

AGENDA HISTORIC PRESERVATION REGULAR MEETING CITY HALL COUNCIL CHAMBERS 109 EAST OLIVE STREET; BLOOMINGTON, IL 61701 THURSDAY, JUNE 20, 2019 at 5:00 P.M.

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PUBLIC COMMENT
- **4. MINUTES** Review the minutes of the May 16, 2019 meeting of the Bloomington Historic Preservation Commission. Review the minutes of the May 30, 2019 Special Meeting of the Bloomington Preservation Commission.

5. REGULAR AGENDA

- **A. BHP-11-19** Consideration, review and action on an application submitted by Jimmy Mapugay for a Rust Grant request of \$50,000.00 for roof replacement at 615 N. Main St., *former Grand Café*, c. 1975.
- **B. BHP-13-19** Consideration, review and action on an application submitted by Anthony Seckler for a Certificate of Appropriateness request to repair and replace the exterior overhang fascia, soffits, and crown molding and flat metal shelf roofing at 905 E. Jefferson St., Davis-Jefferson Historic District, c. 1888-1889 Oueen Anne Variant.
- **C. BHP-14-19** Consideration, review and action on an application submitted by Anthony Seckler for a FUNK grant request in the amount of \$5000.00 to repair and replace the exterior overhang fascia, soffits, and crown molding and flat metal shelf roofing at 905 E. Jefferson St., Davis-Jefferson Historic District, c. 1888-1889 Queen Anne Variant.
- **D. BHP-16-19** Consideration, review and action on an application submitted by Andy Streenz for a Certificate of Appropriateness request to repair and replace, as needed, the window sills, column pedestals, porch roof, and to re-pitch porch roof and re-rope windows at 611 N Lee St, Henry Behr Home c. 1884-1885 Queen Anne.
- **E. BHP-17-19** Consideration, review and action on an application submitted by Andy Streenz for a FUNK grant request in the amount of \$2,687.50 to repair and replace,

as needed, the window sills, column pedestals, porch roof, and to re-pitch porch roof and re-rope windows at 611 N Lee St, Henry Behr Home c. 1884-1885 Queen Anne.

- **F. BHP-18-19** Consideration, review and action on an application submitted by Mark Branham for a Certificate of Appropriateness request to repair and replace, as needed, the fire damaged roof and rafters at 605 E Front St. the George Hanna House, Swiss chalet variant, Reeves and Baillie architects.
- **G.BHP-19-19** Consideration, review and action on an application submitted by Mark Branham for a FUNK grant request in the amount of \$5000.00 to repair and replace, as needed, the fire damaged roof and rafters at 605 E Front St. the George Hanna House, Swiss chalet variant, Reeves and Baillie architects.

6. OTHER BUSINESS

- **A.** Remaining RUST Funds for FY20 \$150,00.00
- **B.** Remaining FUNK Funds for FY20 \$22,344.62

7. NEW BUSINESS

A. Election of chair and vice chair

8. ADJOURNMENT

DRAFT MINUTES BLOOMINGTON HISTORIC PRESERVATION COMMISSION BECLUAR MEETING

REGULAR MEETING, THURSDAY, MAY 16, 2019 5:00 P.M. COUNCIL CHAMBERS, CITY HALL 109 EAST OLIVE ST. BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. John Elterich, Mr. Levi

Sturgeon, Mr. Paul Scharnett, Ms. Georgene Chissell (5:15 PM)

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

OTHERS PRESENT: Mr. Bob Mahrt, Community Development Director, Ms. Katie

Simpson, City Planner

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

ROLL CALL: Ms. Simpson called the roll. Four members were initially present

and quorum was established.

PUBLIC COMMENT:

Tim Maurer, 319 East Chestnut, presented personal correspondence, along with Code Enforcement Division documents regarding 809 North McLean Street.

MINUTES:

The Commission reviewed the minutes of the April 18, 2019 meeting. The scrivener errors were presented to staff for revision. Mr Elterich motioned to approve the minutes as corrected. Seconded by Mr. Scharnett. The motion was approved by voice vote.

REGULAR AGENDA:

BHP-07-19 Consideration, review and approval of a Certificate of Appropriateness application for masonry repairs to the porch pillars and foundation, wall repairs, and stairwell repairs at 401 W. Graham St., Horatio G. Bent House, N. Roosevelt Ave Historic District, Greek Revival w/ Gothic Revival Porch and Italianate eave brackets, c. 1854.

BHP-08-19 Consideration review and approval of a Funk Grant application in the amount of \$5000.00 for masonry repairs to the porch pillars and foundation, wall repairs, stairwell repairs at 401 W. Graham St., Horatio G. Bent House, N. Roosevelt Ave Historic District, Greek Revival w/ Gothic Revival Porch and Italianate eave brackets, c. 1854.

Ms. Simpson presented the cases. Staff supports the Certificate of Appropriateness and the Funk Grant for \$5,000.

Mark Branham was present to speak on the case. The Commission and Mr. Branham discussed the various elements of the masonry repair project. There was discussion on the pier footings and the use of non-cement, lime mortar mix below grade. There was discussion on porch skirting and lattice. It was recommended that Mr. Branham contact the McLean County Museum of History regarding historic photographs for the porch details.

Mr. Scharnett motioned to approve case BHP-07-19 for the Certificate of Appropriateness for masonry repairs to the porch pillars and foundation, masonry wall repairs and basement stairwell repairs at 401 W. Graham. Seconded by Mr. Sturgeon. The motion was approved (5-0), with the following votes cast on roll call: Mr Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Mr. Elterich motioned to approve case BHP-08-19 for a Funk Grant for \$5,000 for masonry repairs to the porch pillars and foundation, wall repairs and basement stairwell repairs at 401 W. Graham. Seconded by Ms. Chissell. The motion to table action was approved (5-0), with the following votes cast on roll call: Mr Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

BHP-09-19 Consideration, review and approval of a Certificate of Appropriateness application for removing the existing metal porch roof and replacing it with a TPO roof system at 1005 E. Jefferson St, David Davis III & IV House, Davis-Jefferson Historic District, Georgian Revival, c. 1872 (George Harvey architect for a major addition in 1898).

BHP-10-19 Consideration, review and approval of a Certificate of Appropriateness application for removing the existing metal porch roof and replacing it with a TPO roof system at 1005 E. Jefferson St, David Davis III & IV House, Davis-Jefferson Historic District, Georgian Revival, c. 1872 (George Harvey architect for a major addition in 1898).

Ms. Simpson presented the cases. Staff supports the Certificate of Appropriateness and the Funk Grant in the requested amount of \$1,500.

Chris Nyweide was present to speak on the case. The Commission and Mr. Nyweide discussed the various elements of the porch roof repair project. There was discussion on color choices, appropriate slope for drainage on the flat porch roof, and the intended transition material to be used between the siding and roof system. The Commission requested that the details on the transition be reviewed and approved by Staff prior to roofing permit being issued.

There was further discussion from the Commission on the total project cost being approximately \$5,310.78 and the potential of increasing the grant amount to 50% of the total project cost.

Mr. Scharnett motioned to approve case BHP-09-19 for the Certificate of Appropriateness for removing the existing metal porch roof and replacing it with a TPO roof system at 1005 E. Jefferson Street with a condition that the transition detail be reviewed/approved by Staff prior to roofing permit issuance. Seconded by Ms. Chissell. The motion was approved (5-0), with the

following votes cast on roll call: Mr Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Mr. Sturgeon motioned to approve case BHP-10-19 for a Funk Grant in an amount not to exceed 50% of the total project cost of \$5,310.78 for removing the existing metal porch roof and replacing it with a TPO roof system at 1005 E. Jefferson Street Seconded by Ms. Chissell. The motion was approved (5-0), with the following votes cast on roll call: Mr Sturgeon—yes;; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

OTHER BUSINESS:

<u>Heritage Awards Ceremony Recap</u>: There was general discussion on the success of the Heritage Awards ceremony held on May 14, 2019.

<u>National Preservation Month Recap</u>: Chairperson Graehling discussed the acceptance of the Proclamation for National Preservation Month and her presentation before the City Council on May 13, 2019.

NEW BUSINESS:

Reappointment of Sherry Graehling for three-year term to expire on April 30, 2022: The Commission members acknowledged Chairperson Graeling's reappointment.

<u>Election of Chairperson</u>: There was general discussion on appointing a new chairperson, as Chairperson Graeling's term as chairperson had expired. Due to lack of full Commission membership present there was consensus to table action until the next meeting. Chairperson Graeling would continue to serve until the new chairperson is elected.

Mr. Elterich motioned to table the election of the chairperson. Seconded by Mr. Scharnett. The motion to table action was approved (5-0), with the following votes cast on roll call: Mr Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

ADJOURNMENT:

Mr. Elterich motioned to adjourn. Seconded by Mr. Scharnett. The meeting was adjourned at 5:58 P.M. by voice vote.

Respectfully Submitted, Bob Mahrt, Community Development Director

DRAFT MINUTES BLOOMINGTON HISTORIC PRESERVATION COMMISSION SPECIAL MEETING,

THURSDAY, MAY 30, 2019 5:00 P.M. COUNCIL CHAMBERS, CITY HALL 109 EAST OLIVE ST. BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. John Elterich, Mr. Paul

Scharnett, Ms. Ann Bailen, and Ms. Georgene Chissell

MEMBERS ABSENT: Mr. Levi Sturgeon, Ms. Lea Cline

OTHERS PRESENT: Mr. Bob Mahrt, Community Development Director, Ms. Katie

Simpson, City Planner

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

ROLL CALL: Ms. Simpson called the roll. Five members were present and

quorum was established.

PUBLIC COMMENT: None

MINUTES: No prior meeting Minutes were reviewed at the Special Meeting.

REGULAR AGENDA:

BHP-15-19 Public Hearing, review and action on a demolition permit submitted by Rick Feeney, requesting demolition of a garage-carriage house at 27 White Place.

Chairperson Graehling opened the public hearing and provided an overview of the Demolition Review process. Ms. Simpson presented the staff report. Staff had identified that several criteria for consideration as an historical and architecturally significant building were evident.

Phyliss Feeney was present to speak on the case. Ms. Feeney indicated that the residence includes four rental units. Her husband, Rick Feeney, had utilized the accessory carriage house for work space during the house renovations, but now they only use it for storage since they consider the building to be unsafe. They had made repairs in the past, but the accessory structure has fallen into a state of disrepair and they did not have funds available to restore the building.

There was general discussion on the potential use of the structure, which is limited to an accessory use serving the property. In addition, there was discussion on eligibility for a Funk Grant, but the property would need to have the S-4 Historic Preservation District overlay to be eligible. There was discussion on the age of the accessory structure, with consensus being that construction time frame would appear to be consistent with the residence.

The Commission separately reviewed each of the criteria for consideration and found that criteria #1 thru #9 were met. The criteria #10 related to its suitability of restoration would need further review.

Mr. Scharnett motioned that the accessory carriage house structure was historically and architecturally significant. Seconded by Ms. Bailen. The motion was approved 5-0 with the following votes cast in favor on roll call: Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

There was further discussion on a appointing a Demolition Review sub-committee to conduct a site visit and review the structural integrity of the carriage house with staff. Ms. Bailen and Mr. Scharnett volunteered to assist.

Mr. Scharnett motioned that Ms. Bailen and Mr. Scharnett would be assigned to the Demolition Review sub-committee. Seconded by Mr. Elterich. The motion was approved 5-0 with the following votes cast in favor on roll call: Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

BHP-12-19 Public Hearing, review and action on a petition submitted by Vicki James, requesting designation and rezoning of 1301 N. Clinton Blvd from R-1C, Single-Family Residence District to R-1C with the S-4, Historic Preservation District zoning overlay.

Ms. Simpson presented the staff report.

Vicki James and Ron James were present to speak on the case. Ms. James stated that they have lived in the residence for 20 years and have invested significant resources into the property.

Mr. Scharnett motioned to adopt the Findings of Fact as presented by Staff. Seconded by Ms. Chissell. The motion was approved 5-0 with the following votes cast in favor on roll call: Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

Mr. Scharnett motioned to recommend approval of the zoning map amendment. Seconded by Ms. Ms. Bailen. The motion was approved 5-0 with the following votes cast in favor on roll call: Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

OTHER BUSINESS: None.

NEW BUSINESS:

Chairperson Graehling discussed a potential preservation award nomination through the Landmark Preservation Council of Illinois. There was general consensus to have Chairperson Graehling pursue the nomination and submit her prior Heritage Award speech to Staff to complete the nomination form.

ADJOURNMENT:

Ms. Chissel motioned to adjourn. Seconded by Mr. Elterich. The meeting was adjourned at 6:35 P.M. by voice vote.

Respectfully Submitted, Bob Mahrt, Community Development Director

CITY OF BLOOMINGTON REPORT FOR THE HISTORIC PRESERVATION COMMISSION June 20, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-11-19	Rust Grant	615 N. Main St.	Roof	Katie Simpson, City Planner

REQUEST:	Rust Grant for \$50,000 for removing and replacing the roof at 615 N. Main St.; former Grand Café Building c. 1975, noncontributing
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STAFF RECOMMENDATION:

615 N. Main St. is a non-contributing building in the Downtown District. Its design is not compatible with the historic context and the period of significance for downtown. The work proposed is routine maintenance, which has been delayed or deferred, resulting in a property maintenance violation. The Rust Grant funds are intended to prioritize preservation and restoration of contributing and non-contributing buildings. Staff recommends the Historic Preservation Commission deny the request for a Rust Grant for \$50,000 to assist with the costs of replacing the roof. Denial of the application to allow the funding to be used on other, higher priority, restoration projects this fiscal year.



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Jamie Mapugay

PROPERTY INFORMATION

Existing Zoning: D-2 Historic District: Downtown District

Existing Land Use: Restaurant/Vacant Year Built: 1975

Property Size: 18,620 Architectural Style: noncontributing

PIN: 21-04-179-015 Architect: unknown

SURROUNDING ZONING AND LAND USES

ZoningLand UsesNorth: B-1, General Commercial DistrictNorth: OfficesSouth: D-2 Downtown TransitionSouth: RetailEast: D-2 Downtown TransitionEast: BCPA

West: D-2 Downtown Transition West: Restaurant/Bar

Analysis:

Submittals

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

- 1. Application for Certificate of Appropriateness and Rust Grant
- 2. Proposed budget
- 3. Site Photos
- 4. Site Visit

BACKGROUND:

615 N. Main St, is located at the southeast corner of Main Street and Locust Street. The building was constructed in 1975 with Urban Renewal Funds, after a block of buildings were raized and the Main Street and Madison Street couplets created. The property is improved with a brick building with Asian inspired accents including a green faux-tile roof, stained glass windows, and wooden porch. The building is not contributing to the district nor is it older than 50 years. The roof is leaking. A tarp was placed on the roof to prevent further water damage to the structure. The building has other exterior damage due to deferred maintenance.

The Rust Grant guidelines prioritizes the preservation and restoration of a historic property and of contributing building over the preservation and restoration of a non-historic property. The funding can also be used for maintenance of a non-historic property, but this is the lowest funding priority for the grant. Additionally funding of 'non-façade' improvements is allowed when the building is in a sever state of disrepair.

The applicant is requesting a Rust Grant in the amount of \$50,000.00 to fund removing and replacing the plastic tile existing roof. Typically the maximum grant amount available is \$25,000.00, or half the cost of the project, whichever is less. The Preservation Commission may award up to \$50,000.00 or half of the project costs, whichever is less, to a building deemed to be

Prepared: 06/13/19 Agenda item 5A REPORT

in an extreme and dangerous state of disrepair. Half of the project costs for this project would be approximately \$30,000.00 or \$35,000.00, depending on the selected bid.

PROJECT DESCRIPTION:

The applicant submitted two estimates for roof repairs. The first estimate is for \$71,380.00 from David Stanley Construction for installing OSB and Tilcor roofing products (stone coated steel metal). TPO materials are proposed for the low sloping roofs. According to the Tilcor website, https://www.tilcorroofingusa.com, the product is available in 9 styles including a faux tile, faux craftsman shake design, a faux traditional asphalt shingle, and a faux traditional wood shake design. Based on the bid, staff is unclear which design the petitioner is proposing but assumes it will probably resemble the existing plastic tile roof. The low-slope roof will be a TPO material, which the Commission has approved for other flat roofs, not visible from the street. Similarly, staff is unsure what color is proposed. The Bid includes prevailing wage estimates, which are required for the Rust Grant.

The second bid is from TJ's Roofing for approximately \$62,975.00. The second bid is also for a Tilcor roof and TPO membrane on the low sloping roofs and includes a provision that prevailing wage will be paid. Similarly, staff is unsure of the design proposed and the color of the materials. Both estimates include work to rafters and drains as needed.

In McLean County, as per the Department of Labor, the prevailing wage for a roofer (salary and benefits) is approximately \$31.50/hr and a laborer is \$30.05/hr. The Bids say wages above \$18.00 and \$15.00, respectively, will be paid, however, if the Commission awards funding to the project, the minimum hourly rate paid will need to match the State's prevailing wage guidelines for McLean County.

The Code Enforcement Division issued a compliance order on November 2, 2017. They are working with the property owner at 615 N. Main St. to address property maintenance violations. The building, in its existing condition, is not habitable. The owner received notice that the roof is in disrepair and must be repaired or replaced. The Division allowed temporary tarping during the winter to prevent additional damage. There are also a number of other outstanding property maintenance violations

Analysis

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

FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; The standard is met.
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; The building is non-contributing and the existing roof is plastic. The scope of work involves complete removal and replacement. **The standard is not 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 building is a noncontributing structure representing 1975 architecture. **The standard is met**.
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; **The standard is not applicable.**
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; The building is non-contributing. The roof is probably the building's most distinctive feature. Staff is unsure what design the proposed roof will be and what color the roof will be.
- 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 project involves complete roof replacement. The building is non-contributing. Staff is unsure what the new roof will look like.
- 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

Prepared: 06/13/19 **Agenda item 5A REPORT**

No. 2006-137, Section 44.11-5D) The proposed materials should be compatible with the original roof in design and color.

STAFF RECOMMENDATION: 615 N. Main St. is a non-contributing building in the Downtown District. Its design is not compatible with the historic context and the period of significance for downtown. The work proposed is routine maintenance, which has been delayed or deferred, resulting in a property maintenance violation. The Rust Grant funds are intended to prioritize preservation and restoration of contributing and non-contributing buildings. Staff recommends denial of the application to allow the funding to be used on other, higher priority, restoration projects this fiscal year.

Respectfully Submitted,

Katie Simpson City Planner

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















HARRIET FULLER RUST FAÇADE GRANT APPLICATION

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

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The project is an eligible preservation, resto	ration 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 root 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 provi	그렇지까지 하게 되었다. 이 경기들은 점점 살아지면 하나 있다면 요즘 요즘 그렇게 되어 하셨다. 그가 모르지를 하고 있다면 하나 그

This project includes prevailing wages for labor

APPLICATION

Property Address:

Year Built 1975

Architectural Style:

Architect: UNKNOWN

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

ROOF REPLACEMENT

Cost of Proposed Work (Estimate 1): \$69,540

Cost of Proposed Work (Estimate 2): \$62,975

Grant Amount Requested: \$50,000

PLEASE SEE ATTACHED PHOTOS

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:
DEMOVE ALL PLASTIC DECOR SHINGLES DEBRIS
DEMOVE ALL PLASTIC DECOR SHINGLES DEBRIS FROM ROOF PECK
D-CI - LATE - LATE
- INSTALL UNDERLAYMENT ON KOOF DECK
- INSTALL UNDERLAYMENT ON ROOF DECK - INSTALL PROPER VENTILATION
- MINOR WORK ON RAFTERS
LOTAL GUTTERS
- CHEAN UP/HAUL AWAY TRASH/DEBRIS

Project Start Date: ASAP

Expected Project Completion Date: 3 WEEKS

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: JAIME MAPUGAY

Applicant Address: 2205 E OAKLAND AVE STEAZ BLOOMINGTON IL

Phone:

Email:

Applicant Signature

Date

4/17/19

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701 Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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













COMMERCIAL ROOFING ESTIMATE

Tyler Wolf (309)642-5533 Office (309)706-0252

GRAND CAFÉ BLOOMNIGTON ILL

Bob Schafer with Schafer Construction is the Commercial Lic Holder for this Project Initial

We at TJ's Roofing have inspected the roof and do to extensive weather damage and aging issues .We recommend the following options to replace the roof (46 Sq.) on this commercial site in downtown Bloomington

The following work will be performed Remove all plastic décor shingles and all other Debris from roof deck Haul away all Debris

The entire roof including low slope areas need to be resheeted Install Proper under laymen on roof deck and low slope areas

Install a custom made drip edge where need on low slope areas

Install Proper Ventilation where needed on roof deck

Install proper boots

Install the proper ridge cap and hip ridge cap for both options

Some areas on building are a steel beam structure special screws will be needed to install decking

Some minor rafter work is included in roof quote Extensive rafter work is an additional charge

Roofing Material
Tilcor Roof application (STONE COATED METAL ROOFING)

Low Slope Membrane
TPO Membrane with ISO Board installed
(This is an Adhesive and heat welded type membrane application)
ISO BOARD installation using plates and screws attach to new decking

57,800.00 Slope installation 3,000.00 2,175.00 Pending Bloomington 5 PAID ABOVE \$15.00 PER HOUR)
slope installation 3,000.00 2,175.00 Pending Bloomington
3,000.00 2,175.00 Pending Bloomington
2,175.00 Pending Bloomington
Pending Bloomington
Bloomington
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PAID ABOVE \$15.00 PER HOUR)
will be an additional charge for new noval from the upper east building ork on upper east building s with owner before execution rhang will not be able install the
ved in) Additional cost for rafter —— puilt structure with new rafters and itial brane will be adhered to the walls

Tyler J. Wolf/Bob Schafer

Tyler J. Wolf, Sales

Bob Schafer Commercial Sales

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

David Stanley Construction

1110 Beechwood Ave Bloomington, IL 61701 (309)319-1314 dsconst69@gmail.com

ESTIMATE

ADDRESS

Grand Cafe Attn: Jimmy

Disposal

Commercial Permit

Sales

Bloomington, IL 61701

ESTIMATE # 1085 **DATE** 05/14/2019

1

1

3,000.00

380.00

3,000.00

\$71,380.00

380.00

ACTIVITY	QTY	RATE	AMOUNT	
Roof Installation Remove all existing roofing material. Haul off any debris and recycle. Re-sheet entire roof with 7/16 OSB Preparing the area for installation of Tilcor Product, (stone coated steel metal). Repair all rafters as needed. Repair North side of garage with new decking and rafters. Install Tilcor roofing product. Install proper boots as needed.	1	68,000.00	68,000.00	
Low Slope; Prepare low slope areas for TPO installation. Install all new under layment and ISO boards. Install TPO Low Slope roofing system. Install proper drains as needed.				
Clean entire job site.				
Tilcor and TPO installation \$68,000.00				
Prevailing wages will be paid in full. All employees earn over \$18 per hour				

TOTAL

Accepted By Accepted Date

Prepared: 06/13/19 **Agenda item 5B, 5C REPORT**

CITY OF BLOOMINGTON REPORT FOR THE HISTORIC PRESERVATION COMMISSION June 20, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-13-19	COA	905 E. Jefferson St.	Metal Shelf, Fascia, soffits	Katie Simpson, City Planner
BHP-14-19	FUNK	905 E. Jefferson St.	Fascia, soffits	City Flamiei

STAFF
RECOMMENDATION

Staff recommends the Historic Preservation Commission approve case BHP-13-19 for a COA to repair and replace the metal shelf/exterior overhange, fascia, soffits, and crown molding at 905 E. Jefferson St. and case BHP-14-19 for Funk Grant for \$5,000.00 to repair and replace the damaged crown molding, fascia and soffits.



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Anthony Seckler

PROPERTY INFORMATION

Existing Zoning: R-3A w/ S-4 Overlay Existing Land Use: Single Family Home

Property Size: 91 X 121 PIN: 21-03-303-003

Historic District: Davis-Jefferson Historic

District

Year Built: 1888

Architectural Style: Queen Anne Variant

Architect: Unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: R-3A, Multi Family Residential South: R-3A w/ S-4 Multi Family

Residential

East: R-3A w/ S-4 West: R-3A w/ S-4 Land Uses

North: Condominiums South: Single Family homes East: Single family homes

West: Apartments

Analysis:

Submittals

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

- 1. Application for Certificate of Appropriateness and Rust Grant
- 2. Proposed budget
- 3. Site Photos
- 4. Site Visit

PROJECT DESCRIPTION:

905 E. Jefferson St. is located on the corner of Jefferson St. and Davis St. The corner lot is visible on all four sides from the street. The home has its original wood siding, fascia, soffits and molding. The home has a box gutter system with metal cap and metal top. The metal is starting to rust and erode. Damage to the metal lip/cap is visible to the street. The top of the gutter/metal shelf is not visible from the street. The water is also starting to damage



the soffits, molding and fascia of the home. The scope of work includes repairs to all sides of the home, which are visible from the street.

The property owner included an estimate from McCumsey Roofing and Brad Williams Construction for the project. The total project is approximately \$14,860.00. The proposed work involves applying an EPDM rubber surface to the metal flat service, and installing a new metal perimeter sealed with a 6" rubber cover strip. New metal wall flashing is proposed to be installed

and caulked. The northeast overhang will be completely replaced with new cedar wood crown molding, fascia, and soffit. The south, and west sides will be repaired and replaced when necessary.

Staff has not received information about the new wall flashing and whether it will be visible from the street. The petitioner should take care to not damage the wood siding when applying flashing.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington

Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards

from the Secretary of the Interior

FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the standard is met.
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; The applicant should use care when removing wooden siding and applying the flashing. The standard is met.
- 3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; The standard is met.
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; The standard is met.
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; the petitioner proposes repairing the fascia and soffits when possible. Crown molding will be made to match existing molding. the standard is met.

Prepared: 06/13/19 **Agenda item 5B, 5C REPORT**

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

STAFF RECOMMENDATION: Staff recommends the Historic Preservation Commission approve case BHP-13-19 for a COA to repair and replace the metal shelf/exterior overhange, fascia, soffits, and crown molding at 905 E. Jefferson St. and case BHP-14-19 for Funk Grant for \$5,000.00 to repair and replace the damaged crown molding, fascia and soffits.

Respectfully Submitted,

Katie Simpson City Planner

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



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 Guideline	S
For significant changes to buildings and/or property such as room additions, new lor driveways include a scaled drawing depicting your lot, location of all building, strudriveways, parking areas, and other improvements showing all dimensions	
Specifications as to the type, quantity, dimensions, and durability of the materials described in the drawings or an associated narrative	are

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

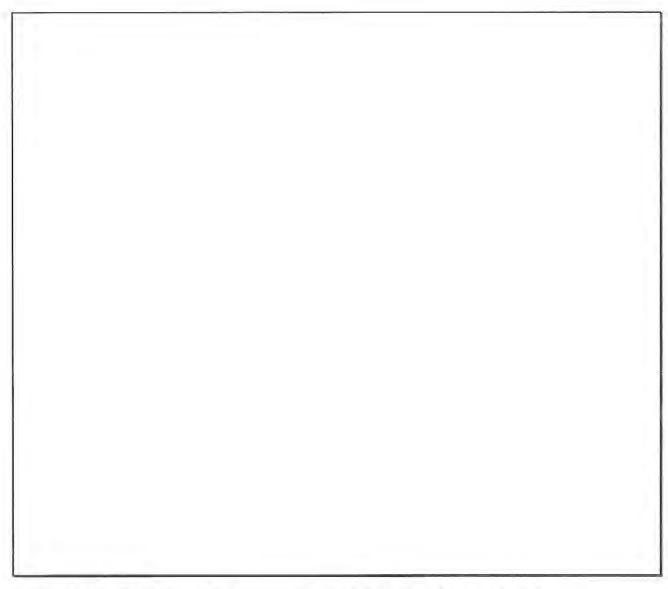
Year Built 1898	Architectural	Style: Queen A	nne Vic	40.man
	Pholos	Attachel	in e-1	ma:l
- attach ph	oto of property front elevatio	n here		

Proposed Restoration Work: See Attached Proposed (Brad Williams Construction)

(McConsey Roofing)

Detailed Description of Proposed Restoration Work: Extensor Overhang

Please provide supporting documents: See Attached Proposal from Brad Williams Construction



Project Start Date: Depends on

Expected Project Completion Date:

Please attach the following information to the application.

✓ Historic photos supporting the application (if available)

Applicant Name: Anthony Seckler

Applicant Address: 905 E Jeffersonst.
Bloomington, IL 61701

Phone:

Email:

Applicant Signature* Date

5/10/19

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701 Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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



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.

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If your project does not meet all of the fa	ictors listed below,	it is ineligible fo	or Funk Grant
funding:			

	Property is zoned S-4, L	ocal Historic Preservation I	District
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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

V	A Certificate of Appropriateness application has also been submitted for this project
W	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

AP	PI	ICA-	TIO	N
/ //	1 1		110	1 1

Property Address: 905 E Jetferson St. Bloomington IL

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 1898

Architectural Style: Queen Anne

Cost of Proposed Work: \$10,350.00

Victoriun

Grant Amount Requested: 45,000,00

See attached photo's in email

- attach photo of property front elevation here

I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: Exterior Overhang Repairs

Detailed D	escription o	of Proposed I	Restoration	Work:		
Please provide su	apporting documer	nts: See A	Hached	propsorl	From	
	Brad	Will.ams	Constru	cition.		

Project Start Date: Dependent on **Expected Project Completion Date:** Brad's schedule
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: Anthony Seckler

Applicant Address: 905 E. Jefferson St Bloomington IL 61701

Phone:

Email:

Applicant Signature

Date

5/10/19

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701 Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/19/2019	3/21/2019
3/25/2019	4/18/2019
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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

PROPOSAL



Authorized signature: ___

BRAD WILLIAMS CONSTRUCTION

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

	Home ph.: 309-828-15 Cell: 309-830-17
Anthony Seckler 905 E. Jefferson St. Bloomington, IL 61701 Email:	Exterior Overhang repairs
Phone: 309-256-5217	Date: 4-30-19
	g corner, replace 8-12 feet of crown molding, oard over crown\$2,450.00
The second secon	replace 40 feet of soffit, fascia, crown molding, wn
	eplace 25 feet of crown molding, fascia, soffit, own on soffit and cornice returns \$3,400.00
	ng knife to match existing crown and run \$550.00
Finish materials will be western	red cedar.
These prices do not include any	painting or roofing.
Total for labor and materials:	<i>\$10,350.00</i>
Once project is approved by His payment will be required to sche	storic Preservation Commission, a 10% down edule the job.
This proposal is valid for 365 days.	



P.O. Box 52 Farmer City Il, 61842 Phone: 309-928-3920 Fax:309-928-2918

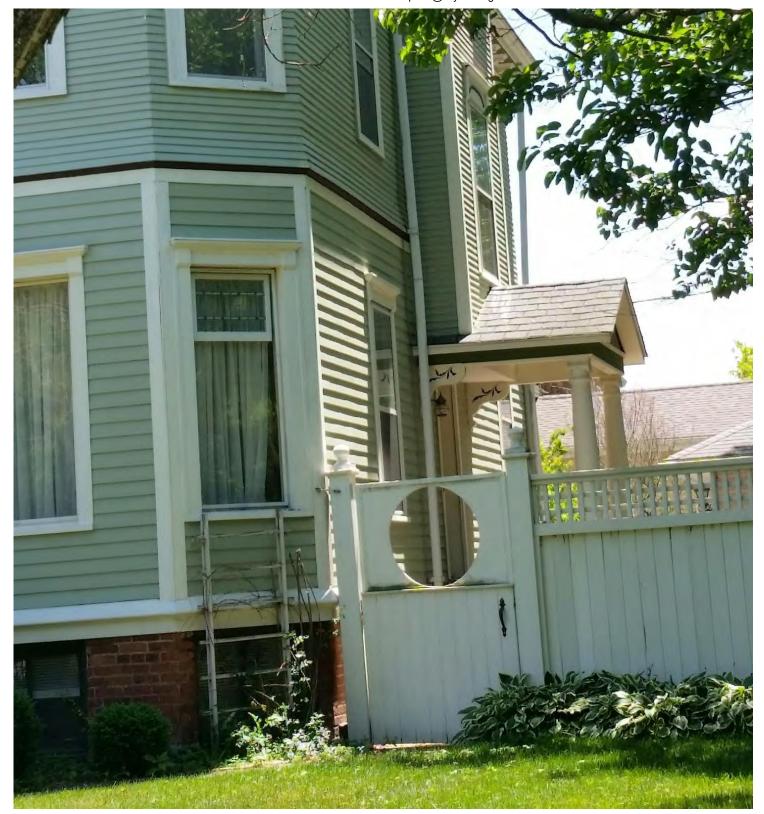
Owner - Dale McCumsey cell:309-826-4395

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					umaa Gonatirofi Gmail <u>ing</u>
Customer Mailing Address	A = 0	Job Location:		Date:	5/2/201
Mailing Addres:	Anthony Seckler 905 E Jefferson	_			
3000	Bloomington IL 61701	-			
Phone #	5	-	Sam	ne	i.
We Are Pleased t	to submit the following es	timate for:			
		-	Repairing flat metal she	olf aross on house	
		-	sepanning fact frictal she	en areas on nome.	
	Deta	ils of estim	nate		Price
Front north side 1	5 řeet			İ	11100
West small returns	s 6 feet				
East side 20 feet					
South driveway sid	e 36 feet				
Apply 60 mil epdm	fully adhered to metal fla	t surfaces on ledge	es.		
	on perimeter then seale				
	ave metal wall flashing ins				
laterial					\$1.150.00
abor 48 hrs x 70.0	0				\$1,150.00
OTAL					\$3,360.00
hrs come in less th	nan estimate we charge a	eccordingly.			54,510,00
0 m.p.h. Owens C	orning TruDefinition Dura	ation			
voices due in 3	actor will carry all ned	cessary insuran	ce's.		
onthly late fee	0 days of billing date	. There will be a	a 1.5%		
The state of the s	F , JOGI.		1	TOTAL	34,510.00
istomar Signa	ture:		ank You:	3	

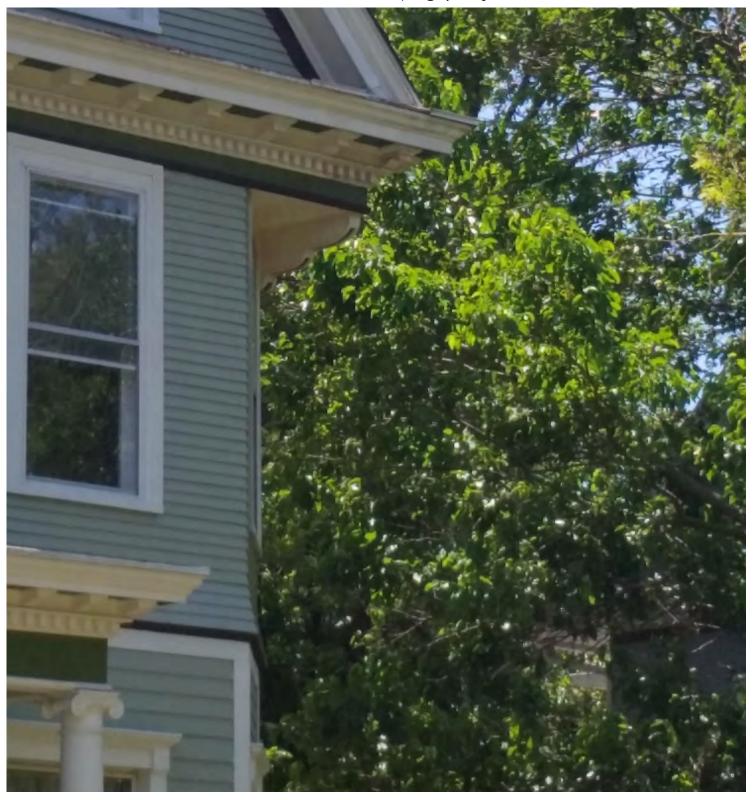
Dale McCumsey

t roofing all type single plys-Slate & Tile-All type shingles-Standing seam metal roofs-Metal & flat roof maintenance















CITY OF BLOOMINGTON REPORT FOR THE HISTORIC PRESERVATION COMMISSION June 20, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-16-19	COA	611 N Lee St	Repair and replace rotted wood, re- roping windows	Katie Simpson, City Planner
BHP-17-19	FUNK	611 N Lee St	\$2,687.50	Katie Simpson, City Planner

REQUEST: A COA and FUNK application submitted by Andrew William Streenz for 611 N. Lee St, Henry Behr Home; Queen Anne; c. 1 85, to repair and replace rotted wood, and re-rope windows.	884-
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	Staff finds the application meets the standards for a COA and Funk		
STAFF	Grant. Staff recommends the Historic Preservation Commission		
RECOMMENDATION:	approve the request for COA and \$2,687.50 for work at 611 N. Lee		
	Street, Henry Behr Home; Queen Anne, c. 1884-85		



GENERAL INFORMATION

Owner and Applicant: Andrew William Streenz

PROPERTY INFORMATION

Existing Zoning: GAP-3, Iconic Building

and Manor w/ S-4 Zoning Overlay Hi

Existing Land Use: Single Family Home

Property Size: 91 X 99 **PIN:** 21-04-154-003

Historic District: None **Year Built:** c. 1884-1885

Architectural Style: Queen Anne **Architect:** George Miller (possibly)

SURROUNDING ZONING AND LAND USES

Zoning

North: GAP 3 (form based zoning) South: GAP 3 (form based zoning) East: GAP 4 (form based zoning) West: GAP 3 (form based zoning)

Land Uses

North: Single and two family homes **South:** Single and two family homes **East:** Single and two family homes **West:** Single and two family home

Analysis:

Submittals

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

- 1. Application for COA
- 2. Application for FUNK Grant
- 3. Budget
- 4. Site Visit
- 5. Site Photos

PROJECT DESCRIPTION:

The subject property, 611 N. Lee Street, is located with the Gridley, Allin and Prickett neighborhood on the Westside of Bloomington. The site is south of W. Locust Street, E. of N Roosevelt Ave (or N. West Street prior to 1950), and north of W. Mulberry Street. The subject parcel consists of two lots and is approximately 9,009 square feet. The subject home is a two and a half story house built in a modest Queen Anne style.

The home was designated with the S4 Local Historic Designation in 2017.

The applicant is requesting a Certificate of Appropriateness and Funk Grant for repairing the window sills on the southwest tower and curved windows on the first and second floors. The scope of work also includes repairing the column pedestals on the second floor porch, and re-pitching and replacing the roof. The proposal includes reinstalling the south facing windows and re-roping two other windows. Finally, the scope includes repairing casings on the windows and bottoms





of the south side bay. Brad Williams Construction intends to complete the work. All improvements are visible from the street. The damaged roof, window sills and columns are visible from the street. The damage is noticeable.

The applicant included a photo of the home from 1915. The work proposed complies with the home's period of significance.

Analysis

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



FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the standard is met.
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; The applicant should use care when removing windows and repairing wood. The original windows will be reinstalled. **The standard is met.**
- 3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; **The standard is met.**
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; **The standard is met.**

- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; the petitioner proposes repairing the rotted wood and replacing when necessary. 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 standard is met.
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; the standard is met.
- 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.
- 9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **The standard is met.**

STAFF RECOMMENDATION: Staff finds the application meets the standards for a COA and Funk Grant. Staff recommends the Historic Preservation Commission approve the request for COA and \$2,687.50 for work at 611 N. Lee Street, Henry Behr Home; Queen Anne, c. 1884-85

Respectfully Submitted, Katie Simpson City Planner

Attachments:

COA Application, Funk Application, Budget, Site Photos.



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
	$oxed{X}$ Work on this project has not been started nor been completed
	The project complies with the City of Bloomington Architectural Review Guidelines
nla	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

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: 1885 Architectura	al Style: Queen Anne
- attach photo of property front	t elevation here

Proposed Restoration Work: <u>repair/replacement of rotted</u> wood, reinstall and re-rope windows

Detailed Description of Proposed Restoration Work:				
Please provide supporting documents:				
See propos (attache	sal from Brad Williams Const.			
Project Start Date:	Expected Project Completion Date:			

Please attach the following information to the application.

Historic photos supporting the application (if available)

Applicant Name: Andy Streenz Applicant Address: 611 N. Lee St.

Phone:

Email:

Applicant Signature* Date

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701 Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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



EUGENE D. FUNK JR. GRANT APPLICATION

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

ELIGIBILITY If your project does not meet all of the factors listed below, it is ineligible for Funk Grant funding:
Property is zoned S-4, Local Historic Preservation District
 The project is an exterior preservation, restoration or rehabilitation project to: The original structure, or; Historically significant features of the property such as original fencing, or; Architecturally compatible additions to the original structure, or; A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house
A Certificate of Appropriateness application has also been submitted for this project
Work on this project has not been started nor been completed
The project complies with the City of Bloomington Architectural Review Guidelines
Funding assistance is not available to exterior projects on:

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

APPLICATION
Property Address: 611 N-Lee 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 1885 Architectural Style: Queen Anne
Cost of Proposed Work: \$5,37500 Architectural Style: Queen Hnne
Grant Amount Requested: \$268750
- attach photo of property front elevation here

I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: repair/replacement of rotted wood, re-rop Winda		
Detailed Description of Proposed Restoration Work:		
Please provide supporting documents:		
See proposal from Brad Williams Const.		
Project Start Date: Expected Project Completion Date:		
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: Andy Streenz Applicant Address: 611 N. Lee St.

Phone:

Email:

Applicant Signature **Date**

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701 Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

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

	Home ph: 309-828-1506 Cell: 309-830-1706
Andy and Marie Streenz	
611 N. Lee St. Bloomington, IL 61701	Exterior repairs
Phone:	Date: 6-3-18
-repair sills on southwest tower, curved	windows, 1 st & 2 nd fl\$1,850.00
-repair column pedestals, replace roof a	.nd re-pitch\$2,600.00
-reinstall south facing windows back to	original and re-rope 2 others\$700.00
-repair casings on south side bay windo	w, bottoms\$225.00
•	
Total for materials and labor: \$5,375.00	
Materials used will be cedar.	
This proposal is valid for 365 days.	
Authorized signature:	
Acceptance of Proposal:	MAY 2 1 201
•	Date:
Signature	
Signature	Date:

















CITY OF BLOOMINGTON REPORT FOR THE HISTORIC PRESERVATION COMMISSION June 20, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-18-19	COA	605 E Front St.	Repair fire damaged roof and rafters	Katie Simpson, City Planner
BHP-19-19	FUNK	605 E. Front St.	\$5000.00	Katie Simpson, City Planner

REQUEST:	A COA and FUNK application to repair and replace fire damaged roof and rafters submitted by Mark Branham for 605 E. Front St., George Hanna House, Swiss Chalet Variant, Reeves and Baillie architects.
----------	---

STAFF RECOMMENDATION:

Staff finds the application meets the standards for a COA and Funk Grant. Staff recommends the Historic Preservation Commission approve the request for COA, case BHP-18-19, and FUNK Grant, case BHP-19-19, for repairing and replacing fire damaged roof and rafters submitted, at 605 E. Front St. George Hanna House, Swiss Chalet Variant, Reeves and Baillie architects.





GENERAL INFORMATION

Owner and Applicant: Mark Branham

PROPERTY INFORMATION

Existing Zoning: R-2 Mixed Residence w/

S-4 Zoning Overlay

Existing Land Use: Apartments

Property Size: 89 X 115

PIN: 21-04-435-003

Historic District: None/near East Grove

Street District.

Year Built: unknown

Architectural Style: Swiss Chalet Variant

Architect: Reeves and Baillie

SURROUNDING ZONING AND LAND USES

Zoning

North: R-3B Multifamily District

South: R-2 w/S-4

East: R-2 Mixed Residence **West:** R-2 Mixed Residence

Land Uses

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

Analysis:

Submittals

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

- 1. Application for COA
- 2. Application for FUNK Grant
- 3. Budget
- 4. Site Visit
- 5. Site Photos

PROJECT DESCRIPTION:

The subject property, 605 E Front St, is located near the East Grove Street National Register District, however, the subject property is a stand-alone locally designated property. The home was built as a single family home by Peoria based architects, Reeves and Baillie; the same firm also designed the McLean County Museum. The home is constructed in a Swiss Chalet variation and is a one-of-its

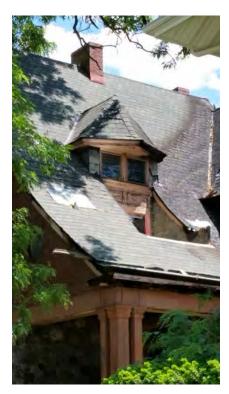


kind in Bloomington. At one time, the single family home was converted into an apartment building. Staff is unsure when the conversion occurred.

In 2018, a fire started in one of the apartments (see attached *Pantagraph* article). While the fire did not destroy the entire structure, the home suffered significant damage to the west and rear

sides of the home. Following the fire, the building was uninhabitable and, for the past year, remained vacant. In 2018, the home was sold and the new owner intends to restore the property and continue its use as apartment units. The property's zoning designation allows apartments.

The property owner submitted a request for a Certificate of Appropriateness to repair the fire damaged rafters, roof, and walls. Portions of the home are still open to the elements. The repairs will allow any existing holes and openings to be enclosed and will prevent further damage to the structure.







The proposed budget includes \$6,574.00 for framing and roof sheeting, and \$14,400.00 for labor to repair burn rafters and walls and the roof. Much of the

damage is visible to the street. Some of the work, however, may not be and typically, the FUNK grant does not allow interior improvements. However, since repairing rafters, framing and some walls may be necessary to restore the home to its original appearance, staff is supporting this request. The project will necessitate prevailing wage, and the estimate, or at least the portions of the project that would be funded by the grant, should be revised to include prevailing wage, if not already reflected.

The proposed work should not alter the slope of the roof, nor the location of the porches and opening. The materials used should be appropriate and compatible. Staff is unclear what type of wood will be used, should a portion of the structure need to be replaced. Below is a photo of the building before the fire. The project is a necessary first step to restoring the home.



Analysis

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

FINDINGS OF FACT:

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

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the petitioner proposes to restore the home to a multifamily building, the use it was before the fire. The building originally had seven units; staff understands that the petitioner will be eliminating one unit. 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 applicant should use care when repairing wood, and should not alter the original slope of the roof, location of windows, massing etc. **The standard is met.**
- 3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; **The standard is met.**
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; **The standard is met.**
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; the petitioner proposes repairing the rotted wood and replacing when necessary. The sheeting, framing and repairs are needed to restore the property. 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 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 petitioner should use care when repairing damaged materials, to avoid compromising the historic integrity of the structure. the standard is met.
- 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.
- 9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **The standard is met.**

STAFF RECOMMENDATION:

Staff finds the application meets the standards for a COA and Funk Grant. *Staff recommends the Historic Preservation Commission approve the request for COA, case BHP-18-19, and FUNK Grant, case BHP-19-19, for repairing and replacing fire damaged roof and rafters submitted, at 605 E. Front St. George Hanna House, Swiss Chalet Variant, Reeves and Baillie architects.*

Respectfully Submitted, Katie Simpson City Planner

Attachments:

COA Application, Funk Application, Budget, Site Photos.

Fire damages historic Front St. apartment house; cause under investigation Local News Page 1 o	f 7
https://www.pantagraph.com/news/local/fire-damages-historic-front-st-apartment-house-cause-under-investigation/article_9ccfbdb2-0f3a-5959-a788-88de7abe87dd.html	
Fire damages historic Front St. apartment house;	
cause under investigation	
KEVIN BARLOW kevin.barlow@lee.net May 1, 2018	
99¢ FOR THE FIRST MONTH	



BLOOMINGTON — Fire investigators continued their work Tuesday to determine the cause of a fire that heavily damaged a historic Bloomington home Monday afternoon.

The eight residents escaped the scene at 605 E. Front St. One firefighter was transported by ambulance with what officials described as minor injuries.

Heavy smoke poured from the windows shortly after the fire was reported around 2 p.m. at the three-story residence, built in 1896 for stock breeder George Hanna. Flames, some shooting 15 to 20 feet in the air through the roof, were knocked down by firefighters soon after they arrived on the scene.

Fire damages historic Front St. a	partment house; cause und	der investigation	Local News	Page 3 of 7
	F			

The house has been converted into apartments.

The fire was under control by 3:35 p.m.

"I saw all of the smoke and was thinking the worst," said Tina Jay, who lives about two blocks from the fire on South Evans Street. "It's just crazy the amount of smoke that was coming out."

The Bloomington Fire Department estimated the damage at \$125,000.

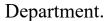
Homeowner Chris Cavalera rushed to the scene after being called by tenants and the city's emergency services dispatch center.

"As far as what happened, I don't know," he said. "One of the tenants thought maybe it started on the balcony.

"I am really devastated right now," he added. "This is a homeowner's nightmare. I am glad everyone is out. I am hoping there are no pets in there."

One dog was being given oxygen at the scene before being transported to a local animal hospital. Later, Cavalera confirmed that another dog, Stella, a German shepherd/boxer mix belonging to one of the tenants, ran from the house toward the downtown area.

Anyone with information about the dog is asked to call the Bloomington Police



"I don't think I can really get my mind on what all of this really means for all of my tenants and everything," Cavalera said.

The American Red Cross was brought into assist the residents with lodging and other personal needs.

"As I turned on to Front Street I saw the smoke, and I was on the phone still with dispatch and I was probably a little short with her," Cavalera said. "But my main concern was just getting everyone out."

Cavalera, a self-employed wildlife rescue agent, bought the property, which previously had been converted into seven apartments, about five years ago. The home was listed in the 1980s in the McLean County Arts Council's publication "Architectural Historical Tour-Victorian Bloomington."

After he purchased the property, Cavalera asked the city to remove the building's S-4 historic zoning, but later withdrew his request. That zoning requires property owners to get approval from the Historic Preservation Commission before making exterior changes.

The home has exterior stone walls, and Cavalera has promised to never change



Photos: Firefighters battle fire in three-story apartment house Apr 30, 2018





Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: _	605 East Front S	Street		
Historic District:	Franklin Square East Gr White Place Down	rove Street North Ro ntown N/A	posevelt D	avis-Jefferson
Year Built	Architectural Style:	(Geor	ge Hannah Hove	
Proposed Restoration Detailed description require	of following page	mage on Root a ford	n Areas	
Applicant Name:	Mark Branhan			
Address: 16	25. Praine St.			
Phone:	Fax:	Email:	pomortes a	- m
	(photos are too le	arge for this space but	tarea Hoched)
	- attach photo of property front el	evation here		

Detailed Description of Proposed Restoration Work:

Please provide supporting documents: (Photos, drawings, specifications and sample materials info should be attached to form)

	- Replace framing and roof sheeting as needed
	- Repair replace burnt notters /well framing 1 root
	-
 I have read available a http://www I have read Guidelines 	and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that the standards/rehabilitation.htm from the office listed below. and am familiar with the relevant portion of the Commission's Architectural Review
I have read available a http://www I have read Guidelines (C)	and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that in the inps.gov/tps/standards/rehabilitation.htm from the office listed below. and am familiar with the relevant portion of the Commission's Architectural Review theck here
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Corry Construction Company

2810 E. Oakland Ave. Bloomington IL 61704

Estimate

Date	Estimate #
5/16/2019	40

Name / Address	
Weston Properties 102 S Prairie St. Bloomington IL 61701	

Project

Description	Qty	Rate	Total
Repair fire damage to house located at 605 E Front St		0.00	0.00
Framing and roof sheeting	1	6,574.00	6,574.00
abor to repair burnt rafters and walls and roof	1	14,400.00	14,400.00
		Total	\$20,974.00



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

APP	LICATION	
Proper	ty Address:	
Histori	c District (if applicable):	
X	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 B	uilt	Architectural Style: Victorian
Cost o	f Proposed Work: \$20,9749	
Grant	f Proposed Work: \$20,974° Amount Requested: \$5000°	
	- attach photo of property	y front elevation here
	- attach photo of property	y nont elevation here

I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: Keplace / Repair noof areas burnt by nome fine

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

- Repair fire damage to areas of home burnt infine

- Replace froming burnt out by fire

- Replace roof sheeting burnt infine

- Replace l'repair bornt ratters

- Repair fixe damaged areas of roof & walls 2nd/3ndfloor

-Repair porch root area burnt intire

Project Start Date: 5/24 14

Expected Project Completion Date:

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: Mark Branham

Applicant Address: 102 South Prairie Street



5/24/19

TO: (

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701 Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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





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Katie Simpson

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To:Katie Simpson <ksimpson@cityblm.org>;







Untitled

Katie Simpson

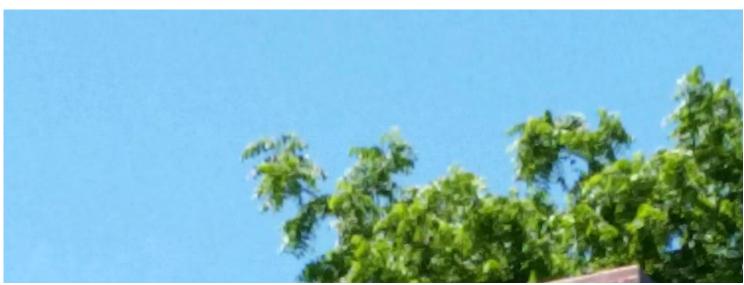
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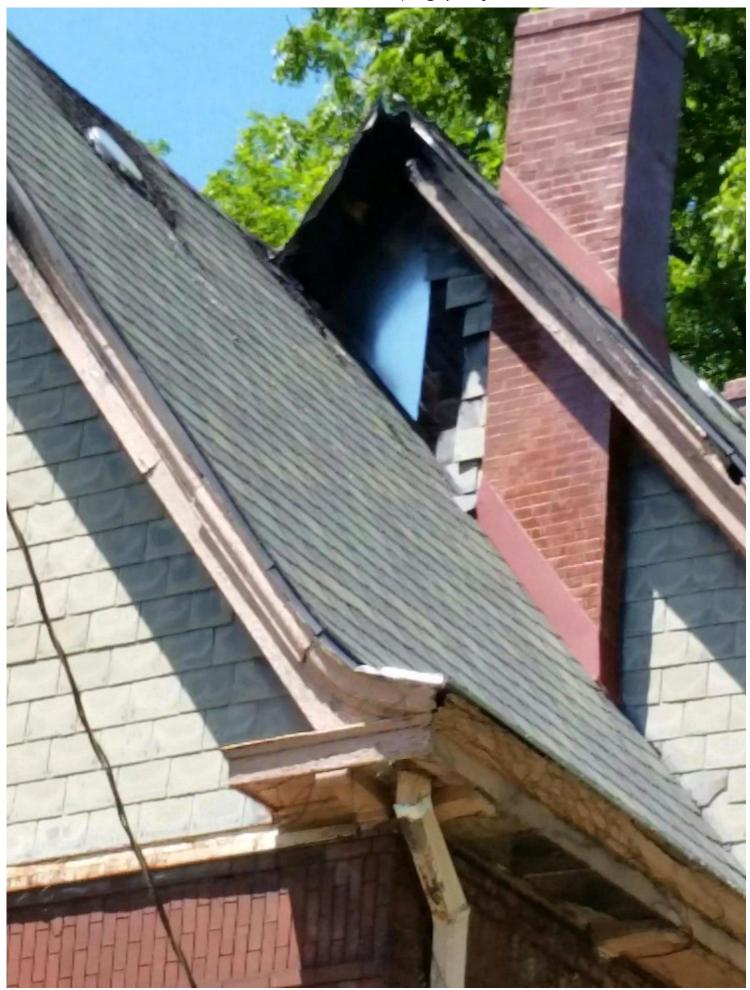
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Katie Simpson

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To:Katie Simpson <ksimpson@cityblm.org>;



