-04-440-014), East Grove Street Historic District, Victorian, c. 1886, (Ward 1).

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**PROJECT DESCRIPTION**

*Background:*

The Elijah Horr House, at 703 E Grove Street, was constructed circa 1886. The home is a cross gable Victorian vernacular home. According to the National Register Nomination, the home has a large “L-shaped” screened porch, which was added in 1925. The original wall detailing was encased with asbestos siding after WWII. The home is listed as noncontributing to the district but is protected under the S-4 Local Designation. Some of the wood detailing remains. Window moldings have bullseye decorated lintels and bullseye decorated corner blocks. The wooden eave curtains decorate a bay window on the west façade. The roof structure is a truncated hip with two gables. Eave and soffit is covered with a 45 degree diagonal trim board which is figured. Both gables have window vents, decorated trim boards and decorative shingle work.

*Petitioner’s request:*

The applicant is requesting a Certificate of Appropriateness to replace kitchen windows of the home.

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 Window Policy 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 window details will be replaced as close to possible as existing. **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. **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 subject area of the proposed work has not changed significantly over time. **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 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 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 Window Policy 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 the standards are met.

Motion to approve the petition submitted by Melanie Appel for a Certificate of Appropriateness for repairs to the windows for the property located at 703 E. Grove Street (PIN:21-04-440-014), East Grove Street Historic District, Victorian, c. 1886, (Ward 1).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials (see BHP-03-22)





# 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

DEC 30 2021

# APPLICATION

Property Address:

Historic District (if applicable):

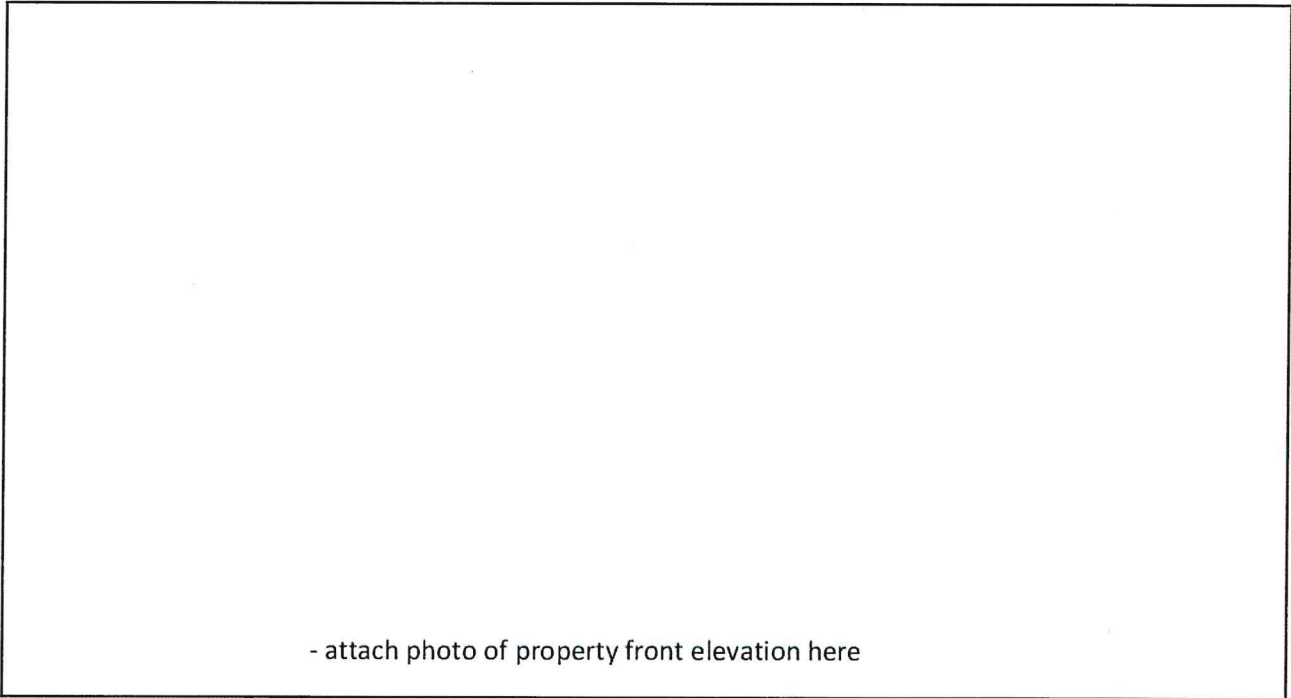
- Davis-Jefferson Historic District
- Downtown Bloomington Historic District
- East Grove Historic District
- Franklin Square Historic District
- North Roosevelt Ave Historic District
- White Place Historic District

Year Built 1886

Architectural Style: Queen Anne

Cost of Proposed Work: \$ 3373.76

Grant Amount Requested: ~~1686.88~~ \$ 1686.88



I have applied or am applying for a Certificate of Appropriateness



Proposed Restoration Work: Replace Kitchen Window

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

The Large Kitchen Window Unit in the back of our house is ~~being~~ wearing & Rotting and we can no longer open the windows or close them all the way. So we are looking to Replace that entire Unit with a new one that is compatible with our style of house.

Project Start Date: TBD 2022 Expected Project Completion Date: TBD 2022

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:** Melanie Appel

**Applicant Address:** 703 E Grove St

**Phone:** <sup>815</sup> ~~815~~ 674 3715

**Email:** mel\_haar@hotmail.com

**Applicant Signature\* Date**

Melanie Appel 12/20/21

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**RETURN TO:**

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



# PROPOSAL

## BRAD WILLIAMS CONSTRUCTION

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

Josh Appel  
703 E. Grove St.  
Bloomington, IL

Email: joshappel1234@gmail.com

Kitchen window replacement

Phone: 815-341-5016

Date: 8-29-2021

Labor and material to replace kitchen window with all wood window to match existing window.

Weather seal exterior and retrim outside with new cedar trim.

Air seal inside and retrim inside with trim to match.

Homeowner to take care of all painting.

- Cost of window from dealer.....\$2,243.76
- Other materials provided.....\$ 80.00
- Labor to install.....\$1,050.00

**Total price for labor and materials: \$3,373.76**

This proposal is valid for 12 months.

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

**Acceptance of Proposal:**

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

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





**BILL TO:**

**SHIP TO:**

**Phone**  
**Email**

**Phone**  
**Fax**

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1320898		All Wood Triple Casement	Brad Williams		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 339	1	EA	\$2,058.50	\$2,058.50

PRICEBOOK JUNE 21st 2021

All-Wood Casement-Awning Casement Left / Picture / Right 59.25 x 40

Unit 1, 3: Custom: Frame Width = 19.75, Frame Height = 40, Screen Width = 16, Screen Height = 35.1875

Custom: Frame Width = 19.75, Frame Height = 40

Complete Unit, CoreGuard Plus, DP Standard

Pine Exterior, Exterior Primed = White, Primed Interior, White, Pine Interior

Sash-Panel Exterior Primed Finish = White, Primed Interior, White, Wstrp White

Low-E, Traditional Bead, Argon Gas, Black Warm Edge Spacer

Full Screen Applied, Champagne, Fiberglass Mesh

With Unit, Hdwe = White, 14" Hinge

Mulls 1: Vertical Factory Tight Mull

Mulls 2: Vertical Factory Tight Mull

SDL, Equal, Traditional, 7/8", Exterior = Primed Exterior, Exterior Grille Primed Color = White, Primed Interior, White, Pine Interior, w/Internal Spacer, Dark Bronze Anodized, 2W3H, Grille Type Custom

Brickmould, 2", Primed Exterior, Casing Applied

Jamb = 4-9/16", Interior Mull Casing Applied

Unit 1, 3: PG45, 436-H-675.04, FL21154, 0

Unit 2: PG50, 436-H-677.06, FL21160, 0

Unit 1, 3: U-Factor = 0.27, SHGC = 0.25, CR = 61, VT = 0.42, AI = <0.30/<1.5, CPD =

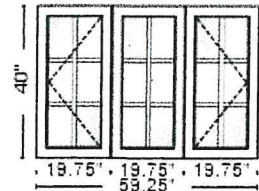
SIE-N-117-00238-00004, Energy Star Region = N,NC,SC,S, GapFill1 = ARG

Unit 2: U-Factor = 0.27, SHGC = 0.29, CR = 61, VT = 0.49, AI = <0.30/<1.5, CPD =

SIE-N-115-00317-00004, Energy Star Region = N,NC, GapFill1 = ARG

Exterior Casing Width = 62.25, Exterior Casing Height = 42.90625

Unit 1,2,3: Glass Width = 14.5625, Glass Height = 34.8125,Sash Width = 18.09375, Sash Height = 38.34375



**Rough Opening:** 60" X 41.25"

**Overall Unit Size:** 59.25" X 40"

**Room Location:** None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1320898		All Wood Triple Casement	Brad Williams		

PRINTED BY	BID BY	SALESPERSON
bhadley		207

SUB-TOTAL:	\$2,058.50
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$185.26
TOTAL:	\$2,243.76

Comments:

#### COMPANY

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website [WWW.SIERRAPACIFICWINDOWS.COM](http://WWW.SIERRAPACIFICWINDOWS.COM) or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

All prices quoted are typically valid for 30 days. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included.

#### COLOR VARIATION

This quote may contain units with anodized finishes. Color variation is an inherent characteristic of anodized finishes and end results will vary. Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

#### RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance grade(PG) rating. P.E. approved job-specific comparative analysis may be available for these non-rated units. Please contact your Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at [WWW.SIERRAPACIFICWINDOWS.COM](http://WWW.SIERRAPACIFICWINDOWS.COM)

Units denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code manual. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening square footage of at least 5.7. The window sill height is not taken into consideration and needs to be reviewed for compliance in your local jurisdiction.

The Vinyl replacement products do not have a PG rating.

**ALUMINUM CLAD UNITS ONLY: \*\*SPW recommends through frame installation for units with factory applied brickmould.\*\***

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at [www.floridabuilding.org](http://www.floridabuilding.org) or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

#### THERMAL PERFORMANCE

This quote may contain glazing options that include coating 'i89'. These glazing options may have an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

**We Appreciate Your Business!**



