



**AGENDA
REGULAR SESSION
HISTORIC PRESERVATION COMMISSION
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, NOVEMBER 17, 2022, 5:00 P.M.**

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

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

- 4. MINUTES**

Review and approval of the minutes of the October 20, 2022 meeting.

- 5. REGULAR AGENDA**

- A. BHP-15-22** Consideration, review and action on a request submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$5,341.88 for gutter and downspout repairs on the property located at 102-116 W Locust Street, (PIN: 21-04-196-001), (Ward 6). **CONTINUED FROM OCTOBER MEETING**
- B. BHP-29-22** Consideration, review and action on a request submitted by David R. Dow & James A. Neeley Trust for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 33 Sunset Road, (PIN:14-34-402-016), (Ward 5).
- C. BHP-30-22** Consideration, review and action on a request submitted by Franklin Park Foundation an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 809 N McLean Street, (PIN:21-04-210-001), (Ward 4).
- D. BHP-31-22** Consideration, Consideration, review and action on a request submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 901 N McLean Street, (PIN:21-04-207-005), (Ward 4).
- E. BHP-32-22** Consideration, Consideration, review and action on a request submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local

Historic Preservation Designation) for property at 310 E Walnut Street, (PIN:21-04-202-016), (Ward 7).

6. OLD BUSINESS

- a. Updates regarding Historic Preservation Plan.
- b. Proposed changes to Rust Grant application timeline.

7. NEW BUSINESS

8. ADJOURNMENT

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



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, OCTOBER 20, 2022 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the 4th Floor Council Chambers of the Government Center at 5:05 p.m., Thursday, October 20, 2022.

The meeting was called to order by Chair Scharnett.

ROLL CALL

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Absent
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner (arrived 5:10pm)	Present
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Jon Branham	City Planner	Present
Mr. Glen Wetterow	City Planner	Present

PUBLIC COMMENT

None.

MINUTES

The Commission reviewed the minutes of the August 18, 2022, Historic Preservation Commission meeting. Commissioner Koos made a motion to accept the minutes as submitted. The motion was seconded by Commissioner Elterich. All were in favor (6-0).

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MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
THURSDAY, OCTOBER 20, 2022**

REGULAR AGENDA

- A. BHP-15-22 Consideration, review and action on a request submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$25,000.00 for gutter repairs on the property located at 102-116 W Locust Street (PIN: 21-04-196-001) (Ward 6).**

Mr. Branham presented the case with a staff recommendation for approval of a Funk Grant in the amount of \$6,282.30. He stated this item had been originally continued from the May meeting. He stated the applicant is returning with a revised quote for rounded downspouts and gutters as suggested by the Commission.

Melissa Moody, applicant, provided additional background information. She stated the rounded gutters and downspouts doubled the cost of the project. She stated the continued concern is addressing water runoff, which was affecting the property.

Commissioner Peters arrived at 5:10pm.

The Commissioner discussed the proposed materials and capacity. They stated that the gutters could be non-rounded, which could help capacity and decrease the cost.

Chair Scharnett suggested the case be tabled so that applicant could get a new quote and revise the request for the Funk Grant.

Ms. Graehling made a motion to continue the case to the next meeting. Ms. Peters seconded. All were in favor. (6-0)

- B. BHP-23-22 Consideration, review and action on a request submitted by Daniel Platt for a Certificate of Appropriateness for window repair on the property located at 24 Whites Place (PIN: 14-33-479-033) (Ward 4).**
- C. BHP-26-22 Consideration, review and action on a request submitted by Daniel Platt for a Funk Grant in the amount of \$787.50 for window repair on the property located at 24 White Place. (PIN: 14-33-479-033) (Ward 4).**

The Commissioners stated they would review Case Items B and C together.

Mr. Branham presented the cases with a staff recommendation for approval of a Certificate of Appropriateness and a Funk Grant. He stated the COA case had originally been continued from the August meeting.

Mr. Daniel Platt, applicant, provided additional background information. He stated since the August meeting he had identified a contractor to repair the window rather than replace it. He voiced his concerns with the application review process.

The Commission thanked Mr. Platt for his patience and comments. Chair Scharnett stated part of the issue involved meeting legal requirements and unexpected meeting cancellations.

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MEETING MINUTES

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Chair Scharnett inquired if the cost was less expensive. Mr. Platt stated it was about the same cost.

Mr. Platt inquired if the Commission could reject the previous COA proposal to replace the window so he could obtain his deposit back from the window company.

The Commission further discussed the applications.

Commissioner Peters motioned to accept the findings of fact as presented by staff and reject the previous request for a Certificate of Appropriateness for window replacement. Commissioner Graehling seconded. All were in favor. (6-0)

Commissioner Peters motioned to accept the findings of fact as presented by staff and approve the current request for a Certificate of Appropriateness for window repair. Commissioner Graehling seconded. All were in favor. (6-0)

Commissioner Koos made a motion to award a Funk Grant in the amount requested. Commissioner Peters seconded. All were in favor. (6-0)

D. BHP-27-22 Consideration of the historical or architectural significance for buildings located at 401 Brock Drive, in accordance with the demolition review procedures (PIN: 21-06-277-002) (Ward 7).

Mr. Branham presented the case with a recommendation for approval of the demolition request.

Craig Queen, representing the applicant, provided additional information. He stated the buildings presented a safety risk and had been inviting illicit activities in the recent past. He stated the current owners are trying to create a new hotel on the site and demolish the older structures. He added the cost to repair the facilities were astronomical. He stated it would be a benefit to the community to have these structures demolished.

The Commissioners discussed the history of the hotel and some of the recent issues that had occurred at the site.

Chair Scharnett inquired if any notable people were associated with the property. Mr. Queen stated not to his knowledge.

Chair Scharnett inquired if any Commissioner knew of any historical significance associated with the location. Commissioner Koos stated the building did not hold any architectural or historical significance.

The Commission further discussed the demolition request. They agreed it currently did not meet the standards of review for landmark and demolition was acceptable.

Mr. Koos motioned to accept the findings of fact as presented by staff and approve the demolition request. Mr. Graehling seconded. All were in favor. (6-0)

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MEETING MINUTES

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E. BHP-28-22 Consideration, review and action on a request submitted by Terry Fitts for a Certificate of Appropriateness for garage repairs on the property located at 1003 Park Street. (PIN: 21-04-203-011.) (Ward 4.)

Mr. Branham presented the case with a recommendation for approval of a Certificate of Appropriateness.

Terry Fitts, applicant, provided additional background information. He stated he was attempting to have the garage repaired so that he can store his vehicle properly.

Commissioner Koos inquired about the permit issuance and the Certificate of Appropriateness process for this case. Mr. Branham stated the permit had been issued in advance of the COA application.

Jeremy Rickers, contractor for the applicant, provided additional perspective.

The Commissioners discussed the existing and proposed materials of the garage and the existing house.

Mr. Fitts stated he was trying to match appearance of surrounding garages. He added he desires to have the home match eventually.

Chair Scharnett inquired whether there was a code requirement that required garage and home siding materials to match. Staff stated there was no code requirement.

Commissioner Koos stated he disagreed that siding of home and garage need to match. The current siding of the home is not original, and thus making the siding match would not be historically accurate.

Commissioner Elterich inquired if the Commission was acceptable to vinyl siding. The Commissioners discussed whether they were acceptable with the proposal in this situation.

Chair Scharnett added the composite materials used for garage do not match the home and are no longer available. He stated with that in mind, he would be supportive.

Commissioner Graehling stated the applicant was not requesting any funding.

Ms. Peters motioned to accept the findings of fact as presented by staff and approved the application for a Certificate of Appropriateness. Graehling seconded. (5-1) Eltrich dissented.

F. BHP-09-22 Consideration, review and action on a request submitted by Stan Thompson and Fred Wollrab for a Rust Grant in the amount of \$16,478.70 for awning replacement on the property located at 102 W Washington Street (PIN: 21-04-338-006) (Ward 6).

Mr. Branham presented the case with a recommendation for approval of a Rust Grant in the amount of \$16,478.70. He stated the case was originally approved at the May, 2022 meeting. He stated the applicant has requested to modify the proposal.

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Derrick Sample, representing the applicant, provided additional information. He stated they are seeking to have two separate awnings with a conical piece connecting the two above the entry area.

Commissioner Peters reviewed the previous meeting minutes and stated it was clear they approved two separate awnings without a connection. The Commission discussed what had previously been approved.

Commissioner Koos stated the rounded item would be historically accurate.

Chair Scharnett stated it would be acceptable to have two awnings with a conical connecting piece with alternating colors with no signage on the awnings. He added the Commission does not review signage.

The Commission inquired about the materials and colors. Mr. Sample stated the awnings would remain vertically striped and the conical piece would be of a charcoal/green color.

Chair asked petitioner if they have enough information to proceed. Mr. Sample stated he had enough information and thanked the Commission.

Commissioner Peters expressed concern regarding exactly what was being approved as it was not specifically presented in the materials. Commissioner Eltrich agreed and suggested they have a formal vote.

Mr. Eltrich made motion to clarify what was previously approved and approve the proposal submitted today, which includes two awnings with conical piece connecting with materials and colors previously approved. Mr. Koos seconded. All were in favor. (6-0)

OLD BUSINESS

The Commission continued discussion of various theme updates of the Preservation Plan. The Commission stated interest in holding a special meeting to workshop and prioritize several of the items, and to review the overall Code. They discussed correcting the recent challenges regarding permits issued on S-4 properties. They also discussed reviewing items with staff and legal and to confirm potential meeting space and timing.

NEW BUSINESS

The Commission discussed proposed changes to the Rust Grant guidelines regarding the annual timeline. The Commission stated that it would be important to have press and media attention and offer notification to owners and tenants alike. They discussed offering a meeting for a public question and answer session. The Chair suggested to sit in on the review process with staff.

Commissioner Koos provided an update on the Miller Park nomination.

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ADJOURNMENT

Mr. Eltrich motioned to adjourn. Ms. Peters seconded. All were in favor. The meeting was adjourned at 7:02pm.

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MEETING MINUTES

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HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: November 17, 2022

CASE NO: BHP-15-22, Rust Grant

REQUEST: Consideration, review and action on a petition submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$6,282.30 for gutter and downspout repairs on the property located at 102-116 W Locust Street. (PIN:21-04-196-001.) (Ward 6.)
CONTINUED FROM OCTOBER MEETING



Above: The subject property at 102-116 W Locust Street.

PROPERTY INFORMATION

Subject property: 102-116 W Locust Street
Applicant: Melissa Moody & Steve Beasley, Bloomingtonian Condo Assoc.
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Multi-Family Residential
Property Size: 100' x 125' (12,500 square feet)
PIN: 21-04-196-001

HISTORICAL INFORMATION

Year Built: c. 1897
Architectural Style: Late 19th Century Multi-Family Residential Rowhome
Architect: Arthur Pillsbury
Historic District: Downtown Bloomington Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	B-1 (General Commercial) District	Public / Institutional
South	D-2 (Downtown Transitional) District	Vacant
East	D-2 (Downtown Transitional) District	Commercial
West	R-3B (Multiple-Family Residence) District	Multi-Family Residential

UPDATE

This project was before the Commission in October, 2022. At that meeting, the Commission encouraged the applicant to modify the proposal to include non-rounded gutters and maintain the rounded downspouts. The petitioner is returning with a modified proposal.

Previously, a portion of the proposal for this property including tuckpointing was approved for \$3,000.00 in May, 2022, and the gutter and downspout portion was tabled.

PROJECT DESCRIPTION

Background:

102-116 W Locust Street (the “R. Loudon Flats”) was constructed c. 1897 and is improved with a two-story multi-family brick building designed by architect Arthur Pillsbury. The property is located within the Central Business Zoning District and is included within the Downtown Bloomington Historic District. The building currently houses eight residential condominium dwellings.

Petitioner’s request:

The petitioner is requesting a Rust Grant in the amount of \$5,341.88 for gutter and downspout repairs to the building. The proposed work includes an estimate from I-57 Roofing LLC for \$10,683.75.

The petitioner had previously indicated that the gutters at the building were currently non-functional. The petitioner is requesting to contract with I-57 Roofing LLC for the work. The work would include removing the existing gutters and downspouts on the south side of the building and installing green colored brackets, aluminum gutters, aluminum downspouts, and downspout traps on the building. A new downspout will be added from the top level of internal gutters to allow the water to drain away from the building. New downspouts and elbows will also be added to the north downspouts. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$5,341.88.

STANDARDS FOR REVIEW

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

1. Preserving a historic property.
2. Restoring a historic property.
3. Preserving a non-historic property.

4. Restoring a non-historic property.
5. Maintenance of a historic property.
6. Maintenance of a non-historic property.

This project involves maintenance of a historic property and contributing structure.

RUST GRANT ELIGIBILITY CRITERIA

1. *The property is located in the Rust Program's Target area.*
2. *Applicant is the owner or tenant of the building or business.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year.*
4. *The Scope of Work includes eligible improvements as defined, but not limited to, the following:*

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

Repair to drainage systems is identified as an eligible improvement of the Rust Grant Approval Criteria.

5. *Project expenses not eligible for grant program funds include:*
 - a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant.*
 - b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences.*

ARCHITECTURAL REVIEW STANDARDS

Although not specified in the Rust Grant Guidelines, the Architectural Review Guidelines are intended to be followed by owners and function as the guiding principles by which the Commission reviews submittals.

Under the Roofing Policy of the Architectural Review Guidelines, Gutters and Downspouts are identified and provide the following review criteria:

1. Maintain and repair existing downspouts in place. If existing gutters and downspouts are deteriorated to the extent that they must be replaced, new gutters and downspouts shall match the original historic gutters and downspouts, if such is known, or shall be of size and profile that would be characteristic of the period of significance.
2. Note that galvanized half-round sheet metal gutters may in many cases be more appropriate for most historic buildings which had exposed gutters than the colonial profile aluminum gutters and downspouts commonly used today.
3. Where built-in gutters exist and must be repaired, repair or replace only those sections that require it, using similar materials to existing historic built-in gutters.
4. If an owner chooses to cover existing built-in gutters, the Commission will consider such situations on a case-by-case basis.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Although no Certificate of Appropriateness is required, for each Rust Grant awarded, the Historic Preservation Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.* No changes are proposed to the buildings current use.
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.* The proposed gutters and downspouts will not adversely affect or diminish any distinguishing qualities of the building, rather are proposed to be consistent with an older rounded style for the downspouts.
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.* N/A.
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.* N/A.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* Care should be taken to avoid potential damage to the brick façade while repair is ongoing.
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the*

material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. The proposed new downspouts will match the style of historically appropriate rounded downspouts.

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

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation and recommends approval of the Rust Grant. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact and motion to approve the petition submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$5,341.88 for gutter and downspout repairs on the property located at 102-116 W Locust Street. (PIN:21-04-196-001.) (Ward 6.)

Respectfully submitted,

Jon Branham
City Planner

Attachments:

- Application for a Rust Grant
- Supplementary application materials

ORIGINAL APPLICATION

Harriet Fuller Rust Façade Grant Application

APPLICATION

Property Address: 102-116 West Locust (Corner of Locust & Center Streets)

Year Built 1897

Architectural Style: Arthur Pillsbury
Brownstone / Rowhouse

Architect: Arthur Pillsbury

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

Tuck pointing and gutter work

Cost of Proposed Work (Estimate 1): Tuck pointing #1
\$6000.

Tuck pointing #2
\$6550.

Cost of Proposed Work (Estimate 2): Gutter #1
\$6012.96

Gutter #2
\$1071 * see next page

Grant Amount Requested: \$6000.00

Our building was built in 1897 and survived the fire of 1900. Abraham Lincoln did some legal work pertaining to this property in 1860, so there is significant historical value to our condominium building. As our corner at Locust and Center Streets is the 'gateway' to downtown from the north, we do our best to maintain both the exterior and the landscaping. Assistance with our tuckpointing and gutter repair work will allow us to do further enhancements and repairs, such as painting the front of the building in summer of 2023.



- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

Our beautiful old building needs tuck pointing work and gutter repair.

The south side of the building and the west side of the building are the main areas where the building needs tuck pointing. We attached pictures to the email of some of the tuck pointing areas that need repair. We have attached two tuck pointing estimates, and our first choice would be A-1 Masonry due to their slightly lower estimate and they are a local business.

The gutter work is needed as the current gutter system is not functional. As you will see in the I-57 description of repairs to be done and in the attached pictures, the gutters are not wide enough during moderate to heavy rains to catch and appropriately drain the water. This creates excessive water on our decks, sends water cascading down the building, and floods basement areas, all of which impacts the brick work.

Ideally, the tuck pointing and gutter work would occur in a close proximity to each other. Both of these issues are high priority for us. The gutter issues impact the tuck pointing but we believe the tuck pointing is higher priority to preserve the building. We would be extremely grateful to have both projects considered for this grant request, but if only one is approved, we believe the tuck pointing must be first priority.

Detailed work descriptions provided in the attached estimates. Please note, we have had significant challenges getting work estimates, particularly from gutter companies. While Midstate Seamless Gutters estimate is significantly lower, we have had them come to try and resolve this same issue 5-6 times over the past 10 years, and the issue remains unresolved. We do not feel confident in their estimate or ability to resolve the problem, but we have simply not been able to find anyone else to come and provide an estimate. Additionally, they did not respond to our request for prevailing wage estimate and are generally non-responsive.

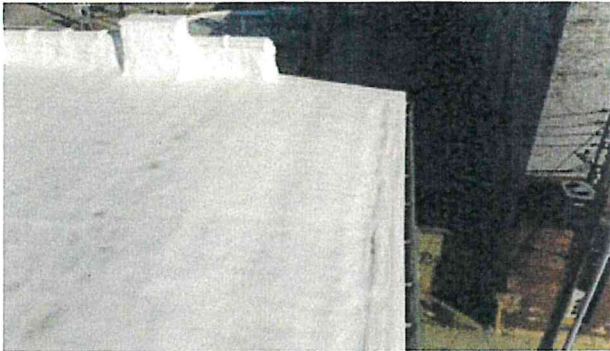
Project Start Date: *Summer 2022* Expected Project Completion Date: *Summer 2022*

Please attach the following information to the application.

- Design plan
- Outline work specification prepared by an architect (if applicable)
- Overall budget for the project
- Minimum two (2) estimates for the project
- Sample materials (if possible)
- Historic photos of the subject property showing the appropriateness of improvements (when possible)

ORIGINAL APPLICATION

Gutter system



ORIGINAL APPLICATION



I-57 Roofing, LLC
1029 Moses Ct
Arthur, IL 61911

mail@i57roof.com
www.i57roof.com
217-570-3170
Lic. # 104.018656/ 105.009225



<u>Proposal Submitted To</u> Melissa Moody Gutters			<u>Job #</u> 2204-3044131-01	<u>Date</u> 07/14/2022
<u>Address</u> 108 West Locust Street			<u>Terms</u> 50% down, 50% on completion	
<u>City</u> Bloomington	<u>State</u> Illinois	<u>Zip</u> 61701	<u>Job Location</u> 108 West Locust Street, Bloomington, Illinois, 61701	

Proposal

6" K- Style gutters:	Amount
South Eave: 1.Remove the existing gutters and downspouts on the south side of the building 2.Install 6" K- Style gutter. Color: Grecian green. 3.Install 6" Aluminum brackets to fastened gutter. 4. Install 3" x .019x 10' smooth round Grecian green aluminum downspouts. 5. Install 3" x.019 smooth round Grecian green elbows. 6. Install 2 1/4" Grecian green aluminum downspout straps. fasten to building/Deck. 7.Install a new downspout from the top level of internal gutters to allow the water to drain away from the building. North Downspouts: Install 4 new 3" x .019 smooth round Grecian green downspouts & Elbows Includes prevailing wages. Includes boom lift to Install gutters. Any other concerns or issues will be communicated to the client. All work will be done in a professional manner including clean up.	10,683.75
Removal of trash & debris created from our team from job site daily!	Total: \$10,683.75

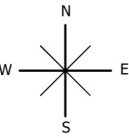
All Material is Guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the total shown on this estimate, with down payment to be made before project is started, and the remaining balance due upon completion of job. Prices are based on visual inspection of existing conditions, and do not include unforeseen repairs to support structures. This estimate may be withdrawn at any time, and is not valid after 30 Days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined in the terms above.

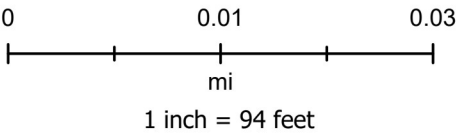
Signature

Signature Date

Customer Signature



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.





HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: November 17, 2022
CASE NO: BHP-29-22, S-4 Historic Preservation Overlay District
REQUEST: Consideration, review and action on a petition submitted by David R. Dow & James A. Neeley Trust for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 33 Sunset Road, (PIN: 14-34-402-016), (Ward 5).



Above: The subject property at 33 Sunset Road.

PROPERTY INFORMATION

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

HISTORICAL INFORMATION

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

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-1A (Single Family Residence) District	Single Family Residential
South	R-1B (Single Family Residence) District	Multi-Family Residential
East	R-1A (Single Family Residence) District	Single Family Residential
West	R-1A (Single-Family Residence) District	Single Family Residential

PROJECT DESCRIPTION

Background:

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

Petitioner's Request:

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

S-4 Historic Preservation District Intent:

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

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

STANDARDS FOR REVIEW

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

- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);

- (b) Its location as a site of a significant local, county, state, or national event;
- (c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
- (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
- (f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- (g) Its embodiment of design elements that make it structurally or architecturally innovative;
- (h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
- (j) Its suitability for preservation or restoration.

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

RECOMMENDATION

The Commission should review whether the nomination meets the Criteria for Consideration of Nominations, establishes significance and integrity or lack of significance and integrity, and whether to recommend approval or denial of the S-4 (Historic Preservation Overlay) District. If there is consensus, the Commission may take the following action:

1. Motion to establish findings of fact and motion to recommend approval or denial of the petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 33 Sunset Road.

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

Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Application for S-4 (Historic Preservation Overlay) District
- Supplementary application materials



Historic Name of Building (if known) N/A Year Built 1948

Architectural Style MID CENTURY MODERN

Architect (if known) A. RICHARD Williams

Is this property in a Historic District? ☐ Yes ☒ No. Which one? _____

Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria, please explain if one (1) or more of the following criteria are met:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);
2. Its location as a site of a significant local, county, state, or national event;
3. Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
7. Its embodiment of design elements that make it structurally or architecturally innovative;
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
10. Its suitability for preservation or restoration.

Preface

Sunset Road was laid out in 1923 by famed landscape architect Jens Jensen at the request of Davis and Hazle Buck Ewing. The original hand drawn design hangs at Ewing Manor. The plan was to have 12 houses on the road and one where Ewing Park I is located, totaling 13 homes.

A plat called the Ewing and Evans subdivision was recorded on October 4, 1928, by Davis Ewing, Hazle B. Ewing, Mark Evans, and Nan M. Evans. It consisted of approximately 66 acres. On October 13, 1928, the Ewing's became the sole owner of the Ewing and Evans subdivision. The subdivision then consisting of 13 large lots which were bordered on the East by Towanda Avenue and on the South by Emerson Street and on the west by a hedgerow that ran along the west property line.

In 1930 the Ewing's sold four lots, including Lot 3 of the Ewing's Evans subdivision to Ralph M. Fox and Walter S. Fox. Subsequently Lot 1 of the Ralph M. Fox and Walter S. Fox subdivision became 33 Sunset Road

As you will see in the criteria summaries below, both this unique vision for development and specifically 33 Sunset Road itself have a rich history and collaborations of important persons of the time including Davis Ewing and Hazle Buck Ewing, A. Richard Williams, Jens Jensen, Felmley-Dickerson Company, and Otto and Lucille Beich.

It is our strong belief and personal commitment that this architectural and landscape piece of Bloomington's history be protected by landmark status to prevent the house from being razed and/or the land from being sub-divided.

Criteria for Consideration of Nomination

3. It's identification with a person who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation.

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

Jens Jensen Immigrated to the United States in 1884 from his native Denmark, Jensen was a key figure in the Chicago Renaissance and, along with O.C. Simonds and Wilhelm Miller, played a prominent role in the creation of a uniquely North American design aesthetic, the Prairie Style.

His pioneering work in the Chicago's West Parks, including the design of Columbus Park and extensive redesign of Humboldt, Garfield, and Douglas Parks, was informed by his philosophical belief in the humanizing power of parks and his commitment to working closely with indigenous plants and ecological processes of the region's prairie landscape. Incorporating such features as wetland gardens known as "prairie rivers" and council rings as places for gathering and performance, Jensen created parks throughout the Midwest as well as numerous residential gardens, including several estates for the Ford family, often in collaboration with leading Prairie

School architects. A devout conservationist, Jensen organized movements leading to the creation of the Cook County Forest Preserve District, the Illinois state park system, and the Indiana Dunes State Park and National Lakeshore.

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

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

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

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

4. Its embodiment of distinguishing characteristics of an architectural style valuable to the study of the period, type, method of construction, or use of indigenous materials.

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

The house sits back from Sunset Road behind a woodland with mature trees, ivy, and seasonal blooms. Its modest façade belies a 3300 sq ft home with 3 bedrooms, 2 ½ baths, large living room with vaulted ceilings and exposed beams, a grand Illinois Dolomite stone fireplace, separate dining room, which is delineated by a reeded glass partition wall, a functional kitchen, a 51' long "gallery" hall which brings natural light and air into the rooms lining it, and spacious principal bedroom (Otto Beich's former office) with full bath. The large office now bedroom was added in 1958 from plans by Bloomington architects Lundeen and Hilfiger.

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

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

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

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the city, County of McLean, State of Illinois, or the Nation.

Architect – A. Richard Williams (1914 – 2016), was a professor at the University of Illinois' School of Architecture from 1946 to 1970 and a visiting professor of Architecture at the University of Arizona from 1988 – 2016. During his long and distinguished career, Professor William established a style of architecture coined *Mid Continent Modern*. It is characterized by minimalist simplicity, functional pragmatism, and environmental harmony. 33 Sunset Road embodies these principles. Williams, who was raised in Bloomington Normal was also the architect of Bloomington Savings and Loan (now enveloped by the McLean County Government Center), Bloomington's Oakland Elementary School, the award-winning Bloomington High

School, and Wesley Methodist Church as well as several architecturally rich public buildings and private residences in Champaign-Urbana.

Williams also served as a principal designer for the Lundeen and Hilfinger firm of Bloomington. In this relationship, his designs were detailed by the Hilfinger firm and the construction oversight was provided by the Hilfinger firm.

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

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

10. Its suitability for preservation or restoration.

The rich history of 33 Sunset Road embodies historically prominent Bloomington families, businessmen, architects, landscape architects, and builders as described above – yet it is at future risk of "development" as many of the other original houses on Sunset Road have succumb to.

It is our desire to protect this unique piece of history, serve as its custodians while living, and then guard its long-term future.

33 Sunset Road, Bloomington IL

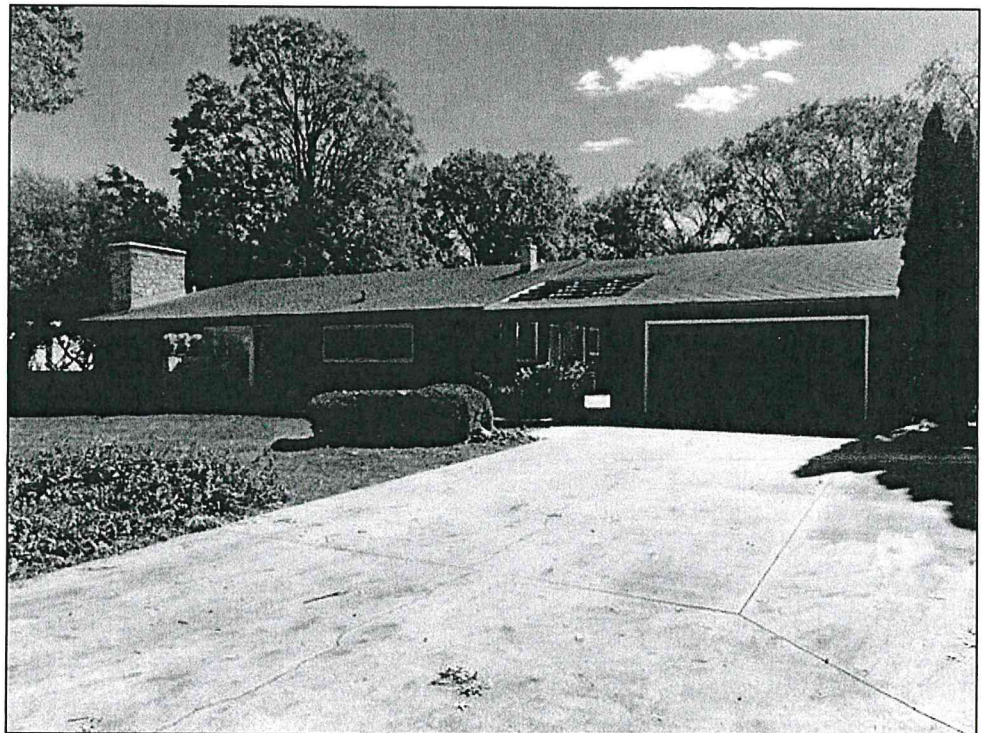
1950 façade photo

Courtesy of McLean County Museum of History archives from *The Pantagraph*



2022 façade photo in B&W

Photo by homeowners

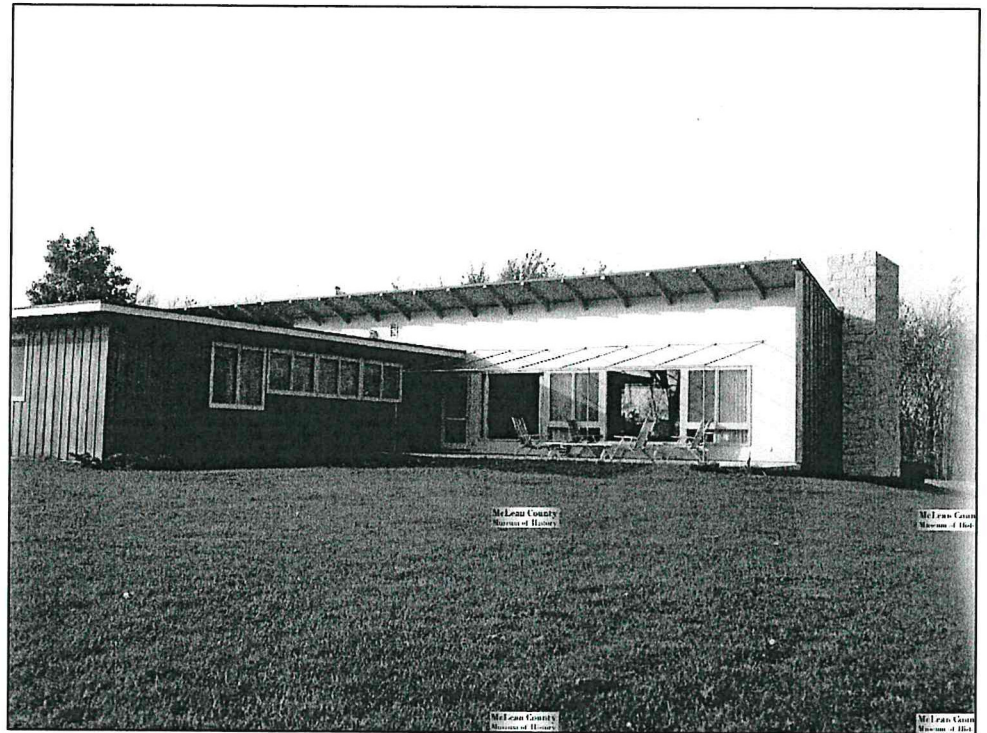


2022 façade color photos
Photo by homeowners



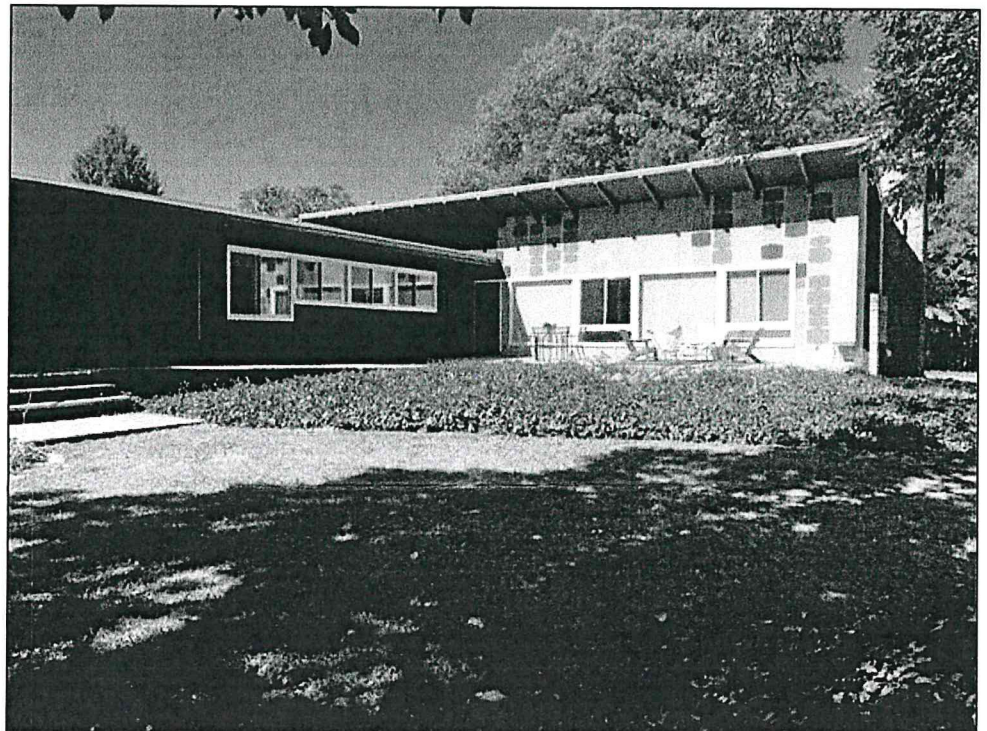
1950 rear façade photo

Courtesy of McLean County Museum of History archives from *The Pantagraph*



2022 rear façade photo in B&W

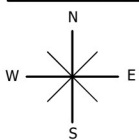
Photo by homeowners



2022 rear façade color photos including the 1958 addition
Photo by homeowners



809 N McLean St - Aerial Map



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

0 0.01 0.03
mi
1 inch = 94 feet





HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: November 17, 2022
CASE NO: BHP-30-22, S-4 Historic Preservation Overlay District
REQUEST: Consideration, review and action on a petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 809 N McLean Street, (PIN: 21-04-210-001), (Ward 4).



Above: The subject property at 809 N McLean Street.

PROPERTY INFORMATION

Subject property: 809 N McLean Street
Applicant: Franklin Park Foundation
Existing Zoning: R-2, (Mixed Residence) District
Existing Land Use: Multi-Family Residential
Property Size: 110' x 165' (18,150 square feet)
PIN: 21-04-210-001

HISTORICAL INFORMATION

Year Built: c. 1882
Architectural Style: Mid-American Victorian
Architect: George Miller
Historic District: Franklin Square Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2 (Mixed Residence) District	Single Family Residential
South	R-2 (Mixed Residence) District	Multi-Family Residential
East	R-2 (Mixed Residence) District	Single Family Residential
West	R-2 (Mixed Residence) District	Single Family Residential

PROJECT DESCRIPTION

Background:

809 N McLean Street, known as the “Kerrick House”, was constructed c. 1869 as a two-story single-family residence. According to the applicant, the structure is significant with respect to its architectural character and identification with the Funk and Kerrick families. The property is one of the sixteen contributing building listed in the Franklin Square Historic District, which was designated in 1976. The property originally received the S-4 local overlay designation around 1978-79.

Petitioner’s Request:

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

S-4 HISTORIC PRESERVATION DISTRICT - INTENT

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

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

STANDARDS FOR REVIEW

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

- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);

- (b) Its location as a site of a significant local, county, state, or national event;
- (c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
- (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
- (f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- (g) Its embodiment of design elements that make it structurally or architecturally innovative;
- (h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
- (j) Its suitability for preservation or restoration.

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

S-4 HISTORIC PRESERVATION DISTRICT - AMENDMENTS

Chapter 44, 8-4 of the S-4 Designation Ordinance provides an option for amendments and rescission of designations. It states that designation may be amended or rescinded upon application to the Preservation Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

The Commission may wish to consider whether an amendment to the existing S-4 designation for the property may be a more appropriate action.

RECOMMENDATION

The Commission should review whether the nomination meets the Criteria for Consideration of Nominations, establishes significance and integrity or lack of significance and integrity, and whether to recommend approval or denial of the S-4 (Historic Preservation Overlay) District. If there is consensus, the Commission may take the following action:

1. Motion to establish findings of fact and motion to recommend approval or denial of the petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 809 N McLean Street.

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

Respectfully submitted,
Jon Branham

City Planner

Attachments:

- Application for S-4 (Historic Preservation Overlay) District
- Supplementary application materials

Historic Name of Building (if known) Leonidas Kerrick & Sallie (Funk) Kerrick Home Year Built 1882

Architectural Style Two-Story Single Family Residence - Mid-American Victorian

Architect (if known) _____

Is this property in a Historic District? ☒ Yes ☐ No. Which one? Franklin Square Historic District

Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria, please explain if one (1) or more of the following criteria are met:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);

This landmark building is one of the sixteen contributing buildings listed in the Nomination Form for the National Register of Historic Places Inventory which was Certified as a National Register Historic District by the Keeper of the National Register of Historic Places on January 7, 1976. This landmark building was also constructed during the Franklin Square Historic District target restoration period of 1885-1905 as recommended by General Design Inc in the Franklin Square Project prepared for the City of Bloomington in 1978.

2. Its location as a site of a significant local, county, state, or national event;

This landmark building is located on the east side of the Franklin Square Historic District which is the City of Bloomington's first city park and was the home of Leonidas Kerrick and Sallie Funk Kerrick.

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

Leonidas Kerrick was a Illinois State Representative in 1871 and Sallie Funk Kerrick was the only daughter of Isaac Funk.

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

This landmark building is typical of its historic era and represents the nature and character of Franklin Square.

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

The exterior architectural elements of this landmark building embody the design, material and craftsmanship of middle class homes in the late industrial and early progressive era. This building's exterior architectural elements require special historic designation by the City of Bloomington as a Landmark Structure to preserve and protect the architectural integrity of the essential contributing buildings in the Franklin Square Historic District.

7. Its embodiment of design elements that make it structurally or architecturally innovative;

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

This landmark building is located in a National Register Historic District and in a City of Bloomington Historic District.

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

10. Its suitability for preservation or restoration.

This building is suitable for preservation and restoration but is in a severely deteriorated and altered condition and risks experiencing further significant adverse deterioration and alterations unless its exterior appearance is designated and protected as a Historic Landmark of the City of Bloomington Illinois.



Mr. L. H. KERRICK, Corner Chestnut and McLean.

Kerrick/Barry House
1882
809 North McLean

D.L. Carmoudy
809 North McLean
Bloomington, IL 61701

Architect: George Miller

The Leonidas Kerrick house has been characterized as combining elements of " Gothic and Ronanesque Revival with some features from the Chicago school of architecture in residential designs" from which "the Victorian influence was freely adopted". Mr. Kerrick was a lawyer, a legislator, and a breeder of prized polled angus cattle. He was born in Franklin county, Kentucky, in October of 1846 and he came to Illinois as a young boy, with his family and settled in Woodford county. He was a graduate of Illinois Wesleyan University and later in his life served on their board of trustees, as well as the board for the University of Illinois. Among his professional associations, include holding a variety of offices among various cattle related organizations. The home's second owner was Edward Burry, a McLean county circuit court judge, who occupied the bench from 1920 to 1933.

The house is a two and one-half storey, irregular framed structure, with shiplap siding. The house has a truncated hipped roof with an off-center center front gable. The house has three dormers, all of which are slightly different but are of the gable with over-hang variety. The eaves type is that of a cornice boxed, with brackets. Most windows on the house have a rectangular shaped opening with a decorated wood lintel and a logsill. The windows are two sash, double hung, with one over one lights. The main door is located in the center of the main facade. It has a rectangular opening with plain trim on the top and moulded trim along the sides. The door is of the double leaf variety with each leaf having one fully glazed panel. Over the door is a flush lighted transom panel. The house has a one-storey verandah running across the front, this porch is supported by brick piers and wooden posts. The stairs are straight and centrally located. The railings on the porch are not original and appear to have been replaced recently. There

appears to be an addition on the south east corner of the house, the date of its construction is unknown. Items of interest include half-round leaded glass windows over the French doors on the north side of the house.

901 N McLean St - Aerial Map





HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: November 17, 2022
CASE NO: BHP-31-22, S-4 Historic Preservation Overlay District
REQUEST: Consideration, review and action on a petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 901 N McLean Street, (PIN: 21-04-207-005), (Ward 4).



Above: The subject property at 901 N McLean Street.

PROPERTY INFORMATION

Subject property: 901 N McLean Street
Applicant: Franklin Park Foundation
Existing Zoning: R-2, (Mixed Residence) District
Existing Land Use: Single-Family Residential
Property Size: 100' x 165' (16,500 square feet)
PIN: 21-04-207-005

HISTORICAL INFORMATION

Year Built: c. 1869
Architectural Style: Italianate
Architect: N/A
Historic District: Franklin Square Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2 (Mixed Residence) District	Single Family Residential
South	R-2 (Mixed Residence) District	Multi-Family Residential
East	R-2 (Mixed Residence) District	Single Family Residential
West	P-2 (Public Lands & Institutions) District	Park

PROJECT DESCRIPTION

Background:

901 N McLean Street, known as the “Stevenson House”, was constructed c. 1869 as a two-story single-family residence. According to the applicant, the structure is significant with respect to its architectural character and identification with the Stevenson family. The property is one of the sixteen contributing building listed in the Franklin Square Historic District, which was designated in 1976. The property originally received S-4 overlay designation around 1978-79.

Petitioner’s Request:

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

S-4 Historic Preservation District Intent:

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

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

STANDARDS FOR REVIEW

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

- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);
- (b) Its location as a site of a significant local, county, state, or national event;

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

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

S-4 HISTORIC PRESERVATION DISTRICT - AMENDMENTS

Chapter 44, 8-4 of the S-4 Designation Ordinance provides an option for amendments and rescission of designations. It states that designation may be amended or rescinded upon application to the Preservation Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

The Commission may wish to consider whether an amendment to the existing S-4 designation for the property may be a more appropriate action.

RECOMMENDATION

The Commission should review whether the nomination meets the Criteria for Consideration of Nominations, establishes significance and integrity or lack of significance and integrity, and whether to recommend approval or denial of the S-4 (Historic Preservation Overlay) District. If there is consensus, the Commission may take the following action:

1. Motion to establish findings of fact and motion to recommend approval or denial of the petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 901 N McLean Street.

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

Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Application for S-4 (Historic Preservation Overlay) District
- Supplementary application materials

Historic Name of Building (if known) Adlai Stevenson I Home Year Built 1869

Architectural Style Two-Story Single Family Residence - Mid-American Victorian

Architect (if known) _____

Is this property in a Historic District? ☒ Yes ☐ No. Which one? Franklin Square Historic District

Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria, please explain if one (1) or more of the following criteria are met:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);

This landmark building is one of the sixteen contributing buildings listed in the Nomination Form for the National Register of Historic Places Inventory which was Certified as a National Register Historic District by the Keeper of the National Register of Historic Places on January 7, 1976. This landmark building was also constructed during the Franklin Square Historic District target restoration period of 1885-1905 as recommended by General Design Inc in the Franklin Square Project prepared for the City of Bloomington in 1978.

2. Its location as a site of a significant local, county, state, or national event;

This landmark building is located on the east side of the Franklin Square Historic District which is the City of Bloomington's first city park and was the home of Adlai Stevenson I, when he served as Vice President of the United States from March 4, 1893 to March 4, 1897.

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

The home of Adlai Stevenson I and Letitia Green Stevenson.

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

This landmark building is typical of its historic era and represents the nature and character of Franklin Square.

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

The exterior architectural elements of this landmark building embody the design, material and craftsmanship of middle class homes in the late industrial and early progressive era. This building's exterior architectural elements require special historic designation by the City of Bloomington as a Landmark Structure to preserve and protect the architectural integrity of the essential contributing buildings in the Franklin Square Historic District.

7. Its embodiment of design elements that make it structurally or architecturally innovative;

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

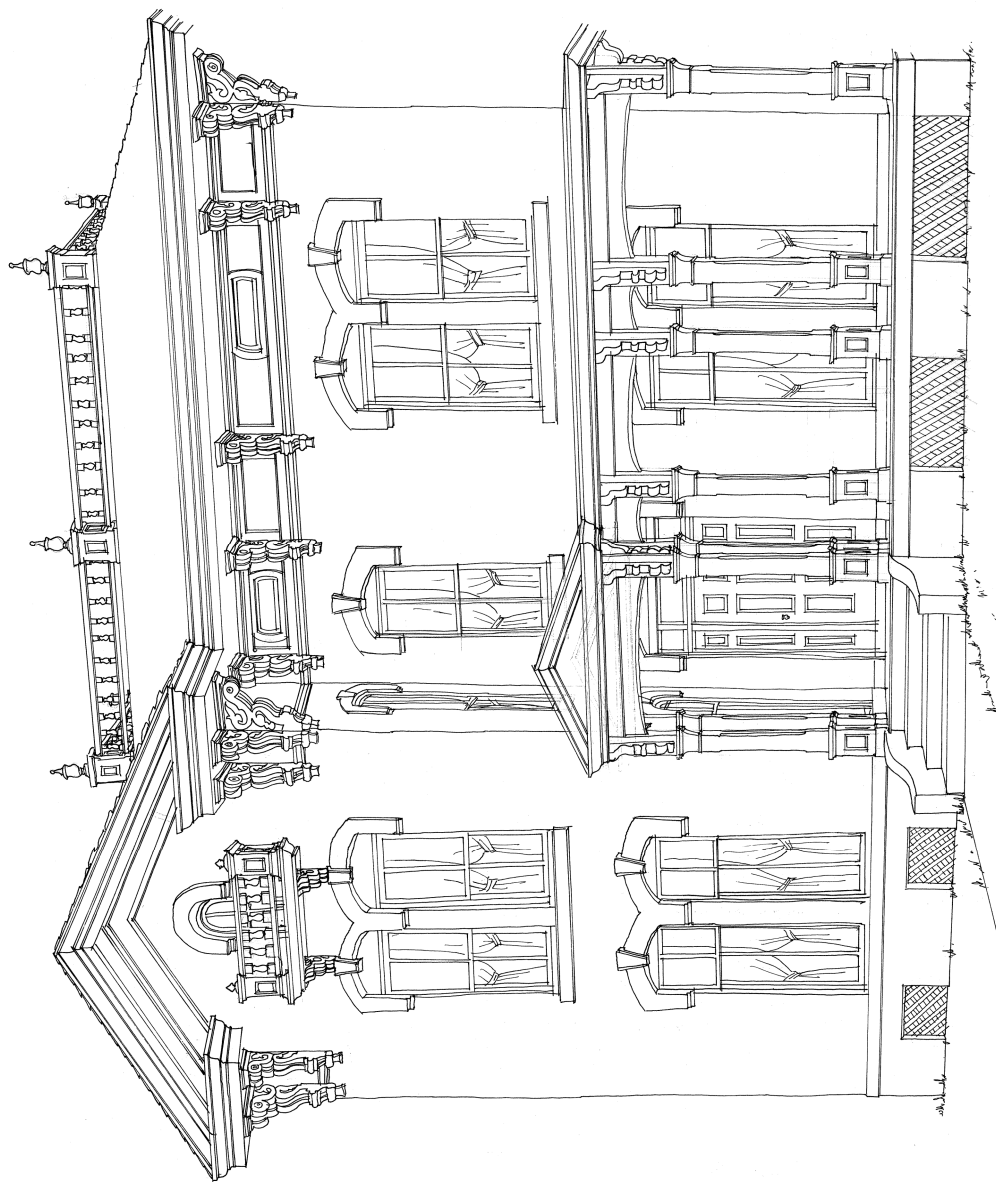
This landmark building is located in a National Register Historic District and in a City Historic District.

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

10. Its suitability for preservation or restoration.

This building is suitable for preservation and restoration but is in a severely altered condition and risks experiencing further significant adverse alterations unless its exterior appearance is designated and protected as a Historic Landmark of the City of Bloomington Illinois.





* ORIGINAL CONDITION AND
COLORS ARE ONLY TO GIVE
CONTRAST AND TONES OF ORIGINAL
COLORS. ORIGINAL COLORS ARE NOT
TO BE REPRODUCED. ORIGINAL
COLORS NOT KNOWN UNTIL PAINT
ANALYSIS.

SHEET

D

SEPT. 78



GENERAL DESIGN, INC
214 n. 3d greenville, illinois (618) 664-2332

901 N. McLEAN

BLOOMINGTON, ILL.

The Dodson-Stevenson House
1869
903 North McLean

Peoples Bank Trustee
McLean County T.R. 424
Bloomington, IL 61701

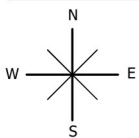
Architect: Unknown

The house at 903 North McLean was built in the Italianate style in 1869, for William K. Dodson, a wholesale and retail dealer in foreign and domestic liquors. The most notable resident of the house was Adlai E. Stevenson, who was the Vice President of the United States under Grover Cleveland from 1892-1896. Adlai Stevenson II, a Governor of Illinois, Democratic presidential nominee, and U.S. Ambassador to the United Nations also spent part of his youth here.

The house is a two storey brick structure. The brick pattern used in construction was a stretcher bond.

The house has been somewhat altered over the years. Originally it had several decorative porches with high columns, as well as a widow's walk, which have been removed. The original ornate brackets still remain on the cornice boxed eaves. The main windows on the ground floor have keystone arch heads with voussiors. The casement windows are surrounded with cut stone and brick and have cut stone logsills. The original double hung, two over two, semi-elliptical window still remains in the pediment on the main facade. The main door is at the center of the main facade, and has a curved head over it. The single leaf, six panel door, also has a recessed fan and architrave side panels with recessed lights. The round stairway on the main floor, and the verandah are not original, possibly replaced after the Stevenson's sold the home in 1913. A one-storey wing has also been added to the northeast corner of the house.

310 E Walnut St - Aerial Map



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

0 0.01 0.03
mi
1 inch = 94 feet





HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: November 17, 2022
CASE NO: BHP-32-22, S-4 Historic Preservation Overlay District
REQUEST: Consideration, review and action on a petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 310 E Walnut Street, (PIN: 21-04-202-016), (Ward 7).



Above: The subject property at 310 E Walnut Street.

PROPERTY INFORMATION

Subject property: 310 E Walnut Street
Applicant: Franklin Park Foundation
Existing Zoning: R-2, (Mixed Residential) District
Existing Land Use: Multi-Family Residential
Property Size: 50' x 150' (7,500 square feet)
PIN: 21-04-202-016

HISTORICAL INFORMATION

Year Built: c. 1884-1886
Architectural Style: Victorian
Architect: Unknown
Historic District: Franklin Square Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2 (Mixed Residence) District	Multi-Family Residential
South	P-2 (Public Lands & Institutions) District	Park
East	R-2 (Mixed Residence) District	Single Family Residential
West	R-2 (Mixed Residence) District	Multi-Family Residential

PROJECT DESCRIPTION

Background:

310 E Walnut Street, known as the Mary A. Sweeney Home, was constructed c. 1884-1886 as a two-story single-family residence. According to the applicant, the structure is significant with respect to its architectural character and its identification with the Sweeney family. The property is one of the sixteen contributing building listed in the Franklin Square Historic District, which was designated in 1976. The property originally received S-4 overlay designation in 1978-79.

Petitioner's Request:

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

S-4 Historic Preservation District Intent:

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

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

STANDARDS FOR REVIEW

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

- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);

- (b) Its location as a site of a significant local, county, state, or national event;
- (c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
- (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
- (f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- (g) Its embodiment of design elements that make it structurally or architecturally innovative;
- (h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
- (j) Its suitability for preservation or restoration.

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

S-4 HISTORIC PRESERVATION DISTRICT - AMENDMENTS

Chapter 44, 8-4 of the S-4 Designation Ordinance provides an option for amendments and rescission of designations. It states that designation may be amended or rescinded upon application to the Preservation Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

The Commission may wish to consider whether an amendment to the existing S-4 designation for the property may be a more appropriate action.

RECOMMENDATION

The Commission should review whether the nomination meets the Criteria for Consideration of Nominations, establishes significance and integrity or lack of significance and integrity, and whether to recommend approval or denial of the S-4 (Historic Preservation Overlay) District. If there is consensus, the Commission may take the following action:

1. Motion to establish findings of fact and motion to recommend approval or denial of the petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 310 E Walnut Street.

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

Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Application for S-4 (Historic Preservation Overlay) District
- Supplementary application materials

Historic Name of Building (if known) Mary A. Sweeney Home Year Built 1885

Architectural Style Two-Story Single Family Residence

Architect (if known) _____

Is this property in a Historic District? ☒ Yes ☐ No. Which one? Franklin Square Historic District

Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria, please explain if one (1) or more of the following criteria are met:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);

This landmark building is one of the sixteen contributing buildings listed in the Nomination Form for the National Register of Historic Places Inventory which was Certified as a National Register Historic District by the Keeper of the National Register of Historic Places on January 7, 1976. This landmark building was also constructed during the Franklin Square Historic District target restoration period of 1885-1905 as recommended by General Design Inc in the Franklin Square Project prepared for the City of Bloomington in 1978.

2. Its location as a site of a significant local, county, state, or national event;

This landmark building is located on the north side of the Franklin Square Historic District which is the City of Bloomington's first city park and is also in the Franklin Square National Register Historic District.

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

Mary A. Sweeney was a Bloomington Public Schools teacher.

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

This landmark building is typical of its historic era and represents the nature and character of Franklin Square.

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

The exterior architectural elements of this landmark building embody the design, materials and craftsmanship of middle class homes in the late industrial and early progressive era. This building's exterior architectural elements require special historic designation by the City of Bloomington as a Landmark Structure to preserve and protect the architectural integrity of essential contributing buildings in the Franklin Square Historic District.

7. Its embodiment of design elements that make it structurally or architecturally innovative;

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

This landmark building is located in a National Register Historic District and in a City Historic District.

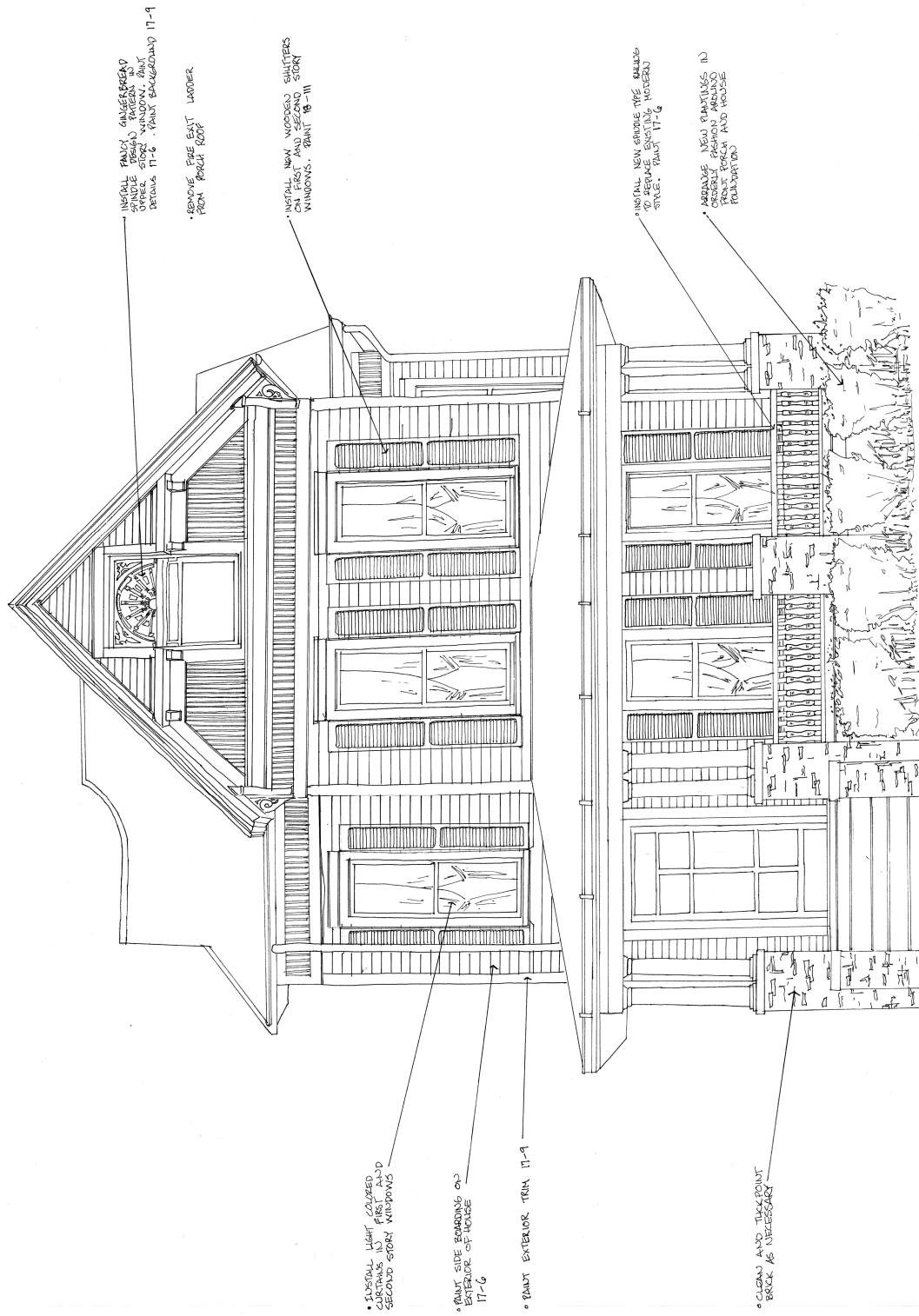
9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or

10. Its suitability for preservation or restoration.

This building is suitable for preservation and restoration but is in a severely deteriorated condition and risks being demolished or experiencing significant adverse alterations unless it's exterior appearance is designated and protected as a Historic Landmark of the City of Bloomington Illinois.



PAINT COLORS BY
BENJAMIN MOORE'S



GENERAL DESIGN, INC
214 n. 3d greenville, illinois (618) 664-2332

310 E. WALNUT

Mary Sweeny House
1884-1886
310 East Walnut

Harold Munger Ford
310 East Walnut
Bloomington, IL 61701

Architect: Unknown

The Mary Sweeny house is a Victorian-era, two and one-half storey irregular shaped, balloon framed structure. The house is believed to have been built some time in the early 1880's after the death of her husband John. What we know about Mary Sweeny is from her husband, Dr. John Sweeny. Dr. John Sweeny was a Civil War surgeon from Rhode Island, he settled in Bloomington after the war, and was medical attendant at the Soldiers and Orphans home in Normal. While working at the home he met Mary E. Hughes who was a teacher there. The couple was married, but soon after John was struck down with a rheumatic ailment from which he suffered for three years, before his death in 1883. After John's death, Mary returned to teaching; she sold the house some time after 1891 and is not noted in the city directories thereafter.

This clapboard sided house has a three bay main facade and is capped by a medium hipped cross-gabled roof. The house has two dormers, a shed and a triangular shaped variety both on the west side of the house. It has wooden projecting eaves and pediment shaped roof-trim raking on the front facade and east side. The house on both floors is characterized by long, narrow decorated moulded windows, which are two sash, double hung, and contains one over one lights. The house's one-storey verandah has a hipped roof, supported by wooden columns which rest upon brick piers. The entrance to the house is on the left side of the facade but the type and details of the door are unknown. The house has at least one apartment, through which occupants enter through a door facing north or towards the alley, on the east side of the building.



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: November 17, 2022

REQUEST: Historic Preservation Plan - Theme Review

BACKGROUND

At previous meetings, the Commission has discussed the themes from the Historic Preservation Plan.

Staff is presenting the theme summaries from the Plan including the goals and opportunities and anticipated timing for contextual purposes.

RECOMMENDATION

The Commission should continue to discuss and review the themes and implementation.

Attachment:

- Theme summaries with anticipated timing (from Historic Preservation Plan)

THEME #1

Protecting and Preserving the Next Generation of Bloomington Historic Landmarks and Places.

Goal #1: Pursue an ongoing understanding and documentation of Bloomington's history and architecture as a basis for preservation activity.

Goal #2: Prioritize significant historic resources for designation and preservation.

Goal #3: Preserve Cultural Landscapes and Special Features of Historic Places.

Opportunities		Within 1 Year	2 - 5 Years	Beyond 5 Years
Opportunity 1.1: Survey and inventory Bloomington's pre-World War II residential neighborhoods.				
	Survey Area #1: Founder's Grove			X
	Survey Area #2: East Washington Street (Silk Stocking Row)/Country Club Place			X
	Survey Area #3: Elmwood Road and East Monroe Street			X
	Survey Area #4: Near East Side		X	
	Survey Area #5: Old East Side		X	
	Survey Area #6: Dimmitt's Grove			X
	Survey Area #7: South Oakland			X
	Survey Area #8: Northwest			X
	Survey Area #9: West Side (Gridley-Allin-Prickett/Olde Towne/Lange's Alley)	X		
	Survey Area #10: Miller Park Neighborhood (North)			X
	Survey Area #11: South Hill		X	

Opportunities		Within 1 Year	2 - 5 Years	Beyond 5 Years
	Survey Area #12: Berenz Place		X	
	Survey Area #13: Forty Acres			X
	Survey Area #14: Stevensonville			X
	Survey Area #15: North Center/North Main Corridor			X
Opportunity 1.2: Survey and Inventory Bloomington's Mid-20th Century residential neighborhoods.				
	Survey Area #16: Meadows			X
	Survey Area #17: Meadowbrook			X
	Survey Area #18: Town and Country			X
	Survey Area #19: Eastgate			X
	Survey Area #20: Clover Lawn			X
	Survey Area #21: Fleetwood			X
	Survey Area #22: Fairway Knolls			X
	Survey Area #23: Holiday Knolls/Lincolnwood			X
	Survey Area #24: Williamsburg			X
	Survey Area #25: Rolling Brook			X

Opportunities	Within 1 Year	2 - 5 Years	Beyond 5 Years
Opportunity 1.3: Survey and document Miller Park.			X
Opportunity 1.4: Survey and document the campus buildings of Illinois Wesleyan University.			X
Opportunity 1.5: Survey and inventory historic resources associated with significant themes in Bloomington's development and cultural history.		X	
Opportunity 1.6: Use internet-based technologies and software for future survey and documentation efforts.	X	X	X
Opportunity 1.7: Update older National Register Historic District nominations.		X	
Opportunity 1.8: Designate new local landmarks and historic districts.	X	X	X
Opportunity 1.9: Create a Significant Property Inventory.	X	X	X
Opportunity 1.10: Create a Multiple Property Documentation Form to list new properties and historic districts in the National Register of Historic Places.		X	X
Opportunity 1.11: Create a program to preserve and interpret Bloomington's historic cemeteries.	X		
Opportunity 1.12: Create a program to preserve Bloomington's cultural landscapes and special features of historic places.		X	

THEME #2

Promoting Community Sustainability, Livability and Vitality.

Goal #4: Support Downtown Bloomington's revitalization through preservation and adaptive use initiatives.

Goal #5: Encourage the reinvestment and conservation of Bloomington's traditional neighborhoods.

Goal #6: Promote the economic and environmental sustainability benefits of historic preservation in community development.

Opportunities	Within 1 Year	2 - 5 Years	Beyond 5 Years
Opportunity 2.1: Retain ongoing funding and update requirements for the Eugene D. Funk, Jr. Historic Preservation and Harriett Fuller Rust Facade Grant Programs.	X	X	X
Opportunity 2.2: Explore the development of a formal Bloomington adaptive use program.		X	
Opportunity 2.3: Explore targeted Tax-Increment Financing Districts to facilitate preservation activity.		X	
Opportunity 2.4: Explore new incentives and financial programs for historic housing rehabilitation.		X	
Opportunity 2.5: Consider a neighborhood "rehabarama" event.		X	
Opportunity 2.6: Customize energy efficiency standards that assist in the adaptation and reuse of historic buildings.		X	
Opportunity 2.7: Consider adoption of a deconstruction ordinance and formal demolition salvage program.		X	
Opportunity 2.8: Work with local sustainability entities to include historic preservation programming in their green and environmental organizations.	X		
Opportunity 2.9: Consider additional home preservation activity in the City of Bloomington's Five-Year Consolidated Action Plan.	X		
Opportunity 2.10: Explore creation of a dedicated Housing Preservation Fund.		X	

THEME #3

Enhancing the Local Historic Preservation Program.

Goal #7: Undertake updates to preservation codes and ordinances and adopt new preservation tools to help protect Bloomington's historic resources.

Goal #8: Integrate historic preservation policies and initiatives in other community planning efforts.

Opportunities	Within 1 Year	2 - 5 Years	Beyond 5 Years
Opportunity 3.1: Update the historic preservation provisions within the Bloomington Zoning Ordinance.	X		
Opportunity 3.2: Prepare comprehensive design guidelines for Bloomington's historic districts and landmarks.		X	
Opportunity 3.3: Explore establishing a Neighborhood Conservation District Program.		X	
Opportunity 3.4: Integrate architectural and historic surveys and preservation policies in community planning activities.		X	X
Opportunity 3.5: Explore landmarks designation for eligible municipal-owned buildings.	X	X	X
Opportunity 3.6: Maintain an ongoing training and orientation program for municipal staff and the Historic Preservation Commission.	X	X	X
Opportunity 3.7: Create a disaster preparedness plan for Bloomington's historic resources.		X	

THEME #4

Telling the Bloomington Heritage Narrative.

Goal #9: Use education, placemaking and outreach activities to tell the full Bloomington history narrative.

Goal #10: Celebrate Bloomington's history and culture through engaging and exceptional heritage attractions.

Opportunities	Within 1 Year	2 - 5 Years	Beyond 5 Years
Opportunity 4.1: Create a historical marker program to identify and interpret significant places and people.		X	
Opportunity 4.2: Coordinate with the McLean County Museum of History and other local organizations to create new partnership initiatives.		X	X
Opportunity 4.3: Implement heritage-based placemaking and public art efforts.		X	
Opportunity 4.4: Develop a more formal Bloomington heritage tourism program.		X	

THEME #5

Telling the Bloomington Heritage Narrative.

Goal #11: Educate the community about Bloomington's preservation benefits through innovative programming efforts.

Goal #12: Cultivate the next generation of community historic preservation advocates.

Opportunities	Within 1 Year	2 - 5 Years	Beyond 5 Years
Opportunity 5.1: Train local developers, realtors and bankers on the local historic preservation program and preservation's benefits.		X	
Opportunity 5.2: Create information brochures, publications and marketing materials promoting historic preservation in Bloomington.	X		
Opportunity 5.3: Create hands-on, interactive workshops on proper building preservation procedures.	X	X	X
Opportunity 5.4: Use various digital forms of communication in providing educational programming.	X	X	X
Opportunity 5.5: Expand the Heritage Award program.	X		
Opportunity 5.6: Conduct workshops and educational programming on using the Illinois Property Tax Assessment Freeze and Federal and State Rehabilitation Tax Credit programs.	X	X	X
Opportunity 5.7: Organize a yearly Bloomington heritage youth summer camp.		X	
Opportunity 5.8: Create toolkits for researching building histories and preparing a National Register nomination.	X		
Opportunity 5.9: Track property values and investment in Bloomington's historic places.	X		
Opportunity 5.10: Conduct an annual historic preservation town hall event.	X		



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: November 17, 2022

REQUEST: Review of Rust Grant Funding Timeline

BACKGROUND

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

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

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

RECOMMENDATION

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

Attachment:

- Proposed Funding Timeline
- Rust Grant Guidelines (with proposed updates)

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

December 1-30, 2022

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

January 3, 2023

- Application window opens via the approved grants management software.

February 1, 2023

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

February 1-28, 2023

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

March HPC Meeting (March 16th)

- Initial Commission review begins.

April HPC Meeting (April 20th)

- Final Commission review complete.

April 30, 2023

- Grant applicants notified of status/project approvals.

May 1 , 2023

- Funding year cycle begins.

April 30, 2024

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

Optional

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

HARRIETT FULLER RUST FACADE PROGRAM

APPLICATION GUIDELINES

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

BACKGROUND

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

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

TARGET AREA

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

TYPE OF ASSISTANCE

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

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

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

CRITERIA USED FOR GRANT APPROVAL

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

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

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

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

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

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

OWNERSHIP

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

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

ELIGIBLE IMPROVEMENTS

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

Eligible improvements include, but are not limited to:

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

INELIGIBLE IMPROVEMENTS

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

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

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

APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

- A. The property or business owner shall meet with the City Building Inspector and the City Planner to review conceptual plans for a building.
- B. The Harriet Fuller Rust Façade Grant application must be filed in the Community Development Department on the form provided by the Bloomington Historic Preservation Commission. The Commission will attempt to act upon a grant request within ~~forty five (45) days from the date that it is received by the City Planner~~ **the timeline agreed upon for that year's application process.** However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons including the need for more detailed drawings or specifications. If more applications are received than current funding levels will allow, the Bloomington Historic Preservation Commission reserves the right to prioritize the applications on the basis of the historical significance of the building and site, the, the extent of the work, the level of private funding and the relative impact of the proposed improvements on the area.
- C. The restoration or historic rehabilitation project must be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.
- D. All application materials shall include a design plan, an outline work specification prepared by an architect selected by the applicant, and at least two (2) estimates for the project. **All contractors and subcontractors retained shall pay laborers, workers and mechanics no less than the current prevailing rate of wagers (consisting of hourly cash wages plus fringe benefits) for work of similar character in McLean County as covered under the Prevailing Wage Act.** The architect selected by the applicant will prepare a design plan and an outline work specification after on-site inspections and personal interviews with the applicant have been conducted by the architect.
- E. After the design and outline specifications are completed and submitted, the applicant may meet with the City Planner, and the City Building Inspector to discuss the proposed improvements and cost estimates.
- F. The applicant may then choose one of the following courses of action: 1) the applicant may elect to revise the design plan and possibly delay the application review or 2) proceed without revisions for the review by the Historic Preservation Commission 3) withdraw from the program at this time.
- G. The Historic Preservation Commission meets on the third Thursday of each month. The application must be submitted ~~at least three (3) weeks ahead a regularly scheduled meeting of the Historic Preservation Commission and in accordance with the approved deadlines by the previously agreed upon deadline.~~ Only complete applications will proceed with a grant review.
- H. Then the City Planner will forward the application along with any staff comments to the Historic Preservation Commission.
- I. The Bloomington Historic Preservation Commission will review the grant request at its next regularly scheduled meeting after the application ~~is received by the City of Economic and Community Development Department deadline.~~ However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons. If more detailed drawings or specifications are required, the applicant has the following options: 1) the applicant may retain the services of the architect who

prepared the design plan, or 2) the applicant may choose to hire a different architect of his or her own choice.

- J. The applicant shall notify the City Planner as to the contractor selected, and the anticipate date of construction. The applicant may not serve as his/her own contractor except in those instances where the applicant is an owner or partner in a company regularly doing business as a building contractor and in the opinion of the Bloomington Historic Preservation Commission such company has the capacity and skill to perform the proposed improvements. In such instances, the owner/contractor shall be required to obtain a third project estimate._
- K. **Required building permits must be obtained before work begins.** Questions regarding permit requirements should be directed to the City's Economic and Community Development Department (Building Safety Division).
- L. After all necessary permits have been issued, work may proceed. All change orders must be approved by the City Planner in writing and may be referred to the Preservation Commission for additional review
- M. **The restoration or historic rehabilitation project must be completed within one (1) year from the date of the Bloomington Historic Preservation Commission meeting in which the grant is awarded or the grant will automatically be revoked.** The Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the applicant to do so.
- N. After project completion documents, including copies of all bills, receipts, prevailing wage statements and cancelled checks associated with restoration or historic rehabilitation project shall be submitted by the applicant to the City Planner for approval by the City Council prior to the release of any funds. In addition, such documents shall include evidence that such project has received a final inspection and approval from the City's Economic and Community Development Department. The project must be 100% complete and the Building Inspector shall make a final on-site inspection of such completed project prior to the release of any grant funds for such project.
- O. If all of the requirements listed above are satisfied, a check will be issued by the City of Bloomington, Illinois only for the amount approved by the Bloomington Historic Preservation Commission or for a lesser amount if the actual costs are documented to be less than the original estimate.
- P. **NOTE:** payment will be issued only upon completion of all work items as originally approved. Major changes or elimination of certain items in the approved design plan must be approved by the Bloomington Historic Preservation Commission. Rust grant recipients have one year to complete their projects. After receiving an award the recipient should register as a vendor with the City of Bloomington on our [Vendor Self Service website](#) to get set up for reimbursement. Click here to view our [Registration Guide](#) to assist you in the registering process.

DEFINITIONS

- FAÇADE: The front or main face of a building or other exterior wall which is visible from a public street.
- STOREFRONT: The front side of a store or store building abutting a public right-of-way.

CORRESPONDENCE

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

APPENDIX A TARGET AREA MAP



Historic Preservation Commission

2023 Meeting Dates

January 19th

February 16th

March 16th

April 20th

May 18th

June 15th

July 20th

August 17th

September 21st

October 19th

November 16th

December 21st

Please note all meetings occur on the third Thursday of the month at 5pm in the Osborn Room (2nd Floor) of the Bloomington Police Department.

The meeting schedule may change to accommodate holidays and/or special meetings.