



**HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
THURSDAY, JUNE 20, 2024, 5:00 PM**

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 cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

A. Review and approval of the minutes of the May 16, 2024, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

A. BHP-20-24 - Consideration, and action on a request submitted by Jim Neeley for a Certificate of Appropriateness for fence installation, for the property at 33 Sunset Road, PIN 14-34-402-016. (Recommended Motion: Motion to approve or disapprove, with or without Conditions, of the proposed scope of work for the requested Certificate of Appropriateness.)

B. BHP-21-24 Consideration, review and action on a request submitted by Clinton & Nicole Fuller, for a Certificate of Appropriateness for gutter, soffit and fascia repair and restoration, porch removal and painting, on the property located at 1102 E. Jefferson Street. PIN: 21-03-326-001. (Recommended Motion: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.)

C. BHP-22-24 - Consideration, and action on a request submitted by Clinton & Nicole Fuller for a Funk Grant in the amount of \$15,000.00, for fascia, soffit, and gutter repair and restoration, porch removal, and painting on the property at 1102 E. Jefferson Street, PIN: 21-03-326-001. (Recommended Motion: Motion to establish findings that the project is eligible and to approve the request by Clinton & Nicole Fuller, for a Funk Grant in the amount of up to \$15,000.00 for gutter, soffit and fascia repair and restoration, porch removal, and painting on the

property located at 1102 E. Jefferson Street.)

- D. BHP-23-24 Consideration, review and action on a request submitted by Patricia Morin, for a **Certificate of Appropriateness** for chimney and roof repair and restoration on the property located at 1405 N. Clinton Boulevard. PIN: 14-33-479-008. (Recommended Motion: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.)
- E. BHP-24-24 - Consideration, and action on a request submitted by Patricia Morin for a **Funk Grant** in the amount of \$15,000.00, for chimney and roof repair and restoration on the property at 1405 N. Clinton Boulevard, PIN: 14-33-479-008. (Recommended Motion: Motion to establish findings that the **project is eligible** and to **approve** the request by Patricia Morin, for a Funk Grant in the amount of **up to \$15,000.00** for chimney and roof repair and restoration on the property located at 1405 N. Clinton Boulevard.)
- F. BHP-25-24 Consideration, review and action on a request submitted by Joe Strano, for a **Certificate of Appropriateness** for porch repair and restoration and painting on the property located at 2 White Place. PIN: 14-33-480-024. (Recommended Motion: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.)
- G. BHP-26-24 - Consideration, and action on a request submitted by Joe Strano for a **Funk Grant** in the amount of \$7,500.00, for porch repair and restoration and painting on the property at 2 White Place, PIN: 14-33-480-024. (Recommended Motion: Motion to establish findings that the **project is eligible** and to **approve** the request by Joe Strano, for a Funk Grant in the amount of **up to \$7,500.00** for porch repair and restoration and painting on the property located at 2 White Place.)
- H. BHP-27-24 Consideration, review and action on a request submitted by Lori McCormick, for a **Certificate of Appropriateness** for painting and trim restoration on the property located at 4 White Place. PIN: 14-33-480-023. (Recommended Motion: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.)
- I. BHP-28-24 - Consideration, and action on a request submitted by Lori McCormick for a **Funk Grant** in the amount of \$2,910.00, for painting and trim restoration on the property at 4 White Place, PIN: 14-33-480-023. (Recommended Motion: Motion to establish findings that the **project is eligible** and to **approve** the request by Lori McCormick, for a Funk Grant in the amount of **up to \$2,910.00** for painting on the property located at 4 White Place.)

6. New Business

7. 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.



REGULAR AGENDA ITEM NO. 4.A.

FOR HISTORIC PRESERVATION COMMISSION: June 20, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the May 16, 2024, regular meeting of the Bloomington Historic Preservation Commission.

RECOMMENDED MOTION: Motion to accept the minutes, as presented.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: In compliance with the Open Meetings Act, Commission Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[HPC 5.16.24 MINUTES DRAFT.docx](#)



MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, MAY 16, 2024, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:00 PM, May 16, 2024. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Paul Scharnett	Commission Vice Chair	Absent
Dawn Peters	Commissioner	Present
Sarah Lindenbaum	Commissioner	Present
John Elterich	Commissioner	Present
Emma Meyer	Commissioner	Present
Mark Adams	Commissioner	Absent
Greg Koos	Commission Chair	Present

City Staff present included Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; and Kelly Pfeifer, Assistant Director of Economic & Community Development.

Before Public Comment, Chair Koos stated that due to a conflict of interest, he would be recusing himself from the hearings associated with any Rust Grant funding.

Public Comment

No public comment was presented.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Commissioner Elterich made a motion, seconded by Commissioner Peters, to approve the consent agenda as presented.

AYES: Koos; Peters; Lindenbaum; Lindenbaum; Elterich; Meyer

Motion passed viva voce.

Item 4.A. Review and approval of the minutes of the April 18, 2024, regular meeting of the Bloomington Historic Preservation Commission.

Rust Grant FY25 Review Resources

The following item was presented:

Current Rust Grant Guidelines

Commissioner Peters expressed concerns about the number of bids per project. She noted some have one bid and others have multiple. Ms. Pemberton stated that contractors have been too busy to take on more work, noting that the City is having similar issues receiving bids for our projects as well. She discussed the issue with Administration and there will be no legal issues due to the lack of bids.

The following item was presented:

FY25 Rust Grant Application Evaluation Form

Ms. Pemberton provided a brief explanation of the scoring process, the priority rankings, and how funding is ultimately decided.

Regular Agenda

The following item was presented:

Item 5.A. **BHP-08-24** - Consideration, and action on a request submitted by David Wochner for a **Certificate of Appropriateness** for bay window repair, including salvage and replacement of existing brick façade and stone lintel, after installation of steel reinforcement, on the property at 909 N. McLean Street, PIN 21-04-207-001.

David Wochner (909 N. Mclean Street), Applicant, stated he would be available to address any issues or questions from the Commission. He described the current issues affecting the bay window, noting a crack in the stone lintel causing uneven weight distribution. Mr. Wochner stated the proposed plan would pull the stone lintel out of the façade to be repaired using an angled steel plate.

Ms. Pemberton presented the staff report with a recommendation for approval, noting that the proposal does not include mortar type and recommended a qualification that an appropriate mortar type is selected. She provided the Architectural Guidelines and comments from Vice Chair Scharnett, which noted his preference for replacement of the lintel. Ms. Pemberton stated that both proposed remedies for the lintel are permitted in the GSA technical specifications.

Commissioner Meyer inquired about the difference in the structural failure timeline between replacing the lintel and repairing the lintel. Staff stated that Vice Chair Scharnett did not provide a timeline.

Chair Koos inquired of the Applicant whether they had any comments to add following the Staff Report. The Applicant stated that he trusts the contractor and their ability to treat the stone and masonry properly. He noted his preference is to repair the stone rather than replace.

Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by David Wochner, for bay window repair, including salvage and replacement of existing brick façade and stone lintel, after installing of steel reinforcement, on the property at 909 N. McLean Street, with the condition that either type “O”, type “K” is used or the existing mortar is tested and that the steel reinforcement is galvanized.

Roll call.

AYES: Koos; Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.B. **BHP-18-24** - Consideration, and action on a request submitted by David Wochner for a **Funk Grant** in the amount of \$2,725.00, for bay window repair on the property at 909 N. McLean Street, PIN 21-04-207-001.

Ms. Pemberton stated the project does meet the criteria and noted that if they choose to award the higher bid the amount would be \$3,750.00.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$3,750.00 for bay window repair on the property at 909 N. McLean Street.

Roll call.

AYES: Koos; Peters; Lindenbaum; Elterich; Meyer

Motion passed.

Chair Koos appointed Commissioner Lindbaum as Acting Chair and recused himself at 5:20 PM.

The following item was presented:

Item 5.C. **BHP-02-24** Consideration, review and action on a request submitted by the McLean County Historical Society, for a **Rust Grant** in the amount of \$31,500.00 for repair and/or replacement of roofing, drip edge/flashing, and gutter system on the property located at 101-103 N. Main Street (PIN: 21-04-339-034).

Ms. Pemberton presented the Staff Report, with a recommendation for approval. She stated that the building materials are not historic, because the building was rebuilt in the 1980s. However, the rebuild was within the original character of the building. The request is for repair and replacement of roofing, drip edge/flashing, and the gutter system. She stated everything proposed complies with the Architectural Guidelines. After the Staff Report, Ms. Pemberton provided Vice Chair Scharnett’s comments, which included support for the project and an explanation of the potential damage if the roof is not repaired.

Russel Francois, Applicant, addressed Commissioner Peters' earlier comment regarding the lack of bids. He stated throughout the project various contractors have been brought on-site for bids, however many did not show or were unable to bid.

Commissioner Peters noted the request is inconsistent with the bids provided. Ms. Pemberton replied that it was a mistake by the Staff and that the amount requested is \$31,388.00.

Mr. Francois noted that the original bids did not include the cedar shingles, which have been identified for the project. He stated the cost of materials will increase approximately 15% with the inclusion of cedar shingles.

Commissioner Peters made a motion, seconded by Commissioner Meyer, to establish findings of fact that the project is eligible and to consider funding the request by McLean County Historical Society, for a Rust Grant in the amount of up to \$31,388.00 for repair and/or replacement of roofing, drip edge/flashing, and gutter system on the property located at 101-103 N. Main Street.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.D. **BHP-04-24** Consideration, review and action on a request submitted by RJV Property, for a **Rust Grant** in the amount of \$13,750.00 for repair and/or replacement of existing decking on the exterior rear stairs and landing, with possible structural work, and staining, on the property located at 413 N. Main Street (PIN: 21-04-189-005).

Ms. Pemberton presented the Staff Report, with a recommendation for approval. She stated the project will not affect historic materials or aspects of the building, noting no Architectural Guidelines apply. The request is to repair and replace the existing decking on the rear stair and landing, as necessary. She added the project was partially funded last year; however, the applicant did not complete the work.

Bobby Vericella, Applicant, stated the reasoning for bringing this project forward again. He noted that without the full funding, they were unable to complete the project.

Commissioner Peters noted the project will likely fall lower on the priority list due to the location of the project, non-historic elements, and contribution factors.

Commissioner Meyer made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to consider funding the request by RJV Property, for a Rust Grant in the amount of up to \$13,750.00 for repair and/or replacement of existing decking on the exterior rear stairs and landing, with possible structure work, with staining, on the property located at 413 N. Main Street.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.E. **BHP-07-24** Consideration, review and action on a request submitted by John Miller, for a **Rust Grant** in the amount of \$50,000.00 for flat roof replacement, with possible structural repair, on the property located at 405 W. Washington Street (PIN: 21-04-307-004).

Ms. Pemberton presented the staff report, with a recommendation for approval. She provided a brief history of the building, noting it was a part of the original Auto Row. The request is for the replacement of the flat roof, which is currently leaking. The building is partially vacant due to the leakage. Ms. Pemberton stated that the roof is not historic, however, the repair of the roof will protect the historic façade and its elements from further damage. The Applicant is requesting the maximum amount for a major restoration project. Ms. Pemberton provided Vice Chair Scharnett's comments, which noted the one proposal to be more appropriate and provide more longevity.

Commissioner Elterich inquired of the Applicant whether the billboards are revenue-producing. The Applicant stated the billboards were revenue-producing before the COVID-19 pandemic, but since then they have lost value.

Commissioner Meyer inquired about the intended use of the building. The Applicant responded that he intends to open the building as retail space and incorporate a Route 66 Museum onto the property.

Commissioner Elterich inquired about the party wall. Mr. Miller responded inappropriate roof replacement has caused the current damage to the party wall and the other facades.

Commissioner Elterich made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider funding the request by John Miller, for a Rust Grant in the amount of up to \$38,425.00 for flat roof replacement, with possible structural repair, for the property located at 405 W. Washington Street.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion

The following item was presented:

Item 5.F. **BHP-09-24** Consideration, review and action on a request submitted by Cornerstone Living, LLC, for a **Rust Grant** in the amount of \$25,410.00 for exterior tuckpointing, brick repair and replacement, and painting on the property located at 118 W. Washington Street (PIN: 21-04-338-020).

Ms. Pemberton provided the Staff Report, with a recommendation for approval, noting pertinent Architectural Guidelines for masonry repair. The request is for exterior tuckpointing, brick repair and replacement, and painting on the property. She noted the importance of types of mortar and paint. Ms. Pemberton provided Vice Chair Scharnett's

comments, which noted that the paint should be carefully selected, and he will recuse himself from expressing an opinion on the project due to personal conflict.

Commissioner Peters asked for clarification on the quotes. Ms. Pemberton clarified that the amount requested is individual parts of the two quotes combined. Regarding paint stripping, she stated the masonry contractor would strip the brick, while the carpentry contractor would strip the storefront.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to consider funding the request by Cornerstone Living, LLC, for a Rust Grant in the amount of up to \$18,785.00 for exterior tuckpointing, brick repair and replacement, and painting, on the property located at 118 W. Washington Street.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.G. **BHP-10-24** Consideration, review and action on a request submitted by 414 N Main, LLC/RJV, for a **Rust Grant** in the amount of \$25,000.00 for exterior tuckpointing, with minor brick replacement, on the property located at 309 N. Main Street (PIN: 21-04-329-001).

Mr. Myers presented the Staff Report, with a recommendation for approval, noting the building is contributing to the National Historic District and the project will affect historic materials. The request is for exterior tuckpointing, with minor brick replacement, and will be viewed by the public. Mr. Myers provided Vice Chair Scharnett's comments, which noted there may be an underlying problem with the façade and this project would be a band-aid fix. Additionally, he expressed concerns over the adequacy of the bid due to the owner self-performing the work.

Commissioner Peters expressed concern about the bids, stating she is uncomfortable awarding grant money when the only bid is from the property owner.

Commissioner Elterich asked for clarification on the ownership of the building and the scope of work. The Applicant stated he is a partial owner of the property and noted issues with the south façade.

Ms. Pemberton stated that the Commission has been approved by Administration to move forward with the bid.

Chair Lindenbaum inquired about the possibility of conducting a full exploration to see the extent of damage on the southern façade. The Applicant stated they would not consider a full evaluation at this time. He noted their focus is to repair what is necessary and do a full assessment later.

Commissioner Meyer noted concerns regarding the bid but stated she recognizes the reality of the situation and the need for repair and replacement of the façade. The Applicant added that the façade is facing constant deterioration and needs to be addressed as soon as possible.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to establish findings that the project is eligible and to consider funding the request by 414 N Main, LLC/RJV for a Rust Grant in the amount of up to \$25,000.00 for exterior tuckpointing, with minor brick replacement, on the property located at 309 N. Main Street.

Roll call.

AYES: Lindenbaum; Elterich; Meyer

NAYS: Peters

Motion passed.

The following item was presented:

Item 5.H. **BHP-11-24** Consideration, review and action on a request submitted by James Sample, for a **Rust Grant** in the amount of \$8,087.50 for tuckpointing and commercial alley door replacement on the property located at 525 N. Main Street (PIN: 21-04-183-004).

Mr. Myers presented the Staff Report, with a recommendation for approval, noting the building is a noncontributing structure, the materials affected are non-historic, and the affected façade would be viewed by the public. The request is for tuckpointing and commercial alley door replacement. He provided Vice Chair Scharnett's comments which noted support for the tuckpointing and expressed concern with code compliance regarding the door replacement.

The Applicant provided updated estimates.

Commissioner Peters expressed concern about only having one bid. Additionally, she stated she would like to separate the tuckpointing and door replacement during the funding discussion.

Ms. Pemberton inquired of the Applicant if the door replacement would result in a widening of the doorway. The Applicant responded that the width of the doorway would not change.

Commissioner Elterich made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider funding the request by James Sample, for a Rust Grant in the amount of up to \$5,033.92 for tuckpointing and commercial alley door replacement on the property located at 525 N. Main Street.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.I. BHP-12-24 Consideration, review and action on a request submitted by James Sample, for a Rust Grant in the amount of \$4,875.00 for tuckpointing of the west elevation on the property located at 527 N. Main Street (PIN: 21-04-183-003).

Mr. Myers presented the Staff Report, with a recommendation for approval, noting the building is noncontributing, the affected materials are non-historic, and the affected façade will be viewed by the public. He provided Vice Chair Scharnett's comment which noted support for the tuckpointing.

The Applicant provided additional details about the issues facing the building, noting the issues with the bricks around the entrance.

Chair Lindenbaum identified the loose brick near the sidewalk that the Applicant was referencing on Google Maps.

Commissioner Peters expressed concern about only having one bid for the project.

Commissioner Elterich made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider funding the request by James Sample, for a Rust Grant in the amount of up to \$4,875.00 for tuckpointing of the west elevation on the property located at 527 N. Main Street.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.J. BHP-13-24 Consideration, review and action on a request submitted by James Sample, for a Rust Grant in the amount of \$22,966.41 for tuckpointing, door replacement, and siding replacement on the property located at 529 N. Main Street (PIN: 21-04-183-002).

Mr. Myers presented the Staff Report, with a recommendation for approval, noting the building is contributing to the National Historic District, the affected materials are historic, and the proposed project affects the primary and secondary facades. He provided Vice Chair Scharnett's comments which noted a suggestion of using lime mortar given for the tuckpointing and replacing the wood faced with a more durable material. Additionally, he noted concerns about code compliance.

Mr. Vericella provided additional background information on the proposed project, noting the secondary façade needs the most work as it is about 75% deteriorated.

Commissioner Peters expressed concern about only having one bid for the project.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to establish findings that the project is eligible and to consider funding the request by James Sample, for a Rust Grant in the amount of up to \$22,966.41 for

tuckpointing, door replacement, and siding replacement on the property located at 529 N. Main Street.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.K. **BHP-14-24** Consideration, review and action on a request submitted by Davin Garrett, for a **Rust Grant** in the amount of \$50,000.00 for storefront replacement on the property located at 211 N. Prairie Street (PIN: 21-04-406-002).

Mr. Branham presented the Staff Report, with a recommendation for approval, noting the project will update the existing storefront following asbestos abatement and will improve accessibility. He noted pertinent Architectural Guidelines for the project. He provided Vice Chair Scharnett's comments, which noted that he must recuse himself because his firm provided the scope of work for the project.

Commissioner Peters expressed concern over the amount of the scope of work. Ms. Pemberton replied that the request referenced the submitted application amount. Mr. Branham added that the correct amount should be \$20,160.75 based on the updated bids.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to establish findings that the project is eligible and to consider funding the request by Davin Garrett, for a Rust Grant in the amount of up to \$20,160.75 for storefront replacement on the property located at 211 N Prairie Street.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.L. **BHP-15-24** Consideration, review and action on a request submitted by 405-407 N. Main Street, LLC, for a **Rust Grant** in the amount of \$22,077.00 for storefront replacement on the property located at 405 N. Main Street (PIN: 21-04-189-009).

Mr. Branham presented the Staff Report along with BHP-17-24 and provided background on the properties. He noted a discrepancy between the scope of work and the images provided by the Applicant. Ms. Pemberton provided Vice Chair Scharnett's comments, which noted potential issues with code compliance.

Chair Lindenbaum expressed concerns about the eligibility of the potential project. She stated that she is uncomfortable awarding money when there are still questions about the scope of the project.

Commissioner Meyer noted the disconnect between the pictures and the scope of work. Additionally, she stated that it is likely that the amounts for the proposed project are incorrect. Commissioner Peters agreed.

Mr. Vericella stated the door would not be removed and the windows were to be replaced for efficiency.

Commissioner Elterich inquired about the new cost of work. Mr. Vericella stated he could not provide the new cost at this time.

Commissioner Peters made a motion, seconded by Commissioner Meyer, that the project is not eligible for funding based on an incomplete application.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.M. **BHP -16-24** Consideration, review and action on a request submitted by Green Building, LLC, for a **Rust Grant** in the amount of \$17,019.00 for replacement of exterior siding on the property located at 217-221 E. Washington Street (PIN: 21-04-409-005).

Mr. Branham provided the Staff Report, with a recommendation for approval, noting the building is noncontributing and the project is impacting the primary and secondary facades. The request is for the replacement of exterior vertical siding. Mr. Branham provided Vice Chair Scharnett's comments, which noted a substitution of the material used for longevity.

Mr. Vericella provided the reasons for the chosen material. He stated longevity will not be an issue.

Commissioner Peters inquired about the reasoning behind not using wood. Mr. Vericella responded that wood requires higher maintenance than steel.

Chair Lindenbaum noted the material may be historic because it meets the 50-year requirement. She stated the Commission needs to find the balance between historic preservation and appropriate use of taxpayer funds, noting it is important to preserve historic material, however, it may be in the best interest of the taxpayers to approve a project that allows for more longevity.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to establish findings that the project is eligible and to consider funding the request by Green Building, LLC, for a Rust Grant in the amount of up to \$17,019.00 for the replacement of exterior siding on the property located at 217-221 E. Washington Street.

Roll call.

AYES: Lindenbaum; Elterich; Meyer

NAYS: Peters

Motion passed.

The following item was presented:

Item 5.N. **BHP-17-24** Consideration, review and action on a request submitted by 405-407 N. Main Street, LLC, for a **Rust Grant** in the amount of \$22,750.00 for storefront replacement on the property located at 407 N. Main Street (PIN: 21-04-189-008).

Mr. Branham presented the Staff Report along with BHP-15-2. He noted a discrepancy between the scope of work and the images provided. Ms. Pemberton provided Vice Chair Scharnett's comments, which noted potential issues with code compliance.

Commissioner Peters made a motion, seconded by Commissioner Meyer, that the project is not eligible for funding based on an incomplete application.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

Historical Preservation Commission deliberation and awarding of funding amounts.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to move to recess for 10 minutes.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The Commission reconvened at 7:37 PM, with the same quorum present.

The Commission returned to discussion of the Regular agenda items.

Ms. Pemberton provided the results of the project scoring totals, with explanations of the color coding on the spreadsheet. Staff and the Commission discussed each project based on the historic priority, visibility, whether the property has received funds in the previous years, existing property condition, impact on structural integrity, impact on the community, and overall priority ranking. The scores for each case are as follows:

- BHP-02-24, 101 N Main St – 17.75
- BHP-04-24, 413 N Main St – 11.5
- BHP-07-24, 405 W Washington St – 17.25
- BHP-09-24, 118 W Washington St – 17
- BHP-10-24, 309 N Main St – 16.5
- BHP-11-24, 525 N Main St – 14
- BHP-12-24, 527 N Main St – 14.75
- BHP-13-24, 529 N Main St – 17.75
- BHP-14-24, 211 N Prairie St – 14.6667
- BHP-15-24, 405 N Main St – 13
- BHP-16-24, 219 E Washington St – 10
- BHP-17-24, 407 N Main St – 12

The Commission discussed funding certain projects partially to allow the award of some funding to more projects. They asked Staff for clarification that even with partial funding the Applicant will still have to meet the conditions set forth. Ms. Pemberton confirmed. The Commission continued to discuss balancing the project and funding to ensure that the most necessary project received funding.

The Commission decision on awarded funding is as follows:

- BHP-02-24, 101 N Main St, Commission decided to allocate \$31,388.00.
- BHP-04-24, 413 N Main St, Commission decided to not fund this project.
- BHP-07-24, 405 W Washington St, Commission decided to allocate \$38,425.00.
- BHP-09-24, 118 W Washington St, Commission decided to allocate \$18,785.00.
- BHP-10-24, 309 N Main St, Commission decided to allocate \$19,191.20.
- BHP-11-24, 525 N Main St, Commission decided to allocate \$2,596.39.
- BHP-12-24, 527 N Main St, Commission decided to allocate \$4,875.00.
- BHP-13-24, 529 N Main St, Commission decided to allocate \$9,739.41.
- BHP-14-24, 211 N Prairie St, Commission decided to not fund this project.
- BHP-15-24, 405 N Main St, Commission decided to not fund this project.
- BHP-16-24, 219 E Washington St, Commission decided to not fund this project.
- BHP-17-24, 407 N Main St, Commission decided to not fund this project.

Ms. Pemberton adjusted the totals on the spreadsheet, attached as Exhibit “B”, and asked for verification that the Commission believes the funding listed is correct and appropriate. The Commission confirmed.

Commissioner Meyer made a motion, seconded by Commissioner Elterich, to award the subject projects, with exception to BHP-10-24, as discussed and listed above, which totals to \$105,808.80.

Roll call.

AYES: Peters; Meyer; Lindenbaum; Elterich

Motion Passed.

Commissioner Meyer made a motion, seconded by Commissioner Elterich, to award the remaining \$19,191.80 to BHP-10-24 for tuckpointing with the condition that the Applicant provides a more solidified scope of work and a second bid from a third party.

Roll call.

AYES: Peters; Meyer; Lindenbaum; Elterich

Motion Passed.

New Business

6.A. CLG Grant Update

Mr. Myers said the new Certified Local Government (CLG) Grant application and information will be published soon. He asked the Commission to think about potential uses of the funds.

6.B. Next Meeting Agenda Item

Commissioner Peters asked Staff to add a Rust Grant discussion to the next agenda to identify issues and solutions for reoccurring problems.

Adjournment

Commissioner Peters made a motion, seconded by Commissioner Elterich, to adjourn the meeting.

Roll call.

AYES: Peters; Lindenbaum; Elterich; Meyer

Motion passed.

The Meeting Adjourned at 8:33PM.

CITY OF BLOOMINGTON

Greg Koos, Chair

Alissa Pemberton, Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: June 20, 2024

WARD IMPACTED: Ward 4

SUBJECT: BHP-20-24 - Consideration, and action on a request submitted by Jim Neeley for a Certificate of Appropriateness for fence installation, for the property at 33 Sunset Road, PIN 14-34-402-016.

RECOMMENDED MOTION: Motion to approve or disapprove, with or without Conditions, of the proposed scope of work for the requested Certificate of Appropriateness.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services
Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner
Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Applicant is requesting a Certificate of Appropriateness to install a six-foot-tall horizontal shadowbox designed privacy fence with six feet wide panels along 134 feet of the south side of the property parallel to Emerson Street and 100 feet along the west side of the property.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-20-24 - Staff Report - 33 Sunset Rd.docx](#)
[Attachment - Scope of Work](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 20, 2024
CASE NO: BHP-20-24, Certificate of Appropriateness (COA)
REQUEST: Consideration, review and action on a request submitted by Jim Neeley, for a Certificate of Appropriateness for fence installation, on the property located at 33 Sunset Rd, PIN 14-34-402-016.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 33 Sunset Rd
Existing Zoning: R-1A (Single-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 150' x 350' (52,500 square feet)

HISTORIC INFORMATION

Year Built: 1948
Architectural Style: Mid-Century Modern
Architect: Richard Williams
Historic District: N/A
Alternate Name: Otto and Lucille Beich House

PROJECT DESCRIPTION

Background

According to the Local Designation nomination report, the residence was constructed in 1948 by Richard A. Williams, for Otto and Lucille Beich, and the surrounding property reflects the work of landscape architect Jens Jensen. The property was designated and zoned S-4 in 2023 (Ord. No. 2023-020). The Applicant previously received a Certificate of Appropriateness for garage replacement with minor expansion at the property in April, 2024 (BHP-06-24).

Request

The Applicant is requesting a Certificate of Appropriateness to install a six-foot-tall horizontal shadowbox designed privacy fence with six feet wide panels along 134 feet of the south side of the property parallel to Emerson Street and 100 feet along the west side of the property. The dark color of the fence will be stained to match the home exterior body stain color. The fence will also feature an eight-foot wide, two-panel steel gate at the same height. According to the applicant, the fence will closely align with the neighbor to the east and the style of the fence is considered to be consistent with the architectural style of the house. Mature trees closest to Emerson Street will not be enclosed by the proposed privacy fence.

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.

The proposed fence is new and is not a featured original item of the site. It is unknown whether a fence previously existed at the location; evidence of prior replacement or removal was not identified.

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.

N/A. The proposal is for a new fence.

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.

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

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 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:

New hardscaping shall be ... characteristic of the period of significance...

'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.

STAFF RECOMMENDATION

Staff finds that the scope of work meets 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 scope of work and request for a Certificate of Appropriateness, as submitted by Jim Neeley, for fence installation and expansion on the property located at 33 Sunset Road.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Image of the location for proposed work
2. Detailed Scope of Work submitted by Applicant (separate attachment)

Attachment 1: Image of the location for proposed work



Certificate of Appropriateness application details

Request: C of A to construct a privacy fence at the rear of property

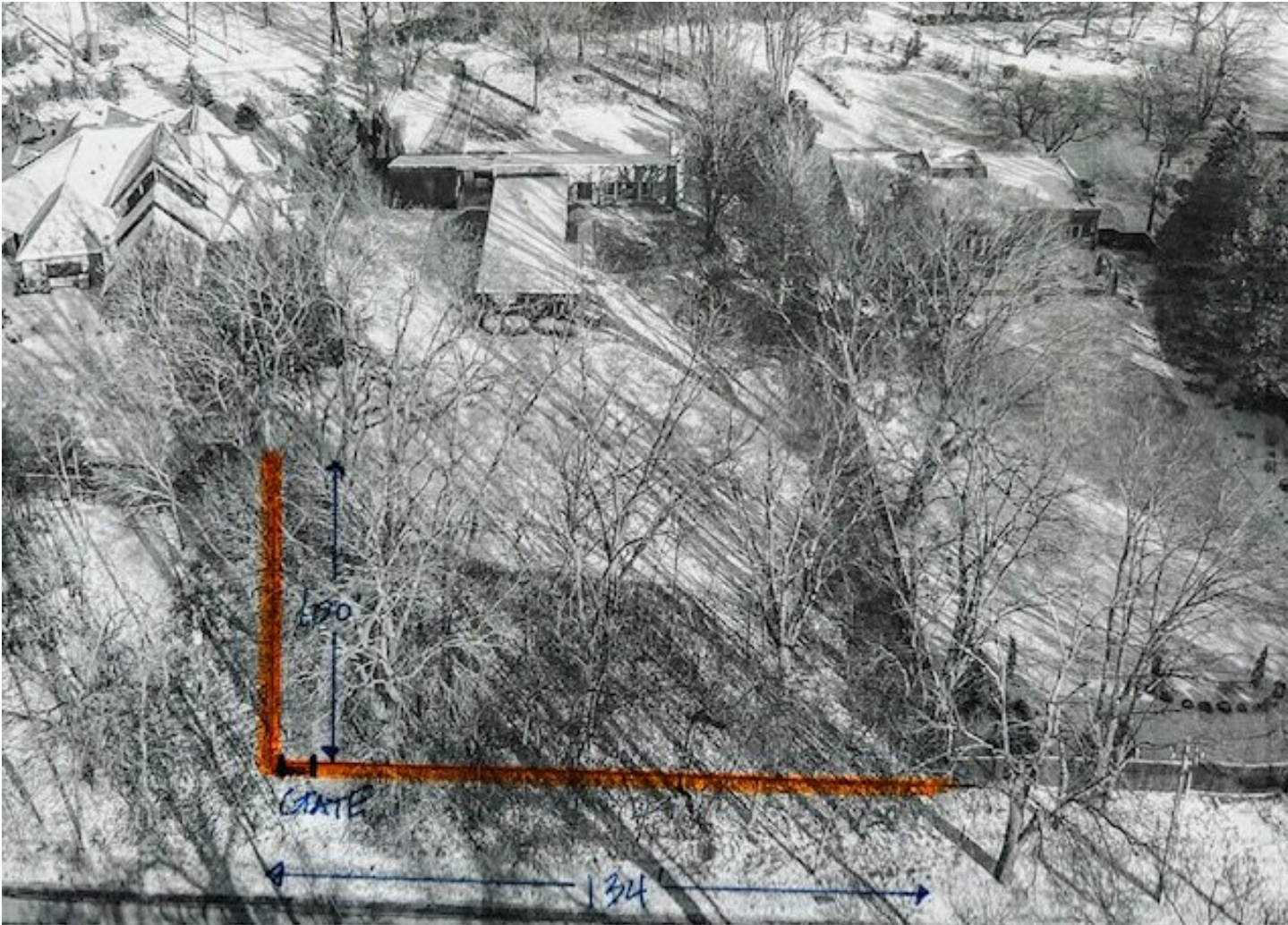
Purpose: provide much needed privacy, add a layer of security, containment of pets and reduce the amount of blowing trash and debris that enters the rear yard

Location: 33 Sunset Road, Bloomington IL 61701

Contractor: Peerless Fence Company

Proposed privacy fence construction details and specifications

Proposed fence location



Install the fence to closely align with neighbor's fence to the East. Threading the fence through existing trees so that no major specimens are impacted or removed. Some volunteer runners and underbrush may require removal for installation. A line of mature trees closest to Emerson Street will not be enclosed by the proposed privacy fence. [Emerson Street in bottom foreground.]

Length and location of proposed privacy fencing

Install 134 on southside of property parallel to Emerson street. Set back XX front curb.

Install 100 on westside of property which is a continuation of westside neighbor's existing fence.

Installation of a 8 wide, 2 panel steel gate. Same height as wood fence.

Fence style / aesthetic

Horizontal shadowbox

6 high x 6 wide panels will step down as required to follow the contour of the terrain

Horizontal panel sides alternate from front to back of 4 x 6 posts every 6



Photo indicates proposed fence details including approximate color and step down installation.



Photo indicates the proposed aesthetic

Fence materials and finish

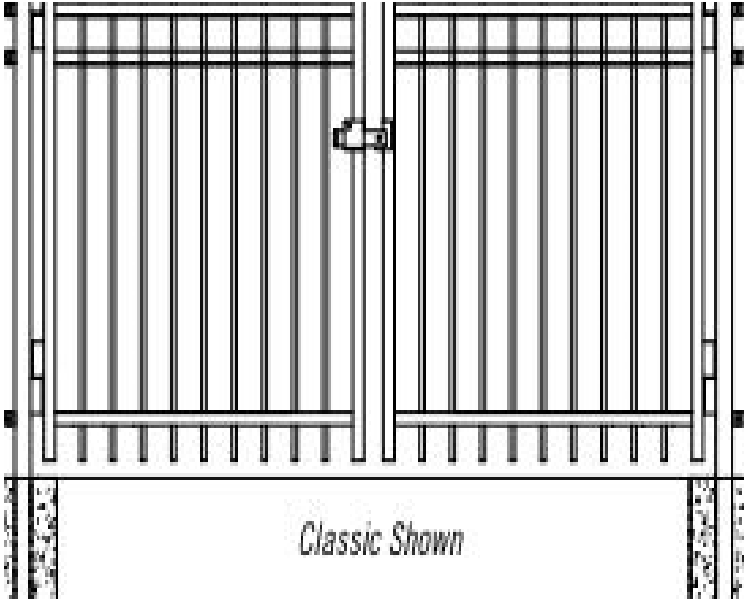
Posts are PT 4 x 6 wood set on 6 centers

Horizontal pickets are 5/4 PT wood deck boards with .5 1 spacing between pickets

Horizontal pickets are to be stained both sides with Behr Premium Solid Color Waterproofing Stain and Sealer in a custom color to match the home's exterior body stain color. The dark color will visually make the privacy fence disappear.

Access gate

Install an 8 wide double drive access black powder coated steel, flat top gate near the southwest corner of the property.





REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: June 20, 2024

WARD IMPACTED: Ward 4

SUBJECT: BHP-21-24 Consideration, review and action on a request submitted by Clinton & Nicole Fuller, for a **Certificate of Appropriateness** for gutter, soffit and fascia repair and restoration, porch removal and painting, on the property located at 1102 E. Jefferson Street. PIN: 21-03-326-001.

RECOMMENDED MOTION: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The Applicant is requesting a Certificate of Appropriateness for the removal and replacement of all exterior soffit, fascia, and gutters at the residence using similar materials of the original house. Additionally, the Applicant is proposing to remove a second story porch/balcony that is unoriginal to the home. Bricks original to the home will be used for repairs. There will also be two door framings for access the balcony using scallop style cedar siding. The Applicant is also proposing to paint the entire exterior of the residence.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-21-24 - Staff Report - 1102 E Jefferson St.docx](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 20, 2024
CASE NO: BHP-21-24, Certificate of Appropriateness (COA)
REQUEST: Consideration, and action on a request submitted by Clinton & Nicole Fuller for a Certificate of Appropriateness for fascia, soffit, and gutter repair and restoration, porch removal, and painting, on the property at 1102 E. Jefferson Street, PIN 21-03-326-001.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1102 E. Jefferson Street
Existing Zoning: R-3A (Multiple-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 150' x 170' (25,500 square feet)

HISTORIC INFORMATION

Year Built: 1887-1891
Architectural Style: Victorian
Architect: Unknown
Historic District: Davis-Jefferson Historic District
Alternate Name: Henry S. Swayne House

PROJECT DESCRIPTION

Background

According to the National Register nomination report for Davis-Jefferson Historic District, the residence was constructed sometime between 1887 and 1891. The property is largely unaltered and in good condition, however, the nomination notes the screened-in porch does not appear to be original. The property was zoned S-4 in 1984 (Ord. No. 1984-113) and is also within the National Historic District. The property received a Certificate of Appropriateness (CoA) for window replacement and doorway alteration in 2007.

Request

The Applicant is requesting a Certificate of Appropriateness for the removal and replacement of all exterior soffit, fascia, and gutters at the residence using similar materials of the original house. Additionally, the Applicant is proposing to remove a second story porch/balcony that is unoriginal to the home. Bricks original to the home will be used for repairs. There will also be two door framings for access the balcony using scallop style cedar siding. The Applicant is also proposing to paint the entire exterior of the residence.

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. Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed. Items non-original to the house will be removed.

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.

N/A.

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

Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed.

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.

Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed. Materials will be removed, repairs and additional structural support completed, then materials reinstalled to the greatest extent possible.

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.

N/A.

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 does 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:

Soffit & Fascia

Repair rather than replace siding and soffit materials unless it is technically infeasible to do so.

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

Do not sandblast siding and soffits.

Do not high-pressure water blast siding and soffits.

Where synthetic siding or soffits exist, it is recommended to remove it and repair the original historic siding under it, unless it is technically infeasible to do so.

The Commission will not approve new synthetic siding or soffits.

No new trim or moldings may be added to historic exterior surfaces unless it can be shown that such trim would have been historically used for that type of building.

Gutters & Downspouts

Maintain and repair existing gutters and downspouts in place. If existing gutters and downspouts are deteriorated to the extent that they must be replaced, new gutters and downspouts shall match the original

historic gutters and downspouts, if such is known, or shall be of size and profile that would be characteristic of the period of significance.

Note that galvanized half-round sheet metal gutters may in many cases be more appropriate for most historic buildings which had exposed gutters than the colonial profile aluminum gutters and downspouts commonly used today.

Where built-in gutters exist and must be repaired, repair or replace only those sections that require it, using similar materials to existing historic built-in gutters.

Porches

Proposed new porches shall be similar to historic porches which have been removed with regard to size, style and detail, to the extent that such historic porch can be documented. Where inadequate documentation exists for original porch, proposed new porches shall be typical of those built in the style of the historic building.

Proposed new railings and balusters on existing and new porches shall use materials and shall be designed in style similar in appearance to historic balusters and railings characteristic of the style of the historic building.

STAFF RECOMMENDATION

Staff finds that the scope of work meets 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 Clinton & Nicole Fuller for a Certificate of Appropriateness for fascia, soffit, and gutter repair and restoration, porch removal, and painting, on the property at 1102 E. Jefferson Street.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Image of area where work is to be performed

Attachment 1: Image of area where work is to be performed







REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: June 20, 2024

WARD IMPACTED: Ward 4

SUBJECT: BHP-22-24 - Consideration, and action on a request submitted by Clinton & Nicole Fuller for a Funk Grant in the amount of \$15,000.00, for fascia, soffit, and gutter repair and restoration, porch removal, and painting on the property at 1102 E. Jefferson Street, PIN: 21-03-326-001.

RECOMMENDED MOTION: Motion to establish findings that the *project is eligible* and to *approve* the request by Clinton & Nicole Fuller, for a Funk Grant in the amount of **up to \$15,000.00** for gutter, soffit and fascia repair and restoration, porch removal, and painting on the property located at 1102 E. Jefferson Street.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Funk Grant in the amount of \$15,000.00 for fascia, soffit, and gutter repair and restoration, porch removal, and painting. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines. 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-21-24 and has been recommended for approval. The applicant has not received a Funk Grant in the recent past.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-22-24 - Staff Report - 1102 E Jefferson \(Funk\).docx](#)

[Attachment - Stoller Precise Bid](#)

[Attachment - Midstate Gutters Bid](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 20, 2024
CASE NO: BHP-22-24, Funk Grant
REQUEST: Consideration, review and action on a request submitted by Clinton & Nicole Fuller, for a Funk Grant in the amount of \$15,000.00 for fascia, soffit, and gutter repair and restoration, porch removal, and painting on the property located at 1102 E. Jefferson Street. PIN: 21-03-326-001.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1102 E. Jefferson Street
Existing Zoning: R-3A (Multiple-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 105' x 170' (25,500 square feet)

HISTORIC INFORMATION

Year Built: 1887-1891
Architectural Style: Victorian
Architect: Unknown
Historic District: Davis-Jefferson Historic District
Alternate Name: Henry S. Swayne 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-21-24 and has been recommended for approval. The applicant has not received a Funk Grant in the recent past.

Request

The Applicant is requesting a Funk Grant in the amount of \$15,000.00 for fascia, soffit, and gutter repair and restoration, porch removal, and painting. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines.

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 locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.

This property is locally-designated (S-4), and is within a national historic district.

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

The proposal addresses exterior restoration of several elements of the residence.

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.

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence.

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

The request meets all eligibility criteria and conditions; no limitations apply.

Project is eligible for additional funding as "Major Restoration" project, defined as any project costing at least 45% of the subject property's EAV.

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 one of the following actions:

Motion to establish findings that the project is eligible and to approve the request by Clinton & Nicole Fuller, for a Funk Grant in the amount of up to \$15,000.00 for fascia, soffit, and gutter repair and restoration, porch removal, and painting on the property located at 1102 E. Jefferson Street.

Respectfully submitted,
Jon Branham
City Planner

Attachments: Project Quotes from Contractors



**STOLLER
PRECISE**
PAINTING • FINISHES

Josh Auth
josh@stollerprecise.com

Estimate

Stoller Precise Painting & Finishes
302 S. Lee St
Bloomington, IL 61701
309.665.2900

CONTACT	JOB ADDRESS	ESTIMATE ID	DATE
Clinton Fuller 1102 E Jefferson Bloomington, IL 61701 Cfuller@fullercommunications.net 309.684.2070	Clinton's Address 1102 E Jefferson Bloomington, IL 61701	8	03/13/2024

Estimate

Item

Area of House to be Painted

- Fascia and Soffits
- Window Trim
- Shake Siding
- Porch on Side of House

Exterior Preparation

- Power wash all exterior surfaces
- Scrape and sand to remove loose or peeling paint
- Any cracks or holes will be caulked as needed (wood trim)
- Spot prime bare surfaces as needed

**Any unforeseen damages or repairs will be an additional charge unless otherwise stated.*

Daily Set-up and Clean-up:

Clean up all areas in or outside the home daily and upon final completion to ensure areas are free from job-related debris. Painting crew will organize all painting materials daily before going home.

Final Walkthrough:

The job lead will perform a final walkthrough upon completion of the project to ensure customer satisfaction and to address any final questions or concerns. Touchups will be scheduled if needed.

Exterior Paint	\$41,600.00
<ul style="list-style-type: none"> • Apply 2 coats of finish to areas listed above. • Price includes labor only (line items in Terms section stating paint is included is voided) 	
Miscellaneous Wood Repair Labor	\$6,000.00
<ul style="list-style-type: none"> • Repair all damaged wood on exterior • Remove old deck on 2nd floor • Remove 2 doors on 2nd floor and replace with shake siding • Redo bay window surround on front of house 	
Wood Replacement Materials	\$6,000.00
One month lift rental	\$4,800.00
<ul style="list-style-type: none"> • 86' boom lift 	
Paint materials	\$2,000.00
	Total \$60,400.00

Terms

We agree to provide all necessary labor, materials, and supplies required to carry out the services specified in this contract, in accordance with the terms and conditions outlined herein. Upon completion of the services, our team will ensure that all materials, supplies, and debris are removed from the premises.

1. Scope of Work/Project Description

Please carefully review the job description and note that we are only obligated to perform the tasks specified in the estimate.

2. Paint/Materials

The estimate includes all costs associated with paint and materials.

To ensure that we have ample time to prepare and execute your project to the highest standards, we kindly request that you select your desired colors at least one week prior to the project start date. This will allow us to order the necessary materials and make any necessary preparations in a timely manner. Additionally, please note that any changes to the selected colors after work has commenced may result in additional charges. As part of our commitment to quality, all surfaces will be given two (2) coats of paint by default unless otherwise specified in the estimate.

Please Note: Some accent colors may require more than two coats to achieve the desired appearance. If such colors are chosen, the customer will be informed of any additional costs before work begins in that area.

3. Unforeseen Conditions

While we always strive to complete every project according to plan, sometimes unexpected issues arise. If any unforeseen repairs are necessary, we will promptly notify you and prepare an additional work order for your approval.

4. Customer Responsibility

- The job site must be free of debris and clean prior to our arrival.
- The work area must be clear of other trades.
- The customer must be available for a final walkthrough with the crew lead on the last day of the project.

5. Work Standards

Our company adheres to industry-standard work protocol and craftsmanship. Our painters will remain on-site until the project is fully completed.

6. Warranty

We stand behind the quality of our work and the materials we use. That's why we offer a warranty on labor and materials for three (3) years following completion of the project. It's important to note that this warranty does not extend to incidental damage caused by accident or abuse, normal wear and tear, temperature changes (such as hail, wind, snow, or moisture), or cracks caused by expansion. Nonetheless, we are committed to ensuring that you are satisfied with the work we provide and will always do our best to address any issues that may arise.

7. Cancellation

The customer may cancel the project within three days of accepting the estimate by emailing us.

8. Acceptance

Please signify your acceptance of this estimate by clicking on the "Accept" button and signing virtually.

9. Payment

Work cannot begin until the deposit is received.

The remaining balance of the total is due upon completion of the project.

Labor, paint and materials are included

A signed estimate will be due upon the acceptance and scheduling of the project, 25% deposit will be due upon the start of the project and final payment will be due upon the completion

This quote is valid for the next 30 days, after which values may be subject to change.

ESTIMATOR SIGNATURE DATE

CUSTOMER SIGNATURE DATE

Estimate #8 for Clinton Fuller
Total value: \$60,400.00

Midstate Gutters, Inc.

1204 S Adelaide St
Normal, IL 61761 US
midstategutters@aol.com



Estimate

ADDRESS
CLINTON FULLER
105 W JEFFERSON
BLOOMINGTON IL 61701

ESTIMATE 7497
DATE 09/13/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	6" GUTTER	FURNISH LABOR AND MATERIALS FOR 6" .032 GAUGE SEAMLESS GUTTER WITH 3"X4" DOWNSPOUT(S) INSTALLED ON HOME. COLOR WHITE.	1	5,688.00	5,688.00
	*Pricing Policy Please Note	This estimate is outlining the work to be performed with the specific materials and labor needed for your job. The price indicated is the current market cost at the time the estimate is given. With fluctuating prices of aluminum and fuel the final cost after work is completed is subject to change at the current market value at that time. This means it may be different than what the estimate states. With your signature on this estimate you are approving the work to be completed within our current job schedule and you are agreeing to pay final market value of your job once complete. If you have any questions about this pricing policy please contact the office before accepting your estimate. 309-829-3444	1	0.00	0.00

If your estimate is for multiple options the total at the bottom is for all options combined. Individual cost is next to each item.

TOTAL

\$5,688.00

If you decide to proceed with the job, you must e-mail or mail a signed copy to us. Once received you will be put on the current service schedule which is season/weather dependent. At this time we are about 12wks out from the time we receive your signed estimate, it can change at any time. You can call for an update.

Invoice for work completed will be sent immediately and is due within 13 days.

By signing this estimate you are agreeing to the pricing policy and work outlined in the estimate. Any questions or concerns please call the office.

By execution of this work order, customer agrees that in the event Midstate Seamless Gutters, Inc. is forced to incur collection costs due to nonpayment,

customer shall be responsible for all costs of collection , including but not limited to, all court costs and reasonable attorney fees.

Accepted By

Accepted Date



REGULAR AGENDA ITEM NO. 5.D.

FOR HISTORIC PRESERVATION COMMISSION: June 20, 2024

WARD IMPACTED: Ward 4

SUBJECT: BHP-23-24 Consideration, review and action on a request submitted by Patricia Morin, for a **Certificate of Appropriateness** for chimney and roof repair and restoration on the property located at 1405 N. Clinton Boulevard. PIN: 14-33-479-008.

RECOMMENDED MOTION: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The Applicant is requesting a Certificate of Appropriateness for chimney and roof restoration, which includes replacing the deteriorated chimney cap, repairing cracks on stucco chimney, lining the chimney with stainless steel chimney liner and adding a rain shield. Additionally, the Applicant will be replacing damaged clay tiles with new and reused tiles on north face of roof.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-23-24 - Staff Report - 1405 N Clinton Blvd.docx](#)
[Attachment - Roof Damage](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 20, 2024
CASE NO: BHP-23-24, Certificate of Appropriateness (COA)
REQUEST: Consideration, and action on a request submitted by Patricia Morin for a Certificate of Appropriateness for chimney and roof repair and restoration, on the property at 1405 N. Clinton Boulevard, PIN 14-33-479-008.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1405 N. Clinton Boulevard
Existing Zoning: R-1C (Single Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 48' x 110' (5,500 square feet)

HISTORIC INFORMATION

Year Built: 1913-1917
Architectural Style: Spanish Eclectic
Architect: Arthur F. Moratz (modified stock plan)
Historic District: White Place Historic District
Alternate Name: N/A

PROJECT DESCRIPTION

Background

According to the National Register nomination report for White Place Historic District, the residence was constructed sometime between 1913-1917. The nomination notes that all of the eight (8) Spanish influenced homes in the District were apparently designed from stock plans ordered from an architect's office. A stock plan modified by Arthur F. Moratz for his brother Theodore, 1405 N. Clinton Boulevard clearly has Spanish Eclectic ties. The square stucco-covered structure is decorated by arched brickwork, that contains a diamond-shaped design over full-length casement windows. The red brick provides a strong contrast to the white stucco background. A large trellis porch forms the entryway. The property was zoned S-4 in 2007 (Ord. No. 2007-43). The property received a Certificate of Appropriateness (CoA) for window replacement and porch and soffit repairs in 2007.

Request

The Applicant is requesting a Certificate of Appropriateness for chimney and roof repair and restoration, which includes replacement of the deteriorated chimney cap, repairing of cracks on the stucco chimney, lining the chimney with stainless steel chimney liner and adding a rain shield. Additionally, the Applicant will be replacing damaged clay tiles with new and reused tiles on north face of the roof.

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. Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed.

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.

N/A.

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

Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed.

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.

Original historic features will be retained. Materials are planned for salvage and reinstallation after the structural work has been completed. Materials will be removed - repairs and additional structural support completed, then, materials reinstalled to the greatest extent possible.

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.

N/A.

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 does 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:

Roof Policy

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

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

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

Re-roofing projects may be approved subject to the following requirements:

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

Masonry Policy

All Masonry work to be in accordance with the Masonry Institute of America repair and restoration guidelines.

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

If replacement of masonry materials is necessary, replacement materials shall be the same color, texture, and type.

of material as that which is being replaced, unless it is technically infeasible to do so,

Do not sandblast masonry.

Do not high-pressure water blast masonry.

Tuck-pointing shall be done following National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10.

Use cement-lime mortars appropriate to the type of masonry to be tuck-pointed.

Do not use premixed "masonry cements" that contain no lime for tuck-pointing.

Joint profiles and colors of tuck-pointing shall match existing historic tuck-pointing.

Do not parge or apply stucco to masonry surfaces that were not historically parged or stuccoed.

Do not install synthetic siding over masonry materials.

STAFF RECOMMENDATION

Staff finds that the scope of work meets 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 Patricia Morin for a Certificate of Appropriateness for chimney and roof repair and restoration, on the property at 1405 N. Clinton Boulevard.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

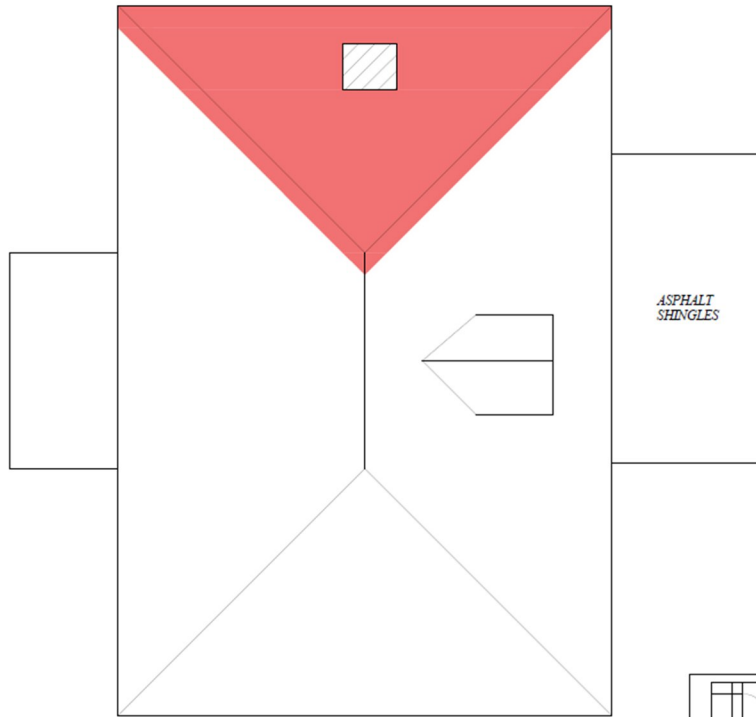
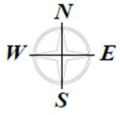
1. Image of area where work is to be performed
2. Roof area diagram
3. Images of roof damage (separate attachment)
4. Clay Tile material brochure (separate attachment)

Attachment 1: Image of area where work is to be performed




Attachment 2: Roof Diagram

PAT MORIN RESIDENCE



 — ALTERNATE: NORTH FACET RESTORATION

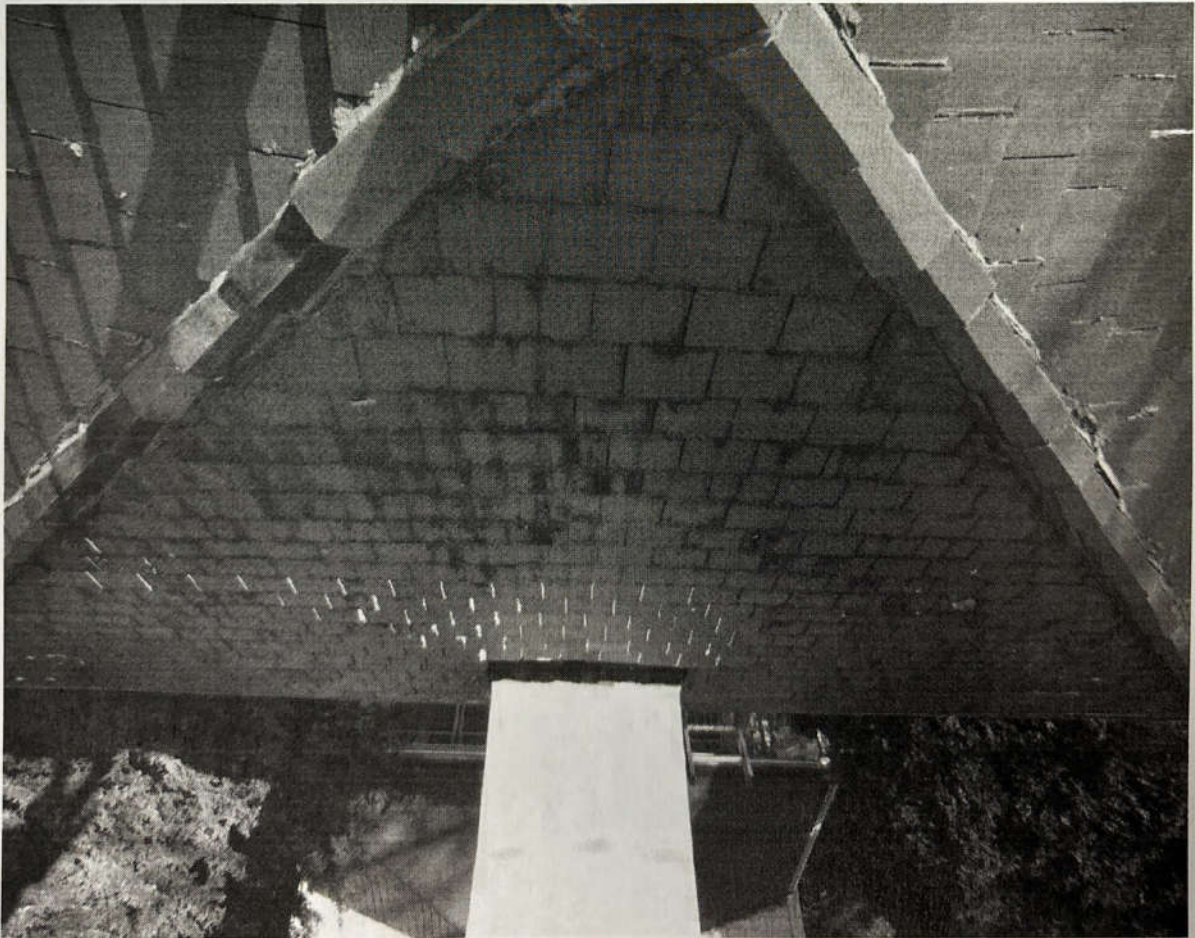
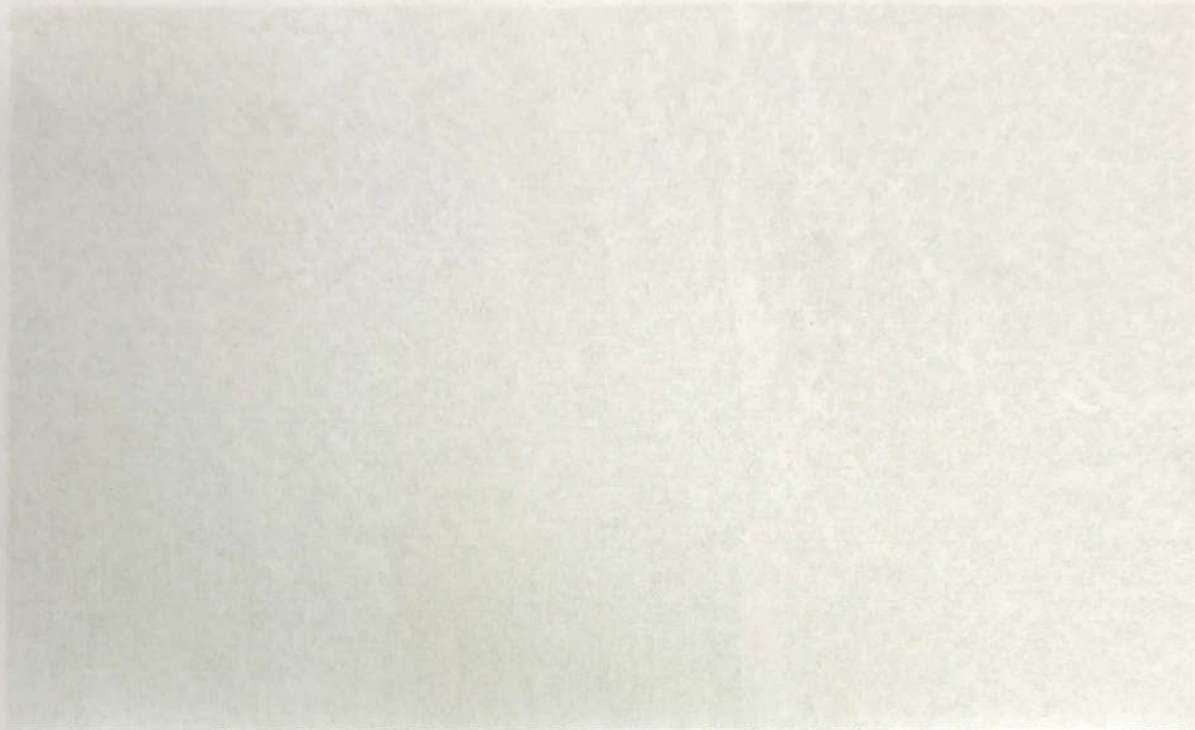
	RENAISSANCE HISTORIC EXTERIORS 2231 HAWKEY DRIVE, BELVIDERE, IL 61108 PHONE: 815-547-1725	DATE: 1/23/2024
		DRAWN BY: BW
DRAWING: HIGHLIGHTED ROOF DIAGRAM		
PROJECT: PAT MORIN RESIDENCE		
LOCATION: 1405 N. CLINTON BLVD, BLOOMINGTON, IL 61701		
SCALE: NO SCALE		

roof
deterioration

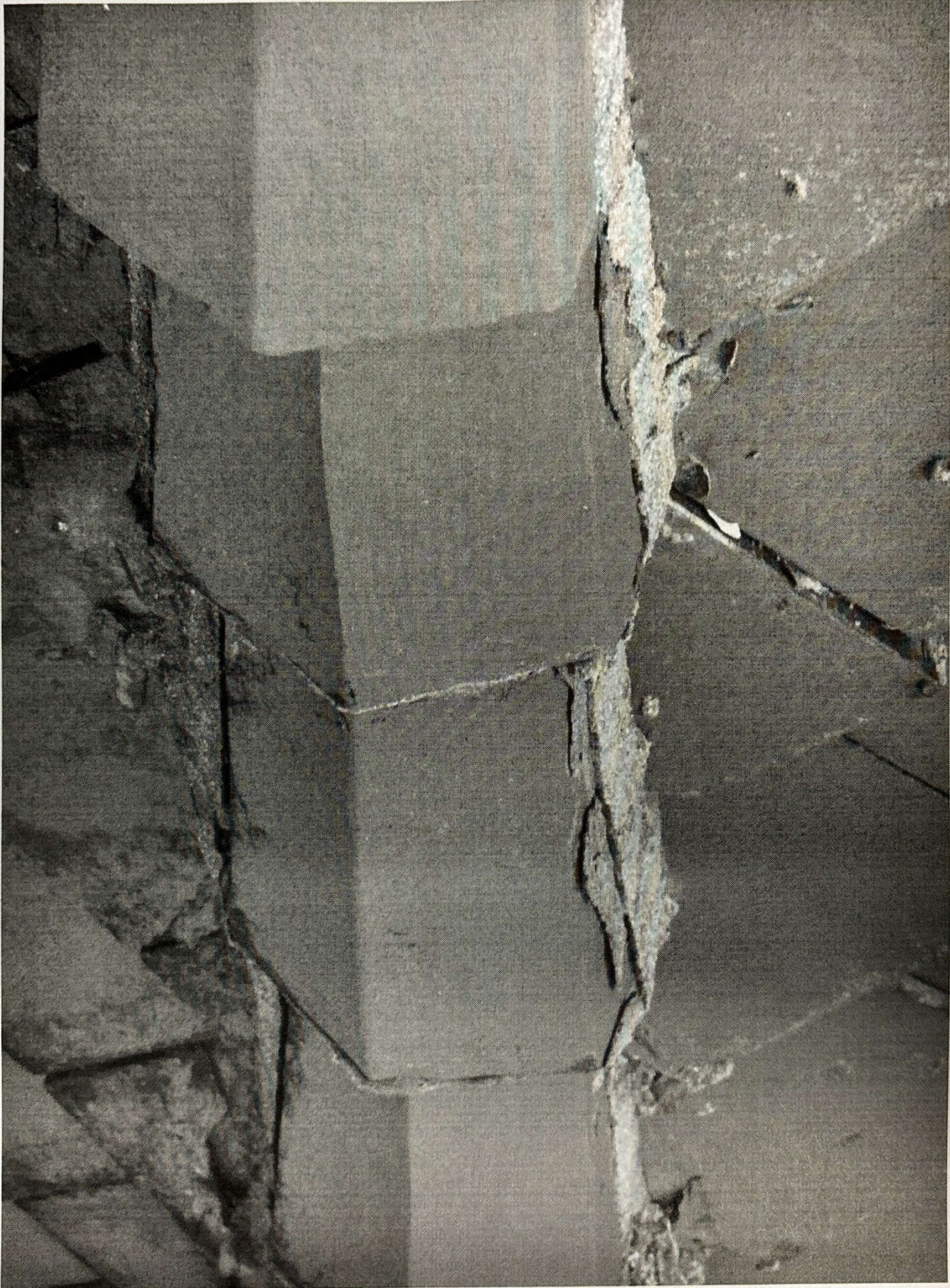


Patricia Morin
1405 N. Clinton Blvd.
Bloomington, IL 61701-1811











MORANDO CLOSED SHINGLE TILE



Morando Closed Shingle is Ludowici’s smallest interlocking tile. It has a smooth surface and thicker butt than our original Heritage Closed Shingle, but may be customized with a number of custom textures. Its clean look is suitable for a full range of architectural styles. Morando Closed Shingle tiles are available in all standard and custom matte colors, mists and blends offered by Ludowici. See the *Colors of Ludowici* brochure for more information about our extensive color program.

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	MORANDO CLOSED SHINGLE INTERLOCKING TILE	PROFILE
Weight Per Square	1160 lbs.	
Pieces Per Square	225 pcs.	
Overall Size	8 3/4" x 11" x 1 3/16"	
Exposure	8" x 8" x 1 3/16"	
Minimum Slope	3:12	
Color Blends	Available in all standard and custom matte colors. For more information about Ludowici’s color program, please see the <i>Colors of Ludowici</i> brochure.	
Base Texture	Smooth Also available in custom textures.* Please see the <i>Terra Cotta Textures</i> brochure for more information.	

APPROVALS & CERTIFICATIONS

- ◆ ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- ◆ Class A Fire Rated

LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ludowici.com.



GREEN ATTRIBUTES

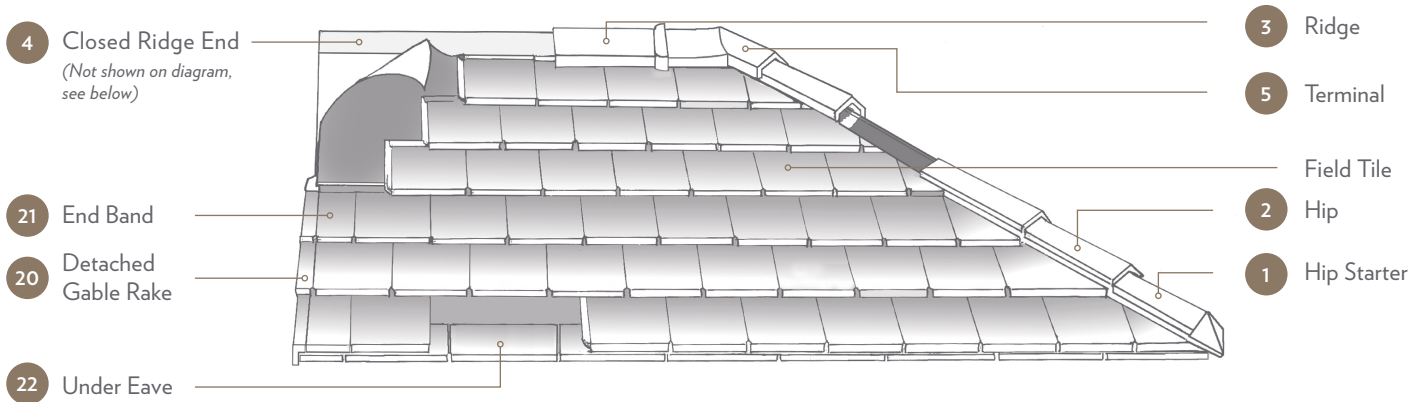
Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici *Green Promise* brochure.



* Textures available include brushed butt, battered butt, hand roughed, weathered and top sand. Please see a sales representative for more details.

Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.

MORANDO CLOSED SHINGLE TILE



HIP & RIDGE							
Visit www.ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.							
PROFILE	1 HIP STARTER	2 HIP	3 RIDGE	4 CLOSED RIDGE END	5 TERMINAL		
V-Hip & Ridge Trim Group	V-Hip Starter	V-Hip	V-Ridge	V-Closed Ridge End	V- 2 Hip 1 Ridge Terminal		
#118/#211 Hip & Ridge Trim Group	#168 Hip Starter	#118 Hip Roll	#211 Ridge	#211 Closed Ridge End	#118/#211 2 Hip 1 Ridge Terminal		
Circular Cover Hip & Ridge Trim Group	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Closed Ridge End	CC- 2 Hip 1 Ridge Terminal	CC-Low Bump 2 Hip 1 Ridge Terminal	
#102/#206 Hip & Ridge Trim Group	#152 Hip Starter	#102 Hip Roll	#206 Ridge	#206 Closed Ridge End	#102/#206 2 Hip 1 Ridge Terminal	#405 High Bump 2 Hip 1 Ridge Terminal	#406 High Bump Gable Terminal

FITTINGS				
PROFILE	20 DETACHED GABLE RAKE		21 END BAND	22 UNDER EAVE
	Left Rake	Right Rake		
Length	11"		11"	12"
Exposure	8"		8"	12"
Weight	2.8 lbs./pc.		3.3 lbs./pc.	2.3 lbs./pc.



REGULAR AGENDA ITEM NO. 5.E.

FOR HISTORIC PRESERVATION COMMISSION: June 20, 2024

WARD IMPACTED: Ward 4

SUBJECT: BHP-24-24 - Consideration, and action on a request submitted by Patricia Morin for a Funk Grant in the amount of \$15,000.00, for chimney and roof repair and restoration on the property at 1405 N. Clinton Boulevard, PIN: 14-33-479-008.

RECOMMENDED MOTION: Motion to establish findings that the *project is eligible* and to *approve* the request by Patricia Morin, for a Funk Grant in the amount of **up to \$15,000.00** for chimney and roof repair and restoration on the property located at 1405 N. Clinton Boulevard.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Funk Grant in the amount of up to \$15,000.00 for chimney and roof repair and restoration. Costs include labor, equipment and materials. The Applicant has provided two quotes per grant guidelines. 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-23-24 and has been recommended for approval. The applicant has received Funk Grants in the past.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-24-24 - Staff Report - 1405 N Clinton Blvd \(Funk\).docx](#)

[Attachment - Renaissance](#)

[Attachment - Olde Tyme Masonry](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 20, 2024
CASE NO: BHP-24-24, Funk Grant
REQUEST: Consideration, review and action on a request submitted by Patricia Morin, for a Funk Grant in the amount of \$15,000.00 for chimney and roof repairs and restoration on the property located at 1405 N. Clinton Boulevard. PIN: 14-33-479-008.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1405 N. Clinton Boulevard
Existing Zoning: R-1C (Single Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 48' x 110' (5,500 square feet)

HISTORIC INFORMATION

Year Built: 1913-1917
Architectural Style: Spanish Eclectic
Architect: Arthur F. Moratz (modified stock plan)
Historic District: White Place Historic District
Alternate Name: N/A

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-23-24 and has been recommended for approval. The applicant has not received a Funk Grant in the recent past.

Request

The Applicant is requesting a Funk Grant in the amount of up to \$15,000.00 for chimney and roof repair and restoration. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines.

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 locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.

This property is locally-designated (S-4), and is within a national historic district.

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

The proposal addresses exterior roof and chimney restoration.

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.

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence.

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

The request meets all eligibility criteria and conditions; no limitations apply.

Project is eligible for additional funding as "Major Restoration" project, defined as any project costing at least 45% of the subject property's EAV.

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 one of the following actions:

Motion to establish findings that the project is eligible and to approve the request by Patricia Morin, for a Funk Grant in the amount of up to \$15,000.00 for chimney and roof repair and restoration on the property located at 1405 N. Clinton Boulevard.

Respectfully submitted,
Jon Branham
City Planner

Attachments: Project Quotes from Contractors



RENAISSANCE

HISTORIC EXTERIORS

December 4, 2023

Patricia Morin ("Owner")
1405 N Clinton Blvd.
Bloomington, IL 61701

P)309-846-5422 Email) patricia.morin@comcast.net

RE: Clay Tile Roof Work

Renaissance ("Company") hereby proposes to do the following work on your Ludowici Clay Red Closed Shingle style clay tile roof, at the address stated above:

Part I – Clay Tile Roof Restoration (Refer to Included Roof Diagram for Locations)

Yes No – FIVE-YEAR WRITTEN WARRANTY APPLIES

- A) Erect scaffold staging along the upper main roof perimeters to provide a safe, roof-level work platform, complete with netting for debris containment.
- B) Carefully remove the existing field tiles and trim tile accessories from all upper main roof facets and set aside good sound tiles for re-installation.
Note: The majority of cut field tiles along hips will likely be lost due to the excessive buildup of roof tar and mortar.
Note: Due to the significant number of them, most field tiles with sealant at side laps will have to be reused. The field tiles behind chimney with white sealant at side laps will be disposed.
- C) Remove the existing shingles from the east roof section and dispose of.
- D) Remove the existing siding from east dormer sidewalls. **Siding must be removed to access and replace dormer flashings.**
- E) Remove the existing chimney flashings, dormer flashings, plumbing stack flashings, and gutter apron.
- F) Remove the existing 2x4 hip and ridge battens and dispose of.
- G) Remove the existing underlayment from all roof facets and dispose of.
- H) Replace any deteriorated wood roof deck boards as required (\$8.50 per linear foot).
- I) Furnish and install new Grace ice and water shield underlayment along roof perimeters, around chimney, around dormer, in valleys, and around plumbing stacks.
- J) Furnish and install 2-layers new 43 lb. felt underlayment over all roof facets.
- K) Furnish and install new pressure-treated 2x4 wood battens along all hips and ridges (for securing hip and ridge tiles).
- L) Furnish and install new red Kynar aluminum gutter apron along roof eaves.

BELVIDERE/CHICAGO OFFICE

2231 HAWKEY DRIVE
BELVIDERE, IL 61008

ST LOUIS OFFICE

2306 LEMP AVENUE
ST LOUIS, MO 63104

800.699.5695

HISTORICEXTERIORS.COM

- M) Furnish and install new red Kynar aluminum gable metal along east gables (where shingles are getting installed).
- N) Furnish and install new white Kynar aluminum drip edge along east dormer eaves.
- O) Furnish and install new 16 oz. copper chimney flashings, dormer flashings, and dormer valley metal. **Note: The labor and material cost for installing new chimney flashings have been left out of this proposal due to potential warranty issue with the existing chimney flashings installed by Renaissance.**
- P) Solder all flashing seams as required with 50/50 solder.
- Q) Seal new chimney counter-flashings to stucco with colored urethane sealant.
- R) Furnish and install new siding at east dormer sidewalls, matching existing as close as possible.
- S) Furnish and install new GAF Timberline HDZ (Patriot Red) architectural asphalt shingles (or like material), per manufacturer specifications at the east lower roof section.
- T) Re-install the original field tiles and trim tile accessories with the appropriate length copper nails, replacing any lost in the take up and relay process with same type reclaimed material.
- U) Mortar hips with colored mortar matching tile as close as possible.
- V) Clean gutters free of debris.
- W) Clean up and remove all debris created by our work.

*The above work to be completed for the total investment of \$82,500.00, payable as follows:

- \$8,000.00 initial deposit payable upon acceptance of this proposal
- \$23,000.00 installment payable upon commencement of the work
- \$23,000.00 installment payable upon 50% completion of the work
- \$23,000.00 installment payable upon substantial completion of the work
- \$5,500.00 installment payable upon final completion of the work

*Acceptance Part I Total Investment (\$82,500.00) _____
 (Credit cards (VISA/MC) accepted, a 4% convenience fee applies.) (Owner Signature Required)

Date: _____

Part I Alternate – North Side Tile Roof Restoration

(Refer to Included Roof Diagram for Location)

Yes No – FIVE-YEAR WRITTEN WARRANTY APPLIES

- A) Erect scaffold staging along the upper north roof perimeter to provide a safe, roof-level work platform, complete with netting for debris containment.
- B) Carefully remove the existing field tiles and trim tile accessories from the north roof facet, including tiles on the west and east facets along NW and NE hips, and set aside good sound tiles for re-installation. **Note: The majority of cut field tiles along hips will likely be lost due to the excessive buildup of roof tar and mortar. Note: Due to the significant number of them, most field tiles with sealant at side laps will have to be reused. Field tiles behind chimney with white sealant at side laps will be disposed.**



- C) Remove the existing 2x4 battens from the NE & NW hips and dispose of.
- D) Remove the existing chimney flashings.
- E) Remove the existing underlayment from the exposed roof areas down to bare deck and dispose of.
- F) Replace any deteriorated wood roof deck boards as required (\$8.50 per linear foot).
- G) Furnish and install new Grace ice and water shield underlayment along roof perimeter and around chimney.
- H) Furnish and install 2-layers new 43 lb. felt underlayment over the exposed roof areas.
- I) Furnish and install new pressure-treated 2x4 wood battens along NW & NE hips.
- J) Furnish and install new red Kynar aluminum gutter apron along north roof eave.
- K) Furnish and install new 16 oz. copper chimney flashings. **Note: The labor and material cost for installing new chimney flashings have been left out of this proposal due to potential warranty issue with existing chimney flashings installed by Renaissance.**
- L) Solder chimney flashing seams as required with 50/50 solder.
- M) Seal new chimney counter-flashings to stucco with colored urethane sealant.
- N) Re-install the original field tiles and trim tile accessories with the appropriate length copper nails, replacing any lost in the take up and relay process with same type reclaimed material.
- O) Mortar NW & NE hips with colored mortar matching tile as close as possible.
- P) Clean up and remove all debris created by our work.

*The above work to be completed for the total investment of \$17,525.00, payable as follows:

\$3,000.00 initial deposit payable upon acceptance of this proposal
 \$7,000.00 installment payable upon commencement of the work
 \$7,525.00 installment payable upon final completion of the work

*Acceptance Part I Alternate Total Investment (\$17,525.00) _____
 (Credit cards (VISA/MC) accepted, a 4% convenience fee applies.) (Owner Signature Required)

Date: _____

Safety Statement - Renaissance is committed to the safety of our personnel and has invested heavily into the best, most advanced equipment in the industry and continuous, adaptive training. Our safety program has earned us an industry leading Experience Modification Rating (EMR) of 0.78%, 22% lower than the industry standard.

Your compliance with our safety procedures is vital. If you have any concern about the safety on your jobsite, please contact our Safety Director by calling 1-800-699-5695. Safety, Quality and Efficiency, are integral in improving the final product for our clients.

Renaissance Roofing, Inc. will issue a five-year written warranty that the workmanship performed on the parts that are warrantable to remain free of defects in workmanship. This warranty will be issued only when the work is completed and all payments by the owner are made in full as per the proposal. Owner may not assign these warranty rights without the written consent of Renaissance. COMPANY AND OWNER AGREE THAT ALL WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY AND ALL IMPLIED WARRANTIES ARE DISCLAIMED AS PART OF THIS AGREEMENT.



Unforeseen Conditions

The following conditions are likely present on all structures and these conditions will require repairs and modification that will result in changes to the price and schedule. Once these conditions are known and solutions are identified, a Change Order will be presented for your approval. Our standard rate is \$125/hour plus meals, travel, and lodging expenses as required. **Change orders require payment in full upon authorization.**

Low Sloped Roofing Systems

When our proposal includes the removal of an existing low sloped roofing layer, any hidden layers of roofing beneath the visible layer will result in additional charges for removal of these layers. Any roof deck repairs and structural modification (increase in pitch) to provide positive drainage for the low sloped system and any temporary waterproofing will also result in additional charges to provide the necessary conditions for the roofing system being installed.

Roof Structure, Roof Decking, and other carpentry items

The type and condition of all decking and underlying rafter and framing components cannot always be determined during our original inspection. Upon tear-off of the roofing material, deficiencies with the decking, rafter and framing components may be found and will result in additional charges.

Hazardous Material

Unless specifically stated herein, this proposal does not include costs associated with the disturbance, removal, or disposal of any hazardous material found during the course of our work. If hazardous materials are found, Company will obtain and supply pricing for these additional services.

Built-In Gutter Framing

The type and condition of all built-in gutter components (gutter, framing, soffit, rafters, sill plate, pitch, shims, slope) cannot always be determined from our original inspection. Upon removal of the gutter system additional damage may be found resulting in additional removal/repair/replacement and will result in additional charges.

Hidden Masonry Conditions

Masonry at the chimneys, the walls, below the soffit/gutter/sill plate & rafters could be damaged due to the same water-infiltration that caused the wood decking, and framing damages. Most of the time the masonry work is completely hidden by the roofing, flashing, sheet metal, or wood trim components and only after these components are removed is the underlying masonry structure damage identified. These masonry damages can span from simple tuck-pointing behind masonry chimney flashings, to more extensive re-building of the masonry chimney areas and in some cases tear down and rebuild of wall, chimney, and structural masonry components. Additional masonry work identified will result in additional charges.

*Acknowledgement of Unforeseen Conditions _____
(Owner Signature Required)

Date: _____



General Terms and Conditions

By accepting this proposal, Owner agrees to accept financial responsibility for all necessary permits and fees, directly associated with the proposed work, as required by the local municipalities. Permit fees are not included in the above proposal and will be included in the final invoice. All proposed adjustments or additional work that was not included in the original proposal will be completed pursuant to a written change order form indicating additional cost, labor, and materials, signed by both parties. Any and all salvaged materials will become property of Company.

NOTICE: Moisture that has entered the building prior to our installation or repair of the roofing system may result in mold growth. Company disclaims any and all responsibility for damages to person or property arising from or relating to the presence of mold in the building. By executing the contract, Owner 1) releases Company from any and all claims Owner and Owner's (a) family members, (b) employees, (c) tenants or (d) any other building occupants may have as a result of such mold growth and 2) agrees to defend, indemnify, and hold Company harmless from any and all penalties, actions, liabilities, costs, expenses, and damages arising from or relating to the presence of mold in Owner's building.

If Company is not paid according to the terms of this proposal, Owner agrees that interest shall accrue on any unpaid balance at the rate of 1.5% per every 28 days past-due, including the costs of collection and handling late payments, shall be due on the 30th day, and each 30th day thereafter, from the time payment is due. If Company brings action to collect any amounts owed by Owner, Company shall be entitled to recover reasonable attorneys' fees, court costs and other collection costs from Owner, IN ADDITION to any other relief to which Company shall be entitled. Company and Owner agree that any action brought to enforce to the terms of this agreement shall be brought in the Circuit Courts of Boone County, Illinois. In the event any provision of this agreement shall be declared invalid or unenforceable, the remaining terms shall remain in full force and effect.

To Owner-Occupied Single-Family Residences: THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SWORN STATEMENT OF PERSONS FURNISHING LABOR, SERVICES, MATERIAL, FIXTURES, APPARATUS OR MACHINERY, FORMS OR FORM WORK BEFORE ANY PAYMENTS ARE REQUIRED TO BE MADE TO THE CONTRACTOR.

Owner hereby grants permission to Company to use photographs in Company publications such as brochures, newsletters, magazines, and to use photographs in electronic forms or media. Owner waives any right to inspect or approve the finished photographs or printed or electronic matter that may be used in conjunction with them now or in the future, whether that use is known or unknown to Owner, and Owner waives the right to royalties or other compensation arising from or related to the use of any photographs or other images.

If Owner, after acceptance of this proposal, elects not to proceed with the work, Owner shall reimburse Company irrespective of whether any work is ever commenced, for all of Company's costs, fees, and expenses incurred in connection with the bidding, documentation, material purchase, labor and/or preparation for the commencement of the work, including, but not limited to Company's fees, travel expenses and reasonable overhead expenses.

It is Company practice to have extra roofing supplies on hand during all work in the event additional material is needed. These extra supplies are the property of Company and shall be removed from the site at the completion of the project.

*Acceptance of General Terms and Conditions _____
(Owner Signature Required)

Date: _____

Respectfully submitted,



Greg Derry
Historic Building Specialist



CONTRACT

THIS CONTRACT is dated _____.

<p>CONTRACTOR Olde Tyme Masonry 29714 Larimore Lane Mackinaw, IL 61755</p>	<p>CLIENT Pat Morin 1405 N. Clinton Bloomington, IL 61701 309-846-5422</p>
---	---

JOB SCOPE

Installation of new concrete cap. New stainless steel boiler liner and stucco repair.

STAINLESS STEEL BOILER LINER

- Tarp customers rug in basement area.
- Hang plastic around boiler room for dust protection.
- Cut hole in basement chimney where liner will be installed.
- Sweep boiler chimney flue.
- Install 8" stainless steel liner from boiler area top of chimney.
- Install stainless steel T and condensation cap and support plate which holds the liner. Install rain cap at the top of liner.
- Rebrick hole that was made for installation of liner.
- Use air filter for dust collection.

SCAFFOLD SET UP

- Build scaffold from ground to top of chimney so work can be performed properly.
- Protect delicate clay tile roof using plywood and styrofoam as needed.

CUSTOM CONCRETE CAP

- Remove original steel rain cap.
- Build wood form at the top of the chimney to hold new concrete cap that will be poured.
- Pour new concrete cap, 5" thick, overhanging brick chimney 1.5", so water does not run directly on to chimney.
- Install two sections of clay tile flue, one on the fireplace side and one on the boiler side. This will stop the concrete from running inside the chimney and also will allow two new rain caps to be installed.

STUCCO REPAIR

- Slightly enlarge original cracks.
- Blow cracks free of dust and debris.
- Seal cracks with industrial white rubber. Rubberizing cracks will allow for movement in the future.

Paul Castonova

MATERIAL & LABOR

- Olde Tyme Masonry will supply all material, labor and equipment needed to perform the job.
- Olde Tyme Masonry will haul away all debris.

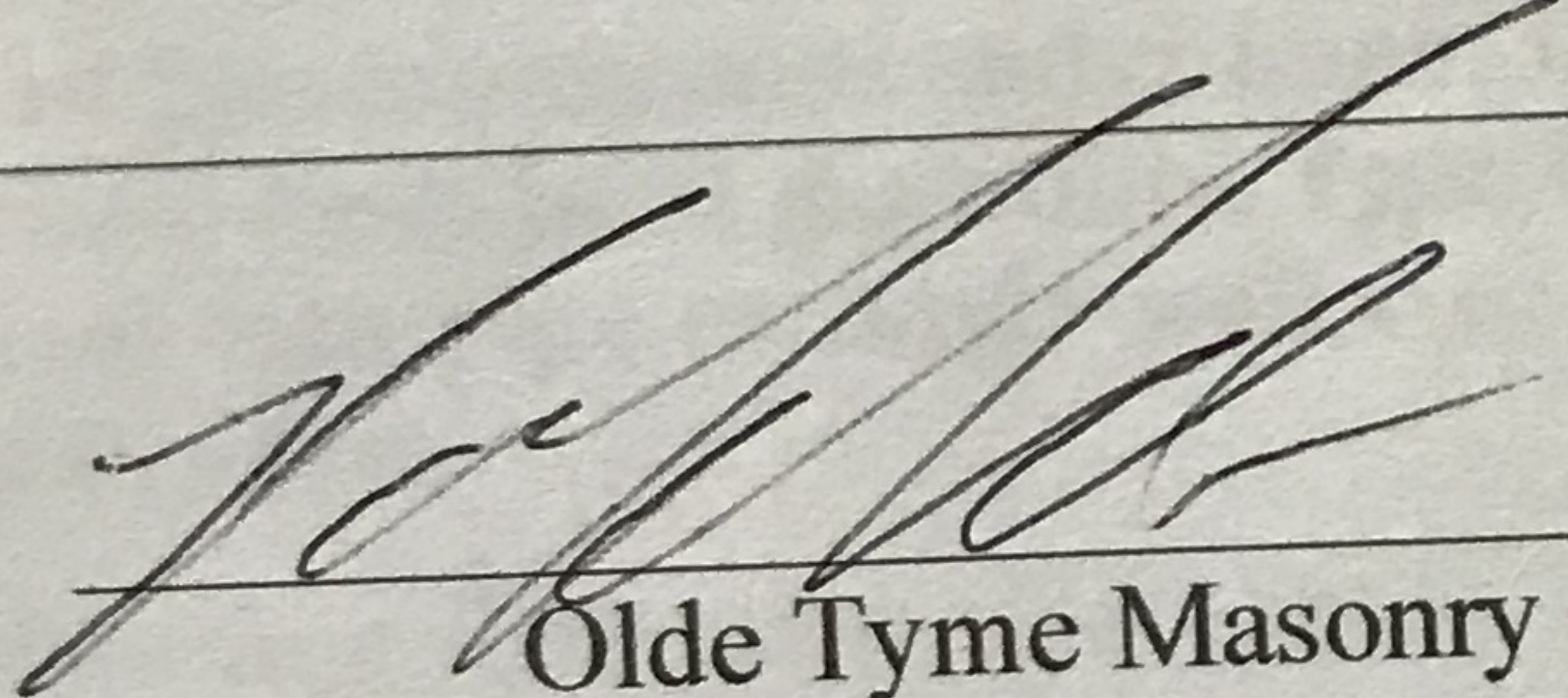
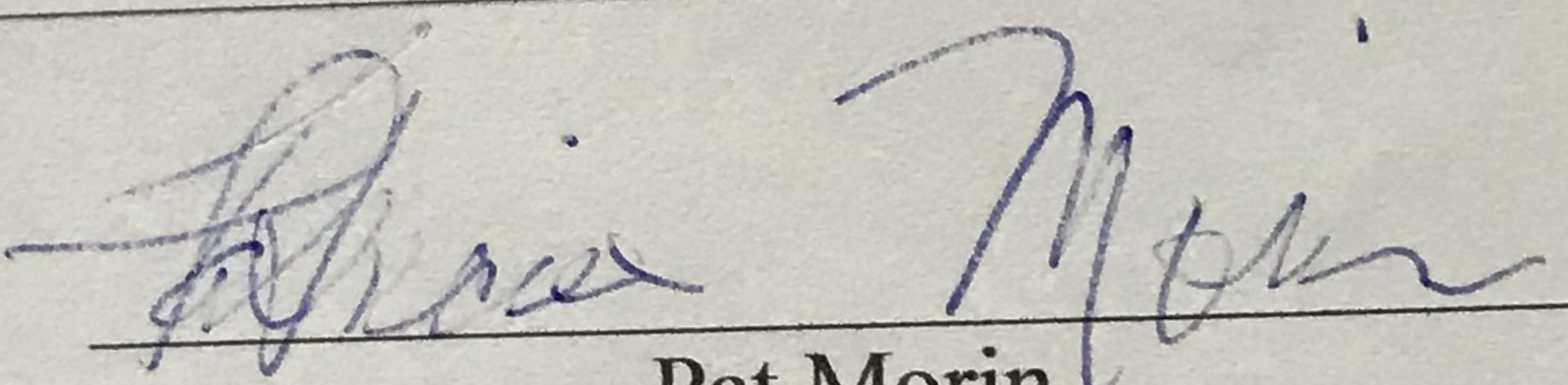
COMPENSATION & JOB SCHEDULE

Total Job Cost: \$7,600

- \$2,533 down - *check 1/4/24. #2090 \$2533.00 (joint account)*
- \$2,533 at 50% completion
- \$2,534 at completion.

*Note: This price does not include cleaning out the ashes from the fireplace.

*Note: \$500 deposit to hold spot in case we have to wait until spring. Weather permitting will start this winter.

 Olde Tyme Masonry	 Pat Morin
--	--



REGULAR AGENDA ITEM NO. 5.F.

FOR HISTORIC PRESERVATION COMMISSION: June 20, 2024

WARD IMPACTED: Ward 4

SUBJECT: BHP-25-24 Consideration, review and action on a request submitted by Joe Strano, for a Certificate of Appropriateness for porch repair and restoration and painting on the property located at 2 White Place. PIN: 14-33-480-024.

RECOMMENDED MOTION: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The Applicant is requesting a Certificate of Appropriateness for the replacement of missing side porch beadboard ceiling, installation of four screen frames and panels to enclose the porch, and painting. Proposed material for beadboard replacement is Douglas fir.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-25-24 - Staff Report - 2 White Place.docx](#)

[Attachment - Scope of Work](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 20, 2024
CASE NO: BHP-25-24, Certificate of Appropriateness (COA)
REQUEST: Consideration, review and action on a request submitted by Joe Strano, for a Certificate of Appropriateness for porch repair and restoration and painting on the property located at 2 White Place. PIN: 14-33-480-024.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 2 White Place
Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 90' x 125' (11,250 square feet)

HISTORIC INFORMATION

Year Built: 1914
Architectural Style: Prairie
Architect: A.L. Pillsbury
Historic District: White Place Historic District
Alternate Name: A.B. Means Home

PROJECT DESCRIPTION

Background

According to the National Register nomination report, the residence was constructed in 1914 by A. L. Pillsbury and is noted as "the closest to a 'pure' example of Prairie architecture in the district" (National Register Nomination 200986, Section 7, Page 4, 27 Jun 1988). The property was added to the National Register in 1988 and zoned S-4 in 2003 (Ord. No. 2003-59). The Battered pilasters and the curved hood are noted features of the front porch. Strings of casement windows, brick belt courses, and recessed stucco are the primary features noted on the façade, while the north sun porch is called out for the decorative features of the roof. The Applicant has received Certificate of Appropriateness (CoAs) and Funk Grants for window repair and restoration in 2005 (BHP-06-05/BHP-07-05) and 2007 (BHP-06-07/BHP-07-07). Recent CoAs and Funk Grants include tile roof restoration (2012, 2014), tuckpointing, and brick repair (2020), and crown molding and window repair/replacement (2023).

Request

The Applicant is requesting a Certificate of Appropriateness for the exterior replacement of missing side porch beadboard ceiling, installation of four screen frames, stops, and panels, a customized screen door with mortised lock and solid brass hardware, and painting. Proposed material for beadboard replacement is Douglas fir.

In October 2023, the Commission approved a Certificate of Appropriateness and a Funk Grant in the amount of \$1,712.50 for window repair and replacement and crown molding on the porch at the property. At the time, funding was limited so the applicant chose to return with the additional request during the new fiscal year.

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.

Distinguishing qualities and characteristics are being restored through the proposed project.

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.

N/A

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

Stylistic features of the property are being repaired or restored by this project.

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.

This proposal is for repair, with replacement only if repair is technically infeasible. The beadboard ceiling proposed for replacement is currently missing; no historic materials are present to try to retain. The installation of the screen frames and panels will closely match materials and visual qualities of existing materials.

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.

N/A.

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 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:

Historic porches visible from the street shall be maintained and repaired.

If existing historic porches have deteriorated or become badly damaged, they may be replaced in the same size and shape with appropriate new materials.

Porches may be enclosed, as long as the construction of the enclosing elements are readily reversible, and as long as no character-defining features are damaged or obscured by the enclosure. Removable, wood framed seasonal storm windows or screens are recommended. Scale-changing triple-track storms and screens or jalousie windows for porch enclosures shall not be permitted.

STAFF RECOMMENDATION

Staff finds that the scope of work meets 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 scope of work and request for a Certificate of Appropriateness, as submitted by Joe Strano, for porch repair and restoration and painting on the property located at 2 White Place.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Sample images of property condition and subject area
2. Detailed Scope of Work Submitted by Applicant (separate attachment)

Attachment 1: Sample images of property condition and subject area





PROPOSAL



BRAD WILLIAMS CONSTRUCTION

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

Joe Strano
#2 Whites Place
Bloomington, IL 61701

Email: strantoth@mymetronet.net

Screened porch

Phone: 309-530-3979

Date: 10-19-2023, **revised 4-11-2024**

- Labor and materials to build screen frames and stops and screen panels; 1 opening on south, 2 openings on east, and 2 sidelights on north.....\$3,725.00
- Labor and materials to build and install custom screen door with mortised lock and all solid brass hardware..... \$2,200.00
- Labor & materials to frame & install Douglas fir beadboard ceiling.....\$8,200.00

All material to be cedar. Homeowner to provide all painting.

Total for labor and materials: \$14,125.00

This proposal is valid for 90 days.

Authorized signature: _____

Wilcox Electric & Service, Inc.

Estimate

(309)452-7099 phone
(309)454-8888 fax
1833 W Hovey Ave
Normal, IL 61761

DATE ESTIMATE NO.
4/15/2024 14373

NAME / ADDRESS

Joe Strano
2 White Place
Bloomington, IL 61701

DESCRIPTION	TOTAL
Estimate for screened in porch electric (2) quadplex outlets Run new line for outlets, rework ceiling fan power, remove unused wire, mount fan to new box GFCI protect outlets Ceiling fan, rework electrical This quote is based on information provided at time of estimate, any changes or additions will be reflected in billing.	1,750.00

NOTE: Bid includes NEC codes in effect at time of bid. All costs are based on existing conditions, if building construction advances and conditions change, so may the cost. Quote is valid for 30 days. Work will be scheduled for regular working hours once a signed acceptance is received. Payment is due within 30 days of billing. A 5% service charge is added monthly, any collection fees incurred to be paid by the Owner/General Contractor. Utility company requirements, coordination or fees is not included. Electric work is bid by electric plans, electric work in other mechanical drawings is not included unless noted. EXTRAS MUST BE REQUESTED IN WRITING TO OUR OFFICE, PLEASE DO NOT REQUEST ON SITE. Material provided by others is warranted by others. 3.5% convenience fee added for credit card payments.

SIGNATURE _____

Oscar Ruiz
Phone 309-287-9559

Date
4/30/24

BILL TO: Joe Strano
2 white place
Bloomington IL

DETAILS painting

Descriptions
Paint patch after construction

Paint ceiling, window frame's, and doorframe.
Labor and paint

Total \$1825

Make all checks payable to Oscar Ruiz

If you have any questions concerning this invoice, use the following contact information

Oscar Ruiz
309-287-9559

Thank you for your business!



REGULAR AGENDA ITEM NO. 5.G.

FOR HISTORIC PRESERVATION COMMISSION: June 20, 2024

WARD IMPACTED: Ward 4

SUBJECT: BHP-26-24 - Consideration, and action on a request submitted by Joe Strano for a Funk Grant in the amount of \$7,500.00, for porch repair and restoration and painting on the property at 2 White Place, PIN: 14-33-480-024.

RECOMMENDED MOTION: Motion to establish findings that the *project is eligible* and to *approve* the request by Joe Strano, for a Funk Grant in the amount of **up to \$7,500.00** for porch repair and restoration and painting on the property located at 2 White Place.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services
Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner
Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Funk Grant in the amount of \$7,500.00 for porch repair. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines. 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-25-24 and has been recommended for approval. The applicant received a Funk Grant in the last fiscal year for window repair and replacement and crown molding restoration on the porch (BHP-27-23) in the amount of \$1,712.50.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-26-24 - Staff Report - 2 White PI \(Funk\).docx](#)
[Attachment - Brad Williams bid](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 20, 2024
CASE NO: BHP-26-24, Funk Grant
REQUEST: Consideration, review and action on a request submitted by Joe Strano, for a Funk Grant in the amount of \$7,500.00 for porch repair and restoration and painting on the property located at 2 White Place. PIN: 14-33-480-024.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 2 White Place
Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 90' x 125' (11,250 square feet)

HISTORIC INFORMATION

Year Built: 1914
Architectural Style: Prairie
Architect: A.L. Pilsbury
Historic District: White Place Historic District
Alternate Name: A.B. Means 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-25-24 and has been recommended for approval. The applicant received a Funk Grant in the last fiscal year for window repair and replacement and crown molding restoration on the porch (BHP-27-23) in the amount of \$1,712.50.

Request

The Applicant is requesting a Funk Grant in the amount of \$7,500.00 for porch repair and restoration and painting. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines.

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 locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.

This property is locally-designated (S-4), and is within a national historic district.

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

The proposal addresses exterior restoration and rehabilitation of the existing porch.

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.

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence.

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

The request meets all eligibility criteria and conditions; no limitations apply.

Project is not eligible for additional funding as "Major Restoration" project, defined as any project costing at least 45% of the subject property's EAV.

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 one of the following actions:

Motion to establish findings that the project is eligible and to approve the request by Joe Strano, for a Funk Grant in the amount of up to \$7,500.00 for porch repair and replacement and painting on the property located at 2 White Place.

Respectfully submitted,
Jon Branham
City Planner

Attachments: Project Quotes from Contractors

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

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

Joe Strano
#2 Whites Place
Bloomington, IL 61701

Email: strantoth@mymetronet.net

Screened porch

Phone: 309-530-3979

Date: 10-19-2023, **revised 4-11-2024**

- Labor and materials to build screen frames and stops and screen panels; 1 opening on south, 2 openings on east, and 2 sidelights on north.....\$3,725.00
- Labor and materials to build and install custom screen door with mortised lock and all solid brass hardware..... \$2,200.00
- Labor & materials to frame & install Douglas fir beadboard ceiling.....\$8,200.00

All material to be cedar. Homeowner to provide all painting.

Total for labor and materials: \$14,125.00

This proposal is valid for 90 days.

Authorized signature: _____

Wilcox Electric & Service, Inc.

Estimate

(309)452-7099 phone
(309)454-8888 fax
1833 W Hovey Ave
Normal, IL 61761

DATE ESTIMATE NO.
4/15/2024 14373

NAME / ADDRESS

Joe Strano
2 White Place
Bloomington, IL 61701

DESCRIPTION

TOTAL

Estimate for screened in porch electric

(2) quadplex outlets

Run new line for outlets, rework ceiling fan power, remove unused wire, mount fan to new box

GFCI protect outlets

Ceiling fan, rework electrical

This quote is based on information provided at time of estimate, any changes or additions will be reflected in billing.

1,750.00

NOTE: Bid includes NEC codes in effect at time of bid. All costs are based on existing conditions, if building construction advances and conditions change, so may the cost. Quote is valid for 30 days. Work will be scheduled for regular working hours once a signed acceptance is received. Payment is due within 30 days of billing. A 5% service charge is added monthly, any collection fees incurred to be paid by the Owner/General Contractor. Utility company requirements, coordination or fees is not included. Electric work is bid by electric plans, electric work in other mechanical drawings is not included unless noted. EXTRAS MUST BE REQUESTED IN WRITING TO OUR OFFICE, PLEASE DO NOT REQUEST ON SITE. Material provided by others is warranted by others. 3.5% convenience fee added for credit card payments.

SIGNATURE

Oscar Ruiz
Phone 309-287-9559

Date
4/30/24

BILL TO: Joe Strano
2 white place
Bloomington IL

DETAILS painting

Descriptions
Paint patch after construction

Paint ceiling, window frame's, and doorframe.
Labor and paint

Total \$1825

Make all checks payable to Oscar Ruiz

If you have any questions concerning this invoice, use the following contact information

Oscar Ruiz
309-287-9559

Thank you for your business!



REGULAR AGENDA ITEM NO. 5.H.

FOR HISTORIC PRESERVATION COMMISSION: June 20, 2024

WARD IMPACTED: Ward 4

SUBJECT: BHP-27-24 Consideration, review and action on a request submitted by Lori McCormick, for a **Certificate of Appropriateness** for painting and trim restoration on the property located at 4 White Place. PIN: 14-33-480-023.

RECOMMENDED MOTION: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND:

The Applicant is requesting a Certificate of Appropriateness for exterior painting/staining and restoration of trim on the south and west sides of the residence and replacement of boards in porch area. The scope of work includes utilizing Sherman Williams Duration exterior paint. There are a total of three windows that will need to have partial pine wood replacement. Replacement would consist of pine wood and will match existing framing of the windows. Scraping and clearing would be completed and if any power washing is used it would be low pressure.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-27-24 - Staff Report - 4 White Place.docx](#)

[Attachment - Methods and Pictures](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 20, 2024
CASE NO: BHP-27-24, Certificate of Appropriateness (COA)
REQUEST: Consideration, review and action on a request submitted by Lori McCormick, for a Certificate of Appropriateness for painting and trim restoration on the property located at 4 White Place. PIN: 14-33-480-023.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 4 White Place
Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 60' x 125' (7,500 square feet)

HISTORIC INFORMATION

Year Built: 1906
Architectural Style: Colonial Revival
Architect: Unknown
Historic District: White Place Historic District
Alternate Name: Ned Dolan House

PROJECT DESCRIPTION

Background

According to the applicant, the residence was constructed in 1906. The property was added to the National Register in 1988 and zoned S-4 in 2005 (Ord. No. 2005-89). The Applicant has received Certificate of Appropriateness (CoAs) and Funk Grants for several items over the past 10-15 years, most recently in 2017 for painting on the north side of the residence.

Request

The Applicant is requesting a Certificate of Appropriateness for exterior painting/staining and restoration of trim on the south and west sides of the residence and replacement of boards in porch area. The scope of work includes utilizing Sherman Williams Duration exterior paint. There are a total of three (3) windows that will need to have partial pine wood replacement. Replacement would consist of pine wood and will match existing framing of the windows. Scraping and clearing would be completed and if any power washing is used it would be low pressure.

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.

Distinguishing qualities and characteristics are being restored through the proposed project.

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.

N/A

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

Stylistic features of the property are being repaired or restored by this project.

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.

This proposal is for repair, with replacement only if repair is technically infeasible. Deteriorated portions of the trim will be replaced, while keeping most of the original windows intact and prolonging the lifespan of such. The framing and paint would match existing.

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.

N/A.

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 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:

Use only breathable paints (such as latex or acrylic latex paints) on stucco or masonry which has historically been painted, to allow vapor to escape.

Do not use sandblasting or high-pressure water blasting to remove paint from masonry or wood surfaces (it is acceptable to use these methods for paint removal from cast iron or steel surfaces).

Do not use transparent or opaque stains on surfaces which have been historically painted.

Do not paint wood which has historically been stained.

Prior to repainting remove only loose paint from surfaces that have been historically painted. Complete removal of all paint from a surface is not necessary prior to re-painting. Where bare wood is exposed in preparation process, prime wood before painting finished coats. The use of open flame or propane torches to remove paint from siding is not allowed.

Rebuild or repair portions of existing window frames, sashes, sills, or portions thereof, rather than replace complete windows unless it is technically infeasible to do so.

a. Repair procedures for wood windows shall include the following:

(1). Reinforcing, splicing patching or rebuilding portions of the window using the same material constructed to the same configuration, size and shape as the original.

(2). Filling or consolidating existing wood members with cellulose type wood-fillers or chemical materials such as plastics.

STAFF RECOMMENDATION

Staff finds that the scope of work meets 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 scope of work and request for a Certificate of Appropriateness, as submitted by Lori McCormick, for painting and trim restoration on the property located at 4 White Place.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Sample images of property condition and subject area
2. Proposed materials and methods information (separate attachment)

Attachment 1: Sample images of property condition and subject areas



South side



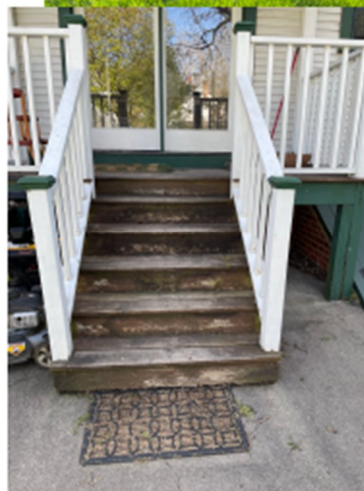
South and West windows



South Side



West side of home



West Side Porch area and steps

Methods and Materials to be used at 4 White Place

Paint and primer will be used from Sherwin Williams. Sherwin Williams makes a Durability exterior paint and primer that has been used previously on the home. The trim will be an exterior Sherwin Williams paint that will be matched with the already green trim. There are a total of 3 windows that will need to have partial pine wood replacement. Two of the windows are on the South Side. One lower window on the West Side. The pictures below show the 3 windows that will need partial pine wood replacement. Any replacement will be pine wood and will match the existing framing of the outside windows. There is no anticipation of any other replacement needed. All scraping and cleaning will be done with the utmost care, if power washing is used it will be low pressure.







Lower SS
Left
Window



REGULAR AGENDA ITEM NO. 5.I.

FOR HISTORIC PRESERVATION COMMISSION: June 20, 2024

WARD IMPACTED: Ward 4

SUBJECT: BHP-28-24 - Consideration, and action on a request submitted by Lori McCormick for a Funk Grant in the amount of \$2,910.00, for painting and trim restoration on the property at 4 White Place, PIN: 14-33-480-023.

RECOMMENDED MOTION: Motion to establish findings that the *project is eligible* and to *approve* the request by Lori McCormick, for a Funk Grant in the amount of **up to \$2,910.00** for painting on the property located at 4 White Place.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services
Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner
Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Funk Grant in the amount of \$2,910.00 for painting and trim restoration. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines. 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-27-24 and has been recommended for approval. The property has received Funk Grants in the past, the most recent in 2017.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-28-24 - Staff Report - 4 White Pl \(Funk\).docx](#)

[Attachment - Oscar Ruiz Bid](#)

[Attachment - Panchillos Painting](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 20, 2024
CASE NO: BHP-28-24, Funk Grant
REQUEST: Consideration, review and action on a request submitted by Lori McCormick, for a Funk Grant in the amount of \$2,910.00 for painting and trim restoration on the property located at 4 White Place. PIN: 14-33-480-023.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 4 White Place
Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 60' x 125' (7,500 square feet)

HISTORIC INFORMATION

Year Built: 1906
Architectural Style: Colonial Revival
Architect: Unknown
Historic District: White Place Historic District
Alternate Name: Ned Dolan 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-27-24 and has been recommended for approval. The applicant has received a Funk Grant in the recent past for painting and trim restoration on other sides of the residence, most recently in 2017.

Request

The Applicant is requesting a Funk Grant in the amount of \$2,910.00 for painting and trim restoration. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines.

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 locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.

This property is locally-designated (S-4), and is within a national historic district.

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

The proposal addresses exterior restoration of siding and window trim.

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.

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence.

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

The request meets all eligibility criteria and conditions; no limitations apply.

Project is not eligible for additional funding as "Major Restoration" project, defined as any project costing at least 45% of the subject property's EAV.

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 one of the following actions:

Motion to establish findings that the project is eligible and to approve the request by Lori McCormick, for a Funk Grant in the amount of up to \$2,910.00 for painting and trim restoration on the property located at 4 White Place.

Respectfully submitted,
Jon Branham
City Planner

Attachments: Project Quotes from Contractors

Oscar Ruiz
Phone 309-287-9559

Date
4/12/24

BILL TO: Lori McCormick

DETAILS painting and repair

descriptions
Paint the south and west of the house

Paint and replace boards on porch

South side, power wash, scrape any loose paint, replace some rotting boards on windows and trim by chimney and bottom trim.
Total \$2745

West side, power wash, scrape any loose paint, replace some rotting boards on windows and bottom trim
Total \$2250

Paint porch, Power wash, replace boards on floor and steps, repair spindles
Total \$825

Total \$5820

Make all checks payable to Oscar Ruiz

If you have any questions concerning this invoice, use the following contact information

Oscar Ruiz
309-287-9559

Thank you for your business!

Panchillo's painting
309-750-7813

Proposal Date: 4/12/24

To: Lori McCormick

We hereby submit estimate for:

RE: Painting and Repairs

We will propose to do the following:

Paint west and south sides of the house and porch

Repair some trim on windows and some others rattling boards

Labor and materials

Total \$6200