AGENDA
REGULAR SESSION
HISTORIC PRESERVATION COMMISSION
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, DECEMBER 15, 2022, 5:00 P.M.

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

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

4. **MINUTES**

   Review and approval of the minutes of the November 17, 2022, regular meeting.

5. **REGULAR AGENDA**

   A. BHP-29-22 Consideration, review and action on a request submitted by David R. Dow & James A. Neeley Trust for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 33 Sunset Road. PIN:14-34-402-016. (Ward 5.) ***CONTINUED FROM NOVEMBER MEETING***.

   B. BHP-30-22 Consideration, review and action on a request submitted by Franklin Park Foundation an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 809 N. McLean Street. PIN:21-04-210-001. (Ward 4.) ***CONTINUED FROM NOVEMBER MEETING; REQUESTED BY APPLICANT TO TABLE TO JANUARY MEETING***.

   C. BHP-31-22 Consideration, review and action on a request submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 901 N. McLean Street. PIN:21-04-207-005. (Ward 4.) ***CONTINUED FROM NOVEMBER MEETING; REQUESTED BY APPLICANT TO TABLE TO JANUARY MEETING***.

   D. BHP-32-22 Consideration, review and action on a request submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 310 E. Walnut Street. PIN:21-04-202-016. (Ward 7.) ***CONTINUED FROM NOVEMBER MEETING; REQUESTED BY APPLICANT TO TABLE TO JANUARY MEETING***.

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

F. **BHP-35-22** Consideration of the historical or architectural significance for the structure located at 1225 Holiday Drive, in accordance with the demolition review procedures. PIN 14-35-451-021. (Ward 5.)

G. **BHP-37-22** Consideration, review and action on a request submitted by Sarah Lindenbaum for a Certificate of Appropriateness for front porch repair on the property located at 1001 N. Evans Street. PIN: 21-04-226-008. (Ward 4.)

H. **BHP-38-22** Consideration, review and action on a request submitted by Linda Gerard for Certificate of Appropriateness for slate roof repair on the property located at 402 E. Walnut Street. PIN: 21-04-203-012. (Ward 4.)

I. **BHP-39-22** Consideration, review and action on a request submitted by Linda Gerard for a Funk Grant in the amount of $5,000.00 for slate roof repair on the property located at 402 E. Walnut Street. PIN: 21-04-203-012. (Ward 4.)

J. **BHP-40-22** Consideration, review and action on a request submitted by Sarah Lindenbaum for a Funk Grant in the amount of $4,600.00 for front porch repair on the property located at 1001 N. Evans Street. PIN: 21-04-226-008. (Ward 4.)

6. **OLD BUSINESS**

   a. Consideration, review and possible action on changes to the Rust Grant Guidelines and application timeline.

   b. Updates regarding Historic Preservation Plan (including Staff report).

7. **NEW BUSINESS**

   a. Election of new Chairperson

8. **ADJOURNMENT**

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

DRAFT
MINUTES
PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, NOVEMBER 17, 2022 5:00 P.M.

The Historic Preservation Commission convened in regular session in-person in the 4th Floor Council Chambers of the Government Center at 5:01 p.m., Thursday, November 17, 2022.

The meeting was called to order by Chair Scharnett.

ROLL CALL

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Absent
Ms. Georgene Chissell	Commissioner	Absent
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present
Mr. George Boyle	Assistant Corporation Counsel	Present
Ms. Kimberly Smith	Assistant Director of Economic and Community Development	Present
Mr. Glen Wetterow	City Planner	Present

PUBLIC COMMENT

None.

MINUTES

The Commission reviewed the minutes of the October 20, 2022, Historic Preservation Commission meeting. Commissioner Graehling noted that Ms. Chissell has resigned and needs to be removed from the list of Commissioners. Commissioner Elterich noted a scrivener's error. Commissioner Elterich made a motion to accept the minutes, as amended. The motion was seconded by Commissioner Graehling. All were in favor (5-0).

REGULAR AGENDA

A. BHP-15-22 Consideration, review and action on a request submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of $5,341.88 for gutter and downspout repairs on the property located at 102-116 W. Locust Street. PIN: 21-04-196-001.

Mr. Wetterow presented the case with a staff recommendation for approval of a Rust Grant in the amount of $5,341.88. He stated this item had been continued from the October meeting. He stated the applicant is returning with a revised quote for non-rounded (K-Style) gutters and rounded downspouts, as suggested by the Commission.

Ms. Graehling stated they have met requirements requested by Commission so the petition should be approved.

Ms. Graehling made a motion to establish findings of fact and motion to approve the request for a Rust Grant in the amount requested. Mr. Elterich seconded.

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

Mr. Wetterow reminded the Commission of the procedure and criteria for nomination and designation. Chair Scharnett reviewed the language in the Code related to designationand nominations, noting that all of the language applies to both Historic Districts and individual properties, resulting in the application of the S-4 Overlay either way.

B. BHP-29-22 Consideration, review and action on a request submitted by David R. Dow & James A. Neeley Trust for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 33 Sunset Road. PIN:14-34-402-016.

Mr. Wetterow presented the case. He noted the procedure and required actions needed from the Commission associated with designating a property and applying S-4 overlay.

According to the applicant, the structure is significant with respect to its architectural character, landscaped gardens, and its identification with architect Richard Williams, landscape architect Jens Jensen, the Femley-Dickerson Company, and the Beich family.

Chair Scharnett opened the floor for comment on the Petition; none was provided for or against.

Commissioner Elterich stated that he agreed the application meets criteria C, D and J.

(c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;

(d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

(j) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

Chair Scharnett stated he concurred with Commissioner Elterich. Chair Scharnett mentioned the landscaping and was surprised it has survived. He noted that there is not precedent for preserving landscaping as part of local historically designated properties, but it is warranted in this case and should be investigated in others.

Commissioner Graehling stated landscaping is an integral part and deserves to be protected.

Chair Scharnett added the home has not been significantly modified in the last 72 years.

The Commission discussed the best way to proceed with drafting the final Resolution for passage, which needs to include specific items to be preserved and considered during future Certificate of Occupancy requrests. Ms. Graehling stated a subcomittee should be formed to identify factors for the Resolution required for the report to the Planning Commission. The Commissioners agreed.

Ms. Graehling made a motion to establish findings of fact that the property meets the criteria for designation as a local historic landmark and to establish a subcommittee to draft the nomination report for the property located at 33 Sunset Road, subject to the identification of the specific criteria required for the Report to the Planning Commission, and its inclusion in the resolution. Ms. Peters seconded.

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

Chair Scharnett nominated Commissioners Koos and Graehling to form the subcommittee. Commissioner Graehling accepted on their behalf.

Chair Scharnett noted that the following three cases are related to properties that already have S-4 designation as part of a Historic District; the Petitioner has brought the cases forward as individual properties, but under the current Code there is no difference. Commissioner Elterich inquired why the cases have been brought forward. The Chair responded that the City has passed the case along for consideration, but review will not result in any material change. He noted that the subject properties are definitively important properties, but they are already protected to the greatest extent that our current Code allows.

Commissioner Peters inquired what the Petitioner is requesting of the Commission. The Chair called review of the cases to begin.

C. BHP-30-22 Consideration, review and action on a request submitted by Franklin Park Foundation an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 809 N McLean Street. PIN:21-04-210-001.

Mr. Tim Mauer (317 E Chestnut Street) spoke on behalf of the Franklin Park Foundation, to request that Agenda Items C, D, and E be continued to the following

regular meeting, and submitted a statement that has been attached to this record as Exhibit "A".

Chair Scharnett inquired as to the reasoning of asking for Landmark designation of property already in a designated District. Mr. Mauer pointed out that the reason for asking for the continuance is directly related to the question; he believes the subject properties have experienced severe deterioration and alteration due to designation as part of a District. He noted the language in the Code that requires significant exterior architectural features of nominated landmarks to be reported, which he believes is lacking for these properties. He also stated his belief that the lack of called out features has resulted in negative changes, including owners doing work without permits.

Chair Scharnett inquired whether the changes at issue are results of a failed Ordinance or about enforcement. Mr. Mauer declined to respond until additional information can be provided by Staff.

The Commission further discussed the nominations and reasoning behind submittals. They inquired if the property owners had been notified, and application requirements had been met. Staff communicated that notices have been sent to the owners of record for all nominated properties.

Alison Smith, listing agent for 310 E. Walnut, informed the Commission that the property is currently in short-sale and they are working on acquiring rehab bids, but are encountering difficulties finding parties to do the work. She stated that the property owner no longer lives in the home and she does not have a current address for him, but does have other contact information for him and for the bank involved in the case.

Commission Graehling made a motion to continue cases BHP-30-22, BHP-31-22, and BHP-32-22 to the December meeting. Commissioner Peters seconded.

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

D. BHP-31-22 Consideration, review and action on a request submitted by Franklin Park Foundation an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property 901 N McLean Street. PIN:21-04-207-005.

Continued to December meeting per motion from Item 5.C.

E. BHP-32-22 Consideration, review and action on a request submitted by Franklin Park Foundation an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 310 E Walnut Street. PIN:21-04-202-016.

Continued to December meeting per motion from Item 5.C.

OLD BUSINESS

The Commission discussed various theme updates of the Community Preservation Plan (CPP)

Theme 1: Chair Scharnett noted that the Miller Park nomination packet has been completed and will be presented shortly.

Theme 2: The Commission noted that Ms. Chissell was previously assigned to this theme and a new Commissioner will need to be assigned as primarily responsible.

Theme 3: Commissioner Graehling provided a report from the Subcommittee (J. Elterich, S. Graehling, W. Leifheit, and G. Boyle). The Subcommittee has met three times so far, in the Legal Department at the City, an additional meeting is planned for early December. She noted that many of the proposed changes are a result of comparing Bloomington's Ordinance with the Town of Normal, as well as McHenry County and Preservation Plan references. The next step will be review and discussion of the proposed revisions by the Commission, as a whole.

Ms. Graehling noted a recommended change to how properties and districts can be nominated for preservation. Chair Scharnett asked for clarification on how a "Referendum" nomination occurs. Mr. Boyle stated that this change would not impact any current cases. He stated there is ongoing discussion about restricting who can nominate properties for Landmark status, and that the Town's referendum option requires 60% the citizens in the District. Ms. Graehling requested that Mr. Boyle invite additional City Staff to the next meeting.

Commissioner Graehling noted that some of the recommended changes, based on review of other ordinances, are the same as those recommended by the Lakota Group after completing the CPP.

Chair Scharnett asked about changes that would improve efficiency and expediency for CoAs. Mr. Boyle stated that one of the discussions was about putting a little more specificity into the ordinances themselves. The Chair expressed his desire to make sure that the process does not become more burdensome.

Theme 4: Chair Scharnett shared his excitement about some of the upcoming items the City is working on and noted the Commission needs to be thinking about this Theme in the near future.

Theme 5: Nothing to report.

The Commission discussed potential changes to the Rust Grant Guidelines and Schedule

The Commission and Staff discussed procedural and timeline issues related to updating the Rust Grant guidelines. Mr. Boyle stated that he feels the wording on the agenda is inadequate to permit a vote on the item. The Commission expressed concern about delaying adoption of the updates to the Guidelines, and the implications of any delay on implementation of the new format and schedule. Ms. Smith noted that, as changes to these guidelines are not Text

Amendments to the Zoning Code, the HPC does have final approval and any transmittal to Council is informative only.

Chair Scharnett noted that the changes to the Guidelines are minor, the schedule is the big change, and asked for clarification on whether the Guideline changes could be made, and then the schedule changes could be placed on the agenda for a vote next month. Ms. Smith noted that a short delay in adoption would not be significantly detrimental since the advertising components are a part of the CPP through the themes and Staff has already started the work.

The Commission requested that the Guideline changes be added as a voting item for the next agenda.

Commissioner Graehling noted that Harriett Fuller Rust's name is spelled with two "R"s and two "T"s, and this needs to be corrected throughout the proposed documents.

Chair Scharnett requested that the proposed change read "published schedule" rather than just "schedule."

NEW BUSINESS

Chair Scharnett noted there were a few properties to discuss related to demolition. They will be agenda items for next month. He asked the Commission to be prepared for discussion.

Chair Scharnett stated the Commission needed to elect a new Chair. He requested this be an agenda item for next month.

Chair Scharnett stated several Commission members would be reaching term limits soon, so they need to identify replacements. The Commission discussed term dates and potential interested parties.

ADJOURNMENT

Mr. Graehling motioned to adjourn. Mr. Elterich seconded. All were in favor. The meeting was adjourned at 6:12pm.

DRAFT

EXHIBIT A

Statement from Franklin Park Foundation

November 17, 2022

Memo To: Chairman Paul Scharnett
Bloomington Historic Preservation Commission

Memo From: Tim Maurer
Franklin Park Foundation

Re: Request for Continuance - Regular Agenda Items 5C, 5D & 5E

The Franklin Park Foundation requests the continuance of the referenced Regular Agenda Items from today's Regular Session of the Commission meeting until the next Regular Session, or until a date the Chairman determines is appropriate.

Extremely Important information that materially effects the referenced Regular Agenda Items 5C, 5D & 5E has recently come to our attention which we believe, upon review and consultation with by the City administrative staff, will necessitate the significant revision of the Economic & Community Development Department's Findings and Recommendations to the Commission for these Agenda Items.

The Franklin Park Foundation regrets the necessity to request the continuance of these Items but strongly believes it is in the best interest of the Property Owners, the City of Bloomington, and the Petitioner that the requested continuance be granted.

Respectfully Submitted,

Tim Maurer
Franklin Park Foundation

C: Jon Branham

HISTORIC PRESERVATION COMMISSION

TO:	City of Bloomington Historic Preservation Commission
FROM:	Economic & Community Development Department
DATE:	December 15, 2022 (Update from November 17, 2022)
CASE NO:	BHP-29-22, S-4 Historic Preservation Overlay District
REQUEST:	Consideration, review and action on a petition submitted by David R. Dow & James A. Neeley Trust for an S-4 (Historic Preservation) Overlay District (Local Historic Preservation Designation) for property located at 33 Sunset Road.

Above: The subject property at 33 Sunset Road.

PROPERTY INFORMATION

Subject property:	33 Sunset Road
Applicant:	David R. Dow & James A. Neeley Trust
Existing Zoning:	R-1A, (Single Family Residence) District
Existing Land Use:	Single-Family Residential
Property Size:	150’ x 350’ (52,500 square feet)
PIN:	14-34-402-016

HISTORICAL INFORMATION

Year Built:	c. 1948
Architectural Style:	Mid-Century Modern
Architect:	Richard Williams
Historic District:	N/A

PROJECT DESCRIPTION

Background
33 Sunset Road was constructed c. 1948 and is improved with a one-story single-family residence. According to the applicant, the structure is significant with respect to its architectural character, landscaped gardens, and its identification with architect Richard Williams, landscape architect Jens Jensen, the Felmley-Dickerson Company, and the Beich family.

Request
The Petitioner is requesting S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for the property.

S-4 Historic Preservation District Intent:
The purpose of the S-4 Historic Preservation District is to:

(1) Effect and accomplish the protection, enhancement, and perpetuation of such improvements and of such districts that represent or reflect elements of the City's cultural, social, economic, political, and architectural history;
(2) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
(3) Stabilize and improve property values;
(4) Foster civic pride in the beauty and noble accomplishments of the past;
(5) Protects and enhance the City's attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry;
(6) Strengthen the economy of the City; and
(7) Promote the use of historic districts and landmarks for education, pleasure, and welfare of the people of the City.

STANDARDS FOR REVIEW

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria:

(a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);
(b) Its location as a site of a significant local, county, state, or national event;
(c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
(d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
(e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
(f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
(g) Its embodiment of design elements that make it structurally or architecturally innovative;
(h) Its unique location or singular physical characteristics that make it an established or

familiar visual feature;

(i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or

(j) Its suitability for preservation or restoration.

The applicant has indicated the property meets items c, d, e, f and j. See attached supplementary application materials for details and qualifications.

RECOMMENDATION

At the prior meeting, the Commission reviewed whether the nomination met the Criteria for Consideration of Nominations and **voted to recommend approval of the S-4** (Historic Preservation Overlay) District, as well as establish a subcommittee to compete a Nomination Report. If there is consensus on the findings of the Report, attached hereto, the Commission may take the following action:

> **Motion to adopt the proposed Resolution,** "A Resolution Recommending that the Property Located at 33 Sunset Road be Nominated as a Local Landmark and the S-4 (Historic Preservation) Overlay District be Applied to the Property," and forward this Resolution and all Exhibits to the Planning Commission as HPC Resolution 2022-02.

With a positive recommendation from the Historic Preservation Commission this case will proceed to the Planning Commission as a Zoning Map Amendment seeking the S-4 overlay be applied to the property. The Planning Commission will then make a recommendation to City Council who will ultimately then approve or deny the Zoning Map Amendment.

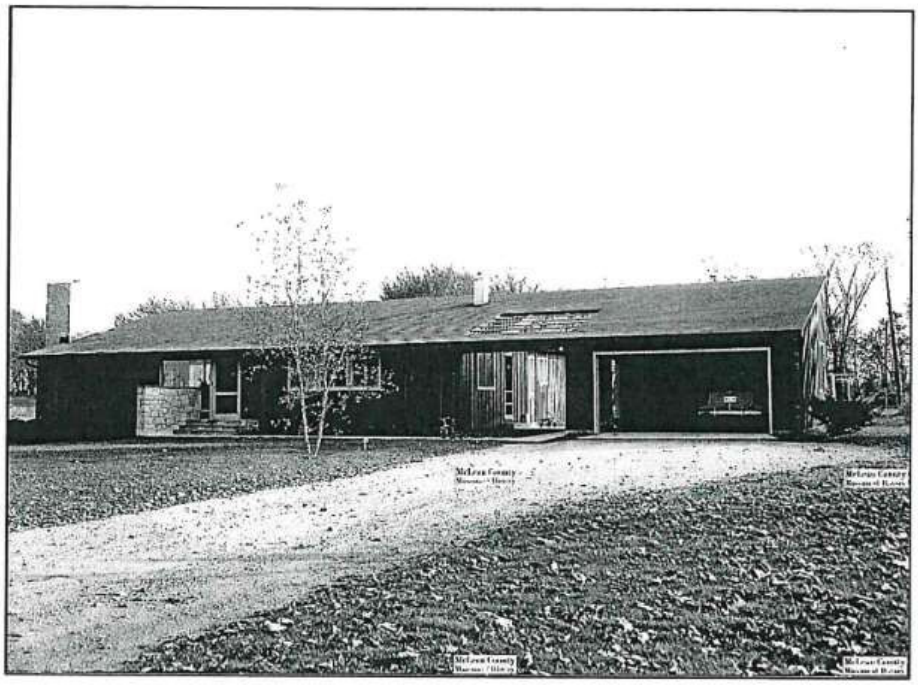
Respectfully submitted,
Jon Branham
City Planner

Attachments:

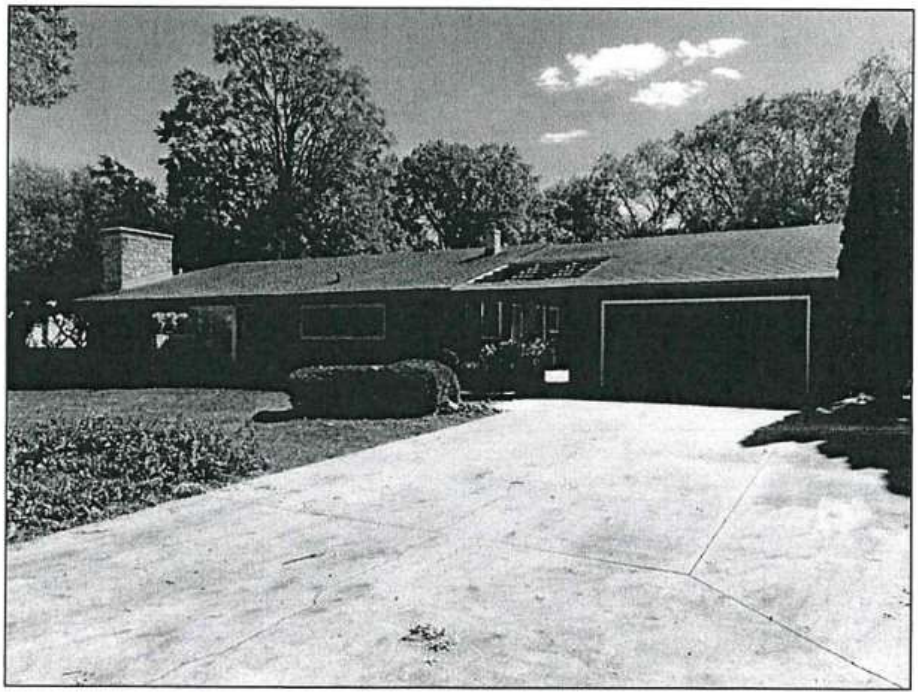
1. Petitioner Submitted Photos
2. Proposed Resolution

Attachment 1 – Petitioner Submitted Photos

1950 façade photo
Courtesy of McLean County Museum of History archives from *The Pantagraph*

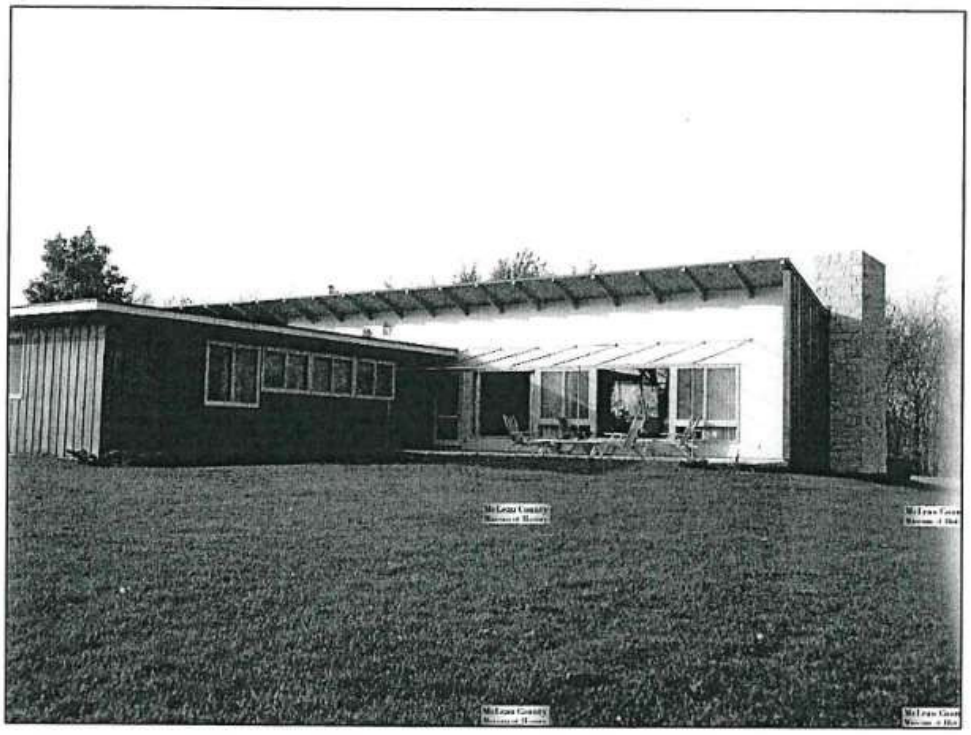


2022 façade photo in B&W
Photo by homeowners



2022 façade color phots
Photo by homeowners

1950 rear façade photo
Courtesy of McLean County Museum of History archives from *The Pantagraph*



2022 rear façade photo in B&W
Photo by homeowners

Attachment 2 – Proposed Resolution

RESOLUTION NO. 2022-02

A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 33 SUNSET ROAD BE NOMINATED AS A LOCAL LANDMARK AND THE S-4 (HISTORIC PRESERVATION) OVERLAY DISTRICT BE APPLIED TO THE PROPERTY

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by David R. Dow & James A. Neeley Trust requesting that the property at 33 Sunset Road, legally described in Exhibit "A", attached hereto and made part hereof by this reference, be recognized for its historic and cultural significance with the S-4 (Historic Preservation) Overlay District Zoning; and

WHEREAS, said nomination included a history of the property, discussed in Exhibit "B", and hereafter referred to as "Property History"; and

WHEREAS, the Historic Preservation Commission determined that the nominated property meets the following criteria for consideration in § 44-804B(2) of the Bloomington City Code, 1960, as amended:

1. Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;

2. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

3. Its suitability for preservation or restoration; and

WHEREAS, the Historic Preservation Commission has also determined that the nominated property has significant integrity of location, design, materials and workmanship and is therefore worthy of preservation or restoration; and

WHEREAS, the Historic Preservation Commission further recommends that the future decisions regarding the building consider the following architectural criteria for review of a certificate of appropriateness:

1) Architectural Details:
    a. pitched shed roof with wide overhanging eaves combined and exposed roof beams,
    b. flat roof on the long leg of the bedroom wing,
    c. north façade of east-west oriented wing, broad expanse of dark stained redwood board and batten siding,
    d. south facade of east west oriented wing window wall above which project large roof rafters,
    e. large Indiana Limestone fireplace on south facade of north-south wing,
    f. east and west facades of north-south oriented wing featuring bands of short sliding windows and dark stained redwood board and batten siding,

g. north entry flanked by un-coursed, rough pointed rubble work of Indiana Limestone which intersects a large glass picture window continuing into the interior entry way,

h. east façade of east-west oriented wing, a massive un-coursed, rough pointed rubble work of Indiana Limestone fireplace,

i. a breezeway between the house and garage featuring roof openings between exposed rafters and purlins and a vertical louver privacy divider wall,

j. original garage and its features;

2) Landscaping Details:

a. Osage Ornge Hedge along Emerson St.,

b. Kentucky Coffee and Elm trees, plus exotic mature trees,

c. Native plants throughout the large yard including blue stars, Virginia bluebells, ferns, lobelia, spring beauties, jack-in-the-pulpit, and violets; and

WHEREAS, the Historic Preservation Commission has the power to adopt this resolution and make a recommendation to the Bloomington Planning Commission represented in the report attached to this resolution as Exhibit "C" and hereafter referred to as "Nomination Report."

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Bloomington, McLean County, Illinois:

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 33 Sunset Road, legally described in Exhibit "A" and discussed in the Nomination Report in Exhibit "B", be designated as a local historic landmark, known as the "Otto and Lucille Beich House," and that the S-4 (Historic Preservation) Overlay District be applied.

SECTION TWO: That it is recommended to the Bloomington Planning Commission that the Planning Commission incorporate the Nomination Report, listed as Exhibit "B," and the Property History, listed as Exhibit "C" in their recommendation to City Council.

ADOPTED this 15th of December, 2022

APPROVED this _____ of December, 2022

CITY OF BLOOMINGTON, ILLINOIS

_____
Paul Scharnett, Chair

ATTEST

_____
John Branham, Secretary

EXHIBIT A
Legal Description

FOX SUBN LOT 3
EWING'S & EVANS SUBN
PT SE & PT SW
SEC 34 TWP 24 2E
LOT 1
PIN: 14-34-402-016

EXHIBIT B
Nomination Report

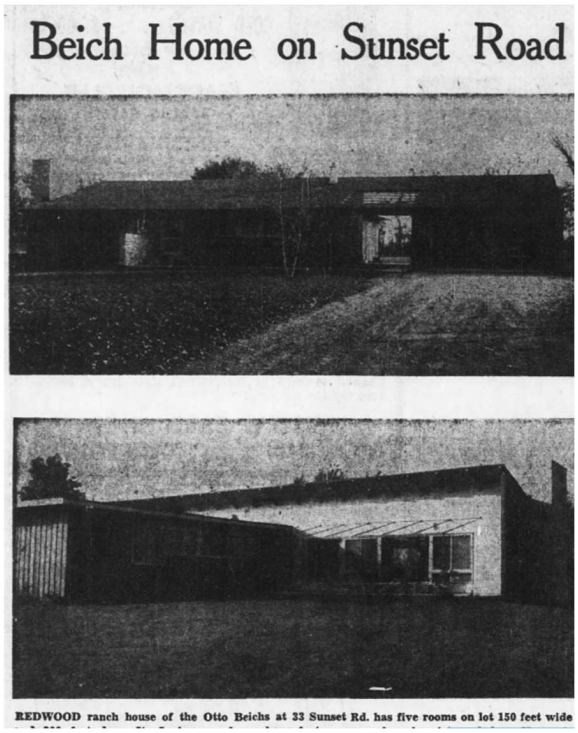
The City of Bloomington Historic preservation Commission supports the S-4 Zoning Nomination of the Otto and Lucille Beich House at 33 Sunset Rd for the following reasons:

1) It is the work of a master architect, Richard A Williams, who was raised on this community and became national recognized for his Mid-Century Modern design work. As Williams instructed generations of students at the University of Illinois, he served as the designer of numerous works in Bloomington in his collaborations with the Lundeen and Hilfinger architectural firm and its successors.

2) This house is exceptionally well preserved and has been thoughtfully cared for by the Beich family for many years.

3) The grounds of the house are on a lager tract of numerous lots whose original plantings were conceived by master landscape architect Jens Jensen. Through the years most of Jensen's principles have been discarded throughout the subdivision, but they have been maintained on this lot. This is important for the house was designed to blend and compliment this landscaping.

4) Overall, the house is among the best-preserved examples of Mid- Century Modern design in the community. The preservation of these buildings is specifically called out in the City of Bloomington Historic Preservation plan adopted in 2021.


Beich Home on Sunset Road

REDWOOD ranch house of the Otto Beichs at 33 Sunset Rd. has five rooms on lot 150 feet wide

1950

2022

EXHIBIT C

Property History

Sunset Road was laid out in 1923 by famed landscape architect Jens Jensen at the request of Davis and Hazle Buck Ewing. The original hand drawn design hangs at Ewing Manor. The plan was to have 12 houses on the road and one where Ewing Park 1 is located, totaling 13 homes. A plat called the Ewing and Evans subdivision was recorded on October 4, 1928, by Davis Ewing, Hazle B. Ewing, Mark Evans, and Nan M. Evans. It consisted of approximately 66 acres. On October 13,1928, the Ewing's became the sole owner of the Ewing and Evans subdivision. The subdivision then consisting of 13 large lots which were bordered on the East by Towanda Avenue and on the South by Emerson Street and on the west by a hedgerow that ran along the west property line.

In 1930 the Ewing's sold four lots, including Lot 3 of the Ewing's Evans subdivision to Ralph M. Fox and Walter S. Fox. Subsequently Lot 1 of the Ralph M. Fox and Walter S. Fox subdivision became 33 Sunset Road. Both this unique vision for development, and specifically 33 Sunset Road itself, have a rich history and collaborations of important persons of the time including Davis Ewing and Hazle Buck Ewing, A. Richard Williams, Jens Jensen, Felmley-Dickerson Company, and Otto and Lucille Beich.

Identification with a person or persons of significance

Landscape Architect: Jens Jensen. The Ewing Manor gardens were designed and built by noted landscape architect Jens Jensen. This is the architect that also designed the Lincoln Memorial Gardens in Springfield. The curving pathways for the residence provided views of both sunrise and sunset, thus, the residence was named Sunset Hill.

Jens Jensen Immigrated to the United States in 1884 from his native Denmark, Jensen was a key figure in the Chicago Renaissance and, along with O.C. Simonds and Wilhelm Miller, played a prominent role in the creation of a uniquely North American design aesthetic, the Prairie Style. His pioneering work in the Chicago's West Parks, including the design of Columbus Park and extensive redesign of Humboldt, Garfield, and Douglas Parks, was informed by his philosophical belief in the humanizing power of parks and his commitment to working closely with indigenous plants and ecological processes of the region's prairie landscape. Incorporating such features as wetland gardens known as "prairie rivers" and council rings as places for gathering and performance, Jensen created parks throughout the Midwest as well as numerous residential gardens, including several estates for the Ford family, often in collaboration with leading Prairie School architects. A devout conservationist, Jensen organized movements leading to the creation of the Cook County Forest Preserve District, the Illinois state park system, and the Indiana Dunes State Park and National Lakeshore.

Builder: Felmley-Dickerson Company. The John Felmley Company was founded in 1936 by John Felmley and was incorporated in 1947. John Felmley was President of the company until 1958. John Felmley was the son of Dr. David Felmley, the sixth President of Illinois State University from 1900 to 1930. In 1952, Ray Dickerson was added as a partner and the company's name was changed to Felmley-Dickerson Co. Ray Dickerson became President of the company in 1958 and served in that role until 1977.

Original Owner: Thomas S. Blackman. According to records and neighborhood recollections Thomas S. Blackman, a civil engineer, was the original owner who commissioned the design of 33 Sunset.

Second Owners: Otto and Lucille Beich. 33 Sunset Road was built in 1948 and in 1950 was purchased by Otto and Lucille Beich for $37,500, the highest price paid for a Bloomington house that year. Otto was the son of Paul Beich who founded The Paul F Beich Candy Co. in Bloomington in the early 1920's. Otto went on to run the family business. In 1958 Otto suffered a stroke and an addition was added to the house so that he could continue to run the business from home. Mr. Beich's office is now the principal bedroom of the house.

Lucille Beich lived at 33 Sunset Road from 1950 to August 2021 when she passed at the age of 104. She lived independently through her entire life lovingly caring for the house and gardens, in addition to being an artist, primarily painting landscapes. McLean County Arts Center now has a few pieces of her work in their permanent collection. One of her final wishes was to see her house saved from the fate of other original properties on the road.

Embodiment of distinguishing characteristics of an architectural style

The House. 33 Sunset Road is a prime example of architect William's Mid Continent Modern style and the principles of minimalist simplicity, functional pragmatism, and environmental harmony. The one-story house is "L" shaped with a pitched shed roof, rising to the south, on the living room and kitchen wing and a flat roof on the long leg of the bedroom wing. The north façade has a broad expanse of dark stained redwood board and batten siding, and broad eaves which continue around the entire house. The south facade of this wing is composed or a window wall above which project large roof rafters. The east and west face of the bedroom wing features bands of windows and dark stained redwood board and batten siding. The entry is flanked by a rough pointed rubble work stone wall of Indiana Limestone which intersects the front window continuing into the interior entry way. The east façade features a massive Indiana Limestone fireplace, which serves the living room. There is a breezeway between the house and garage featuring roof openings between exposed rafters and purlins and a vertical louver privacy divider wall.

The house sits back from Sunset Road behind a woodland with mature trees, ivy, and seasonal blooms. Its modest facade belies a 3,300 sq ft home with 3 bedrooms, 2 ½ baths, large living room with vaulted ceilings and exposed beams, a grand Illinois Dolomite stone fireplace, separate dining room, which is delineated by a reeded glass partition wall, a functional kitchen, a 51' long "gallery" hall which brings natural light and air into the rooms lining it, and spacious principal bedroom (Otto Beich's former office) with full bath. The large office (now bedroom) was added in 1958, from plans by Bloomington architects Lundeen and Hilfiger.

Period details throughout the house have been well preserved or restored including the original "Bilt Well" kitchen cabinets, original vanities in the principle and second baths, original tile work, painted and stained wood paneling and millwork, and restored steel radiator covers. The large glider windows throughout the home have been replaced, without changing locations, opening sizes or functionality, with Marvin pultruded fiberglass windows. These were recommended by Landmarks Illinois, the state-wide historic preservation advocacy group. They provide multiple exposure views to the surrounding gardens and rear yard.

The Gardens. In the 1950's when the Beich's purchased the house there was a small grove of elm and maple trees - bordering Sunset Road, and on the back of the property bordering Emerson (which was then a gravel road) there was, remnant of an Osage Orange Hedge used as a living fence in the 19th century. These trees remain. The lot between Emerson and Sunset had been a cornfield, and the house had been built in the middle of that old field. Mrs. Ewing sent her gardener over with two Kentucky Coffee trees and a bushel basket of bluebells, which he planted. Such planting was consistent with Jensen's plan for the subdivision. The spring display of bluebells continue to delight neighbors who live on the road as well as other members of the community who walk or drive by to take them in.

Today the front and far rear of the property are shaded woodlands with the whole of the property covered by Kentucky Coffee, Elm, Ginkgo, and Lilac trees as well as Illinois perennials including multiple Hosta varieties, daylilies, peonies, blue stars; as well as jonquils, bluebells, dragon's breath, lilies, irises, ferns, lobelia, spring beauties, jack-in-the-pulpit, violets, and "naked lady" lilies. Much of this is consistent with Jensen's ideas on the extensive use of native plants.

Identification as the work of a Master

Architect: A. Richard Williams (1914 - 2016). Williams was a professor at the University of Illinois' School of Architecture from 1946 to 1970 and a visiting professor of Architecture at the University of Arizona from 1988 - 2016. During his long and distinguished career, Professor William established a style of architecture coined Mid Continent Modern. It is characterized by minimalist simplicity, functional pragmatism, and environmental harmony. 33 Sunset Road embodies these principles. Williams, who was raised in Bloomington Normal was also the architect of Bloomington Savings and Loan (now enveloped by the McLean County Government Center), Bloomington's Oakland Elementary School, the award-winning Bloomington High School, and Wesley Methodist Church as well as several architecturally rich public buildings and private residences in Champaign-Urbana. Williams also served as a principal designer for the Lundeen and Hilfinger firm of Bloomington. In this relationship, his designs were detailed by the Hilfinger firm and the construction oversight was provided by the Hilfinger firm.

Embodiment of elements that render it architecturally significant

A. Richard Williams' design of 33 Sunset embraces and embodies Mid-Century Modern architectural movement. Those details include low pitched/flat roofs with wide overhanging eaves combined with a shed roofline and exposed roof beams. Use of organic materials including wood and stone. The facade is a combination of board and batten siding with a feature wall that begins on north facing exterior facade wall and seamlessly "passes through' a large glass picture window which terminates in the foyer. This unusual feature wall is fabricated of uncoursed, rough pointed rubble work of Indiana Limestone. Other details of the period are roof openings between rafters, a low broad chimney and fireplace laid from rough pointed rubble work of Indiana Limestone, short sliding windows in private spaces and a modified window wall in the social rooms. The large office now bedroom was added in 1958 from plans by Bloomington architects Lundeen and Hilfiger. It is composed of the same materials and is scaled as the 1948 section. Apart from replacement windows, there have been few changes to the house as it was originally designed and built.

HISTORIC PRESERVATION COMMISSION

TO:	City of Bloomington Historic Preservation Commission
FROM:	Economic & Community Development Department
DATE:	December 15, 2022

Please note that at the request of the applicant, the following cases have been requested to be continued to the next Historic Preservation Commission meeting (items 5A, 5B, and 5C as noted on the agenda):

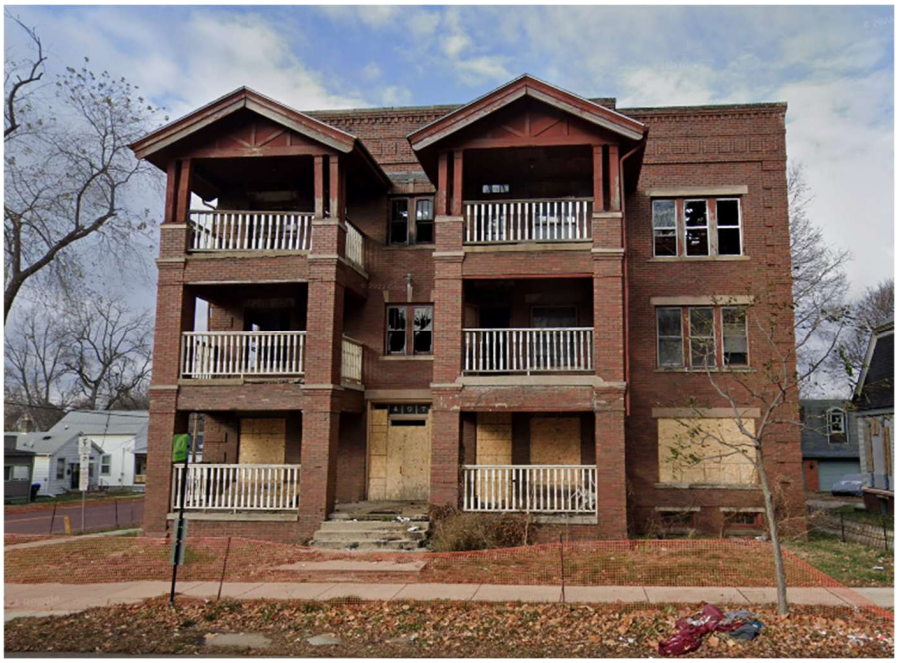
1. **BHP-30-22** Consideration, review and action on a petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 809 N. McLean Street. PIN: 21-04-210-001.

2. **BHP-31-22** Consideration, review and action on a petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 901 N. McLean Street. PIN: 21-04-207-005.

3. **BHP-32-22** Consideration, review and action on a petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 310 E. Walnut Street. PIN: 21-04-202-016.

HISTORIC PRESERVATION COMMISSION

TO:	City of Bloomington Historic Preservation Commission
FROM:	Economic & Community Development Department
DATE:	December 15, 2022
CASE NO:	BHP-34-22, Demolition Review
REQUEST:	Consideration and review on a petition submitted by Sun Down Express LLC for Demolition Review for the property located at 407 W. Market Street. PIN: 21-04-158-006.



Above: The subject property at 407 W Market Street

PROPERTY INFORMATION

Subject property:	407 W Market Street
Applicant:	Sun Down Express LLC
Existing Zoning:	GAP-3 District
Existing Land Use:	Multi-Family Residential
Property Size:	0.14 acres
PIN:	21-04-158-006

HISTORIC INFORMATION

Year Built:	1912
Architectural Style:	Craftsman
Architect:	George H. Miller
Historic District:	None

PROJECT DESCRIPTION

Background
The property was constructed in 1912 as a nine-unit apartment building. It was designed by George H. Miller and built by C.S. Conklin and his son-in-law C.W. Bearden. The building contains elements of the Craftsman style of architecture, with high-quality details and materials utilized on both the interior and exterior.

The building was severely damaged by a fire in July, 2022. In October, 2022, a Demolition Permit was requested from the City of Bloomington, triggering Demolition Review by the HPC.

DEMOLITION REVIEW GUIDELINES

Since the proposed demolition exceeds 500 square feet of gross floor area and was constructed more than 50 years before the date of the application for a demolition permit, it is subject to administrative review by the chairperson of the Historic Preservation Commission, per Chapter 44, 17-11 of the City Code.

The Code further states if the chairperson determines that the building is potentially significant, it shall schedule an administrative public hearing before the Preservation Commission to consider the building's historical or architectural significance.

In this case, the chairperson noted the building is potentially significant, and therefore the public hearing was scheduled.

STANDARDS FOR REVIEW – LANDMARK NOMINATION CRITERIA

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria, which are provided for discussion purposes to assist with determining significance:

(a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);
(b) Its location as a site of a significant local, county, state, or national event;
(c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
(d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
(e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
(f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
(g) Its embodiment of design elements that make it structurally or architecturally innovative;

(h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
(i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
(j) Its suitability for preservation or restoration.

At the conclusion of the hearing, the Commission shall make findings and issue a determination as to the significance of the building.

STAFF RECOMMENDATION

Due to the severity of the fire damage to the structure, the building is not salvageable nor repairable. Staff notes that the integrity and potential preservation of the building has been lost.

Therefore, Staff finds that the structure ***does not meet the Standards of Review for Landmark Nomination Criteria*** as presented and ***recommends approval of the Demolition*** request. Staff recommends that the Commission take the following actions:

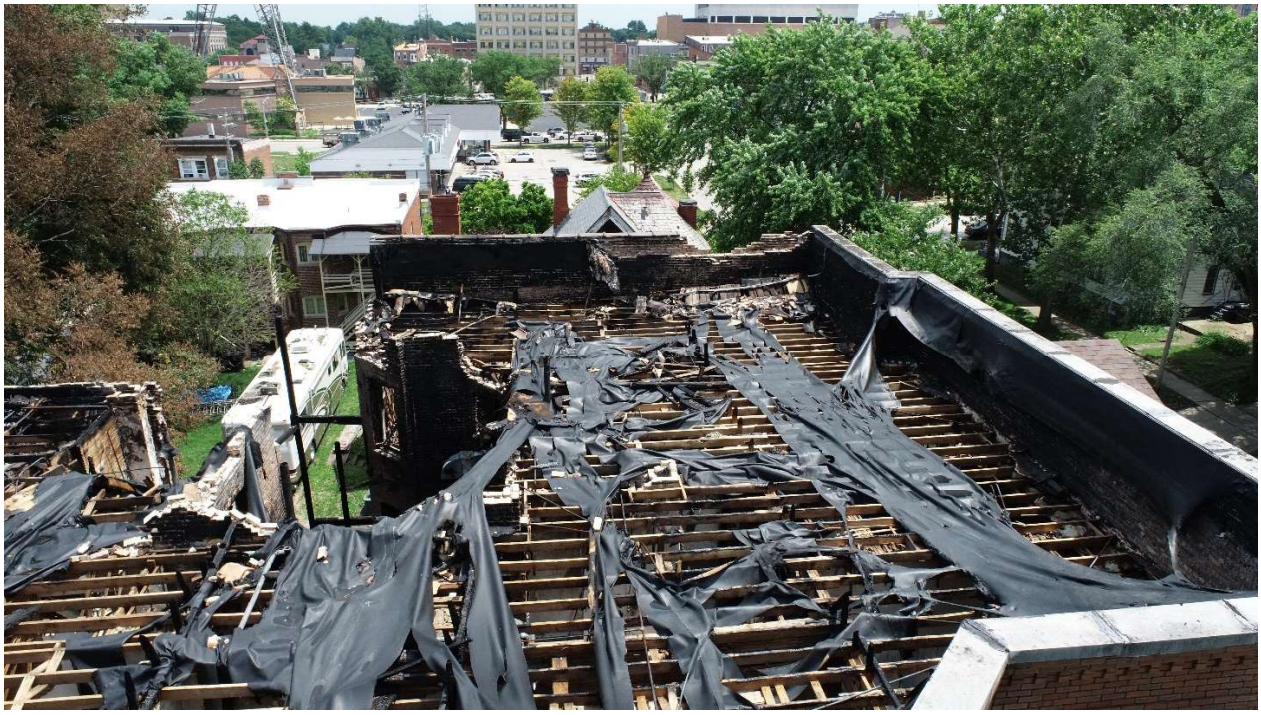
> Motion to ***approve the Demolition request*** at the property located at 407 W Market Street.

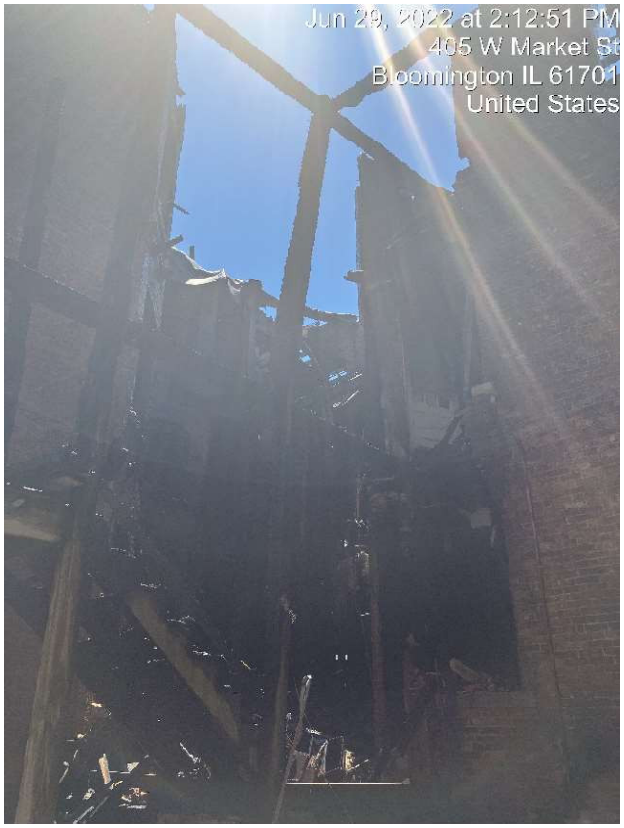
Respectfully submitted,
Jon Branham
City Planner

Attachments:
1. Aerial Map
2. Photographic evidence of damage to structure
3. Supplementary property information

Attachment 1 - Aerial Map

Attachment 2 - Photographic evidence of damage to structure





Jun 29, 2022 at 2:17:00 PM
501 N Lee St
Bloomington IL 61701
United States

Attachment 3 - Supplementary property information, submitted by G. Koos, November, 2022.

Illinois Apartments, 1912
407 W. Market St.

July 2019 image

COURTESY OF THE BLOOMINGTON FIRE DEPARTMENT

The Bloomington Fire Department responded to a structure fire Wednesday morning at Lee and Market streets in Bloomington.

June 30, 2020 image

The Illinois Apartments was built in 1912 by C.S. Conklin and his son-in-law C.W. Bearden. It is immediately west of the National Register of Historic Places listed George H. Miller House. Both the house and the Illinois Apartments were designed by Miller.

The building was designed for nine apartments of five and four rooms each. From a review of city directories, it appears that the unit was fully occupied throughout its use, up to the devastating July 2022 fire.

The structure, designed with elements of the Craftsman Style was built with high quality materials and the interior was finished with quarter sawn white oak with white oak floors. The two entries were trimmed with marble wainscot and tile floors. The exterior used hard red brick with brown mortar and limestone window headers and sills. The original brick veranda railing with stone copings were removed, likely due to recent City ordinances. The verandas (porches) were noted as an attraction when it was built. As recently as 2021 the building was producing over $6,000 a year in property taxes.

George Miller is widely considered the best of the 19th and early 20th century architects in Bloomington. Ten of his buildings are called out in the 2021 City of Bloomington Historic Preservation Plan.

HISTORIC PRESERVATION COMMISSION

TO:	City of Bloomington Historic Preservation Commission
FROM:	Economic & Community Development Department
DATE:	December 15, 2022
CASE NO:	BHP-35-22, Demolition Review
REQUEST:	Consideration and review on a petition submitted by Snyder Construction Group for Demolition Review for the property located at 1225 Holiday Drive. PIN: 14-35-451-021.

Above: The subject property at 1225 Holiday Drive

PROPERTY INFORMATION

Subject property:	1225 Holiday Drive
Applicant:	Snyder Construction Group
Existing Zoning:	B-1 (General) Commercial District
Existing Land Use:	Vacant Bowling Alley
Property Size:	2.9 acres
PIN:	14-35-451-021

HISTORICAL INFORMATION

Year Built:	1959
Architectural Style:	Modern / Googie
Architect:	Eugene Asbury
Historic District:	None

PROJECT DESCRIPTION

Background

The property was constructed in 1959 as a multi-lane bowling alley. It was built by Bloomington-Normal Bowling Lanes Corporation. The design is credited to Eugene Asbury, of the Lundeen and Hilfinger architectural firm, in association with the Brunswick Corporation. It features Modern or Googie style architecture, noted as a type of futurist architecture influenced by car culture, jets, the Space Age, and the Atomic Age, and was popular in the United States from approximately 1945-1970. The building has several significant construction features such as the heavy steel roof expanse without columns. Circle Lanes operated the facility until 2015.

A Legislative Site Plan (PR-06-22) was approved in May, 2022, to authorize construction of a U-Haul storage facility at the property. In October, 2022, a Demolition Permit was requested from the City of Bloomington, triggering Demolition Review by the HPC.

DEMOLITION REVIEW GUIDELINES

Since the proposed demolition exceeds 500 square feet of gross floor area and was constructed more than 50 years before the date of the application for a demolition permit, it is subject to administrative review by the chairperson of the Historic Preservation Commission, per Chapter 44, 17-11 of the City Code.

The Code further states if the chairperson determines that the building is potentially significant, it shall schedule an administrative public hearing before the Preservation Commission to consider the building's historical or architectural significance.

In this case, the chairperson noted the building is potentially significant, and therefore the public hearing was scheduled.

STANDARDS FOR REVIEW – LANDMARK NOMINATION CRITERIA

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria, which are provided for discussion purposes to assist with determining significance:

(a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);
(b) Its location as a site of a significant local, county, state, or national event;
(c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
(d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

(e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
(f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
(g) Its embodiment of design elements that make it structurally or architecturally innovative;
(h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
(i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
(j) Its suitability for preservation or restoration.

At the conclusion of the hearing, the Commission shall make findings and issue a determination as to the significance of the building.

STAFF RECOMMENDATION

Since a Legislative Site Plan review has already been approved for this site, and considering the extended vacancy of the existing structure, Staff finds that the structure ***does not meet the Standards of Review for Landmark Nomination Criteria*** as presented and ***recommends approval of the Demolition*** request. Staff recommends that the Commission take the following actions:

> Motion to ***approve the Demolition request*** at the property located at 1225 Holiday Drive.

Respectfully submitted,
Jon Branham
City Planner

Attachments:
1. Aerial Map
2. Supplementary property information

Attachment 1 – Aerial Map

Attachment 2 - Supplementary property information, provided by G. Koos

Circle Lanes Bowling Building
1225 Holiday Dr.

Circle Lanes Bowling, 1225 Holiday Dr. was built in 1959 by Bloomington-Normal Bowling Lanes Corporation, owned by Tim Ives, William Barker, Lawrence Rust, Ed Lundeen Jr., Art Thompkins, and 31 other investors. Construction cost was $750,000. Lundeen was an architect, his son, Ed Jr., attributed the designed this of well-preserved

Modern or Googie style facility to Eugene Asbury who was working in the Lundeen and Hilfinger architecture firm. Lundeen stated in a recent email that "there are several significant construction features such as the heavy steel roof expanse without columns." Lundeen also noted that the building was designed in association with the Brunswick corporation, who specialize in bowling equipment manufacturing and bowling facility development. An important feature of the building was that metal studs were used with wire lathe and plaster to add to its fire resistance for bowling alleys were notorious fire hazards. Wooden lanes coated with lacquer and plastic coated burned easily. John Wroan construction was awarded the contract to build it.

This modern style as defined in a Wikipedia article, "**Googie architecture** is a type of futurist architecture influenced by car culture, jets, the Space Age, and the Atomic Age.[2] It originated in Southern California with the Streamline Moderne architecture of the 1930s, and was popular in the United States from roughly 1945 to the early 1970s.

Planned in 1959, it was to be run by Alan Barker and Pat Harkins, the latter the long-time operator of a bowling alley located in the old Colosseum building on West Front Street in Bloomington. Circle Lanes operated successfully until the 2015 when it was closed by its owners, Bowlmore-AMF. They bought it in 2004.

Bowling engaged thousands of local people in an indoor sport that encouraged team competition and it was a sport that was open to women whose options for such competitive interactions were quite limited from the 1950s well into the 1970s. The Pantagraph routinely ran stories of the many bowling teams, their leagues, their members, and their scores. The decline of the sport was used as the lead example in the sociological work *Bowling Alone* which described the emerging American family isolation, as opportunities and time for community life declined for the two-income commuting middle class.

Few Googie style buildings have survived in Bloomington. The neon sign at Towanda Plaza, 1210 Towanda Ave. is one of the few remaining examples of this style.

Gjkoos 11/13/2022

HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: December 15, 2022
CASE NO: BHP-37-22, Certificate of Appropriateness (COA)
REQUEST: Consideration, review and action on a petition submitted by Sarah Lindenbaum for a Certificate of Appropriateness for front porch repair at the property located at 1001 N. Evans Street. PIN: 21-04-226-008.

Above: The subject property at 1001 N N Evans Street

PROPERTY INFORMATION

Subject property:	1001 N Evans Street
Existing Zoning:	R-2, Single Family Residential District with S-4 (Historic Overlay) District
Existing Land Use:	Single-Family Residential
Property Size:	75' x 165' (12,375 square feet)

HISTORIC INFORMATION

Year Built:	c. 1895
Architectural Style:	Queen Anne
Architect:	Unknown
Historic District:	N/A

PROJECT DESCRIPTION

Background
1001 N Evans Street was constructed c. 1895 and is improved with a two-and-one-half-story single-family residence. The structure is significant with respect to its architectural character and its identification with Lawson Downs Welch, Dr. J. Edgar Welch, and other members of the Welch family. The property was designated as a local landmark in May, 2022. The resolution documenting significant architectural features is also attached.

Request
The applicant is requesting a Certificate of Appropriateness for porch repair at the property. The proposal from Brad Williams Construction includes:

- Restoring south stairway newel posts
- Reattaching railing and spindles and newel post caps on south stairway
- Repairing south floor support
- Repairing four columns
- Adding skirt board around porch
- Reframing and remounting skirt panels
- Remaking and mounting skirt panels
- Making four triangular panels for both stairways

ARCHITECTURAL REVIEW GUIDELINES

Although not specified for Certificate of Appropriateness review, the Architectural Review Guidelines are intended to be followed by owners and function as the guiding principles by which the Commission reviews submittals.

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

The scope of work proposed by the applicant complies with the Porch Policies as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Porch Policy of the Architectural Review Guidelines, the following criteria is provided:

1. Historic porches visible from the street shall be maintained and repaired.
2. If existing historic porches have deteriorated or become badly damaged they may be replaced in the same size and shape with appropriate new materials. Retain as much of the existing porch materials unless it is technically infeasible to do so.
3. If historic porches which have been enclosed in the past are proposed to be remodeled or altered, they shall be restored to their appearance during the period of significance, unless the enclosure, by nature of its age, architectural significance, or other special circumstance, has achieved historic significance of its own.
4. 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.
5. 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.

6. 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.
7. New and existing wood which is visible from the street shall be painted unless it can be documented that the original wood was unpainted or stained (unpainted, pressure-treated wood will not be permitted).
8. Porch floors shall be of a type characteristic of the style of the historic building. Spaced planks shall not be used where painted tongue-and-groove boards would have been used historically.
9. Concrete steps and porches will be permitted if it can be shown that they existed on the building historically or if they are characteristic of the style of building (e.g. Art Deco).

STANDARDS FOR REVIEW

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

1. **Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**

   No change is being made to the property's current use.

2. **The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.**

   No changes to the distinctive architectural features of the home are proposed. The porch will be repaired and would maintain the same size and style elements.

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 earlier appearance of the building.

4. **Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

   No significant architectural changes have occurred near this portion of the residence.

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

   The original porch elements will be repaired and maintain existing characteristics.

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 original porch elements will be repaired.

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. (Ordinance No. 2006-137, Section 44.11-5D)**

   The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features as the window will be repaired and maintain original features.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the Standards for Review and complies with the Porch 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 sumitted by Sarah Lindenbaum for front porch repair at the property located at 1001 N. Evans Street.

Respectfully submitted,
Jon Branham
City Planner

Attachments:
1. Property Information from Designation Support Materials
2. Petitioner Submission: Project Description and Need
3. Image(s) of Property and Project Area
4. Supplementary Application Materials

Attachment 1: Property Information from Designation Support Materials

The HPC should consider the following architectural criteria for any review of a certificate of appropriateness for 1001 N. Evans Street:

a. Front porch columns are original to the home.
b. Front porch stairs and posts are original to the home.
c. Some of the original front porch skirting "gingerbread" elements on the porch remain and can be restored and use for reproduction purposes to be put in place where the original no longer exists.
d. The Commission strongly believes the original siding exists throughout most of the exterior of the home under the exterior aluminum siding.
e. The Commission strongly believes the original watercourse between the second and third floors exists under the exterior aluminum siding.
f. The Commission strongly believes the original cornice and trim work exists under exterior aluminum siding.
g. The massing of the home
h. The roof form
i. The bay and turret
j. Location of porches
k. The front doors are original to the home.
l. The foundation of the home is of a high quality material, brick, with colored mortar and tight joints
m. There are eight (8) first story windows are original to the home.
n. The third-floor turret windows are original to the home.
o. The basement windows are original to the home.
p. The board on the back porch are original to the home.
q. The columns on the back porch are original to the home.
r. The skirting on the back porch is original to the home.

Attachment 2: Petitioner Submission: Project Description and Need

Restoration of front porch, including: -Restoration of four original columns which have varying degrees of rot -Reframing and remounting of original skirt panels - Reattachment of railings, newel post caps, and spindles on south stairway - Making and mounting of matching replacement skirt panels -Restoring original south stairway newel posts -Repair of south floor support -Making of four triangular panels for both stairways.

Attachment 3 - Image(s) of Property and Project Area

Attachment 4: Supplementary Application Materials

PROPOSAL

BRAD WILLIAMS CONSTRUCTION

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

Sarah Lindenbaum and Alister Smith 1001 N. Evans. St. Bloomington, IL 61701 Email: lindenbaumsarah@gmail.com	Main porch repair
Phone: 309-242-1138	Date: 9-27-2022

- Restore south stairway newel posts..... $800.00
- Reattach railings and spindles and newel post caps on south stairway..... $150.00
- Repair south floor support.....$300.00
- Repair 4 columns..... $2,400.00
- Add 1x8 inch skirt board around porch..... $650.00
- Reframe and remount north skirt panel.....$450.00
- Reframe and remount west skirt panel.....$650.00
- Remake and mount south skirt panel.....$1,950.00
- Remake and mount east skirt panel.....$650.00
- Make 4 triangular panels for both stairways.....$1,200.00

Painting not included in proposal. All materials will be cedar wood.

Total for labor and materials: $9,200.00

This proposal is valid for 90 days.

Authorized signature: _____

Acceptance of Proposal:

Signature Sarah Lindenbaum **Date:** 10/10/22

HISTORIC PRESERVATION COMMISSION

TO:	City of Bloomington Historic Preservation Commission
FROM:	Economic & Community Development Department
DATE:	December 15, 2022
CASE NO:	BHP-38-22, Certificate of Appropriateness (COA)
REQUEST:	Consideration, review and action on a request submitted by Linda Gerard for Certificate of Appropriateness for slate roof repair on the property located at 402 E Walnut Street. PIN: 21-04-203-012. Franklin Square Historic District.

Above: Subject property, current day

PROPERTY INFORMATION

Subject property:	402 E. Walnut Street
Existing Zoning:	R-2 (Mixed Residence) District with S-4 (Historic Overlay) District
Existing Land Use:	Single-family home
Property Size:	53’ x 100’ (5,300 square feet)

HISTORIC INFORMATION

Year Built:	c. 1913
Architectural Style:	Cornbelt Cube
Architect:	Unknown
Historic District:	Franklin Square (Designated 1979)
Alternate Name:	Daniel M. Davison House

PROJECT DESCRIPTION

Background
The residence was constructed in 1913 with a medium-hipped slate roof and single-story front porch with a low-gabled roof that was reroofed in asphalt shingles before designation. The main portion of the home is still roofed in mostly original slate tile with metal caps and flashing. The original box gutters were closed in the 1970s, causing the asphalt shingle edging and hanging gutter profile. There is generalized delamination of the existing slate due to age. Repairs by the prior owner appear to have included spot repair of slate tiles and interior sealing near the valley on the north side of the home.

The current owner purchased the property in July of 1986. In 2003, Rennaisance completed slate repair on west side of the home; a Certificate of Appropriateness and Funk grant was associated. The current owner has conducted regular maintenance such as gutter cleaning and routine sealing of seams, but has not previously identified a need for repair to slates or structure on the north side of the home.

Request
The applicant is requesting a Certificate of Appropriateness to **repair** damage to the slate roof on the main portion of the home near the chimney and valley on the north side of the home. The proposal includes replacing damaged or extremely worn/delaminated slate tiles **using the existing supply of slate in the owner's possession**, reattaching or replacing slipping slates, replacing and sealing the metal flashing adjacent to the chimney to protect existing slates prevent leaks, and rebuilding any necessary structural support to facilitate the external repairs. **No changes in the size, shape, or visual impact of the roof are included in the proposal**.

STANDARDS FOR REVIEW

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

1. **Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**

   No change is being made to the property's current use.

2. **The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.**

   No changes to the distinctive architectural features of the home are proposed. The roof will be repaired and will maintain the same size and style elements.

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 earlier appearance of the building.

4. **Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

   No significant architectural changes have occurred near this portion of the residence. N/A.

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

   The original slate roof will be repaired and maintain existing characteristics.

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 original slate roof will be repaired using the same materials that have been used for previous repairs and were likely sourced from the original construction of the property.

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. (Ordinance No. 2006-137, Section 44.11-5D)

The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features as the roof will be repaired and maintain original features.

ARCHITECTURAL REVIEW GUIDELINES

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

The scope of work proposed by the applicant ***complies with the Roofing Policies*** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Repair procedures for slate roofs include the following:

- 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...
- Changes to the roof slope are not acceptable, unless earlier, non-historic changes are being reversed.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the Standards for Review and complies with the Roofing 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 Linda Girard for slate roof repair at the property located at 402 E. Walnut Street.

Respectfully submitted,
Alissa Pemberton
Assistant City Planner

Attachments:

1. Property Information from Designation Support Materials
2. Petitioner Submission: Project Description and Need
3. Image(s) of Property and Project Area
4. Supplementary Application Materials

Attachment 1: Property Information from Designation Support Materials

Daniel M. Davison House
1913
402 East Walnut

Hazel Barnes
402 East Walnut
Bloomington, IL 61701

Architect: Unknown

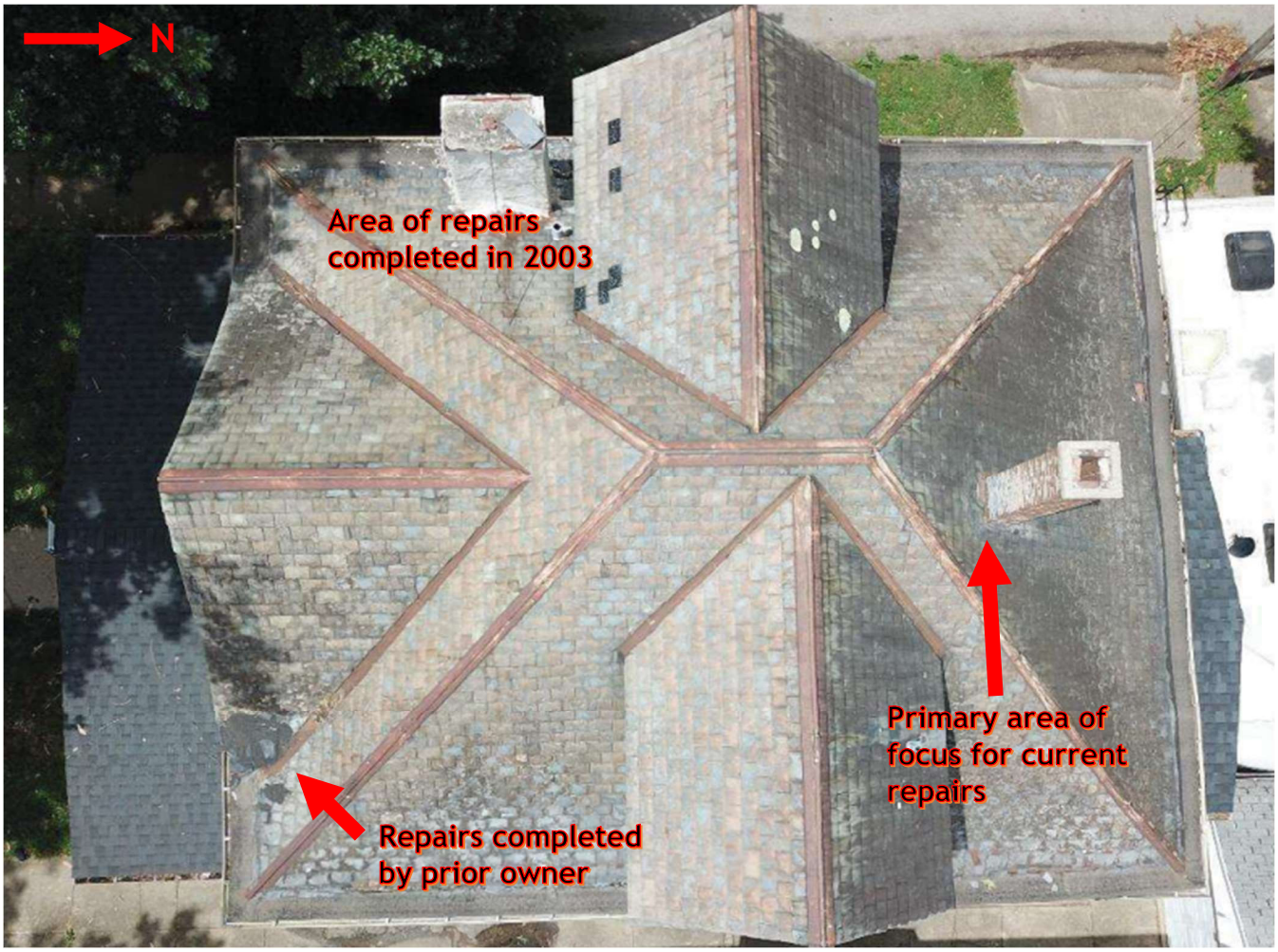
The Daniel Davison house was built in 1913, its style can best be characterized as a two-storey, aluminum sided, Cornbelt Cube. Not much is known about Mr. Davison, except that while living at the Walnut street residence he was employed by the Bloomington Canning Company, at which, in 1922, his job designation was that of superintendent.

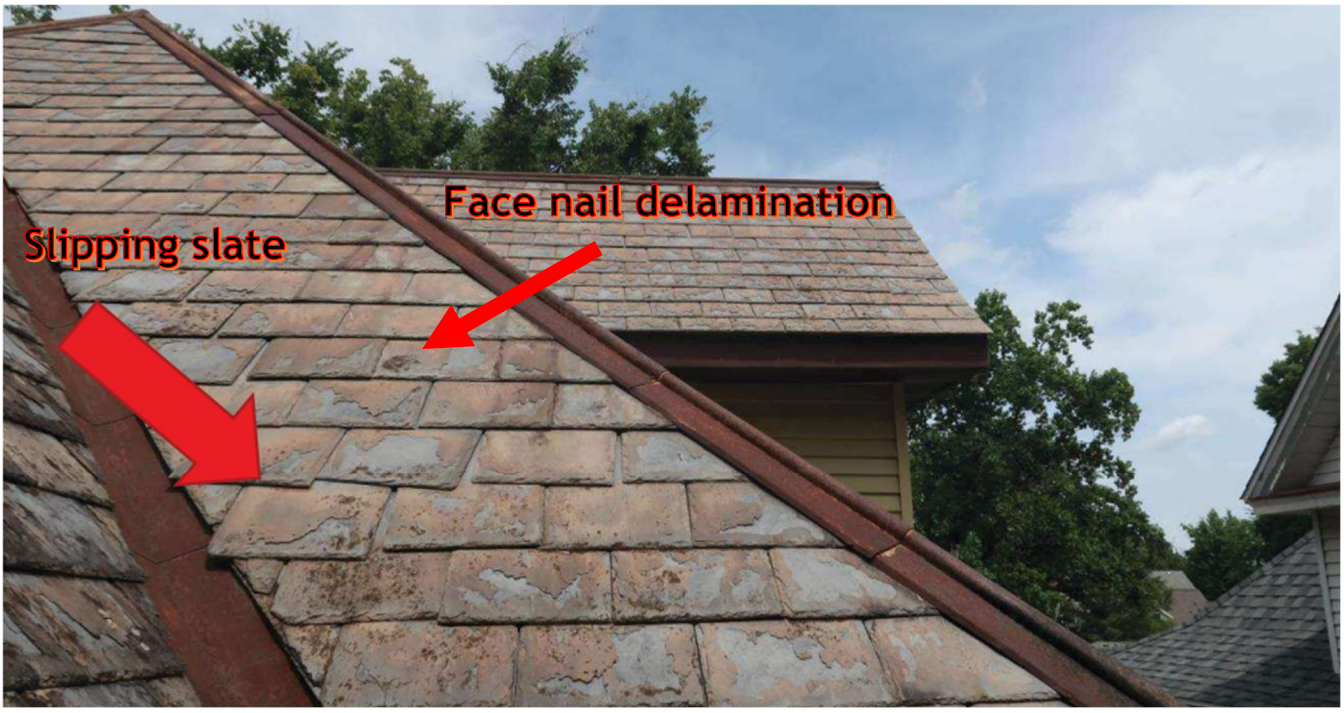
The house has a medium-hipped roof with a center gable on the front facade. Enclosed within the center gable of the front facade is a palladian window. The east and west sides of the hipped shape roof are distinguished by pediment shaped dormers. The second storey windows are surrounded by a plain wood moulding and slipsill. The windows are two sash, double hung and have one over one lights. The first storey window to the east of the door is the same as those on the second floor. The window to the west of the centrally located front door, appears to be of the one sash and transom variety, the upper light of this one over one window is a leaded glass window. The house has what appears to be a single door with three glazed panels, over which is a segmented recessed light, transom panel. In addition, the house has a one storey verandah with a low-gabled roof which is supported by stone piers and wooden columns, and has centrally located straight stairs with a low solid railing.

Attachment 2: Petitioner Submission: Project Description and Need

Rebuild framing, as necessary, repair flashing and broken/missing slates near chimney on north side of the home. We will be using our supply of original slate for surface repairs. No changes to the shape or size of the roof are planned, any structural work will be to support or sister areas damaged by the leaks. As soon as approval. We know the chimney needs attention also, we are pursuing that after repairing the immediate problems.

Attachment 3: Image(s) of Property and Project Area




Face nail delamination
Slipping slate

Primary project area

Attachment 4: Supplementary Application Materials

P. A. CONSULTING
217-841-8122
ALL TYPES ROOFING
50 YEARS EXPERIENCE

Linda Girard
402 East Walnut Street
Bloomington, IL 61701

Dear Mrs. Girard:

I have looked at the above referenced roof and believe that it is repairable. There is some wind damage to the metal flashings and some missing or damaged slate. We will utilize your supply of slate which is the same as what was originally installed. There may also be damaged wood to be repaired. We will have all of the materials on hand to complete the project.

The cost of these repairs should be in the eight to ten thousand dollar range. The single biggest expense, other than labor is the lift which will cost about two thousand dollars.

Please advise us if there is anything else which you may require.

Best Regards,

PAUL A. STAUFFER

Sent from my iPhone

HISTORIC PRESERVATION COMMISSION

TO:	City of Bloomington Historic Preservation Commission
FROM:	Economic & Community Development Department
DATE:	December 15, 2022
CASE NO:	BHP-39-22, Funk Grant
REQUEST:	Consideration, review and action on a request submitted by Linda Gerard for a Funk Grant in the amount of $5,000.00 for slate roof repair for the property located at 402 E Walnut Street. PIN: 21-04-203-012. Franklin Square Historic District.

Above: The subject property at 402 E. Walnut Street

PROPERTY INFORMATION

Subject property:	402 E. Walnut Street
PIN:	21-04-203-012
Existing Zoning:	R-2 (Mixed Residence) District with S-4 (Historic Overlay) District
Existing Land Use:	Single-family home
Property Size:	53’ x 100’ (5,300 square feet)

HISTORIC INFORMATION

Year Built:	c. 1913
Architectural Style:	Cornbelt Cube
Architect:	Unknown
Historic District:	Franklin Square
Alternate Name:	Daniel M. Davison 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-38-22**. The applicant has not received a Funk Grant since 2003 (BHP-30-03).

Request
The applicant is requesting a **Funk Grant in the amount of $5,000.00** to repair damage to the slate roof on the main portion of the home near the chimney on the north side. Costs include labor and equipment rental; roofing material will be sourced from the applicant's existing supply of slate tile.

The applicant has used the Single Source Justification to supply a single quote for the subject project and has provided documentation demonstrating the Sole Source condition. The applicant has provided additional supporting documentation on cost reasonableness by providing a prior quote for similar work; the proposing business is no longer in existence.

STANDARDS FOR REVIEW

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

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

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

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

   This project is an exterior project to preserve portions and characteristics of the original structure (slate roof).

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

   This project will repair, when possible, and will replace as needed, using historically accurate roofing material by utilizing the owner's existing supply of matching slate.

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.**

This is not an exterior painting and/or staining project. N/A.

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

   The costs associated with this project are materials (equipment rental) and skilled labor (individual proprietor, no sub-contractors).

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

   All conditions have been met. No limitations apply.

STAFF RECOMMENDATION

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

Motion to establish findings that the ***project is eligible*** and to ***approve*** the request by Linda Girard for a Funk Grant in the amount of **up to $5,000.00** for slate roof repair for the property located at 402 E. Walnut Street.

Respectfully submitted,
Alissa Pemberton
Assistant City Planner

Attachments:
1. Project cost information from P.A. Consulting (Paul A. Stauffer).
2. Documentation of communication with other roofing companies that could not complete the subject project.
3. Project cost information from 2020 for 404 Walnut as example of pricing.

Attachment 1: Project cost information from P.A. Consulting (Paul A. Stauffer)

P. A. CONSULTING
217-841-8122
ALL TYPES ROOFING
50 YEARS EXPERIENCE

Linda Girard
402 East Walnut Street
Bloomington, IL 61701

Dear Mrs. Girard:

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The cost of these repairs should be in the eight to ten thousand dollar range. The single biggest expense, other than labor is the lift which will cost about two thousand dollars.

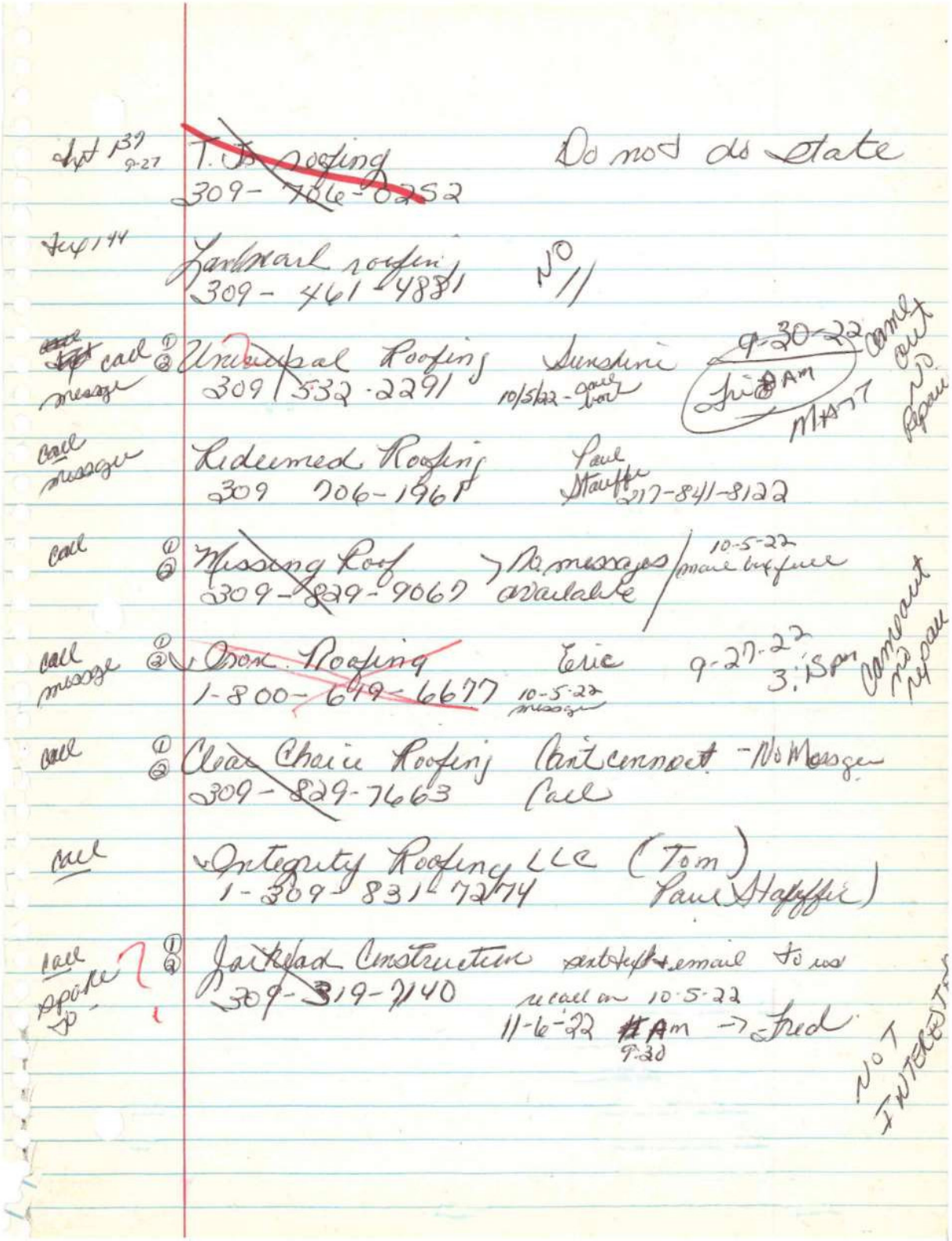
Please advise us if there is anything else which you may require.

Best Regards,

PAUL A. STAUFFER

Sent from my iPhone

Attachment 2: Documentation of communication with other roofing companies that could not complete the subject project



Attachment 3: Project cost information from 2020 for 404 Walnut, as example of pricing

ESTIMATE

Sparks Construction LLC
1334 E. Empire Street
Bloomington, IL 61701
(309) 826-2742

Sales Representative
Brian Sparks
(309) 826-2742
brian@sparksconstruction.biz

SPARKS construction
QUALITY ROOFING SPECIALIST
309-826-2742

Linda Giard
404 East Walnut Street,
402 East Walnut Street
Bloomington, IL

Estimate #	1737
Date	5/29/2020

Item	Description	Qty	Price	Amount
Re- Roof	**Prior to start of job 50% of payment to be paid as deposit with a provided deposit receipt** Scope of Work - Remove existing slate roof, Fix any and all necessary roof system (trusses,boards,fascia,eaves,walls etc BILLED UNDER UNFORESEEN ITEMS AS A ADDITONAL COST TO ESTIMATE Install OSB Or Plywood over entire roof area. Install necessary underlayment and Da Vinci RoofScapes Single Width Slate (12"w X 18"L) with 8" exposure. Remove and replace siding on 3 dormers. Remove and Reinstall counterflashing on chimneys is desired. Maintain a clean jobsite at end of each working day. Estimated time start to finish - 14 Days PLEASE NOTE THIS DOES NOT INCLUDE ANY LOWER SECTIONS OF ROOF AND IS ESTIMATED FOR THE MAIN ROOF ONLY Estimated start date and Completion Date - May 1st start May 15th End NOTE this is not a set date, as weather, job completions etc can affect start date 1) Meet and with Production Manager and/or Company Rep day of job start Walk around home with homeowner to address any unforeseen concerns or areas/items of interest. 2) Protect ground with tarps and hang tarps from gutter, Lean sheeting over windows or window wells if needed. Move any and all items in landscaping that will be inside the work zone to protect all personal property, replacement will be done upon completion. 3) Tear off all roof system and dispose of in dumpster on site or dump trailer. (WE AVOID DROPPING TEAR OFF STRAIGHT TO GROUND AT ALL COST) utilize our mobile dumpster to majority of tear of issues when able - Equipter RB4000, please ask for details if desired $1,500 is allocated for	1.00	$44,500.00	$44,500.00

Item	Description	Qty	Price	Amount
	disposal fees due to weight of slate and waste of sheathing and new roof replacement ***ADDITIONALLY we will HAVE to remove and replace the siding on all 3 dormers due to the roof replacement will require new step flashing and there will be a large difference in height where the roof meets the siding for 2 reasons 1) we are installing plywood over roof surface to allow for required nail able roof surface and 2) the thicknesses of material. Thus forcing the siding to be removed and then replaced. $2,200 is allocated for all 3 dormers material and labor 4) Install sheathing over exposed space decking. $5,000 is allocated for sheathing over full roof decking. 5) "Dry in" roof. Consisting of but NOT limited to Ice and water shield membrane on all eaves/walls/valleys and around any penetrations and chimneys. Synthetic underlayment on all remaining roof deck. Drip edge flashing installed along complete perimeter. ALL Mechanically fastened to meet manufacturer and building codes 6) Stock roofing material from supplier via supplier provided boom crane truck. 7) Install new Da Vinci Roofscapes roof system consisting BUT not limited to All plumbing pipe boot flashing's Step flashing along all walls horizontal wall flashing if needed COVERED BY A BEAUTY ROW - please ask us to explain if desired Starter shingles on all eaves and along all rakes Da Vinci Roofscape Slates on remaining roof system Install attic exhaust vent 8) Remove old chimney counter flashing and replace with counter-flashing, if needed. (custom copper counter flashing is a upgraded able option) 2 chimneys needed new counterflashing. $1,500 for both which includes both chimneys 9)Thorough Ground Clean up through out and end of each work day.Run magnet on ground and all walk and driveways for all nails, And a final 100% clean up at end of job. with production manager and or Rep prior to walk around with homeowners 10) Upon approval of job completion/quality/and clean up by production manager and or Rep. Walk around with homeowner will be completed to show work completed if desired. Company Cam (Job pictures) will be forwarded for homeowners record. Final invoice will be provided at completion of walk around, and final payment will be received by Production Manager or Rep with a documented Receipt provided. *If final payment is made by check. check # and amount will be documented on both homeowner and company final invoice's and a Paid In Full Final Invoice will be issued upon clearing of check. **PLEASE NOTE - If there is a "punch out" list desired by homeowners, production manager and or rep will create and have completed with 7 days			

Item	Description	Qty	Price	Amount
	unless otherwise discussed. ADDITIONALLY - if a "Punch Out" list is required a MAXIMUM of 5% of TOTAL JOB can be withheld by homeowner until items on list are completed all other funds will be completed upon completion of walk around as normal breakdown is as followed and includes all material and labor $32,000 for roofing (PRICE is reflecting off of da vinci slate shingles. Due to being a historic society requirements and property preservation nd being the closet match to existing roof system. $1,500 - Disposal $6,000 sheathing roof deck $3,000 siding 3 dormers $2,000 chimney flashing 2 chimneys TOTAL - $44,500 PLEASE NOTE AGAIN THIS DOES NOT INCLUDE ANY LOWER SECTIONS OF ROOF AND IS ESTIMATED FOR THE MAIN ROOF ONLY			
Unforeseen Items	Please note that any unforeseen items of work will be billed at a up-charge upon invoice. as there is no exact way to measure how much unforeseen areas of work are needed. wood sheeting will be billed at $100/sheet includes removal,labor,material,installation and disposal structural repairs will be billed per man hour at $75 a man hour minimum of half hour. includes material,labor,disposal and installation	1.00	$0.00	$0.00
Tarp Fee	This item is to tarp all areas that are actively leaking into house. To make home water tight until roof replacement. Cost is for tarp material, labor to install and manlift rental. As this style of roof (very old brittle slate) will not be able to be walked on without creating more damage and thus resulting in more repairs needed. all tarp work will be preformed from a man lift	1.00	$3,000.00	$3,000.00

Sub Total	$47,500.00
Total	$47,500.00

SPECIAL INSTRUCTIONS

Please note the change in price is based on material and labor price increase since this was originally estimated.

Thank you for choosing Sparks Construction!

HISTORIC PRESERVATION COMMISSION

TO:	City of Bloomington Historic Preservation Commission
FROM:	Economic & Community Development Department
DATE:	December 15, 2022
REQUEST:	Review of Rust Grant Funding Timeline

BACKGROUND

At previous meetings, the Commission has discussed mimicking the John M. Scott Grant timeline for the Rust Grant, which would deliver all applications at one time annually for the Commission to review, rather than the present format of year-round submittals.

Staff has drafted a potential timeline identifying potential key dates and checklist items, including updates from comments received at the October meeting.

A version of the Rust Grant Guidelines with suggested edits is also attached.

RECOMMENDATION

The Commission should discuss and review the proposed timeline changes to the Rust Grant Guidelines.

Attachments:
1. Proposed Funding Timeline
2. Rust Grant Guidelines (with proposed updates)

HARRIETT FULLER RUST FACADE PROGRAM

APPLICATION GUIDELINES

The City of Bloomington has committed itself to the continued revitalization of its central business district. This commitment manifests itself in implementation of the Downtown Bloomington Vision and Strategic Plan, the intent of which is to define specific strategies and initiatives that would promote and sustain the recent investment and revitalization activity that has already turned the downtown around. A vital component to the success of this redevelopment effort is the involvement of private property owners. The City hopes to encourage private investment in commercial buildings of the area through a program which offers financial incentives to businesses to improve the appearance, safety, structural integrity and quality of their storefronts and buildings as a whole.

BACKGROUND

This grant program is named after Harriett Fuller Rust, in recognition of her many contributions to the community. Many Bloomington area organizations have benefited from Mrs. Rust's time and energy over the years. She served with many community service organizations including 37 years on the United Way of McLean County board of directors, as a board member and president of Victory Hall Home for Boys, the Advisory Council to the Bloomington Board of Education, Illinois Shakespeare Society Vice President, Illinois Wesleyan University President's Club, president, and the McLean County Historical Society board of directors. Mrs. Rust's can-do spirit was seen in the aftermath of a fire that damaged the McLean County Historical Society in 1972 and participated in raising $320,000 to develop a new museum facility. As board president, she accomplished the library material preservation program, led the museum into national accreditation and supported the project to convert the Old Courthouse building to house the museum. Mrs. Rust is the recipient of many awards, including: the city of Bloomington's "Preservationist of the Year Award" (1995) and "Illinois Museum Trustee of the Year" (1998).

The City of Bloomington allocates money in the General Fund each fiscal year, which is May 1 to April 30, for the Harriett Fuller Rust Facade Program. ***These grants are provided to property or business owners in the target area in recognition of the positive impact that individual facade renovations can have on the overall appearance and quality of their storefronts.*** In addition, the City recognizes that the structural integrity of the facade and base structure that affects the facade can greatly impact the long-term sustainability of the Central Business District.

TARGET AREA

A map indicating the program's target area is presented as **Exhibit A**. The building for which assistance through the façade program is sought must be located in the target area.

TYPE OF ASSISTANCE

Property owners or business owners can receive grants up to 50% of the total cost of qualified facade rehabilitation, repair or restoration, and/or structural work, with a **maximum grant** amount of **$25,000** per project or **$50,000** per project for a building the Historic Preservation Commission determines is in an extreme and dangerous state of disrepair. ***Only one (1) grant per fiscal year is allowed per building regardless of the number of property or business owners for such building.*** *Any one applicant may request up to two (2) grants per year but the grants must be for separate buildings.*

The total grant amount as limited above may be increased up to an additional $20,000 to pay for documented costs associated with a structural inspection(s), analysis and reporting of a building to determine its safety

and structural integrity. This additional $20,000 is to be used only to pay for such inspection(s), analysis and reporting and not for any improvements or changes to the building or site, however such costs will be funded at 100 percent and are not limited to the 50 percent rule described above. Projects to improve ADA Compliance may be eligible for up to 75% coverage of the project cost, up to a maximum grant amount of $50,000. Grants to enhance the accessible means of building ingress or egress shall not count towards other maximum grant amounts and shall be given as a one-time incentive.

> *It is not the purpose of the program to finance ongoing improvements which may be considered part of the building's regular maintenance. Each eligible improvement will be funded by the program only once every fifteen (15) years. However, the applicant may present the project in phases with completion scheduled within two years. Each phase shall involve improvements not included in any other phase of the project. Reimbursement may then be approved for each phase. Each phase requires a separate application and funding in each fiscal year.*

CRITERIA USED FOR GRANT APPROVAL

The grant program is administered by the Bloomington Historic Preservation Commission. Preference will be given to structures of architectural or historic significance as determined by the Commission. Properties lacking architectural or historic significance may be deemed eligible for the program if proposed changes will create a facade typical of the time period in which the building was constructed.

Approval is contingent upon the Historic Preservation Commission finding that the grant application is in substantial compliance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The Historic Preservation Commission reserves the right to deny any grant application, based upon the applicant failing to demonstrate the proposed project will be in accordance with the City of Bloomington Preservation Plan and the City of Bloomington Zoning Ordinance.

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

1. Preserving a historic property.
2. Restoring a historic property.
3. Projects that improve ADA Compliance for a historic or non-historic property.
4. Preserving a non-historic property.
5. Restoring a non-historic property.
6. Maintenance of a historic property.
7. Maintenance of a non-historic property.

Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including prevailing wage. See the State of Illinois's web site at https://www2.illinois.gov/idol/Pages/default.aspx

OWNERSHIP

Eligible applicants may be the owner of a building or a business in the target area. Business owners who are tenants of a building for which improvements are planned must provide written consent from the building owner for all proposed improvements. The tenant applicant must have a least a five-year lease at the location in order to apply under the program.

Commercial buildings are those with commercial or office uses, at least on part of the first floor. Residential, commercial and office uses are allowed above the main floor. Properties whose partial or entire use was residential on all of the first floor on the date this program came into existence, shall be

eligible for the grants as determined on a case by case basis.

ELIGIBLE IMPROVEMENTS

The Harriett Fuller Rust Facade Program is geared to facade improvements ranging from minor repairs and painting to complete facade renovation and structural improvements needed to prevent the facade from safety failures.

Eligible improvements include, but are not limited to:

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

INELIGIBLE IMPROVEMENTS

The following improvements are ineligible under the Harriett Fuller Rust Façade Program:

- Substantial reconstruction unless the work is needed to maintain the integrity of the building as determined by the Historic Preservation Commission.
- Building expansion.
- Interior remodeling (except window display areas).
- Nonstructural interior work.
- Sandblasting and high-pressure water blasting of brick will not be funded under the program nor will the program participate in any project which includes sandblasting and high-pressure water blasting. Sandblasting and high-pressure water blasting will not be funded because of the destructive nature of such blasting.
- Purchase of furnishings, equipment, or other personal property which does not become a part of the real estate.
- Incomplete projects from previous fiscal year grants.
- Improvements completed or in progress prior to application for the grant.
- “Sweat equity” labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against this grant.
- Projects to improve ADA compliance if alterations to a qualified historic building or facility to achieve program accessibility would threaten or destroy the historic significance of the building or facility.

Note: the applicant and his or her contractors must pay prevailing wages and are required to submit documentation substantiating such.

APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

A. The property or business owner shall meet with the City Building Inspector and the City Planner to review conceptual plans for a building.

B. The Harriett Fuller Rust Façade Grant application must be filed in the Community Development Department on the form provided by the Bloomington Historic Preservation Commission. The Commission will attempt to act upon a grant request within ~~forty-five (45) days from the date that it is received by the City Planner~~ the published timeline for that year's application process. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons including the need for more detailed drawings or specifications. If more applications are received than current funding levels will allow, the Bloomington Historic Preservation Commission reserves the right to prioritize the applications on the basis of the historical significance of the building and site, the, the extent of the work, the level of private funding and the relative impact of the proposed improvements on the area.

C. The restoration or historic rehabilitation project must be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

D. All application materials shall include a design plan, an outline work specification prepared by an architect selected by the applicant, and at least two (2) estimates for the project. **All contractors and subcontractors retained shall pay laborers, workers and mechanics no less than the current prevailing rate of wagers (consisting of hourly cash wages plus fringe benefits) for work of similar character in McLean County as covered under the Prevailing Wage Act.** The architect selected by the applicant will prepare a design plan and an outline work specification after on-site inspections and personal interviews with the applicant have been conducted by the architect.

E. After the design and outline specifications are completed and submitted, the applicant may meet with the City Planner, and the City Building Inspector, to discuss the proposed improvements and cost estimates.

F. The applicant may then choose one of the following courses of action: 1) the applicant may elect to revise the design plan and possibly delay the application review or 2) proceed without revisions for the review by the Historic Preservation Commission 3) withdraw from the program at this time.

G. The Historic Preservation Commission meets on the third Thursday of each month. The application must be submitted ~~at least three (3) weeks ahead a regularly scheduled meeting of the Historic Preservation Commission and in accordance with the approved deadlines~~ by the previously published deadline. Only complete applications will proceed with a grant review.

H. Then the City Planner will forward the application along with any staff comments to the Historic Preservation Commission.

I. The Bloomington Historic Preservation Commission will review the grant request at its next regularly scheduled meeting after the application ~~is received by the City of Economic and Community Development Department~~ deadline. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons. If more detailed drawings or specifications are required, the applicant has the following options: 1) the applicant may retain the services of the architect who prepared the design plan, or 2) the applicant may choose to hire a different architect of his or her own choice.

J. The applicant shall notify the City Planner as to the contractor selected, and the anticipate date

of construction. The applicant may not serve as his/her own contractor except in those instances where the applicant is an owner or partner in a company regularly doing business as a building contractor and in the opinion of the Bloomington Historic Preservation Commission such company has the capacity and skill to perform the proposed improvements. In such instances, the owner/contractor shall be required to obtain a third project estimate.

K. Required building permits must be obtained before work begins. Questions regarding permit requirements should be directed to the City's Economic and Community Development Department (Building Safety Division).

L. After all necessary permits have been issued, work may proceed. All change orders must be approved by the City Planner in writing and may be referred to the Preservation Commission for additional review.

M. The restoration or historic rehabilitation project must be completed within one (1) year from the date of the Bloomington Historic Preservation Commission meeting in which the grant is awarded or the grant will automatically be revoked. The Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the applicant to do so.

N. After project completion documents, including copies of all bills, receipts, prevailing wage statements and cancelled checks associated with restoration or historic rehabilitation project shall be submitted by the applicant to the City Planner for approval by the City Council prior to the release of any funds. In addition, such documents shall include evidence that such project has received a final inspection and approval from the City's Economic and Community Development Department. The project must be 100% complete and the Building Inspector shall make a final on-site inspection of such completed project prior to the release of any grant funds for such project.

O. If all of the requirements listed above are satisfied, a check will be issued by the City of Bloomington, Illinois for the amount approved by the Bloomington Historic Preservation Commission or for a lesser amount if the actual costs are documented to be less than the original estimate.

P. **NOTE:** Payment will be issued only upon completion of all work items as originally approved. Major changes or elimination of certain items in the approved design plan must be approved by the Bloomington Historic Preservation Commission. Rust grant recipients have one year to complete their projects. After receiving an award the recipient should register as a vendor with the City of Bloomington on our Vendor Self Service website to get set up for reimbursement. Click here to view our Registration Guide to assist you in the registering process.

DEFINITIONS

- FAÇADE: The front or main face of a building or other exterior wall which is visible from a public street.

- STOREFRONT: The front side of a store or store building abutting a public right-of-way.

CORRESPONDENCE

City of Bloomington, Planning Division
Economic & Community Development Department
115 E. Washington Street, Suite 201
Bloomington, IL 61701
planning@cityblm.org
Phone: 309-434-2226 x 5

Exhibit A TARGET AREA MAP

Proposed Rust Grant Funding Timeline, based on the John M. Scott Grant Funding Timeline

December 1-30, 2022

- Advertising / marketing of upcoming items. Letters sent to all property owners / ground floor tenants within Rust Grant area. Updated presence on City website and social media.

January 3, 2023

- Application window opens via the approved grants management software.

February 1, 2023

- Applications due.
- Applications submitted via the approved grants management software.

February 1-28, 2023

- Staff review period, including Chairperson.
- Staff will develop a final grant funding proposal for presentation to the full Commission at the March meeting.
- Potential legal notice posted.

March HPC Meeting (March 16th)

- Initial Commission review begins.

April HPC Meeting (April 20th)

- Final Commission review complete.

April 30, 2023

- Grant applicants notified of status/project approvals.

May 1 , 2023

- Funding year cycle begins.

April 30, 2024

- Projects must be completed. Grant recipients must at this point submit all financial records related to the project so that they can be refunded in accordance with the grant agreement.

Optional

- Hold future meeting at fiscal year midpoint (~October – November) for any funding/projects outstanding.

HISTORIC PRESERVATION COMMISSION

TO:	City of Bloomington Historic Preservation Commission
FROM:	Economic & Community Development Department
DATE:	December 15, 2022
REQUEST:	Community Preservation Plan Working Session

BACKGROUND

At previous meetings, the Commission has discussed the themes from the Community Preservation Plan (CPP). Staff will present theme summaries from the CPP, and report on status of year-one opportunities.

RECOMMENDATION

The Commission should continue to discuss and review the goals and opportunities identified by the CPP and plan implementation.

A. Theme Leader Reports: accomplishments and status of year-one opportunities
    1. Protecting and Preserving the Next Generation of Bloomington's Historic Landmarks and Places (G. Koos)
    2. Promoting Community Sustainability, Livability and Vitality (P. Scharnett)
    3. Enhancing the local historic preservation program (S. Graehling, J. Elterich)
    4. Telling the Bloomington Heritage Narrative (K. Miller)
    5. Enhancing Local Awareness and Capacity (D. Peters)
B. Discussion on prioritizing remaining year-one opportunities
C. Discussion of status and priorities of future year(s) opportunities

Resources for Review:

- Historic Building Conditions Assessment: FAQ + Tip Sheet (https://www.mnhs.org/sites/default/files/preservation/legacy-grants/grants-manual/guidance_on_historic_building_conditions_assessments.pdf)
- The Historic Resource Survey: Community Data Collection In Action (https://datadrivendetroit.org/blog/2014/07/09/2613)
- App Example: Historic Building Survey (ESRI Fulcrum) (https://www.fulcrumapp.com/apps/historic-building-survey-app)
- The Experience of Using Digital Walking Tours to Explore Urban Histories (https://vomlehn.files.wordpress.com/2019/11/smith-et-al_chapter-glam.pdf)