

AGENDA
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING,
THURSDAY DECEMBER 14, 2017, 5PM
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER BY CHAIRPERSON

2. ROLL CALL BY RECORDING SECRETARY

3. PUBLIC COMMENT

4. MINUTES:

Consideration, review and approval of minutes of the November 16, 2017 regular meeting of the Bloomington Historic Preservation Commission

5. REGULAR AGENDA:

- A. BHP-26-17** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Tim Maurer for the fabrication and installation of decorative iron gates at the front entrance, sidewalk and driveway at 317 E Chestnut St.
- B. BHP-27-17** Consideration, review and approval of a **Funk Grant** for \$3,250.00 submitted by Tim Maurer for the fabrication and installation of decorative iron gates at the front entrance, sidewalk and driveway at 317 E Chestnut St.
- C. BHP-28-17** Consideration, review and approval of a **Certificate of Appropriateness** submitted by John Cleary for the installation of a egress window, and repairing 2nd floor porch at 903 N Mclean St.

6. OLD BUSINESS:

- A.** Heritage Awards

7. NEW BUSINESS:

8. ADJOURNMENT:

For further information contact:

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Phone (309) 434 -2226 E- mail: irivera@cityblm.org

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, NOVEMBER 16, 2017 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Ms. Lea Cline,
Mr. John Elterich, Ms. Ann Bailen, Mr. Paul Scharnett, Ms.
Georgene Chissell-arrived at 5:15PM

MEMBERS ABSENT: Mr. Levi Sturgeon

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Izzy Rivera, Assistant City
Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:05 P. M.

ROLL CALL: Ms. Simpson called the roll. Three members were present and
quorum was established.

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes of the November 16, 2017 meeting.
Chairperson Graehling corrected scrivener's errors on page 1 and 2. Mr. Elterich motioned to
approve the minutes as corrected. Ms. Cline seconded the motion, which was **approved** 5-0
with the following votes cast in favor on roll call: Mr. Elterich—yes, Ms. Cline—yes, Mr.
Scharnett—yes; Ms. Bailen—yes; Chairperson Graehling —yes.

REGULAR AGENDA:

**BHP-24-17 Consideration, review and approval of a request submitted by Janina King for
the addition of a shed in the south west corner, remove brick, and add a deck at 901 E
Jefferson St. **TABLED FROM 10-19-17 MEETING****

Chairperson Graehling introduced case BHP-24-17. Mr. Curtis Robson, 901 E Jefferson, was
present to speak on behalf of the petitioner for case BHP-24-17. He stated his name and address
for the record.

Ms. Simpson presented the staff report. She stated staff is recommending in favor of the
Certificate of Appropriateness, conditioned upon the commissioners being satisfied with the
materials and the façade being proposed. Staff had no objections to a shed on the property as
long as it would not take away from the character of the principle structure.

Ms. Simpson stated the property is zoned R-3A and a portion of which is zoned M-1, with the S-4 Historic District overlay. Built in 1906 in a cross gabled vernacular style, Architect John Hardwood. The work being proposed is a 10'x20' shed in the back southwest corner of the property behind the garage. The shed is somewhat visible from the street and will have double sliding barn doors. She stated according to description of work, patio brick will be used to lay the ground for the shed.

Mr. Robson stated he was unsure where the brick was from, when he bought the home, the brick was already present. The brick was placed on top of mud, there was warping present which is why he pulled the brick he needed from the ground to use as the ground for the shed. He stated he will also adjust and redo the patio.

Ms. Simpson stated staff reviewed the Secretary of the Interior Standards for Rehabilitation, and found the standards were met. She stated staff would like to note that all accessory structures should be recognized as products of their own time. Staff recommended in favor of Case BHP-24-17. Ms. Rivera added there was a picture of the shed taken from the constitution trail in the updated packet, and after a site visit, staff noticed various properties with an additional structure. Therefore adding a shed would not be uncommon in the area.

Chairperson Graehling opened the floor for discussion and asked Mr. Robson if he wished to make any additional comments.

Mr. Robson stated the style of the shed would be a carriage house style, he plans to add more features, those of which he is undecided about. He stated his intentions were to build the shed to look like the principle structure.

Ms. Bailen stated a tree planted in back yard would also help block the view of the retail location across the street. Mr. Robson stated that there were some trees that would need to be cut down as they are dead.

Mr. Scharnett asked if there were site plans for the shed construction. Mr. Robson stated he did not, but he is looking at pictures of the time period when the house was originally built. Mr. Scharnett asked if this was something being constructed by Mr. Robson. Mr. Robson stated yes.

Mr. Elterich asked if the construction was a prefabricated kit. Mr. Robson stated no, he is building as he goes, basing the construction on carriage houses he has seen. The pictures he provided are a basic look at what he intends to build.

Ms. Simpson stated there was construction already underway. Mr. Robson stated the pictures were only a rendering.

Chairperson Graehling asked if the doors would be sliding doors, Mr. Robson stated yes, there would be 2 door and they would slide.

Ms. Cline asked about the brick that would be taken out from the patio. Mr. Robson stated the brick had already been pulled out and he has placed gravel down. The original brick patio was

built sloped back to toward the house, when there is rain, water pools there. He stated the gate was not moved and is still in the location is was when it was originally installed.

Mr. Scharnett asked if there was a proposed pathway that would lead to the shed. Mr. Robson stated that there was not. The garage that is already there, faces a shared driveway, there is a sidewalk that goes from the house to the garage, and the shed will be behind the garage. He stated that there is a fence that goes up to the garage, with a gate, that will allow access to the shed. There is not a stone pathway.

Mr. Scharnett asked if the shed would be placed on a foundation. Mr. Robson stated no, the leftover brick would be used for the ground of the shed. Mr. Scharnett asked if there would be a wall that go below grade, Mr. Robson stated no. There was dirt, sand and gravel put down first, then the brick on top. He stated the exterior walls would be treated lumber that are placed above the ground. There will be 4x4 concrete post, with slots on each side. Mr. Scharnett asked if the structure would be floating, Mr. Robson stated that it would be sitting on top of the post that are in the gravel. Chairperson Graehling asked if there were post supporting the structure. Mr. Robson stated yes.

Mr. Scharnett expressed his concerns for anchoring the structure. Mr. Robson stated that his intentions are to have a 4x4 post with concrete in the ground, inside the shed, that provide the anchoring.

Ms. Cline asked if the red wood would be left as is. Mr. Robson stated he would like to match the color to the house.

Mr. Scharnett asked what material the roof of the shed would be. Mr. Robson stated the roof would be ½ inch plywood. He had not decided on the shingles. Mr. Robson stated he will try to match the color shingles to the home's roof. He stated he was unsure if he could find the same type of shingles that are on his home currently. Mr. Scharnett suggested looking at different manufactures, in order to find a close match. Mr. Robson agreed, and stated his wife's desire to have the shed look like the house.

Chairperson Graehling asked if he had gotten a building permit. Mr. Robson stated that he went into the Community Development office to file a permit and to his knowledge the permit was accepted. Chairperson Graehling stated her concerns are with the structure and ensuring that it will be built to code, and has the support necessary to be a solid structure. Ms. Simpson stated the permit has been paid for, however, has not been issued nor approved. The Historic Preservation Commission needs to approve the Certificate of Appropriateness first in order for the building permit to be issued.

Ms. Simpson stated the commission has the right to add conditions to the Certificate of Appropriateness.

Ms. Cline stated important aspects of this project were reusing the brick and matching the shed construction to the principle structure. She stated a condition she would place on the Certificate of Appropriateness would be that the color, paint and roofing match the structure of the house.

Mr. Scharnett asked if the garage was built as a carriage house. Mr. Robson stated the garage seemed fairly recently built. He stated there was a foundation next to the garage that led him to think there was a carriage house there at some point. Chairperson Graehling stated the garage was fairly new, as she lived in the area in the past. Mr. Scharnett stated his concerns with access to the shed, and if a better alternative would be to extend the garage. Mr. Robson stated it was an option for him, however, there is a tree right against the garage.

Mr. Scharnett asked if the brick that will be reused is original and in good condition. Mr. Robson stated that he is unaware how old the brick is, but he is finding it all over the yard and around the home. Mr. Scharnett suggested a good way to showcase the brick, would be to place it on the exterior with concrete, this would also provide some support for the structure.

Ms. Cline motioned to approve case BHP-24-17 with three conditions: first that the shed will not be substantially different from what was presented to the commission; second, the shed should be painted to match the house; and third, that the roofing material should be the closest match to the original structure. Mr. Elterich seconded the motion.

Mr. Scharnett added the motion could include all exterior materials be substantially similar to the house, and eliminate condition 2 and 3. The motion was approved 6-0 with the following votes cast in favor on roll call: Ms. Cline –yes; Mr. Elterich –yes; Ms. Chisel –yes; Mr. Scharnett –yes, Ms. Bailen –yes; Chairperson Graehling –yes.

Ms. Simpson stated staff would send the approved and signed Certificate of Appropriateness.

BHP-25-17 Consideration, review and approval of a Certificate of Appropriateness submitted by Judy Sterns for replacing roofing shingles at 1015 E Jefferson.

Chairperson Graehling introduced case BHP-25-17 and Mr. Rodney Phillips from Action Roofing stated he would speak on the case. He also stated he brought samples of the roofing materials that will be used on the project. Mr. Phillips stated roofing work had been done previously on the property.

Ms. Rivera presented the staff report. She stated staff is recommending in favor of the Certificate of Appropriateness. The property is located in the Davis Jefferson Historic District, an Elizabeth Clark Home. In 2014 Action Roofing submitted a Certificate of Appropriateness to tear off and reroof the upper south portion of the roof due to a leak the case was BHP-37-14. She stated the proposed work would be a continuance of the work done previously, to prevent further damage to the interior. The petitioner will be removing and replacing the lower shingles in the rear to match the upper shingles. Ms. Rivera stated the petitioner specified that IKO shingles will be used, these shingles target heritage homes. The petitioner is familiar with the home, as he did the work in 2014. She stated things to consider for the project would be maintaining character of the home, and since there would be no structural changes, staff is recommending in favor of case BHP-25-17.

Chairperson Graehling asked to see the samples that Mr. Phillips brought. Mr. Phillips stated the materials are IKO Cambridge, which are the same type of shingles that are on the home currently.

Mr. Scharnett asked what the warranty on the shingles was. Mr. Phillips stated they are limited lifetime warranty. Mr. Scharnett asked if the shingles were asphalt or fiber glass. Mr. Phillips stated they were a combination of material. Mr. Scharnett asked what would be done with the valleys. Mr. Phillips stated there were no valleys in the portion he would be working on. Mr. Scharnett asked what flashing would be used, Mr. Phillips stated step flasher and that none would be exposed. Mr. Scharnett's concern was with the roof against the wall; Mr. Phillips stated there may be some exposure of the galvanized metal in place for the step flashing. The entire project is taking place in the back of the property.

Mr. Scharnett stated his concern with open or closed valleys. Mr. Phillips stated he could not recall exactly what was done in the upper roof portion but he believed they closed the valleys.

Mr. Elterich asked if this portion was to finish the initial project in 2014. Mr. Phillips stated that it was. He stated the last time he went through the process he did not get a Certificate of Appropriateness first and he had to get the permit after some work on the roof had already been done.

Ms. Bailen asked if the entire roof will be one complete piece. Mr. Phillips stated it will be after these repairs, except for one section of roof in the front of the home. This portion has three tab shingles from what he can recall. Ms. Bailen stated she was aware that portion also needs to be replaced. Mr. Phillips stated that it did need to be addressed but was not part of this project.

Ms. Chissell asked where the flat roof was located. Mr. Phillips stated it was in the front. He is unaware of any leaking in that area, and the homeowner has mentioned another project with that portion. None of that area will be addressed in this project.

Ms. Cline motioned to approve case BHP-25-17. Mr. Elterich seconded the motion. The motion was approved 5-0-1 with the following votes cast on roll call: Ms. Cline –yes; Ms. Chissell – yes; Mr. Scharnett –yes; Ms. Bailen –abstain; Mr. Elterich –yes; Chairperson Graehling –yes.

Ms. Cline stated to the new members, that when petitioners request Funk Grant money, there are more standards to analyze. This is to ensure that the projects are within the Funk Grant guidelines. She explained that asphalt shingles are not reimbursable under the Funk Grant.

OLD BUSINESS:

Heritage Awards

Ms. Simpson stated there is some money left that can be allocated towards awards. In the past a certificate was given and was not as costly. A certain number of plaques can be given, however because of the higher cost, there will be a limited number.

Ms. Rivera stated that the cost for plaques ranges with size, lettering and materials. She stated there was a price range for a trophy as well as yard signs to showcase the home.

Ms. Simpson stated there are many ways the awards can be given out. The mayor could give out a certificate with a frame at the city council meeting. The plaques can be made after and be given out at an awards ceremony in May, which is Historic Preservation month.

Ms. Bailen asked if an award for each candidate would be given out. Ms. Simpson stated there were different categories and the number of awards given was up for discussion.

Ms. Simpson stated there were missing nominations that were not included in the packet. A special committee could be formed in order to look at the nominations. The item could be postponed until the next meeting as well.

Ms. Bailen asked if there was a limit to individuals that could receive the Preservationist of the Year award. Ms. Simpson stated the category was new and the commission could decide how to proceed.

Mr. Elterich stated in past discussions the number of awards and which categories would receive awards was left open. He stated he does not think limiting the amount of awards was a good idea.

Ms. Bailen asked where the nominations came from, Chairperson Graehling stated the nominations were open to the public, the forms could be obtained online or by request. All forms needed to be returned to Ms. Simpson.

Ms. Simpson stated the other awards that were not included were nominated from other categories. Mr. Scharnett stated the missing nominations were Masonic Lodge, Funks Grove Chapel, and Evergreen Memorial Cemetery.

Ms. Cline stated something that came up in past discussions was that the number of awards that could be given out was related to the price of the plaques. She asked what the budget was, in order to figure out how many awards could be given out. Ms. Simpson stated keeping the budget for awards under \$500 would be preferred.

Ms. Simpson stated that options are to limit the categories that would receive awards, find a less expensive awards to give out, or have first place winners and runner up winners.

Ms. Cline stated if the plaques are ordered at \$30 each and the yards signs at \$20 each, and leave money for printing and engraving, each award can be calculated at \$75.

Chairperson Graehling stated she would like to revisit the idea of using a city brick as the award for the Preservationist of the Year category. Ms. Cline stated they were not allowed to use bricks. Ms. Simpson stated the cost for something like that was discussed previously and came out to \$25 for a small plaque that would be added to the brick.

Ms. Cline suggested Chairperson Graehling speak to the Director of Public Works Jim Karch.

Ms. Chissell asked if those were the same bricks given out to the Beautification Committee. Mr. Scharnett stated they were not. Ms. Cline clarified the bricks Chairperson Graehling suggested were actual street paving bricks. This “brick” award would only be given to the Preservationist of the Year category.

Chairperson Graehling stated the “brick” award could go inside the home, where other awards, like a plaque, could be placed on the outside of the home.

Ms. Simpson stated that Mr. Elterich looked into larger plaques for the outside of the home and they were about \$100 -\$150 each.

Ms. Simpson summarized the conversation on awards, stating the “Preservationist” would receive a plaque or a “brick” award and the other awards would have an outside recognition.

Chairperson Graehling and Mr. Scharnett brought up concerns about the “outside” awards and making sure they are weather proof and theft proof.

Ms. Cline stated her question is how many awards should be awarded considering there are six nominations, and some are in the same category.

Ms. Chissell asked if everyone nominated received an award. Mr. Elterich stated that in the past that was the case.

Mr. Scharnett stated normally there is a defined set number of awards that are given out, such as awarding to the top 5. He stated it would be more meaningful if there was a consistent amount given each time.

Ms. Simpson asked the commission members if they agreed with the category each nomination was given. She asked if the nominations that fall into two categories should be considered for both or only one. Mr. Elterich stated they should be considered for both categories. Chairperson Graehling suggested dividing out the awards. This year the specific property would get an award for one category and the next year another award for the second category.

Ms. Simpson asked if the commissioners thought the Cemetery would fall under the Multi-Generational category. The consensus was that it could be. Ms. Cline asked Mr. Scharnett if he knew what category the Cemetery was nominated under. He did not have the information immediately. Ms. Cline stated for this year it may be best to only have one award go out for the Preservationist of the Year, and have that one person be honored for the year. She suggested one award per category.

Chairperson Graehling stated that no one on the commission would be able to get this award. Mr. Brad Williams, an individual nominated for Preservationist of the Year, has the possibility of returning to the board in the future. Once he is part of the commission he will no longer be eligible for any awards. She suggested this year would be a good year for Mr. Williams to

receive the award. Other things to consider when there are multiple nominations for one category, is the individuals circumstances for that year, that may be health or otherwise. Ms. Bailen stated that a decision needs to be made on whether there will be multiple awards given in one category or only one.

Ms. Cline asked if the commission could vote on how many awards to give out.

Mr. Elterich said that the other nominations could not be considered since they had not seen the nominations. Ms., Cline said, regardless of what the nominations are, they should vote on a specific number of awards to be given out. Mr. Elterich stated discussions on this before left the decision open, in the event that various good projects were nominated under the same category.

Mr. Scharnett stated there is more meaning when there is one awards given per category per year. Chairperson Graehling stated those who were nominated but not selected as the winners could be held over for the next year Heritage Awards. Ms. Bailen stated there should be one award given, per category, per year.

Ms. Cline stated the reality of getting multiple nominations in one category. Chairperson Graehling stated others may not know they were nominated. She stated the discussion of having an honorable mention may no longer apply as it would not be considered an actual award.

Ms. Bailen motioned to have six individual awards, one recipient in each category. Mr. Scharnett Seconded the motion. The motion was approved with 5-1-0 with the following votes cast: Ms. Bailen- yes; Mr. Scharnett –yes; Ms. Chissell –yes; Ms. Cline –yes; Mr. Elterich –no; Chairperson Graehling –yes.

Ms. Simpson stated all six nominations will be put into a packet and distributed to the commission members. Mr. Elterich stated the next meeting would not be until January. Chairperson Graehling suggested a special meeting for the nominations. Ms. Bailen suggested getting the nominations and holding a special meeting. Ms. Chissell suggested December 14th at 5PM.

Ms. Simpson stated she would check the schedule for the room to make sure the meeting could take place on the 14th. Ms. Chissell stated, she leaves for work at 5pm. However with enough notice she will be able to arrive at 5pm for the meetings.

Ms. Simpson stated the nominations will be sent via email. Ms. Cline stated because of the Open Meeting Acts there cannot be email communication regarding any case.

NEW BUSINESS

Mr. Elterich suggested the new members present themselves.

Ms. Chissell introduced herself to the board. She stated she works as an Independent Living Advocate. She works with people of various ages and abilities. She helps these individuals stay independent. Ms. Chissell became interested in the commissions because of the program Bloomington 101. The Mayor suggested getting involved with Historic Preservation, and she is

very excited to join the commission. She is interested in Historic Homes, and lived in one as a child.

Mr. Scharnett introduced himself to the board. He is an Architect with a local firm. He has done work in the area and is interested in preservation. His passions are building aesthetics and character.

Ms. Bailen introduced herself to the new members. She works in real estate and lives in an old home. She is interested in the stories and history of the homes.

Chairperson Graehling introduced herself to the new members. She lives in an Arthur Pillsbury home. She has been involved with preservation for many years.

Ms. Simpson introduced herself and Ms. Rivera. She let the new members know that we will be meeting with them for orientation and giving them the resources they need for the commission.

Ms. Cline introduced herself to the new members. She is the vice chair of the commission. She is a professor. Her field is Ancient Rome Architecture. She has always been interested in older buildings. She now lives in an old home on the west side of Bloomington. Her goals are to get homes like her own, on the west side, recognized as Historic. If they are recognized, they are able to get Funk Grant money that can assist in restoring their homes.

Mr. Elterich stated Ms. Cline is doing a great job at bringing more awareness to the west side of town and appreciates her work. Ms. Cline stated that she was able to help with 4 new Historic Designations on the west side.

Mr. Elterich introduced himself to the new members. He is retired and worked as an attorney for 36 years. He has been a volunteer at the Davis Mansion for 30 plus years. He is also involved with the Old House Society. He lives in a George Miller house, and owns Historic properties.

Ms. Simpson gave an update for the Funk Grant. She stated there are \$3372.29 left in the budget for the remainder of the fiscal year, which ends April 30, 2018. The Rust Grant, which applies to the downtown, has \$74,331.58. There is a Funk Grant and Certificate of Appropriateness that should have been placed on this agenda. She asked the commissioners if they would be willing to hear the case at the special meeting. Ms. Simpson stated the petitioner would like to go before the board as soon as possible, as he has safety concerns.

Ms. Bailen stated the Adali Stevenson home be addressed, as there appears to be a business running out of the home, many trucks and materials.

The commission reached a consensus that the Certificate of Appropriateness and the Funk Grant application for 317 E Chestnut would be reviewed at the special meeting on December 14, 2017.

ADJOURNMENT:

Mr. Elterich motioned to adjourn; seconded by Mr. Scharnett. The meeting adjourned at 6:35 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
December 14, 2017

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-26-17	Certificate of Appropriateness	317 E Chestnut	Installation of decorative iron gates at front entrance, sidewalk and driveway	Izzy Rivera Assistant City Planner
BHP-27-17	Funk Grant	317 E Chestnut	Installation of decorative iron gates at front entrance, sidewalk and driveway	Izzy Rivera Assistant City Planner

REQUEST:	A Certificate of Appropriateness and Funk Grant for \$3050.00 for the installation of decorative iron gates at 317 E Chestnut , Franklin Square Historic District, Arthur Moratz House; Italian Renaissance, 1923; Arthur Moratz, Architect.
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STAFF RECOMMENDATION:	Staff recommends: In favor of the Certificate of Appropriateness (BHP-26-17) conditioned that the design is compatible with principle structure per Architectural Review Guidelines L4. Not in favor of the Funk Grant for \$3,050.00 (BHP-27-17).
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Timothy Maurer

PROPERTY INFORMATION

Existing Zoning: R-3A, Multifamily
Residential with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 10,850 sqft or 0.25 acres
PIN: 21-04-209-019

Historic District: Franklin Square
Year Built: 1923
Architectural Style: Italian Renaissance
Architect: Arthur Moratz

SURROUNDING ZONING AND LAND USES

Zoning

North: S-2, Public Lands
South: R-2, Mixed Residence
East: R-2, Mixed Residence
West: R-2, Mixed Residence

Land Uses

North: Franklin Square Park
South: Single/two family homes
East: Single/two family homes
West: Single/two family home

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Brief 14, "New Exterior Additions to Historic Buildings: Preservation Concerns"



PROJECT DESCRIPTION:

The property, 317 E Chestnut St, was built c. 1923 by a local architect Arthur Moratz. It is located in the Franklin Square Historic District. The home was declared the first fire resistant residence. The entrance of the property is framed by two rectangular, brick pillars, denoting the name of the architect, and connecting to decorative iron fence, which terminates at the property line and shared driveway with 319 E. Chestnut.

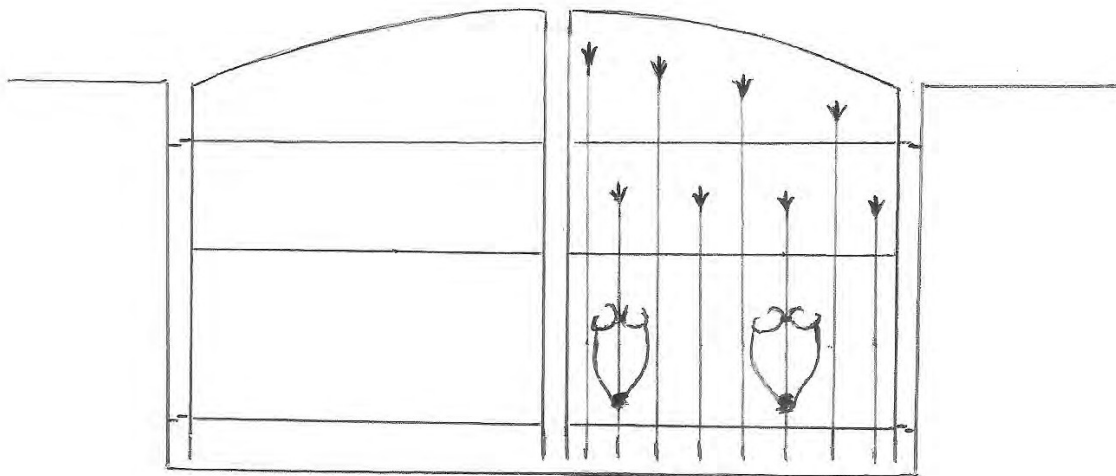
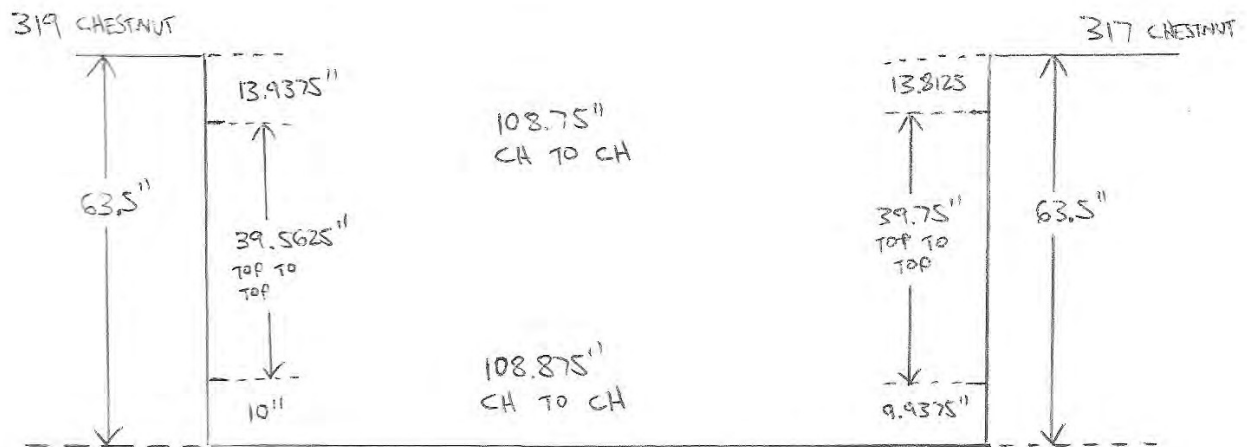
The petitioner is requesting a Certificate of Appropriateness and Funk Grant to cover the costs to fabricate and install decorative iron gates at the front entrance, sidewalk and driveway. The petitioner is requesting this COA and Funk

Grant to complete the project that was started and approved by the Historic Preservation Commission in 1994. The petitioner explained that the proposed work will provide security for the property as well.

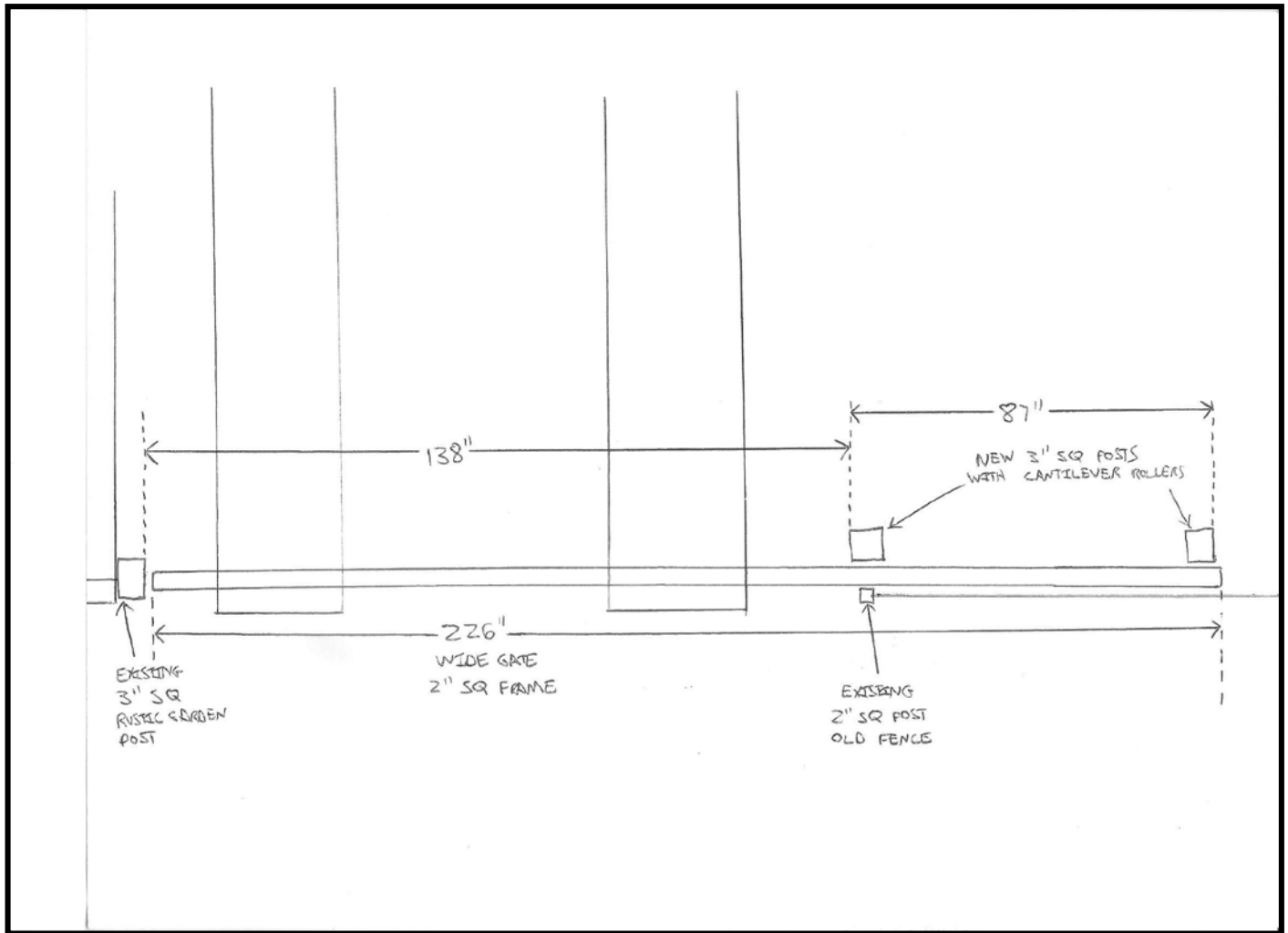
The estimated project costs according to the budget submitted is \$6,150.00 and the requested grant amount is \$3250.00. The scope detail involved with this project is shown partially in the renderings. The description of work outlined in the budget outlines the iron posts as well as the hourly installation, and delivery time. Proof of the historic significance of the gate has not yet been provided. A site plan, shown below, identifies the location of the gate as on 319 E. Chestnut St.

The Historic Preservation Commission approved a grant for \$10,000 to reconstruct a rear porch at 319 E. Chestnut St. in October. The petitioner stated that while the gate will enclose the driveway on 319 E. Chestnut, the petitioner feels that “from the standpoint of where the gate itself is physically located it is clearly an appurtenance of the property at 317 E. Chestnut St.” Each property is only eligible for one project during a fiscal year.

Staff understands the urgency in this project and is supportive of the Certificate of Appropriateness, but for the aforementioned reasons, cannot support a grant for the work as shown presented. Approximately \$3,500 remain in the Funk Grant fund for this fiscal year, which ends in April. If the commission determines historic significance and finds that they would like to fund the project, staff would support potentially allocating any remaining funding at the end of the fiscal year.



Rendering of Iron Gates



The Bloomington Architectural Review Guidelines recommend that any type of fencing be similar to materials used at the site or should be characteristic of the period of significance.

Staff would like to ensure that Funk Grant money will be used toward project expenses eligible under Funk Grant guidelines.

Analysis

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

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; installation of the gates should be done with great care as to not disturb the principle structure.*
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; care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured.*
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 petitioner provided renderings, left to the discretion of the commissioners.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; the standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; there is an existing gate in the front of the property, no mention of removal, however the installation of the gate, is being proposed to deter trespasses.*
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; care should be taken when fabrication and installation is taking place.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical,*

architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The petitioner should consider styles characteristics during the period of significance. The petitioner is familiar with Historical Preservation. The standard is met.

STAFF RECOMMENDATION:

Staff finds that case BHP-26-17, complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

Staff recommends in favor of the Certificate of Appropriateness (BHP-26-17) conditioned that the design is compatible with the period of significance per Bloomington Architectural Review Guidelines section T.

Staff recommends against the Funk Grant for \$3,050.00 (BHP-27-17) at this time, because Funk Grant Guidelines state funding is not eligible for non-historically significant features such as fences (#9), and the renderings also appear to show the gate positions on the property at 319 E. Chestnut, this property has recently received a Funk Grant, which would make it ineligible to receive more grant money at this time.

If additional evidence is presented showing historic significance of the gate, then staff would consider supporting the allocation of any remaining funds at the end of the fiscal year to assist with the project.

Respectfully Submitted,

Izzy Rivera,
Assistant City Planner
Attachments:

- Certificate of Appropriateness Application, Funk Application, Proposed budget
- Submitted pictures and summary



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

Property Address: 317 E. Chestnut St. Bloomington IL 61701

Historic District (if applicable):

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

Year Built: 1923/1984

Architectural Style: Prairie

- attach photo of property front elevation here

Proposed Restoration Work: Install iron gates at front sidewalk entrance and at the driveway.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Please see attached documents.

Please see attached documents.

This project is the fabrication and installation of decorative iron gates at the front entrance sidewalk and driveway. The project will complete the existing decorative iron fence, previously approved by the Commission in Case No. HP-4-94. The proposed work will also help secure the property from future criminal trespass.

Project Start Date: 11/20/17

Expected Project Completion Date: 11/21/17

Please attach the following information to the application.

☐

Historic photos supporting the application (if available)

Applicant Name: Timothy J. Maurer

Applicant Address: 317 E. Chestnut St.

Phone: ()

Email:

Applicant Signature* Date

Return to:

City Planner

City of Bloomington Community Development Department

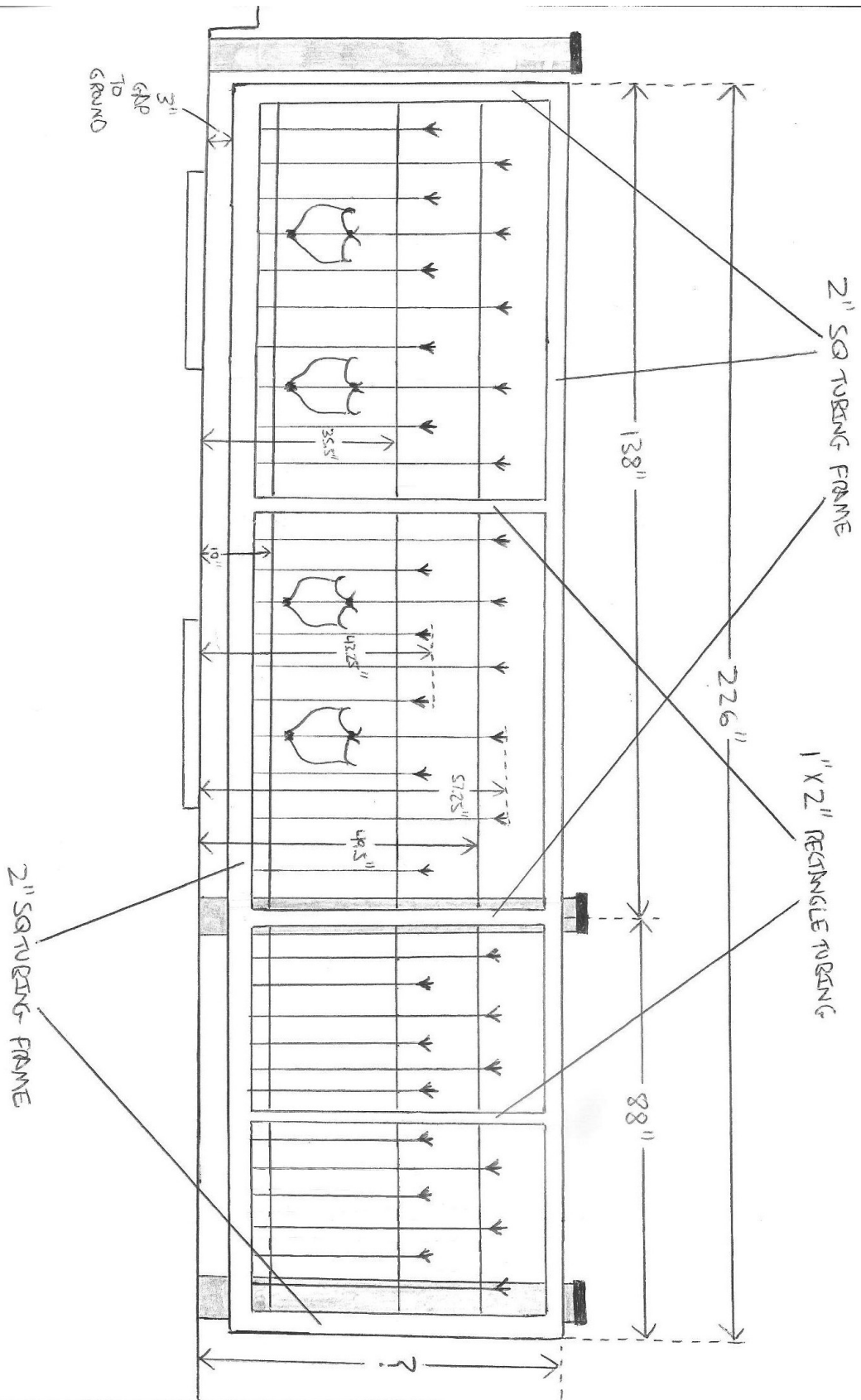
115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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





EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

ELIGIBILITY

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

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

Funding assistance is not available to exterior projects on:

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

APPLICATION

Property Address: 317 E. Chestnut St. Bloomington IL 61701

Historic District (if applicable):

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

Year Built 1923/1984

Architectural Style: Prairie

Cost of Proposed Work: \$6500

Grant Amount Requested: \$3250

- attach photo of property front elevation here

☒ I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: Fabricate & install decorative iron gates at sidewalk entrance & driveway.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Please see attached documents.

This project is the fabrication and installation of decorative iron gates at the front entrance sidewalk and driveway. The project will complete the existing decorative iron fence, previously approved by the Commission in Case No. HP-4-94. The proposed work will also help secure the property from future criminal trespass.

Project Start Date: 11/20/17

Expected Project Completion Date: 11/21/17

Please attach the following information to the application.

- ☐ **Detailed budget of project**
- ☐ **Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness**

- ☐ Historic photos supporting the application (if available)

Applicant Name: Timothy J Maurer

Applicant Address: 317 E. Chestnut St. Bloomington IL 61701

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature

Date

10/20/17

RETURN TO:

City Planner

City of Bloomington Community Development Department

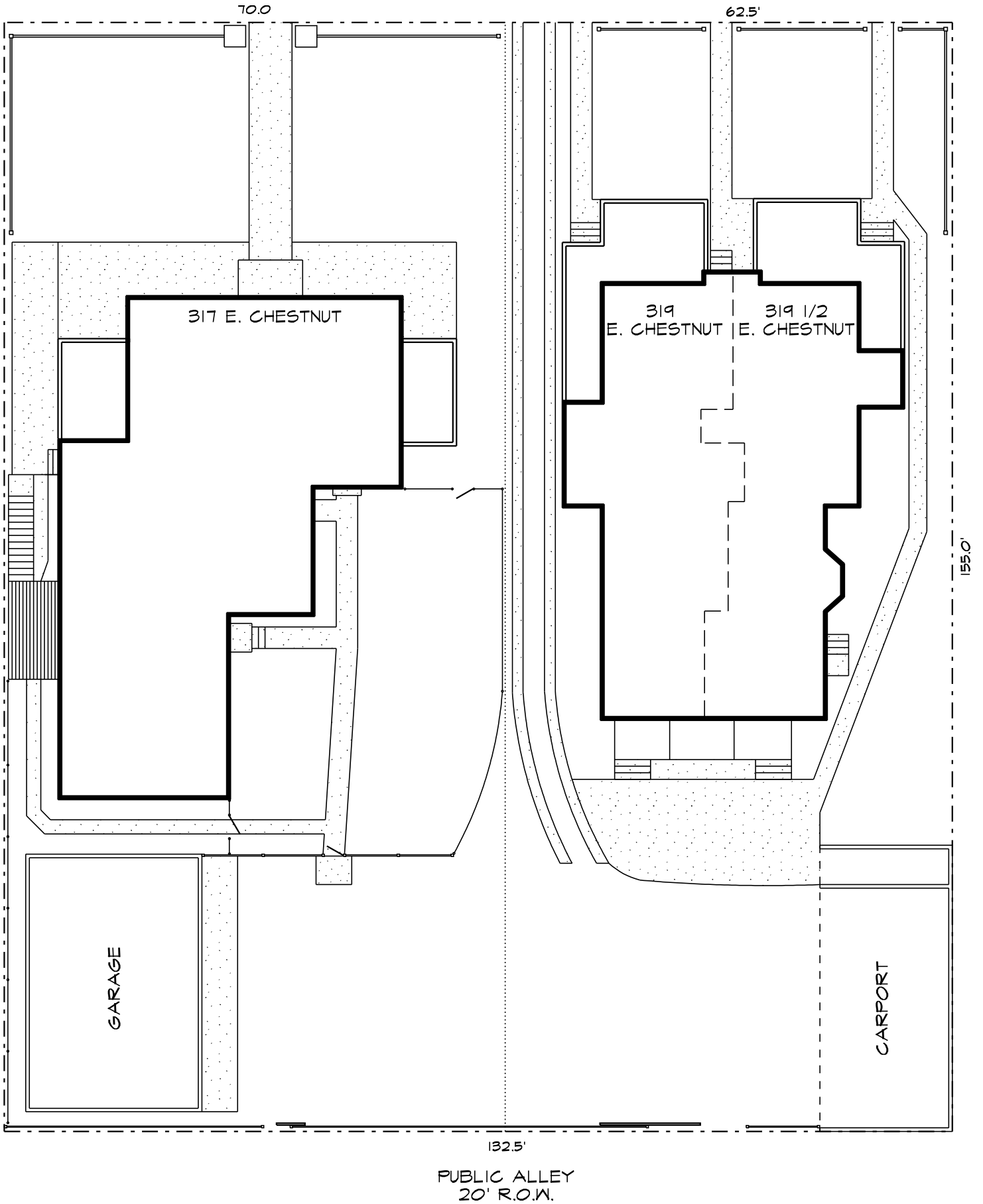
115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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



A Rustic Garden

854 975N Ave
Mt Sterling, IL 62353
(866) 514-2733
info@arusticgarden.com
www.arusticgarden.com



INVOICE

BILL TO

Tim Maurer
317 E Chestnut St
Bloomington IL 61701

SHIP TO

Tim Maurer
317 E Chestnut St
Bloomington IL 61701

INVOICE # 42439**DATE 10/18/2017**

ACTIVITY	QTY	RATE	AMOUNT
argcusgate Custom Iron Sidewalk Gate to match existing fence	1	549.00	549.00T
argcusgate Custom 226" wide Sliding Iron Driveway Gate	1	2,599.00	2,599.00T
3inchdrgpost 3" Heavy Square Post	2	80.00	160.00T
Rollers Cantilever Rollers	4	127.07	508.28T
paint fee paint fee canyon black	1	205.00	205.00
onsiteinstallation hourly installation estimate 6 hours with 2 man	12	45.00	540.00
onsiteinstallation driving time delivery 2:15	1	202.50	202.50

SUBTOTAL	4,763.78
TAX (7.5%)	286.22
TOTAL	5,050.00
BALANCE DUE	\$5,050.00

Subject: Invoice #D772

From: PSS Store (justin@pssstore.net)

To: [REDACTED]

Date: Wednesday, November 15, 2017 4:26 PM



INVOICE #D772

Complete your purchase

Complete your purchase

or [Visit our store](#)

Order summary



Liftmaster CSL24U 24VDC High-Traffic Commercial DC Slide Gate Operator with FREE Remotes × 1

\$1,489.97



LiftMaster 811LM One Button Remote Control with Security+ 2.0 × 4

\$51.88



Liftmaster KPW5 Wireless Entry Keypad 5 Code × 1

\$89.97

Subtotal

\$1,631.82

Shipping

\$275.00

Total

\$1,906.82 USD

Customer information

Shipping address

Timothy Maurer
317 E Chestnut Street
Bloomington, Illinois 61701
United States

Billing address

Timothy Maurer
317 E Chestnut Street
Bloomington, Illinois 61701
United States

Shipping method

LTL Freight
\$275.00

If you have any questions, reply to this email or contact us at justin@pssstore.net

From: Timothy J Maurer
To: Katie Simpson <ksimpson@cityblm.org>

Date: Friday, November 17, 2017 12:33PM
Subject: Re: 317 E. Chestnut St. - Certificate of Appropriateness & Funk Grant Application

Hi Katie,

I'm resending the photos. Please let me know if you don't receive them this time.

Katie, as shown in the sketches I submitted with the application, the driveway gate, mounting posts and hardware, and electric operator will be located on 317. And since the gate will be retracted approximately 16 hours a day to permit tenant and guest traffic, and typically only deployed at night to prevent criminal trespass, I feel that the driveway gate is 'located' at 317. True, the intention is to deploy the gate across the driveway that is part of 319 for part of each day, but from the standpoint of where the gate itself is physically located it is clearly an appurtenance of the property at 317. Please advise if you feel otherwise.

Best,
Tim
Tim





**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
December 14, 2017**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-28-17	Certificate of Appropriateness	903 N Mclean Street	Install Egress Window and repair boards on 2 nd floor porch	Izzy Rivera Assistant City Planner

REQUEST:	A Certificate of Appropriateness for installing an egress window, and repair porch boards at 901 N Mclean St , Franklin Square Historic District, Dodson-Stevenson House, Italianate Style; 1869
-----------------	---

STAFF RECOMMENDATION:	Staff recommends: In favor of the Certificate of Appropriateness (BHP-28-17), with contingencies.
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Blooming Grove Properties LLC, John Cleary

PROPERTY INFORMATION

Existing Zoning: R-2, Mixed Residence
District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 16,500 sq ft, .38 acres
PIN: 21-04-207-005

Historic District: Franklin Square
Year Built: 1869
Architectural Style: Italianate
Architect: Unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: R-2, Mixed Residence District
South: R-2, Mixed Residence District
East: R-2, Mixed Residence District
West: S-2, Public Lands

Land Uses

North: Single family homes
South: Single family homes
East: Single Family homes
West: Franklin Park

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness
2. Site Photos
3. Architectural Review Guidelines
4. National Parks Service Historic Preservation Briefs

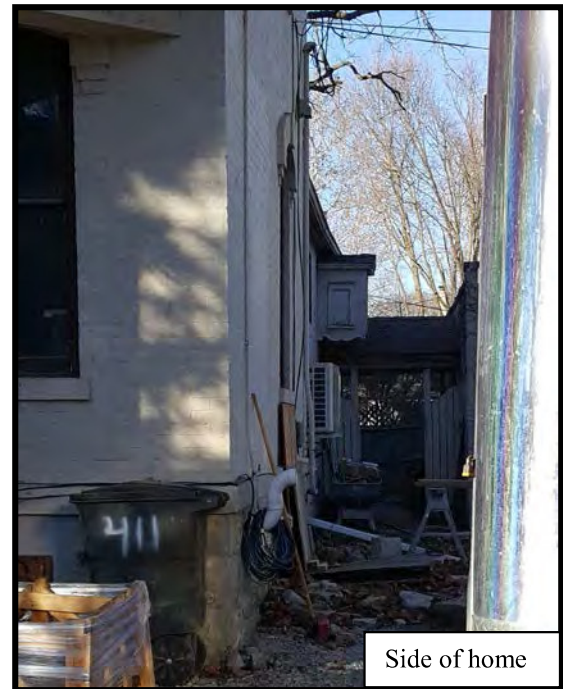
PROJECT DESCRIPTION:

The property, 903 N Mclean St, was built c. 1869, in an Italianate style. It is located in the Franklin Square Historic District. The home was purchased by Adlai E Stevenson in 1889. It is one of the oldest Italianate style built homes. According to the City of Bloomington Historic Preservation Plan, most of the homes original structure has been removed. The window treatments and basic form that was maintained, highlights the vertical design of the Italianate style.

The petitioner is requesting a Certificate of Appropriateness to install an egress window in the back of the home and repair rotting boards on the second floor porch.

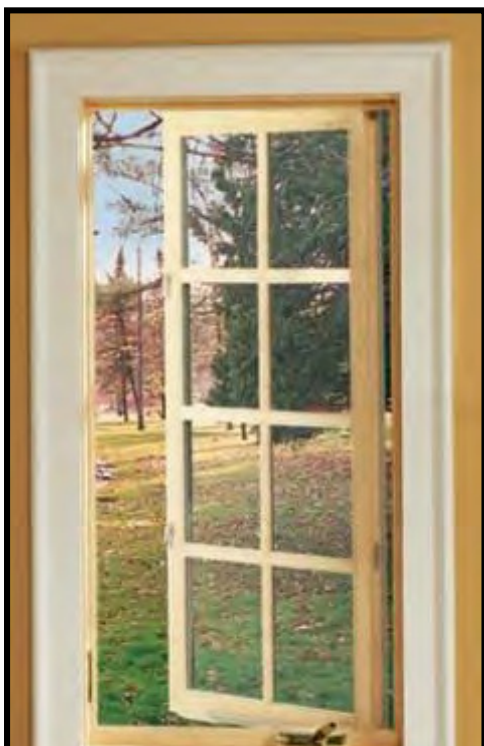


Back of home



Side of home

The proposed work is to install an egress window in an existing frame that originally held a window. When the petitioner purchased the home, the window was boarded up, speculating that there may have been dryer vents leading out through the window. The petitioner will use the existing frame, and use matching trim or treated wood to install the new window. The petitioner would like to install an egress window in the hopes of making the space in the basement a rentable unit. The window is not located in the front façade of the home, but is a below grade basement window located in the back of the home. The egress window will be partially visible from E Chestnut St.



The egress window that will be installed has a width of 32" and a height of 42", labeled as an awning window, Jeld-Wen brand. The window will have a custom "cross" grid to match the multiple pane window located above it. While the windows in the home are double hung, a casement window is being proposed at this location because of the size of the existing frame, and the necessary requirements needed to make it an "egress" window. A double hung window would have to be larger in order to meet egress requirements. The new window will have a chestnut bronze color finish with a white interior to match the overall

Rendering: not the color of proposed window:
<https://www.menards.com/main/e-Jeld-Wen.html?searchTermToCategory=Jeld+wen>

brown window treatments and trims of the home. No structural changes are being proposed by the petitioner.

The National Parks Service Historic Preservation Briefs 9 state that any parts of a window that can be maintained and repaired should be, especially when it is a wooden frame. The Bloomington Architectural Review Guidelines state the importance of keeping the character of the home when repairing or replacing windows.



The second floor porch is deteriorating and contains boards that are rotting. In order to restore the porch and its use, the petitioner is requesting to repair the boards that are no longer viable for use. The petitioner will be using salvaged materials, which may include cedar and redwood. The petitioner would like to use materials that will hold up against the elements. The porch is located on the south side of the home visible from E. Chestnut Street.

The petitioner has only requested to repair the boards that are damaged, no other structural change is being proposed. Attached are the photographs and description of work provided by the petitioner.

The Bloomington Architectural Review Guidelines state when a porch has deteriorated, new material may be used in order to repair. The porch should maintain its character unless it is not possible. Only the boards that are rotted will be taken off and replaced.

Analysis

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

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;* the window is currently boarded up, any remnants of the original glass are now gone. The petitioner proposes to use the existing frame to install a new window. Materials that are compatible with the porch will be used in order to repair the deteriorating boards. The standard is met.
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;* care should be taken when working on the exterior frame of the window, the porch and the surrounding area as to not damage any historical features. The standard is met.
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;* the window is in the back of the property, currently not used, and boarded up. Improvements would only help in maintained the home and allowing the space to be used and have outside access. The porch is on the south side of the home visible from a side street, repairing boards should be done in order to maintain the overall character of the home, even though it is not a front porch. The standard is met.
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* the standard is recognized by the petitioner. The standard is met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* there are no changes being done to the window treatments that represent the Italianate style or any other structural changes to the design of the home. The standard is met.
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;* a boarded up window will be replaced and be utilized. This will create an open space that will be usable. The rotting boards will be replaced with compatible material that will withstand the elements. The standard is met.

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken;* the petitioner should take care when cleaning and disposing of materials.
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project;* the petitioner has requested a COA in order to respect the historical feature of the home. The standard is met.
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)* since the original window is no longer present, and not part of the original façade, the petitioner is requesting to install a window that will allow the space to be used and occupied. The porch boards are deteriorating and the petitioner would like to repair them in order to give it a longer life, and update its aesthetics.

STAFF RECOMMENDATION:

Staff finds that case BHP-25-2017, complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

Staff recommends approval of a Certificate of Appropriateness contingent upon the Historic Preservation Commission's satisfaction with the materials used to repair the floor boards of the porch and the design of the casement egress window selected by the installation for installation at 903 N Mclean St. Franklin Square Historic District, c. 1869, Italianate Style.

Respectfully Submitted,

Izzy Rivera,
Assistant City Planner

Attachments:

- Certificate of Appropriateness Application
- Photographs and scope of work for porch repair submitted by the petitioner



Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 901 N Mclean st

Historic District: Franklin Square ☒ East Grove Street ☐ North Roosevelt ☐ Davis-Jefferson
☐ White Place ☐ Downtown ☐ N/A ☐

Year Built 1869 Architectural Style: Italianate

Proposed Restoration Work: Egress window
 Detailed description required on following page

Applicant Name: Blooming Grove Properties LLC (John Cleary) owner

Address: 24762 Night Hawk Rd Hudson IL 61748

Phone: Fax: Email:

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

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

I propose to install an Express window in an existing opening which originally had a window.

Project Start Date: ASAP Project Completion Date: TBA

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at <http://www.nps.gov/tps/standards/rehabilitation.htm> from the office listed below.
- I have read and am familiar with the relevant portion of the Commission's Architectural Review Guidelines.

☒ (Check here)

Applicant Signature  Date 11-16-17

Return to: Katie Simpson, City Planner, City of Bloomington
Government Center
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341

Mail Address: Planning and Code Enforcement
P.O. Box 3157
Bloomington, IL 61702-3157

Certificate of Appropriateness Number _____

From: John Cleary
To: > Izzy Rivera <irivera@cityblm.org>

Date: Monday, December 04, 2017 02:12PM
Subject: Re: Porch Repair-Certificate of Appropriateness
History:  This message has been replied to.

Hi Izzy,

Here is a description of the work I plan to do.

To whom it may concern,

I have attached a few pictures of the second floor balcony at 901 N Mclean st. I plan to repair rotten boards with like materials salvaged from other jobs I've done over the years. If salvaged materials cannot be found. I will use cedar, redwood or another wood that will hold up to the elements. Thanks for your consideration.

Regards,
John W Cleary







2017 Heritage Award Nominees

Individual Committed to Preservation:

Brad Williams

Fred Wollrab

Restoration:

Diana Krieg and Dawn Peters-402 E Grove St

Bloomington Lodge No 43 Ancient Free and Accepted Masons-302 E Jefferson St

Rehabilitation:

Adaptive Re-Use:

Landscape Restoration:

Diana Krieg and Dawn Peters-402 E Grove St

City of Bloomington Township-Evergreen Cemetery

Funk's Grove Cemetery Association-7218 N. 400 East Road, McLean IL

Legacy/Multigenerational:

Funk's Grove Cemetery Association-7218 N. 400 East Road, McLean IL

NOMINATION FORM

City of Bloomington Heritage Awards

Deadline for Submission: October 30, 2017

Application will be reviewed at the Historic Preservation Commission Meeting
on November 16, 2017

Award Categories (check those that best represent the project being nominated):

- ☐ **RESTORATION** – Returning a structure or a significant part of it to the original design/condition through repair or by matching the original architectural detailing with replacement materials.
- ☐ **REHABILITATION** – Renovating and/or “greening” a structure through alterations or additions that are compatible in materials, scale, and character with the original design.
- ☐ **ADAPTIVE RE-USE** – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.
- ☐ **LANDSCAPE RESTORATION** – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.
- ☐ **LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.
- ☒ **INDIVIDUAL COMMITTED TO PRESERVATION** – An individual who has shown dedication to Historic Preservation in the Bloomington Community.

Address of Property: Brad Williams Year Built: _____ Purchased: _____

Owner(s): _____

Address: 613 E. Grove St.

Nomination by: _____

PROJECT DESCRIPTION and REASONS FOR NOMINATIONS (attach additional pages if needed):

Begun: _____ Completed: _____

****PLEASE INCLUDE ANY BEFORE AND AFTER PICTURES/PHOTOS & DRAWINGS****

Name/Address of Architect (if applicable): _____

Name/Address of Contractor (if applicable): _____



Send or E-mail Entries to:

Katie Simpson, City Planner for the City of Bloomington
109 E. Olive, Bloomington, IL 61702-3167

Phone: (309) 434-2226 – E-mail: ksimpson@cityblm.org

Brad Williams Nomination

- He is a Master Carpenter
- Operates and owns construction and repair business in Bloomington
- Favors working on older homes and accompanying structures
- Restored 2 story 1905 carriage house
- Recreated porch railings and spindles for 1905 Arthur Pillsbury- designed home
- Restores and maintains six historic properties he owns
- Work he has done:
 - Repaired and rebuilt front porch column and rail repair
 - Repaired and rebuilt front porch for the Stevenson House.
 - Repairs on dormer, storm windows, roof sheathing boards, porch floor, column bases and porch columns
 - Side porch rebuilt
 - Storm damage repaired on front porch and dormer
 - Repairs to house siding and carriage barn
 - Repairs of original front porch columns. Removal of newer aluminum columns and railing and installation of original ones. Installation of new garage doors.
 - Exterior house repairs including rebuilding and repairing bay windows on west side.
 - Window repairs and rebuilds
 - Repairs on front and back of house and installation of original windows
 - Exterior repairs including decorative trim, front porch floor and railings
- Only a sample list of the work that Mr. Williams has done over the years
- Committed to preservation of historic infrastructure such as curbs, brick streets, hitching posts, street lamps and carriage walks
- Involvement with the Old House Society
- Leadership shown in Bloomington Historic Preservation Commission
- Current president of Dimmitt's Grove Neighborhood Association
- Steward of Bloomington's architectural heritage

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NOMINATION FORM

City of Bloomington Heritage Awards

Deadline for Submission: October 30, 2017

Application will be reviewed at the Historic Preservation Commission Meeting
on November 16, 2017

Award Categories (check those that best represent the project being nominated):

- ☐ **RESTORATION** – Returning a structure or a significant part of it to the original design/condition through repair or by matching the original architectural detailing with replacement materials.
- ☐ **REHABILITATION** – Renovating and/or “greening” a structure through alterations or additions that are compatible in materials, scale, and character with the original design.
- ☐ **ADAPTIVE RE-USE** – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.
- ☐ **LANDSCAPE RESTORATION** – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.
- ☐ **LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.
- ☒ **INDIVIDUAL COMMITTED TO PRESERVATION** – An individual who has shown dedication to Historic Preservation in the Bloomington Community.

Address of Property: various throughout Downtown Year Built: _____ Purchased: _____

Owner(s): Fred Wollrab

Address: 107 Hilltop, Blm

Nomination by: _____

PROJECT DESCRIPTION and REASONS FOR NOMINATIONS (attach additional pages if needed):

See attached

Begun: _____ Completed: _____

****PLEASE INCLUDE ANY BEFORE AND AFTER PICTURES/PHOTOS & DRAWINGS****

Name/Address of Architect (if applicable): _____

Name/Address of Contractor (if applicable): _____



Send or E-mail Entries to:

Katie Simpson, City Planner for the City of Bloomington
109 E. Olive, Bloomington, IL 61702-3167

Phone: (309) 434-2226 – E-mail: ksimpson@cityblm.org

Fred Wollrab Nomination

- Due to Mr. Wollrab's vision and hard work, the historic downtown can be celebrated and enjoyed today and in the future
- Born in Bloomington, and moved to Michigan after school, he came back in 1972. He returned at the request of his family to manage properties downtown.
- Mr. Wollrab brought creative vision and sensitivity to the history and architecture that serves as a basis for downtown lofts and vibrant business today.
- Most significant effort in preservation is of the south block of downtown square.
- Mr. Wollrab is owner of the buildings in the 100 block of West Front Street
- Mr. Wollrab sought historic status for his West Front Street buildings, in a move to stop demolition
- His action preserved the south block, and ignited local revolution with the election of a mayor with strong views against demolition and passion for downtown.
- Mr. Wollrab's renovations of space are unique, artistic, creative and highly sensitive to the materials he used in the buildings
- The lofts are modern amenities with high ceilings, detailed woodwork, transom windows and brick walls
- First floor businesses are reflective of both past and present
- In 1994, The Pantagraph detailed his renovation of The Phoenix, 106 West Washington built in 1856
- In 2000, Mr. Wollrab saved vitrolite from a building he was renovating on North Main Street and shared it with the restoration efforts of the Normal Theater-examples of his global approach to historic preservation
- Mr. Wollrab's buildings range throughout downtown
- Passing legacy through Bobby Vericella, with whom he has done renovation projects downtown
- His legacy of historic preservation is rich and deep
- We owe him a debt of gratitude for saving our heritage and launching the revitalization efforts today



Livingston building exterior



Loft interior, Livingston Building

THE PANTAGRAPH, Saturday, July 21, 1990 A3

Only two of four downtown Bloomington plans accepted

By KURT ERICKSON
Pantagraph staff

South square block revival plans were stacked four deep yesterday, but only two that would bulldoze a dying Bloomington block got in the City Hall door.

Using a self-set 5 p.m. deadline for accepting proposals to revamp the crumbling block south of the courthouse square, city officials threw out — at least for now — two late entries into the revitalization race, saying the plans were not sufficiently detailed.

"It's too late," Mayor Jesse Smart said of one plan phoned in by Bloomington developer Larry Bielfeldt early yesterday.

The two that got in are developers Jack Snyder and J.C. Ebach who would both raze the block and erect a mix of office and retail space under slightly different configurations. Parking and green space also are included.

The two denied entry and left hoping for an aldermanic resuscitation include Fred Wollrab, who wants to save most of the block's buildings, and Bielfeldt.

Bielfeldt's blueprint mirrors the razing aspects of Snyder and Ebach, but includes more open space and less office and retail.

Smart said Bielfeldt's plan could be considered if the Ebach and Snyder deals fall through, but offered little hope for staff consideration of Wollrab's plan.

Over the next week, staff will evaluate Snyder and Ebach plans in hopes of bringing a recommendation to aldermen before open discussion of the matter in a work session rescheduled for July 31.

Wollrab hopes an undecided council breathes new life into his "save the old buildings" mindset, which is shared by others who want the block preserved. Several of the buildings are listed on the National Historic Register.

Smart and city staff say nine financial institutions that have pledged \$4.6 million in financial support will back proposals similar to Ebach's, Snyder's and Bielfeldt's, but not Wollrab's.

"Even though the mayor and (City Manager Herman) Dirks won't look at it, I don't consider myself out of the running," said Wollrab, who owns 105, 107, 109 and 111 E. Front St. "They have their ap-

proach. I hope the council has a different idea."

Aldermen registered a split vote during an earlier, informal polling on the subject of Snyder's plan.

Wollrab would tear down three buildings on the block to make way for surface level parking and keep the remainder of the mostly vacant, mostly 19th-century structures intact.

Bielfeldt's plan calls for a two-story, 30,400-square-foot office building on the south side of the block, set back from the sidewalk with about 30 feet of park-like area.

On the northwest side, on the general site of the Livingston Building, would be retail space for three street-level businesses.

The remainder would be split between a 145-vehicle parking deck and grassy areas. "Mine is different in that it has toned down the emphasis on office space," Bielfeldt said. "If it was needed downtown, those buildings wouldn't all be empty."

He is joined in the venture with John Albee, a Bloomington real estate agent.

Clipped By:



[Redacted text]

Property owner moves to block downtown plan

By KURT ERICKSON
Pantagraph staff

A downtown property owner has added a new wrinkle to the heated debate over a block of old buildings in Bloomington's downtown.

Fred Wollrab, 208 N. Gridley St., filed for historic preservation status on four of his family's buildings yesterday in a move that he said could make the city look "pretty silly" if it denied his request.

"It's a last-ditch effort to save our buildings," said Wollrab. "I don't have too many options left."

The Wollrab-owned structures — located at 105, 107, 109 and 111 W. Front St. — are among more than one dozen buildings in a downtown block seemingly destined for the wrecking ball under a \$4.7 million city-subsidized redevelopment plan being voted on Monday.

The move was quickly downplayed by city officials, who said it wouldn't get in the way of plans to demolish the block and build new.

Assistant City Manager Tom Hamilton said Wollrab may not be

INSIDE

Others hoping to derail city's downtown square plan

Page A3

legally entitled to represent the family's trust in his rezoning petition.

"He's got to provide us something in writing that says he is an agent of the trust," said Hamilton. The city's legal department will send a letter to Wollrab asking him for authorization to represent the six-person trust, he added.

If Wollrab's petition is authorized, a decision to rezone the four buildings for historic preservation status would go to the Bloomington Historic Preservation Commission and the Bloomington Planning Commission before landing in front of the City Council for a final vote.

If approved, any structural changes — including repairs or additions — would have to be approved by the Historic Preservation Commission.

Clipped By:



[Redacted text]

LOCAL/STATE

THE PANTAGRAPH, Monday, Nov. 28, 1994 A3

1860s graffiti marks B-N building

Names, sketches
under wallpaper

By KAREN HANSEN
Pantagraph staff

Mention graffiti today, and gang symbols, declarations of love and bathroom scrawlings that begin "For a good time call ..." come to mind.

Spray paint often communicates the anonymous message.

But the graffiti of yesteryear was of a different sort — at least at one downtown Bloomington building.

Names, dates, places and a picture of a bearded man that date to 1860 are among the inscriptions found on third-floor walls of 106 W. Washington St., on the south side of the courthouse square.

The writings were uncovered by workers cleaning up the building's interior in preparation for renovations that its new owner, developer Fred Wollrab, expects to begin soon.

"It's probably no big deal, but it is kind of fun," Wollrab mused on the discovery. "What would make them think it would be all right to do it — just write on the wall?"

"It's really strange. Before the Civil War, people were writing on here," he said while viewing the graffiti, uncovered when workers were stripping wallpaper.

Several names listed

But whoever the authors were, they certainly weren't trying to hide their identities.

Samuel Barnes, James Kirby, John Lacon and Charles Bays are among the signatures penciled on the plaster walls in the decorative script typical of the era. McLean County is mentioned. One area is dated 1860.

In much smaller script, with a dateline of "Bloomington, November 30," five lines of story are

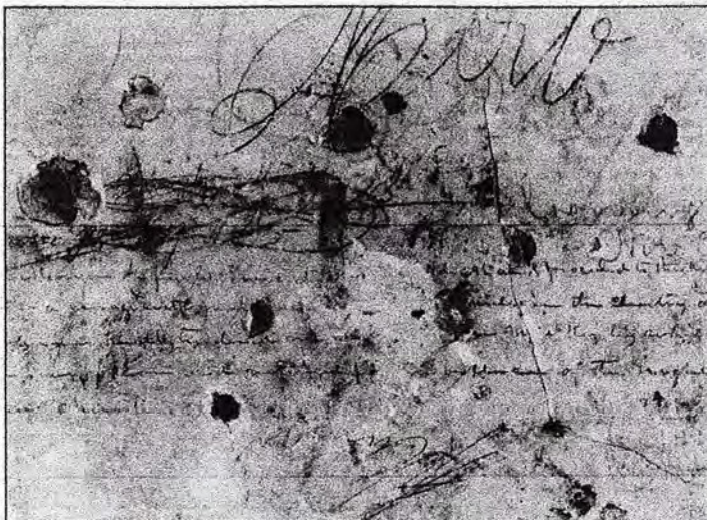


Photo courtesy of Todd Phillips

Small script that discusses how the writer "proceeded to this city" is among the graffiti dating to 1860 that was uncovered on third-floor walls at 106 W. Washington St. in downtown Bloomington. Above the small script is a larger signature. The writing was uncovered when workers were stripping wallpaper in preparation for renovation work.

detailed. Although much of it is difficult to read, there is mention of how the writer "proceeded to this city."

A profile of a bearded man near some of the signatures resembles a biblical figure, Wollrab speculated.

While the writings are intriguing, their meaning may never be known.

"It would be interesting to find out what the relationship of the people was. Were they members of a club? Were they workmen? Who were they?" said Greg Koos, executive director of the McLean

County Historical Society.

Site was museum in 1856

Koos said the upper portion of the four-story building — built around 1856 — was once used as the home of one of the state's first public museums, the Illinois Natural History Survey museum. "Maybe these were people involved with that, I don't know," Koos said.

The building is best known as being the place where Normal founder Jesse Fell first told Abraham Lincoln in 1858 that he

should seek the presidency. Wollrab plans to renovate the building into a combination of retail and residential space.

Koos said it may be possible to use old city directories and census data to identify some of the signatures. In addition, Wollrab has had the writings professionally photographed for future reference.

And the transcriptions are indicative of one rule of thumb when dealing with old buildings: Expect the unexpected.

"It's kind of like going into a time machine," Wollrab said.

Clipped By:



[Redacted text]

A2 THE PANTAGRAPH, Sunday, Dec. 4, 1994

LOCAL/STATE

Brick and mortar behind Wollrab's words

Developer Fred Wollrab has been in the news recently because of his interest in developing the Livingston office building in downtown Bloomington. But the 45-year-old Wollrab has been a presence downtown for more than two decades.

After growing up in Bloomington, he left town for a stint in Michigan, but returned in 1972 to manage downtown properties owned by his family. That eventually led to Wollrab and his brother, John, purchasing buildings owned by the family, as well as others.

The pair now own more than a dozen buildings, including those that are home to the McLean County Bar, State's Cafe, Rhinoceros, and the Illinois Symphony Orchestra.

Q: Why did you come back to Bloomington in 1972?

A: My dad (the late James C. Wollrab) asked me to come back and manage the real estate. I worked at a marina (in Michigan) and basically lived and breathed sailboats. When I came back, I felt like I needed to do something with my life.

Q: Was it your family that got you interested in development?

A: Kind of. Honestly, they just wanted me to come back. They weren't very happy when I spent any money. They just wanted me to make sure the buildings didn't fall down and somebody kept tenants in them.

It was hard for me to justify to my family why we should spend any money because they didn't think even if you fixed them up, there was anybody that was going to come down and pay any more rent than we were already getting.

Q: How do you view the evolution of downtown?

A: When I was growing up, 80 percent of commercial stores were downtown. Everybody was downtown. Now, the stores are spread out all over Bloomington-Normal. There's two big malls, there's strip malls. Downtown in a sense is just another shopping area. But it has a lot of unique things that the other ones don't have — and there's no way they could have. It would be impossible for Eastland (Mall) to have a history like this.

Q: Describe the atmosphere

The Interview

downtown. How is it different from the east side?

A: The artists and the people who live downtown and own stores downtown — all of those people want to be here. I don't know if those people at the mall want to be there.

I think it was hard to believe in the downtown. Now it's a little easier to believe that it's going to come back. (Four or five years ago) it was more depressed than it was at the depths of the Great Depression. It looked terrible.

Q: Tell me about the artists.

A: When I first came back here, there were a lot of empty spaces above (storefronts) that hadn't been used since probably the 1920s. I started renting these empty spaces out to ISU artists and faculty. (Professor) Harold Boyd was one of the first ones.

I was just doing this because it was another 50 bucks a month. But eventually I had quite a few of these spaces.

One of the (ISU) art department people said having the studio space available almost created an artists' community in Bloomington. If the studio space hadn't been available, they wouldn't have stayed. And now Bloomington has an incredible artists' community — it's really unique in Illinois.

Q: About 4½ years ago, the city sought proposals for developing the block south of the courthouse square. You submitted a plan that relied on preservation, but the two plans given the most serious consideration both involved razing the block. How have things changed?

A: The city didn't really believe in preservation. At the time Heritage Plaza (on the north block) happened, everybody thought that cost went way over budget. Heritage showed them it could be done, but everybody got the impression it would cost a fortune.

Q: Did you ever think the south block would be razed?

A: For some reason, I just had a funny feeling it wouldn't happen.

Q: Do you think you have more credibility with the city now?



Developer Fred Wollrab has been involved in downtown Bloomington property since 1972 when he began managing properties owned by his family. Wollrab and his brother, John, own more than a dozen buildings. He has expressed interest in developing the Livingston office building.

A: Yes. You have to convince people and show people and get a track record.

Q: What have you learned in working with this city during the last few years?

A: I think when they were trying to tear down the south block, when they thought that was the only viable alternative, I felt kind of adversarial toward the city. But I think we've all come a long way since then. I've changed and they've changed. I find them to be very cooperative and responsive to the unique needs of the downtown.

Q: Was there a risk involved in remaining downtown four or five years ago?

A: It wasn't too risky for me really. I mostly bought buildings that at least broke even.

Q: Why do you think there is interest in preserving older buildings?

A: Some of America has lost a sense of values — like this lady (in South Carolina) killing her kids — There's a lot of this back to the old stuff, somehow people feel kind of grounded by it. They feel comfortable with it, almost more than the

modern things.

I think it's interesting, these people who work for State Farm, who spend their days in a corporate environment, find living in an apartment with exposed brick walls kind of treasuring.

Q: Why are you interested in restoring the Livingston office building?

A: I would like to see the Livingston building restored in a historic way, true to the period in which it was built.

I think living in an apartment on the upper floors would be really fun because of the height and the view... you could sit up there and have the windows open on a summer afternoon and be able to see to Danvers.

Q: What is the hardest thing about renovating old buildings?

A: It takes a long time. On new projects you just go in and start. On these you have to do selective demolition and really figure out where the thing is going as you go along. As you get into it, you find existing things you have to cope with and it might cause you to

change what you thought you were going to do.

Q: Did you ever think about getting out of development?

A: Oh yeah, all the time.

Q: This week (after a heated Bloomington City Council meeting on the Livingston office building)?

A: (Laughs.) I think that's part of what's attractive about the Livingston building. It's challenging and interesting, and will keep it fun.

Q: Are you happy with the direction downtown is taking?

A: I like the people who are buying buildings and opening businesses down here a lot. There's not really an organization, but there does seem to be a common sense of what they want to happen down there and a willingness to work for it. They're people with energy and they're intelligent people and they're willing to put in the extra time to help other people and get other businesses going.

Interview by Karen Hansen.
Photo by Maureen O'Connor

Clipped By:





Fred Wollrab returned to one of the downtown townhomes he has completed renovating at 108-114 N. Front St., Bloomington.

Wollrab townhomes reflect past, present

By KAREN HANSEN
Pantagraph Staff

Developer Fred Wollrab first began renovating the line of his family's building at 108-114 N. Front St. about 15 years ago.

Twelve years ago, the downtown Bloomington building could be a nice place for people to live.

But downtown was a ghost town, and his father's work placed other uses for the property. Later, Johnson told him to stay away from the property, concerned with the building's fate.

But when changed Wollrab's mind, he decided to build the place himself. Later, he of having the building — an early 20th-century work of the downtown — reflected.

Wollrab's idea remained. He said his brother now owned the building. The thing was, it was right.

"I've never been since then," Wollrab said recently, when discussing renovation of the building into four townhomes. "It's the one of the things I still wanted to do."

The renovation began work on the building just more than a year ago, after receiving a building law enforcement building grant from the city, which he added to about \$100,000 of his own funds.

The resulting building created four living quarters each with, was used to be a single home, about 1,800 square feet.

The property dates to the 1930s, and remnants of history are evident in each quarter. A stone block at the exposed brick walls appears to be from a factory that was embedded in the block. The new house is a dreamer that had to be a new building.

"The upper floors were used as factories and warehouses," Wollrab explained. "There's a lot of character in the building."

Elsewhere, a variety of uses is found with the help of a "living" company that existed into the 1930s. The building had been in some of the uses.

A door in one apartment was raised from the ground level of the building, before County Det. "We were needing a door that had not been used," Wollrab said.

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Clipped By:



Glass to make showing at theater

By STEVE ARNEY

Pantagraph staff

The black glass on a downtown Bloomington building probably would have gone into a Dumpster, but the Normal Theater is claiming it as a rare prize.

That is, if workers can pry it away from the building.

"That's as important to me as any big diamond," Normal Theater manager Dawn Riordan said of the 4-foot glass tiles. For the past year, she has searched for the material to replace vandalized panels on the west side of the theater. Riordan searched the Internet and called salvage companies to no avail.

Vitrolite is colored glass — black, in this instance — and it ac-

cents the theater exterior as well as other buildings across the county, including one of two of the buildings that formerly housed Wonderlin Galleries at 405 N. Main St., Bloomington.

Fred Wollrab and Ben Hart are restoring the Main Street buildings, which are vacant. When the Normal Theater approached Wollrab, he did not hesitate to donate the Vitrolite.

The glass was installed by tacking it with a tar, and the adhesive is very strong, Wollrab said. Town employees removed three tiles

Monday, but unfortunately broke the third during the process.

After contacting glass experts for removal ideas, the workers will return later in the week for another attempt, Riordan said.

The theater, built in 1937, is one of the early examples of Vitrolite use. The material fell out of favor with designers though; its manufacture ceased in 1959, Riordan said.

Wollrab presumes the Vitrolite would have been peeled off and thrown out in the coming weeks had the theater not contacted him.

MY RIGHTS

If I am not under arrest I wish to freely go on

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NOMINATION FORM

City of Bloomington Heritage Awards

Deadline for Submission: October 30, 2017

Application will be reviewed at the Historic Preservation Commission Meeting
on November 16, 2017

Award Categories (check those that best represent the project being nominated):

- ☒ **RESTORATION** – Returning a structure or a significant part of it to the original design/condition through repair or by matching the original architectural detailing with replacement materials.
- ☐ **REHABILITATION** – Renovating and/or “greening” a structure through alterations or additions that are compatible in materials, scale, and character with the original design.
- ☐ **ADAPTIVE RE-USE** – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.
- ☒ **LANDSCAPE RESTORATION** – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.
- ☐ **LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.
- ☐ **INDIVIDUAL COMMITTED TO PRESERVATION** – An individual who has shown dedication to Historic Preservation in the Bloomington Community.

Address of Property: 402 E. Grove Year Built: 1895 Purchased: 2004
Owner(s): Diana Krieg and Dawn Peters
Address: 402 E. Grove St. Blm
Nomination by: [REDACTED]

PROJECT DESCRIPTION and REASONS FOR NOMINATIONS (attach additional pages if needed):

See attached

Begun: 2005 Completed: 2017

****PLEASE INCLUDE ANY BEFORE AND AFTER PICTURES/PHOTOS & DRAWINGS****

Name/Address of Architect (if applicable): _____

Name/Address of Contractor (if applicable): _____



Send or E-mail Entries to:

Katie Simpson, City Planner for the City of Bloomington
109 E. Olive, Bloomington, IL 61702-3167
Phone: (309) 434-2226 – E-mail: ksimpson@cityblm.org

Diana Krieg and Dawn Peters Nomination

402 East Grove Street

- Nomination for Restoration and consider Landscape Restoration because of outstanding landscape design that surrounds the home
- Home originally located at 507 East Washington Street, next to Wesley Methodist Church
- Home and interior were in bad condition and neglected for many years
- Many individuals were involved in moving the home to the double lot at 402 East Grove Street
- An act of love for history and architecture that brought the City of Bloomington, The Old House Society, Wesley Methodist Church, and many individuals together
- Over the course of 13 years, Diane Krieg and Dawn Peters restored the George Miller designed home
- They retained as many original details as possible:
 - Flocked wallpaper
 - Carved wood ornamentation
 - Roof finials
- Recognition received from *This Old House* shows their attention to detail that they have brought to every aspect of project
- The landscaping surrounding the home:
 - Honors architecture
 - Garden tradition of the period the home was built
 - Diana researched layout and suitable planting for within the iron fencing and outside it
 - Continued attention is inspiration
- Home is beautiful gateway and gift to the East Grove Street Historic District



Exterior, 402 East Grove Street



Old house to get new home

Mandel-Cohn home to be moved Nov. 15

By Karen Hansen

BLOOMINGTON — Diana Krieg and Dawn Peters won't be able to move into their new home anytime soon.

But at least they will be able to move their home.

Krieg and Peters have purchased a vacant East Grove Street lot from Jim and Lucy Koehler, removing the final stumbling block to the Old House Society's planned relocation of the historic Mandel-Cohn home, 507 E. Washington St.

The home will be moved Nov. 15.

"It feels good. It's good to see things actually moving forward," said Krieg. The 1894 Queen Anne will be taken from its current location and put onto a pair of lots — the Koehlers' lot and an adjacent lot also purchased by Krieg and Peters — two blocks away, at Gridley and Grove streets.

"Now we're just kind of in the 'in' mode," said Peters.

Lot essential to plans

Access to the Koehlers' lot in some form was critical to the relocation of the home — designed by renowned architect George Miller — which has been in the works for a year.

Without it, the house would have had to take a longer, more complicated and more expensive six-block route to its new location. On that route, the cost of moving overhead power lines and other utility costs would have been nearly \$30,000 — about 10 times higher than the costs for the current two-block route.

The Koehlers, longtime Twin City preservationists, had put up a variety of roadblocks over the course of the year. At times they refused to sell the lot or grant permission for the home to be moved across a corner of the lot — even for payment.

SEE HOME | NEXT PAGE



Pantagraph file photo/STEVE SMEDLEY

The historic Mandel-Cohn house was shown at its current location, 507 E. Washington St., Bloomington. On Nov. 15, the 1894 Queen Anne Victorian home will be moved to a vacant lot at Gridley and Grove streets.

Mandel-Cohn fund-raisers

The Old House Society Foundation hopes to raise \$20,000 to defray expenses associated with the move of the historic Mandel-Cohn home. It has two fund-raisers planned.

"Meet the Movers"

When: 5 to 7 p.m. Nov. 12
Where: The home of Bloomington Alderman Karen Schmidt and her husband John Etterich, president of the Old House Society, 409 E. Grove St.
Cost: \$50 per person.
Details: House movers Fred and Avel Balagna of Balagna House Moving in Farmington will be on hand to talk about their upcoming move of the home. There also will be VIP quests and wine tasting offered by downtown

Bloomington's A.R. Renee

"It's Miller's Time"
When: 10 a.m. to 1 p.m. Dec. 12 and noon to 4 p.m. Dec. 12
Cost: \$25 per person.
Details: The event will offer a tour of four George Miller homes in Bloomington, including the West Market Street home in which Miller lived. There will also be a slide show and costume actors will perform.
Information: For more information on the fund-raisers, call Schmidt at (309) 829-6318.



Wesley United Methodist Church in Bloomington can be seen through the stained glass in the Mandel-Cohn home. The glass is one of several features in the home designed by renowned architect George Miller.

Clipped By:



HOME

FROM B1

After securing \$275,000 in financing, Krieg and Peters felt they couldn't afford the additional costs. Nor did they believe they could afford the Koehlers' \$38,000 asking price for the lot.

But in mid-October, inspired by the historic preservation they saw on a recent trip to Minneapolis, Krieg and Peters talked to the Koehlers one final time and agreed to pay the couple's \$38,000 asking price.

The amount was more than 12 times the \$4,800 the Koehlers paid to purchase the lot from the city in 1992 and \$20,000 more than cost of the adjacent lot, owned by Bloomington Alderman Karen Schmitt, her husband and another couple.

That lot was sold for its appraised value.

After rearranging their financing, Krieg and Peters closed on the two lots Friday.

"There's like a planetary alignment," said Schmitt, also a member of the Old House Society. "They were there when the house needed them. They're the ones making this happen."

Work remains before move

The project began last year after Wesley United Methodist Church approached the Old House Society about the possibility of moving the Victorian home adjacent to the church.

The church had purchased the home from Oscar Cohn, the grandson of Twin City businessman Oscar Mandel.

Mandel, who owned a downtown Bloomington variety store, had the home built by Miller, who designed the Miller Park pavilion and Illinois State University's Cook Hall.

Mandel's grandson made virtually no changes to the home during the 30 years he lived there, so it looks nearly as it did in the early 20th century.

The Old House Society created a foundation to oversee the move, and Krieg and Peters emerged as potential owners. They will assume ownership after it is moved.

Both the Old House Society and the two women are now finalizing logistics connected to the move.

The nonprofit foundation will have two fundraisers in hopes of raising \$20,000 to de-



Pantagraph file photo/STEVIE SMEDLEY

The circular front room of the Mandel-Cohn home is shown. On Nov. 15, the 1894 Queen Anne Victorian home at 507 E. Washington St., Bloomington, will be moved to a vacant lot at Gridley and Grove streets.

fray expenses from the relocation of the house, and a bake sale also will be held the day of the move.

Meanwhile, Krieg and Peters begin each day with a list of things to do.

They are working with the city, utilities and an array of building trades people, including an excavator, electrician, plumber and carpenter.

A mason has removed the porch in preparation for the

move. Krieg and Peters have removed some of the landscaping at the home to replant at the new location.

"It's coordinated chaos," said Peters.

Clipped By:



Home heading to History Channel

By Karen Hansen
khansen@pantagraph.com

BLOOMINGTON — The seven-hour, two-block journey of a historic Bloomington home last fall will be featured on a cable television documentary this month.

The relocation of the Mandel-Cohn home will be profiled in the pilot of "Mega Movers," a new show on The History Channel that examines the house moving business.

The home will be one of two featured on the show, which will air at 10 p.m. March 15 on channel 52.

"It's exciting — national television — the house is famous," said co-owner Diana Krieg.

The 1894 Queen Anne was moved in November from 507 E. Washington St. to its current location at Gridley and Grove streets by Bulagna House Moving of Farmington.

A California-based film crew spent more than a week here filming the family-run moving business during the preparations and actual move of the Victorian home, designed by Twin City architect George Miller.

"In Colorado, a father and son have to fight fierce weather and the fragility of a purported haunted log cabin ... in Illinois, three generations of movers are pushed to their limit when they are hired to transport a 185-ton monster house ...

"Will these historic homes reach their final resting places and find peace?" advertises a teaser on the channel's Web site.



Pantagraph file photo/STEVE SMEDLEY

The Mandel-Cohn home, which moved to its new home on Gridley and Grove last year, will be featured in a History Channel program.

Krieg and co-owner Dawn Peters stepped up to save the house after the Old House Society was looking for someone to renovate the home.

The home was built for businessman Oscar Mandel. His

grandson, Oscar Cohn, later lived in it for more than 50 years.

Cohn made virtually no changes to the home. When he moved into a retirement community, Cohn sold the house to the adjacent Wesley United

Mega Movers

What: Documentary features the move of Bloomington's historic Mandel-Cohn home.

When: 10 p.m. March 15

Where: The History Channel (channel 52)

Methodist Church, which wanted the land for an expansion project. The church sought out the Old House Society about ways to save the home because it was so well preserved.

Meanwhile, progress on the house continues in "baby steps," Krieg said. Much of the work is focused on completing the foundation, although that has slowed because of cold temperatures.

"We just need a stretch of good weather," she said.

Once that work is complete, a concrete floor will be poured in the basement and interior electrical and plumbing work can begin.

"We're hoping we get to a point where things just start to fly," she said.

Meanwhile, the Old House Society is also considering another fund-raiser to raise money to defray some the expenses it had in conjunction with the move.

A pair of recent events raised \$12,000.

"We're trying to raise another \$8,000," said Mark Edwards, executive director of the Old House Society. "We think we can do that."

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D2 • The Pantagraph • Sunday, September 9, 2012

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The Oscar Mandel home, relocated to 402 E. Grove, has regained much of its lost grandeur as Diana Krig and Dawn Piers restore the old house.

Icing on the cake

Abstract

helped map plans, lay out the ornamental garden and even tiff into place the 32 gubazillion-ton, three-tier working fountain.

All told, the home's updating is 80 percent done, but the last 20 percent is a lot of detail work, say the winners.

And so it goes, a continuing work and labor of

love.

Even as you stand in the nearly finished parlor, adjacent to the main living room, you notice a hammer lying on an antique table, a rechargeable drill on a nearby chair and a sander on the floor.

"And we've got a whole basement of tools," says Krige.

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NOMINATION FORM

City of Bloomington Heritage Awards

Deadline for Submission: October 30, 2017

Application will be reviewed at the Historic Preservation Commission Meeting
on November 16, 2017

Award Categories (check those that best represent the project being nominated):

- ☒ **RESTORATION** – Returning a structure or a significant part of it to the original design/condition through repair or by matching the original architectural detailing with replacement materials.
- ☐ **REHABILITATION** – Renovating and/or “greening” a structure through alterations or additions that are compatible in materials, scale, and character with the original design.
- ☐ **ADAPTIVE RE-USE** – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.
- ☐ **LANDSCAPE RESTORATION** – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.
- ☐ **LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.
- ☐ **INDIVIDUAL COMMITTED TO PRESERVATION** – An individual who has shown dedication to Historic Preservation in the Bloomington Community.

Address of Property: 302 E Jefferson St., 61701 Year Built: 1911 Purchased: N/A

Owner(s): Bloomington Lodge No. 43, Ancient Free and Accepted Masons

Address: [REDACTED] Telephone: [REDACTED]

Nominating: [REDACTED] Telephone: [REDACTED]

PROJECT DESCRIPTION and REASONS FOR NOMINATIONS (attach additional pages if needed):

Beginning in 2011 the Lodge began exterior restoration that would most closely recall its original 1911 appearance. The work involved 1) roof replacement and parapet wall restoration (2011), 2) tuckpointing of all exterior masonry and 3) replacement of the dark bronze aluminum windows (dark tinted glass) and infill panels with new aluminum windows (original color, energy efficient and divided-lite profiles) closely matching of the original windows (2015-2017). With architectural advocacy or the support of an S-4 Historic Zoning designation, the Lodge was insistent that all improvements be consistent with the building's original design. All work was placed at their own expense. The Lodge's dedicated commitment to the preservation of its building's proud past will assure a continued prominent presence in our City's historic architectural legacy. Please reference attached drawings and photography.

Begun: 2011 Completed: 2017

****PLEASE INCLUDE ANY BEFORE AND AFTER PICTURES/PHOTOS & DRAWINGS****

Name/Address of Architect (if applicable): Mr. Richard Nice, Francois Associates Architects

Name/Address of Contractor (if applicable): Mr. John Meek, Felmley Dickerson Co.

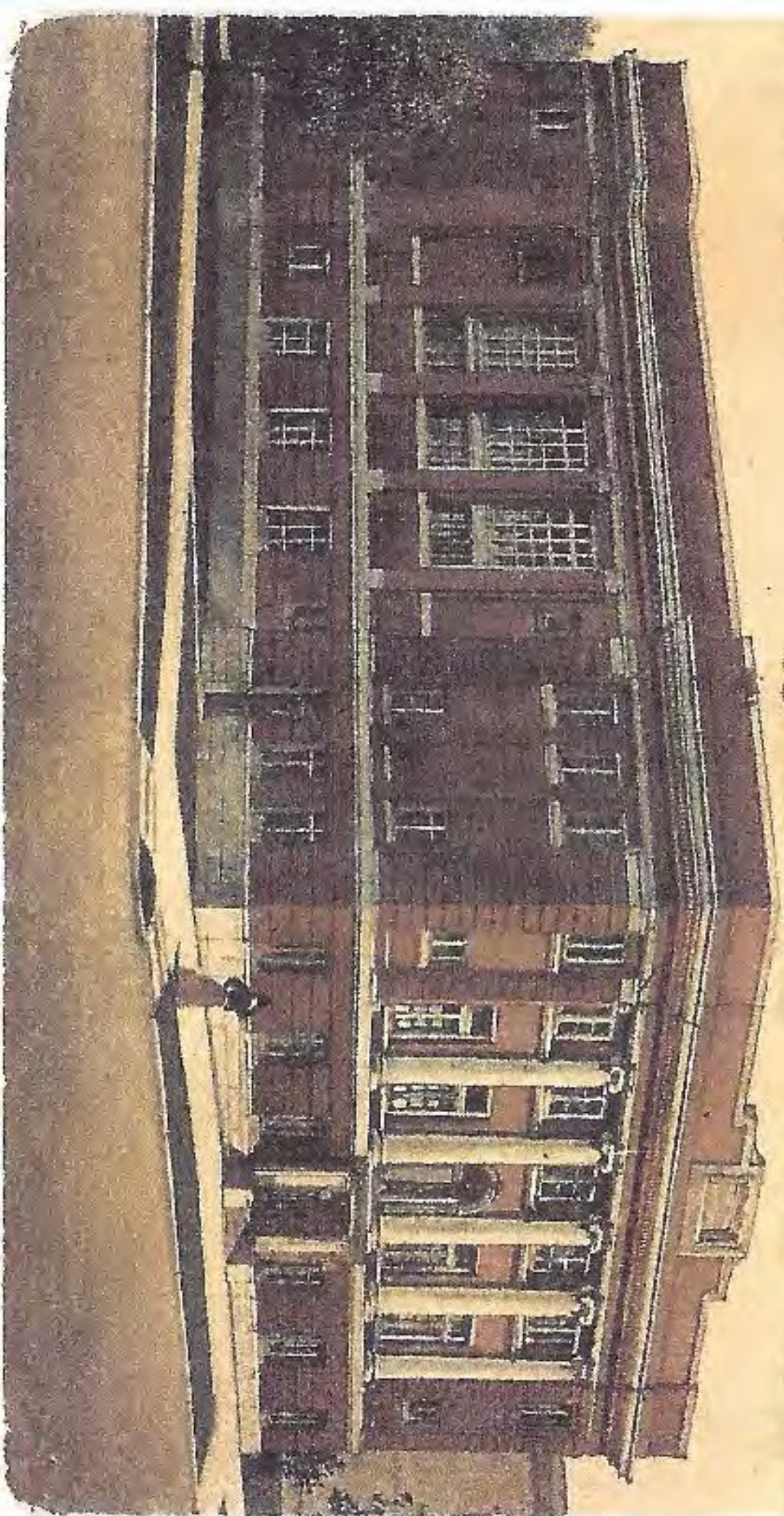


Send or E-mail Entries to:

Katie Simpson, City Planner for the City of Bloomington
109 E. Olive, Bloomington, IL 61702-3167

Phone: (309) 434-2226 – E-mail: ksimpson@cityblm.org

THE UNIVERSITY OF CHICAGO, CHICAGO, ILL.



Post Construction



Pre-Construction







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City of Bloomington Heritage Awards

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CITY OF
Bloomington
ILLINOIS

Phone: (309) 434-2226 – E-mail: ksimpson@cityblm.org







Adlai Ewing
Stevenson II
1900-1965

Served as Governor
of Illinois from
1948-1953

Twice made unsuccessful bid for
the office of US President on the
democratic ticket in 1952 and 1956.
Named US Ambassador to the
United Nations by President
John F. Kennedy serving in
London, England until his death.

Evergreen

MEMORIAL CEMETERY



LAWRENCE WELDON
1829 — 1905

DAVIS

ROBERT W. DAVIS
BORN APRIL 10, 1855
DIED APRIL 10, 1915

ROBERT W. DAVIS
BORN APRIL 10, 1855
DIED APRIL 10, 1915









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THEY WILL REMAIN
AND I AM

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Address of Property: 7054 E. 535 North Rd, McLean, IL 61754 **Year Built:** 1864-65 **Purchased:** N/A

Owner(s): Funk's Grove Cemetery Association

Address: 7218 N. 400 East Road, McLean, IL

Nomination [REDACTED]

PROJECT DESCRIPTION and REASONS FOR NOMINATIONS (attach additional pages if needed):

Since 1891 Funks Grove Cemetery Association has received, maintained and purchased properties in Funks Grove with the same zeal and determination of some of our area's first European settlers, the Funks and the Stubblefields. Even though the site is not located within the City, our community has benefited socially and economically from their commitment to preservation of both the built and natural environments: Funks Grove Church (1864-65) and Chapel of the Templed Trees, a cemetery, the State's largest intact prairie grove and Sugar Grove Nature Center. Their tradition of quiet, gentle giving to our community without seeking recognition or financial support is a fitting tribute to their ancestors. Please reference attached drawings and photography.

Begun: Circa 1860 **Completed:** N/A

****PLEASE INCLUDE ANY BEFORE AND AFTER PICTURES/PHOTOS & DRAWINGS****

Name/Address of Architect (if applicable): N/A

Name/Address of Contractor (if applicable): N/A



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