



**AGENDA
REGULAR SESSION
HISTORIC PRESERVATION COMMISSION
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S. EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, MARCH 16, 2023, 5:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at www.cityblm.org/register at least 5 minutes before the start of the meeting.

4. MINUTES

Review and approval of the minutes of the February 16, 2023, regular meeting.

5. REGULAR AGENDA

- A. BHP-04-23** Consideration, review and action on a request submitted by Vicki James for a Certificate of Appropriateness for replacement of garage fascia and rake boards on the property located at 1301 N. Clinton Boulevard. PIN: 14-33-479-019. (Ward 4.)
- B. BHP-05-23** Consideration, review and action on a request submitted by Vicki James for a Funk Grant in the amount of \$1,460.00 for replacement of garage fascia and rake boards on the property located at 1301 N. Clinton Boulevard. PIN: 14-33-479-019. (Ward 4.)
- C. BHP-06-23** Consideration, review and action on a request submitted by Adkisson Construction for a Certificate of Appropriateness for fence replacement for the property located at 1101 E. Jefferson Street. PIN: 21-03-328-001. (Ward 4.)
- D. BHP-09-23** Consideration, review and action on a request submitted by Adkisson Construction for a Funk Grant in the amount of \$1,724.96 for fence replacement for the property located at 1101 E. Jefferson Street. PIN: 21-03-328-001. (Ward 4.)

6. OLD BUSINESS

- A. Updates regarding Bloomington Community Preservation Plan implementation.

7. NEW BUSINESS

- A. Nominations for "Preservationist of the Year" Award
- B. Overview of process interactions: Code Enforcement and Historic Preservation
- C. Funk Grant guideline update discussion

8. ADJOURNMENT

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, FEBRUARY 16, 2023 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Osborn Room at the Bloomington Police Department, at 5:00 p.m., Thursday, February 16, 2023, with the following physically present staff members Ms. Alissa Pemberton, Assistant City Planner; Mr. Glen Wetterow, City Planner; Ms. Kimberly Smith Assistant Director of Economic and Community Development.

The meeting was called to order by Chair Koos at 5:02 p.m.

ROLL CALL

Attendee Name	Title	Status
Mr. Greg Koos	Chair	Present
Mr. Paul Scharnett	Vice Chair	Present
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Absent
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present

PUBLIC COMMENT

Mr. Howard Rogers thanked the Commission for being present, given the weather.

MINUTES

The Commission reviewed the minutes of the January 19, 2022, Historic Preservation Commission meeting. Commissioner Graehling noted corrections. Commissioner Elterich made a motion to accept the minutes, as amended. Seconded by Commissioner Scharnett. All were in favor (5-0).

REGULAR AGENDA

BHP-03-23 Consideration, review and action on an amendment to a request submitted by Janina King for a Funk Grant to increase the amount from \$5,000.00 to \$10,000 for siding and soffit repair

and exterior painting for the property located at 901 E. Jefferson Street. PIN 21-04-303-014. (Ward 4.)

Ms. Pemberton presented the staff report, noting that the Funk Grant guidelines allow the award of up to two grants of \$5,000 per fiscal year for major restoration projects, of which 901 E. Jefferson could clearly be classified. The applicant has provided additional information and costs and requested that the approved amount be increased to \$10,000 to reflect the scope of work related to restoration occurring on the property.

Mr. Koos opened the floor for testimony. None was provided.

Commissioner Scharnett made a motion to establish findings that the project is eligible and to approve the amendment request by Janina King to increase the approved Funk Grant from \$5,000.00 to up to \$10,000 to permit inclusion of the costs of exterior painting for the property located at 901 E. Jefferson Street. Seconded by Commissioner Graehling.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, and Chair Koos - Yes. (5-0). The motion passed.

BHP-14-22 Consideration, review and action on an amendment to a request submitted by Howard Rodgers a Funk Grant, to increase the amount from \$1,890 to \$2,740.48 for porch repair and replacement for the property located at 510 Mason Avenue. PIN: 21-04-362-010. (Ward 6).

Ms. Pemberton presented the staff report, explaining the amendment is for the increased cost and scope of work. The total amount requested remains below the \$5,000 per year grant cap.

Mr. Koos opened the floor for testimony.

Howard Rogers (510 Mason Avenue) spoke on behalf of the request. He stated that additional damage was identified during porch restoration, and initial quote did not include painting of the materials which are important for long-term protection of the work.

Chair Koos asked whether any related monies had been disbursed yet. Staff confirmed it had not.

Commissioner Graehling noted corrections for the staff report and asked for clarification that this property is designated. Ms. Pemberton stated it is designated as an individual Landmark property.

Commissioner Scharnett made a motion to establish findings that the project is eligible and to approve the amendment request by Howard Rodgers to increase the approved Funk Grant from \$1,890 to \$2,740.48 for porch repair and replacement for the property located at 510 S. Mason Street. Seconded by Commissioner Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, and Chair Koos - Yes. (5-0). The motion passed.

BHP-34-22 Consideration of the historical or architectural significance for the structure located at 407 W. Market Street, in accordance with the demolition review procedures. PIN 21-04-158-006. (Ward 6.) CONTINUED FROM DECEMBER and JANUARY MEETINGS.

Ms. Pemberton presented a review of the staff report previously provided, including a recap of the history of the property and recent fire, and the current demolition request. She described the process for demolition review, and the certificate of economic hardship, to illustrate the difference, for purposes of discussion.

Mr. Koos asked for information on the Property Maintenance Board, why they have not been meeting, and why they are not part of the demolition process. Ms. Pemberton indicated she will research and report back at a future date.

Mr. Koos opened the public hearing.

Mr. Yousuf Sayeed (x) spoke on behalf of the petition, providing further history on the condition of the property at time of acquisition two years ago, through the present time. He explained the merits of the location and building, and plans that were in progress for repairs and upgrades. He stated the tenants were asked to leave due to the condition of the building in May of 2022. He stated substantial clean-up began in June and on June 29th the fire occurred. He provided details of the fire, and indicated the building was deemed a safety hazard from the damage. He stated he was advised the only way to save the building was to remove brick by brick and then repair the foundation. He referred to the report from an engineering firm determining it was infeasible to even provide an accurate estimate for the cost of repair and rebuild; the building was simply not savable. He stated there are photos of the foundation illustrating the weakness of the foundation, even before the fire and subsequent water damage.

Mr. Scharnett quoted the engineering report and asked if the interior assessment was presumptuous.

Ms. Pemberton clarified the building was deteriorated even prior to the fire. She also clarified the Petitioner was attending as a courtesy; the 60-day wait period for demolition had passed.

Mr. Scharnett referred to remediation allowances that would permit some repairs. He iterated that the report seemed to be based on presumptions because no one had gone inside. He asked the Petitioner about the value of the building.

Mr. Sayeed indicated the property value was unknown because they were in the beginning stages of clean up and assessment for new work. He stated it would now be a sizeable cost to mitigate to the building just be safe enough to enter for a thorough evaluation of what remains. He indicated his plan was to demolish and rebuild, as market conditions allow.

Mr. Elterich stated he appreciated the applicant's presence for discussion.

Mr. Scharnett noted he believed there are additional ways evaluation and reconstruction could still occur.

Mr. Sayeed reiterated the expense and stated his request to demolish is mostly based on assessments from his consultants. He stated it was his original intention to restore and use the existing building; it just isn't financially feasible now, and the building is increasingly unsafe.

Ms. Pemberton clarified the property is one block outside of the Rust grant area and no other possible sources of financial assistance from the City were identified.

Mr. Koos discussed the long-term disinvestment in the Regeneration Area.

Mr. Scharnett described how the use of Tax Increment Financing helped the building he is currently in, which had a similar fate.

Mr. Koos discussed a tax credit option, which would first require designation, and asked the Petitioner if he was willing to consider the credits.

The Commission further discussed options for demolition and rebuilding.

Mr. Koos noted the interior masonry is mostly gone and the stability of the structure is problematic. He summarized that he believes the applicant made a good faith effort to turn this around but was thwarted by the fire.

Mr. Koos stated he would entertain a motion that the the structure is historic but due to the fire damage, it is not a candidate for restoration and a demolition permit should be issued.

Ms. Graehling so moved. The motion failed for lack of a second.

After further discussion, the Commission determined the case is now closed due to expiration of the Demolition Review timeline, and no vote is required for the petitioner to proceed.

Mr. Sayeed noted an additional property he purchased in the City and is researching. Staff offered to provide additional information to the applicant from the Commission.

OLD BUSINESS

Updates regarding the Bloomington Community Preservation Plan implementation

Ms. Pemberton provided a brief status report, including work on locating and quantifying original designating ordinances for designated properties.

NEW BUSINESS

Happy 40th Birthday, HPC! - A short review of the “Birth Story” of Historic Preservation regulations in Bloomington and creation of the Historic Preservation Commission

Ms. Pemberton provided a “history of the history.” She explained the establishment of the Historic Preservation ordinance and subsequent iterations. She discussed the establishment of the Commission and as a Certified Local Government in 1985. he provided context to the continued evolution of the S-4 designation. She reviewed the Funk Grant addition in 1995, and subsequently the Rust Grant in 1991. Finally, she highlighted the adoption of 2004 Plan and the more recent Preservation Plan.

Update on Statewide Historic Preservation Plan process

Ms. Graehling noted the conference was well-attended, mostly from Bloomington, some from Springfield, Peoria and Normal. She explained the Lakota Group is the consultant for the statewide plan, collecting input to guide the state in its programming, policy and decision making. She stated additional information can be found on www.illinoispreservationplan.com.

Ms. Pemberton indicated a draft document is expected this fall.

DRAFT

MEETING MINUTES

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

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Plans for National Historic Preservation Month (May)

Mr. Koos will present a PowerPoint to the Men's Club in May and offered to present to other venues. He stated he plans to use this as an opportunity to promote preservation and promote the Commission.

Ms. Pemberton discussed the possibility of presenting the HPC "Birth Story" and recognition of the current HPC to the City Council at one meeting.

The Commission discussed potential nomination categories for preservation awards.

Ms. Pemberton noted there is a new owner for 809 N. McLean Street, on a related matter.

Mr. Koos suggested a Preservationist of the Year Award. He stated this would be added to the agenda for next month.

Discussion on designating ordinance updates and amendments (Op 1.7 & 3.1)

Mr. Scharnett noted cost inflation and the need for better incentives to encourage applicants. He added costs are much higher than when the guidelines for Funk were adopted several years ago.

Mr. Koos suggested adding National Register properties as eligible for Funk Grants. The Commission discussed the issue and recommended providing additional options for S-4 and National properties.

ADJOURNMENT

Mr. Scharnett motioned to adjourn. Mr. Elterich seconded. All were in favor (5-0). The meeting was adjourned at 7:09 pm.



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: March 16, 2023
CASE NO: BHP-04-23, Certificate of Appropriateness (COA)
REQUEST: Consideration, review and action on a request submitted by Vicki James for a Certificate of Appropriateness for gutter and fascia replacement to the garage for the property located at 1301 N. Clinton Blvd. PIN:14-33-479-019. White Place Historic District.



Above: The subject property at 1301 N Clinton Blvd

PROPERTY INFORMATION

Subject property: 1301 N Clinton Blvd
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)

HISTORIC INFORMATION

Year Built: c. 1914
Architectural Style: Craftsman-Prairie Style
Architect: Aaron T. Simmons
Historic District: White Place

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.

The Petitioner received a COA and a Funk Grant in 2022 for work on the roof on the residence.

Request

The applicant is requesting a Certificate of Appropriateness to add a metal strip over the top edge of the gutter and under the drip edge, replace the bottom of northeast rake board and decorative north fascia board, and replace the east side rake boards and fascia. The gutter will be removed and reinstalled. The material of the wood will be cedar. Painting is not provided and will be responsibility of owner.

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.

- 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 garage are proposed. The gutters will be removed and set aside for re-installation. Fascia and rake boards will be replaced with same quality of wood.

- 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 structure.

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 garage.

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.

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.

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.

N/A.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

N/A.

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.

The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be

typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

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

STAFF RECOMMENDATION

Staff finds that the scope of work *meets* the Soffit & Siding 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 replacement of garage fascia and rake boards on the garage for the property located at 1301 N. Clinton Blvd.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Contractor Estimate
- Site Photos

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

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

Vicki James
1301 Clinton Blvd.
Bloomington, IL
Email: vickisunshine625@yahoo.com

Garage overhang repair

Phone: 309-824-7338

Date: 8-27-2022, revised 9-1-2022

Labor and materials to do the following:

- Set up and tear down scaffolding.
- Remove and reinstall gutter.
- Add metal strip over top edge of gutter and under drip edge.
- Repair/replace bottom of northeast rake board and decorative north fascia board.
- Replace east side rake boards and fascia.

Material to be cedar.

Painting provided by homeowner.

Total price for labor and materials: \$2,920.00

This proposal is valid for 90 days.

Authorized signature: _____

Attachment 2 - Site Photos







HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: March 16, 2023
CASE NO: BHP-05-23, Funk Grant
REQUEST: Consideration, review and action on a petition submitted by Vicki James for a Funk Grant in the amount of \$1,460.00 for replacement of garage fascia and rake boards for the property located at 1301 N Clinton Blvd. PIN:14-33-479-019. White Place Historic District.



Above: The subject property at 1301 N Clinton Blvd

PROPERTY INFORMATION

Subject property: 1301 N Clinton Blvd
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)

HISTORIC INFORMATION

Year Built: c. 1914
Architectural Style: Craftsman-Prairie Style
Architect: Aaron T. Simmons
Historic District: White Place

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-04-23**. The Petitioner received a COA and a Funk Grant in March, 2022, for roof work on the residence.

Request

The applicant is requesting a **Funk Grant in the amount of \$1,460.00** to replace fascia and rake boards on the garage at the residence. Costs include labor and materials.

The applicant has used the Single Source Justification to supply a single quote for the subject project.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

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

This property is in the Nationally and locally-designated (S-4) Davis-Jefferson Historic District.

- 2. The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

This project is an exterior project to preserve portions and characteristics of the original structure.

- 3. Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

The project is a repair or replacement using modern materials which mimic historic materials in appearance, and increase durability and useful life.

- 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.**

N/A.

- 5. Project expenses are those eligible for funding, according to Funk Grant program criteria.**

Costs associated with this project are materials and skilled labor (individual proprietor, no sub-contractors). As the structure is owner-occupied, the project does not require prevailing wage.

- 6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.**

All conditions have been met. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work *meets the eligibility criteria, conditions, and limitations* as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take the following actions:

Motion to establish findings that the *project is eligible* and to *approve* the request by Janina King for a Funk Grant in the amount of **up to \$1,460.00** for replacement of fascia and rake boards for the property located at 1301 N Clinton Blvd.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Project cost information from Brad Williams Construction

<u>PROPOSAL</u>	
	
BRAD WILLIAMS CONSTRUCTION	
Carpentry & Woodworking 613 East Grove Street Bloomington, IL 61701 Home ph: 309-828-1506 Cell: 309-830-1706	
Vicki James 1301 Clinton Blvd. Bloomington, IL Email: vickisunshine625@yahoo.com	Garage overhang repair
Phone: 309-824-7338	Date: 8-27-2022, revised 9-1-2022
Labor and materials to do the following: <ul style="list-style-type: none">• Set up and tear down scaffolding.• Remove and reinstall gutter.• Add metal strip over top edge of gutter and under drip edge.• Repair/replace bottom of northeast rake board and decorative north fascia board.• Replace east side rake boards and fascia.	
Material to be cedar.	
Painting provided by homeowner.	
<u>Total price for labor and materials: \$2,920.00</u>	
This proposal is valid for 90 days.	
Authorized signature: _____	

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: March 16, 2023

CASE NO: BHP-06-22, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Adkisson Construction for a Certificate of Appropriateness for fence replacement for the property located at 1101 E. Jefferson Street. PIN: 21-03-328-001. Davis-Jefferson Historic District.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1101 E. Jefferson Street

Existing Zoning: R-3A (Mixed Residence) District with S-4 (Historic Preservation Overlay) District

Existing Land Use: [REDACTED]

Property Size: 98' x 140' (13,720 square feet)

HISTORIC INFORMATION

Year Built: 1885 (1883-1891)
Architectural Style: Queen Anne (significantly altered)
Architect: Warren H. Milner, with alterations in 1902 by Arthur L. Pillsbury
Historic District: Davis-Jefferson
Alternate Name: James S. Neville House

PROJECT DESCRIPTION

Background

The residence was constructed in 1885 as a two-story, balloon frame aluminum sided structure, and alterations were completed by Pillsbury in 1902. As noted in the background from the Davis-Jefferson National Register nomination, the verandah, porch, and all ornate woodwork had already been removed by the 1970s. The property was designated locally (S-4 Zoned) in 1984.

The current owners purchased the property in 1990. The current owners have obtained several Certificates of Appropriateness over the past 30+ years for repairs to the residence, including front door replacement for increased security, reroofing, the addition of safety and accessibility items, and reconstruction of portions of the existing fence.

Request

The applicant is requesting a Certificate of Appropriateness to replace the current 6-foot fence, composed of approximately 5-foot wood shadow-boxed structure topped by 1-foot lattice-style segments, (Attachment 1.) with a 6-foot dog-ear shadow-box green pressure treated wood (Attachment 2.) No changes to the location or layout of the fence are proposed.

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.

- 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 proposal does result in a visual change, but to a component not original to the structure or property.

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 would not alter the appearance of the building to an earlier period.

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 current fence has been in place for at least 33 years but is not original to the home and is unlikely to be 50 or more years old itself (see Attachment 3.) Materials were replaced in 2006 with HPC approval to rebuild deteriorating sections with pressure treated wood (BHP-18-06).

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

The fence is not original to the structure, nor a noted architectural feature.

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 fence is not original to the structure, nor a noted architectural feature.

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.

N/A.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

N/A.

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.

The existing fence, while not original, is compatible with the structure and mimics some of the visual interest from the railing and second-story exterior decoration of the home. Transition to a contemporary, utilitarian-style privacy fence could decrease compatibility with the property and neighborhood.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant *may comply with the subject policies* as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

'Stockade' type wood fences are not permitted for fences visible from the street. Exception is made for corner lots. Where Zoning Ordinance permits, solid wood fencing or walls which are visible from a street may be approved if they are designed in character with the historic building.

Zoning Code for this property permits an up-to 6-foot fence in the side and rear yards, specifying the types of material that are not permitted; the proposed fence would comply with Zoning requirements.

Typical "stockade" type wood fences have boards placed tightly together to form a solid panel. If the fence is replaced with full-height shadow-boxed panels, it will provide more visual interest and "space" than a typical dog-ear privacy (stockade) fence. A 6-foot primarily opaque fence is inconsistent with the character of the other fences in the neighborhood, and not complimentary to the character of the building. Replacement with new materials of a profile more similar to that in existence would be preferable (See Attachment 4.) However, if the need for the increased privacy at the increased height (between 5' and 6' height) can be demonstrated, approval of a full-height shadow-box profile may be appropriate. If the proposed change in profile is the result of price savings, Staff would note that an increase in cost associated could be offset by the award of a Funk Grant, if appropriate.

STAFF RECOMMENDATION

Staff finds that the scope of work *may meet the relevant standards and policies* as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

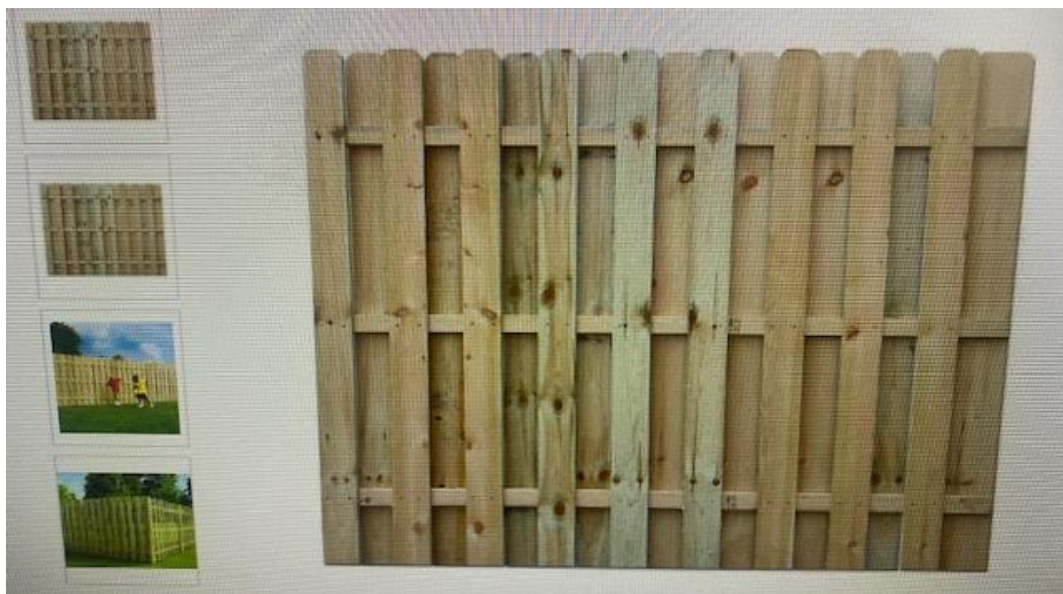
Motion to **approve** the request for a Certificate of Appropriateness, as submitted by Adkisson Construction, LLC, for fence replacement at the property located at 1101 E. Jefferson Street, **subject to** the use of fence panels more closely resembling the current profile, or demonstration of the increased need for security and privacy associated with a full-privacy shadow-box profile.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: 1101 E. Jefferson fence today



Attachment 2: Profile and material for fence replacement (currently proposed)



Product Type	Wood Privacy Fence Panel
Thickness	2-3/4 inch
Overall Height	72 inch
Overall Width	96 inch
Top Style	Dog Ear
Shipping Dimensions	96.00 H x 72.00 W x 1.25 D
Return Policy	Regular Return (view Return Policy)

Material	Green Pressure Treated Wood
Special Features	Pressure Treated Against Rot & Decay
Weight	75 pound
Color/Finish	Green Treated
Installed Height	72 inch
Shipping Weight	75.0 lbs

Attachment 3: "1101 East Jefferson, Bloomington IL, 1980s, James S. Neville House, built 1886" (McLean County Museum of History)



Attachment 4: Profile and material (cedar) for fence replacement with similar profile panels





HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: March 16, 2023
CASE NO: BHP-09-23, Funk Grant
REQUEST: Consideration, review and action on a request submitted by Adkisson Construction for a Funk Grant in the amount of \$1,724.96 for fence replacement for the property located at 1101 E. Jefferson Street. PIN: 21-03-328-001.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1101 E. Jefferson Street
Existing Zoning: R-3A (Mixed Residence) District with S-4 (Historic Preservation Overlay) District
Existing Land Use: XXXXXXXXXX
Property Size: 98' x 140' (13,720 square feet)

HISTORIC INFORMATION

Year Built: 1885 (1883-1891)
Architectural Style: Queen Anne (significantly altered)
Architect: Warren H. Milner, with alterations in 1902 by Arthur L. Pillsbury
Historic District: Davis-Jefferson
Alternate Name: James S. Neville House

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-06-23**. The Petitioner has not received a Funk grant in the recent past.

Request

The applicant is requesting a **Funk Grant in the amount of \$1,724.96** to offset the cost of installing privacy fence panels of a similar profile to that which currently exists and are more complementary to the character of the house. This is a *less than 50% cost-share* on the overall project. Quotes for the plain and decorative panels are attached. Should the CoA determine that non-decorative paneling is approvable, the applicant shall withdraw their request for financial assistance.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

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

This property is in the Nationally and locally-designated (S-4) Davis-Jefferson Historic District.

- 2. The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

This project is an exterior project to replace a newer structure on the property, in a manner that is consistent with the design and characteristics of the original structure. Installation of an appropriate profile for the required privacy fence enhances the attractiveness and sense of place for the historic building itself.

- 3. Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

N/A

- 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.**

N/A.

5. Project expenses are those eligible for funding, according to Funk Grant program criteria.

Assistance is requested only for costs associated with materials for the project.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

Funding is not available for “Non-historically significant features of the property such as fences, driveways and sidewalks,” but the age and visual relationship of the subject fence make the significance worthy of discussion. Should the CoA determine that the decorative paneling is required to approve permit, it would serve as evidence that the subject fence—and visual nature thereof—is significant for the preservation of the character of this property, and therefore eligible for funding.

STAFF RECOMMENDATION

Staff finds that the scope of work *meets the eligibility criteria, conditions, and limitations* as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take the following actions:

Motion to establish findings that the *project is eligible* and to *approve* the request by Adkisson Construction for a Funk Grant in the amount of **up to \$1,724.96** for fence replacement for the property located at 1101 E. Jefferson Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Quote for plain dog-ear, shadow-box fence profile
2. Quote for decorative profile, cedar fence

Attachment 1: Quote for plain dog-ear, shadow-box fence profile

Adkisson Construction LLC 112 N Lincoln St. Downs, IL 61736 O:309-665-2802 C:309-212-8962 Stephanie@adkissonconstruction.net Brandon@adkissonconstruction.net Kay@adkissonconstruction.net	ORDER: 924 DATE:2/1/23
	EXPIRATION DATE:3/01/23

TO:			
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CONTRACTOR	JOB	PAYMENT TERMS	
Brandon	fence	50 down	

TASK	DESCRIPTION		
	Remove old fence & replacing with a 6' AC2 privacy fence following same layout with 1 gate		
	Please note that the industry vendors have had a 30% markup each year in March on all treated lumber and we are expecting the same this year. This will <u>effect</u> this estimate if the contract is accepted or signed after March 1.		
	Subcontractor:		
	Labor: 2@ 40	165	6600
	Material:		2885.69
	Disposal/delivery/permits/fuel		200/150/100/50
	Due upon signing of contract:	4992.80	
	Midway payment:		
	Estimated Due at completion:	4992.89	
		Estimated total	9985.69

Attachment 2: Quote for decorative profile, cedar fence

<p>Adkisson Construction LLC</p> <p>112 N Lincoln St. Downs, IL 61736 O:309-665-2802 C:309-212-8962 Stephanie@adkissonconstruction.net Brandon@adkissonconstruction.net Kay@adkissonconstruction.net</p>	<p>ORDER: 957 DATE:3/6/23</p> <p>EXPIRATION DATE:5/31/23</p>
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<p>TO: MCCA Jessica, Michelle jessicam@mccainc.org</p>			
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CONTRACTOR	JOB	PAYMENT TERMS	
Brandon	fence	Mat/lab	

TASK	DESCRIPTION		
	Remove old fence & replacing with a 6' cedar privacy fence with decorative lattice inlay following same layout with 1 gate		
	Please note that the industry vendors have had a 30% markup each year in March on all treated lumber and we are expecting the same this year. This will effect this estimate if the contract is accepted or signed after March 1.		
	Labor: 2@ 40 hours	165	6600
	Material:		4610.65
	Disposal/delivery/permits/fuel		150/125/0/100
	Due upon signing of contract:	4992.80	PAID 4992.80
	Midway payment:		
	Estimated Due at completion:	6592.85	
		Estimated Total	11585.65