

AGENDA
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING, 5PM
THURSDAY NOVEMBER 16, 2017
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER BY CHAIRPERSON

2. ROLL CALL BY RECORDING SECRETARY

3. PUBLIC COMMENT

4. MINUTES:

Consideration, review and approval of minutes of the October 19, 2017 regular meeting of the Bloomington Historic Preservation Commission

5. REGULAR AGENDA:

- A. BHP-24-17** Consideration, review and approval of a request submitted by Janina King for the addition of a shed in the south west corner, remove brick, and add a deck at 901 E Jefferson St. **TABLED FROM 10-19-17 MEETING**
- B. BHP-25-17** Consideration, review and approval of a request submitted by Judy Sterns for replacing roofing shingles.

6. OLD BUSINESS:

- A.** Heritage Awards

7. NEW BUSINESS:

8. ADJOURNMENT:

For further information contact:

Izzy Rivera, Assistant City Planner
Community Development Department
115 E. Washington Street, Bloomington, IL 61701
Phone (309) 434 -2226 E- mail: irivera@cityblm.org

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, OCTOBER 19, 2017 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Ms. Lea Cline,
Mr. John Elterich,

MEMBERS ABSENT: Ms. Ann Bailen, Mr. Levi Sturgeon

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Izzy Rivera, Assistant City
Planner; Taylor Long, Town of Normal Associate Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:10 P. M.

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

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes of the September 21, 2017 meeting.
Chairperson Graehling corrected scrivener's errors on page 2. Mr. Elterich corrected an error on
page 2 as well. Chairperson Graehling corrected an error on page 6 that should state "new
commission member" not "chairperson". Ms. Cline motioned to approve the minutes as
corrected. Mr. Elterich seconded the motion, which was **approved** 3-0 with the following votes
cast in favor on roll call: Ms. Cline – yes; Mr. Elterich – yes; Chairperson Graehling – yes.

REGULAR AGENDA:

**BHP-22-17 Consideration, review, and approval of a Certificate of Appropriateness
submitted by Timothy Maurer for removing existing east rear porch and replacing it with
new porch at 319 E Chestnut St.**

**BHP-23-17 Consideration, review and approval of a Funk Grant for \$5,000.00 submitted
by Timothy Maurer for removing existing east rear porch and replacing it with new porch
at 319 E Chestnut St.**

Chairperson Graehling introduced case BHP-22-17. Mr. Timothy Maurer, the petitioner, 317 E.
Chestnut St., stated he was present to speak on behalf of his petition.

Ms. Rivera presented the staff report. She stated the home was built in 1876, and is a Francis
Funk House. The zoning for the property is R-2, Mixed Residential District, with an S-4
Historical District overlay. This makes the property eligible for the Funk Grant.

Ms. Rivera stated the property is located in the Franklin Square Historic District. She explained the petitioner is requesting a Certificate of Appropriateness and a Funk Grant in the amount of \$5000.00 in order to remove the existing rear porch and replace with a new porch. She stated the petitioner will build the new porch characteristically similar to a rendering by Architect Arthur Pillsbury.

Ms. Rivera stated after a site visit, it was clear the porch was in bad condition, and the petitioner does not wish to spot repair and instead would like to build a new porch. She explained the materials that will be used in the project are found in a list attached in the packet, and include treated. She explained that the Funk Grant, if awarded, should go toward eligible items. The Funk Grant cannot go toward sweat labor and the budget list did not specify.

Ms. Rivera stated any addition made to the property, should be compatible with the principle structure, as per Architecture Review Guidelines. She stated BHP-22-17 complies with the standards and therefore staff is recommending in favor of the Certificate of Appropriateness.

Mr. Maurer explained the porch that he would like to remove is deteriorating. He stated he is unsure of what year the porch was built. He has done repairs in the past to keep the porch from falling in, however the porch is uncovered and exposed to the elements.

Mr. Maurer stated that while he could do more repairs, he would like to demo the porch and construct a new one with the drawing and rendering of the original conversion to a duplex from the Funk Family Home in 1876.

Chairperson Graehling asked if there was any evidence of anything similar being constructed, to that of the rendering presented. Mr. Maurer stated he thought the porch had those elements but at some point was removed. He stated the drawings refer to the porch as old or existing. He stated some original pieces of the porch may have been relocated from the back of the Funk House, however, no longer there now.

Mr. Maurer stated there may have been remodeling on the house possibly during the 1950's. Storm windows and siding were also installed along with porches.

Ms. Cline asked about replacing the posts as stated in the budget, and if columns or posts would be installed. Mr. Maurer stated he was shopping at Old House Society salvage looking for some things, as he would like to put in columns. He stated his last alternative would be to get cedar timbers and do scoring, and create his own columns. He stated he has columns in the front porch which are original from 1914. Ms. Cline stated the columns are Tuscan Doric columns.

Mr. Maurer stated he found 4 columns at the Old House Society salvage. He is unsure if he will be able to work out a deal, however, the columns are Douglas fir. Ms. Simpson asked if these were included in the budget or if the budget would have to be amended. Mr. Maurer stated he would amend the budget if necessary. The budget he proposed only has lumber prices. He would need to price new columns or the labor it would take to replace the old columns. He stated he would keep the department updated on the matter.

Ms. Simpson asked what the timeline was for the project. Mr. Maurer stated he would like to construct one porch this year and the second porch next year, requesting a grant for the second porch as well. Mr. Elterich asked who would be doing the work. Mr. Maurer stated there are a series of contractors. Capodice Excavation will do the demolition. A couple of masons will be helping him do the foundation.

Mr. Maurer stated the platform is shown in the drawing as possible square brick, therefore he will do some compatible brick columns. He stated those are done by filling a hole with concrete, laying a concrete block on top of that, then face it with brick.

Mr. Maurer stated he would get numbers from another carpenter and from Mr. Brad Williams for the framing portion. For roofing he will use someone he is familiar with, Dale McCumsey, in order to match the three tab asphalt shingles that are on the building which were done about 15 years ago.

Ms. Cline stated the cost of the project will exceed \$10,000.00, however asphalt shingles would not be covered under the Funk Grant. Mr. Maurer asked if the Secretary of the Interior Standards are available through the City of Bloomington website. Ms. Simpson stated they should be as well as the Architectural Review Guidelines. Ms. Cline stated the preclusion of the asphalt shingles is in the Funk Grant instructions, specifically. Ms. Simpson stated those guideline are outlined in the instructions of the Funk Grant, available online.

Mr. Elterich motioned to approve case BHP-22-17, a Certificate of Appropriateness for removal of rear porch and construction of new porch. Ms. Cline seconded the motion, which was approved 3-0 with the following votes cast in favor on roll call: Mr. Elterich – yes; Ms. Cline – yes; Chairperson Graehling – yes.

BHP-23-17 Consideration, review and approval of a Funk Grant for \$5,000.00 submitted by Timothy Maurer for removing existing east rear porch and replacing it with new porch at 319 E Chestnut St.

Chairperson Graehling introduced case BHP-23-17.

Mr. Elterich motioned to approve case BHP-23-17, up to \$5000.00 depending on Mr. Maurer's expenses and it will not cover the asphalt shingles. Ms. Cline seconded the motion, which was approved 3-0 with the following votes cast in favor on roll call: Mr. Elterich –yes; Ms. Cline – yes; Chairperson Graehling –yes.

Ms. Simpson stated the certificate and a letter detailing the Funk Grant would be mailed out to Mr. Maurer.

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

Chairperson Graehling introduced the case. Ms. Simpson explained the petitioner, Ms. King, was not present and the commission could make a decision to table the case and wait for the

petitioner to be present and answer questions. The staff report would be given when the case is heard.

Mr. Elterich asked if this property backs into the constitution trail. Ms. Simpson stated that it did. Mr. Elterich asked if the shed would be visible from the trail. Ms. Simpson stated there was a thick buffer of brush that made the shed not as visible. Mr. Elterich stated he would like to ask the petitioner questions. Ms. Cline stated she has questions for the petitioner about the deck, and the pulling of brick. Chairperson Graehling stated she had questions as well.

Ms. Cline motioned to table case BHP-24-17, and wait for the petitioner to be present in order to ask questions. Mr. Elterich seconded the motion, which was approved 3-0 with the following votes cast in favor on roll call: Ms. Cline –yes; Mr. Elterich – yes; Chairperson Graehling – yes.

Ms. Simpson stated the case will be tabled for the November meeting and staff will reach out to the petitioner and update them as well as ask them to attend the next meeting.

OLD BUSINESS:

Review Sample Survey Card from CLG RR Properties Grant

Chairperson Graehling introduced the item. Ms. Simpson stated the consultant for the project put together a sample survey card. Ms. Simpson suggested getting feedback from the commission before moving forward. The survey card would be filled out by the consultant after each visit to the properties. Ms. Simpson asked the commission for feedback on content and style.

Ms. Simpson stated the intent of the survey is to gather information and make note of any property that qualifies or could qualify for the national register, individually or as a district, or a local register. The survey will help in documenting context and significant design elements.

Ms. Cline asked for the “historical information/notes” section of the survey to be expanded upon. She would like to make sure that the current state of the building is documented, and whether the building is in use, inhabited and its condition. Mr. Elterich agreed, they would like to be given an assessment of the condition.

Ms. Cline asked if the information should be added to the “historical information/notes” category. Mr. Elterich suggested that there be a separate category of the current state of the property and evidence of occupancy.

Ms. Simpson suggested adding the owner, if known, to the survey card.

Ms. Cline explained that adding all the other information would assist in data finding, and for the City of Bloomington to be able to pull data about occupancy.

Mr. Elterich asked if owner information was collected when the properties were identified. Ms. Simpson stated in the affirmative. Ms. Simpson stated Ms. Rivera would be working on a GIS

map, which lays out the properties and its information, and eventually put the map online for anyone to obtain background information on the historical property.

Chairperson Graehling stated cultural historical information could be noted. Notes could be made if any notable community figures were associated with the property. Mr. Elterich suggested any significant event associated with the properties should be mentioned as well.

Ms. Cline suggested that information should be placed under the “historical information/notes” portion of the survey card. Mr. Elterich stated being more specific about what is expected.

Ms. Simpson explained that in the local designation criteria, these elements of cultural historical context is a requirement.

Ms. Cline suggested having a category that outlines if the property has received any awards, or if the owners have attempted to apply for the National Historic Register. Ms. Simpson stated she would mention these suggestions, however most of these properties have not been restored, and will not have any recognitions yet.

Ms. Simpson stated the City of Bloomington is currently updating the zoning code. There could be a specific zoning district for the warehouse area, for arts and entertainment. In order to keep the warehouse style, another goal of the survey is to note design guidelines. Things such as common features, massing, and window ratios can be noted in order to create the new zoning guideline for new construction.

Mr. Elterich stated adding current zoning classification to the survey card. Having that information could become relevant in the future, especially if someone would like to convert properties. Depending on what zoning classification the property is in, the building may be saved.

Ms. Simpson explained the manufacturing district is being evaluated as well. There are some properties along the trail, which used to be railroad, that were manufacturing buildings. These properties are zoned manufacturing, and the new zoning code would allow multi-family residential use with a special use permit. Someone could have the option to convert these buildings. The case would however, have to go through a public hearing. The new zoning code for the manufacturing has not been approved yet.

NEW BUSINESS:

Chairperson Graehling opened the floor for any new business.

Mr. Elterich asked if there would be two new commission members soon.

Ms. Simpson stated applications have been received from an architect and another qualified person who is interested. She stated that herself, the Director of Community Development, and Assistant City Planner have recommended in favor of these candidates to the Mayor. Staff is waiting for the Mayor to appoint someone.

Chairperson Graehling stated the importance of getting someone appointed as soon as possible.

Mr. Elterich asked if these are appointments done by the Mayor and confirmed by City Council. He asked if the Mayor has appointed anyone. Ms. Simpson stated staff was unaware of any appointments, and no appointments were listed on the agenda for the upcoming City Council meeting.

Ms. Cline suggested asking the Mayor about the status of the appointments. Mr. Elterich agreed suggesting Chairperson Graehling call the Mayor's office regarding the progress of the Historic Preservation Commission appointments.

Ms. Cline asked staff if the church on the corner of W MacArthur and S Allen was designated. Ms. Simpson stated that it was not. Ms. Cline explained she the church has been doing work with masons repairing the stonework and brick work. Ms. Simpson stated even if the church did not have a historical designation it could still be nominated for a Heritage Award, it is not eligible however, for any grant money.

Ms. Simpson stated that anyone could make nominations and the deadline is October 30, 2017, and nomination forms would be emailed to commission members.

Chairperson Graehling stated there will be a discussion regarding the Brick Streets Plan at the upcoming City Council Meeting. The Brick Street Plan would not be part of the City Council agenda. The plan will be discussed at a work session that has been scheduled before the City Council meeting. She encourages anyone who can attend the work session, do so, to stand in solidarity and demonstrate the importance of the Brick Street Plan. Chairperson Graehling suggested reaching out to friends and community members.

Ms. Cline suggested reaching out on Facebook neighborhood groups. Ms. Simpson stated Planning Commission gave the Brick Street Plan a positive recommendation, 8-0 vote recommending City Council support it as well. She stated the recommendation was not made regarding funds or where the funding would come from. Mr. Elterich stated there needs to be a demonstration of support in order to show how much interest there is in the Brick Street Plan.

ADJOURNMENT:

Mr. Elterich motioned to adjourn; seconded by Ms. Cline. The meeting adjourned at 5:48 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner

**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
NOVEMBER 16, 2017**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-24-17	Certificate of Appropriateness	901 E Jefferson	Build shed using patio brick, and place deck where patio used to be	Izzy Rivera

REQUEST:	A Certificate of Appropriateness for constructing a shed 10'x 20' located on the south west side of lot, using brick from patio, then construct a deck: 8'x 14', where patio was, of the home located at 901 E Jefferson , Davis-Jefferson Historic District, Traditional Construction, c. 1907.
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STAFF RECOMMENDATION:	Staff recommends: In favor of the Certificate of Appropriateness (BHP-24-17)
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Janina K. King

PROPERTY INFORMATION

Existing Zoning: R-3A, M-1 Medium
Density Residence and Restricted
Manufacturing with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 0.37 ac
PIN: 21-03-303-014

Historic District: Davis-Jefferson Historic
District

Year Built: 1906

Architectural Style: Cross-gabled vernacular

Architect: John Harwood

SURROUNDING ZONING AND LAND USES

Zoning

North: R-3A, Medium Density Residential
South: B-1, Highway Business District
East: R-3A, Medium Density Residential
West: M-1, Restricted Manufacturing
West: R-2, Mixed Residence

Land Uses

North: Single family homes
South: Retail, grocery store
East: Multifamily homes
West: Constitution trail
West: Single family homes

Analysis:

Submittals

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

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

PROJECT DESCRIPTION:



The property was built c. 1906 and is located in the Davis Jefferson Historic District. The proposed work includes constructing a 10'x 20' shed in the back south west corner of the property, behind the garage. The proposed shed will have a double sliding barn door. In order to construct an 8'x14' deck, they will pull out a portion of the preexisting brick and use that brick to create the floor of the shed. The petitioner is requesting a Certificate of Appropriateness to continue their project which has already commenced.

Proposed style:



Staff finds that there are other homes with similar additions that have been placed in their backyards. The shed is sufficiently screened from the back yard, however is visible from the front yard. The shed appears to be for storage purposes and meets the square footage of acceptable accessory structures.

The National Parks Service Historic Preservation Brief 14 and the Bloomington Architectural Review Guidelines state that when a new addition is to be added, it shall be compatible with the size, scale, set-back, material and character of the principle building on the lot. These should be considered on a case by case basis.

Analysis

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

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;* removing brick from patio and reusing it to create the floor of the shed. The standard is met.
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;* care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured. The standard is met.
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;* the deck and shed may contain features that tie to the principle building. The petitioner did not mention.
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* the standard is recognized by the petitioner and met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* removing brick and reusing. The standard is met.

6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; this is an addition, there is no replacement or repairing. The standard does not apply.*
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; no mention.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) materials proposed are treated wood, no other mention.*

STAFF RECOMMENDATION:

Staff finds that case BHP-24-2017, complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

Staff recommends approval of a Certificate of Appropriateness for constructing shed in the south west corner of the property, reusing the brick from the patio to create the floor of the shed, and placing a deck where the brick used to be of the home located at **901 E Jefferson.,** Davis Jefferson Historical District, Cross Gabled Construction, c. 1906, conditioned upon the Commission's satisfaction with the façade and materials used for the new construction.

Respectfully Submitted,

Izzy Rivera,
Assistant City Planner
Attachments:

- Certificate of Appropriateness Application



Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 901 East Jefferson Street Bloomington IL 61701

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

Year Built 1907 Architectural Style: Traditional

Proposed Restoration Work: Shed and Deck
Detailed description required on following page

Applicant Name: Janina K. King

Address: _____

_____ Fax: _____ Email: _____



SEP 26 2017

Detailed Description of Proposed Restoration Work:

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

Shed - 10' x 20' located in the back of the property (South west) side of lot (Behind Garage) Picture one (1) is the structural style with a double stall and picture (2) is closer to what the shed completed could look like, but a double sliding Barn doors. The pre existing brick patio, we want to pull up and use the brick for the floor of the shed. The brick we relocate, is the area we want to build a deck. Deck - 8' x 14' Deck off of the rear of the house, located where the pre existing brick patio is. Picture (3) is deck.

All new areas are marked in Red ink.

Project Start Date: ASAP Project Completion Date: ASAP

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

Applicant Signatur

Date 9/25/17

Return to:

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

Mail Address:

Planning and Code Enforcement
P.O. Box 3157
Bloomington, IL ~~61702~~ 3157

Certificate of Appropriateness Number _____

INSTRUCTIONS FOR APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Please review the following before submitting the application for a Certificate of Appropriateness:

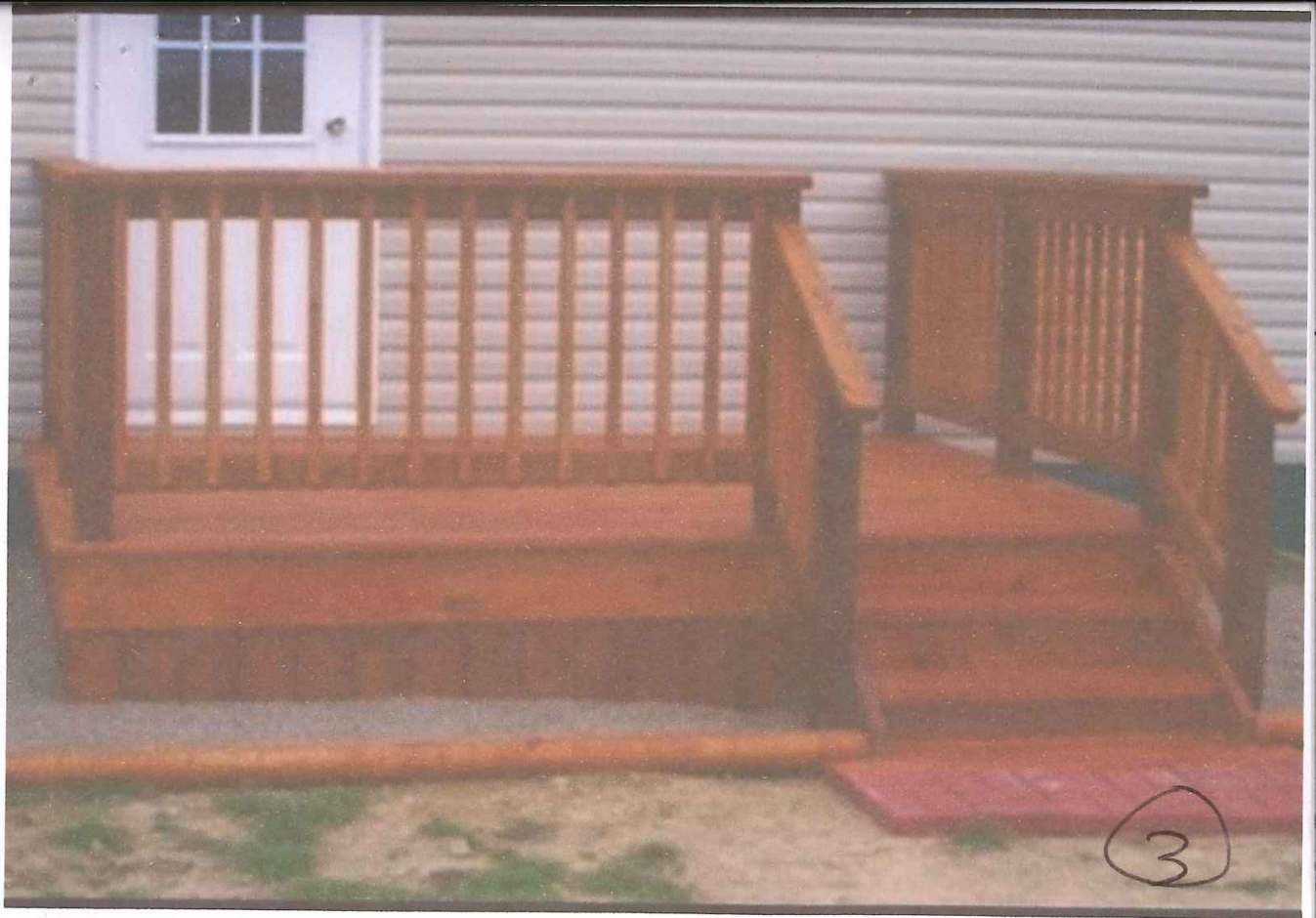
1. Application must be submitted with drawings or photographs indicating all aspects of the project. Include an elevation drawing with the existing and new locations of the work, dimensions, materials and detailed specifications for the project. Photographs may be substituted for minor projects that involve no structural or design changes.

For significant changes to the building and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all buildings, structures, driveways, parking areas and other improvements showing all dimensions. The specifications as to the type, quantity, dimensions, and durability of the materials must be described in the drawings or an associated narrative. Where physically feasible, samples of materials to be used should be brought to the meeting.

Inadequate submission of drawings and photos evidencing the full project as well as the materials list being used will delay the review of the project. If in doubt, add more detail. Provide a list of all drawings and/or photos or other submitted documents with their corresponding page number.

2. When there are changes to a previously approved application, the applicant must provide a written request to amend the Certificate of Appropriateness with an explanation detailing all project changes in scope from the original application. Revised drawings, photographs, and materials required above must be submitted.
3. No fee is required except that which is required for the building permit.
4. Before submitting an application, consult with a building inspector for details on what is required for the project regarding building codes.
5. Before submitting an application, consult with the city planner for details concerning any pertinent historic preservation codes.
6. Submit the attached application a minimum of fifteen (15) business days prior to the Historic Preservation Commission meetings (third Thursday of every month).

Submission Deadline	Hearing Date
12/27/16	1/19/2017
01/24/2017	02/16/2017
02/21/2017	03/16/2017
03/28/2017	04/20/2017
04/25/2017	05/18/2017
05/23/2017	06/15/2017
06/27/2017	07/20/2017



N SHEDS

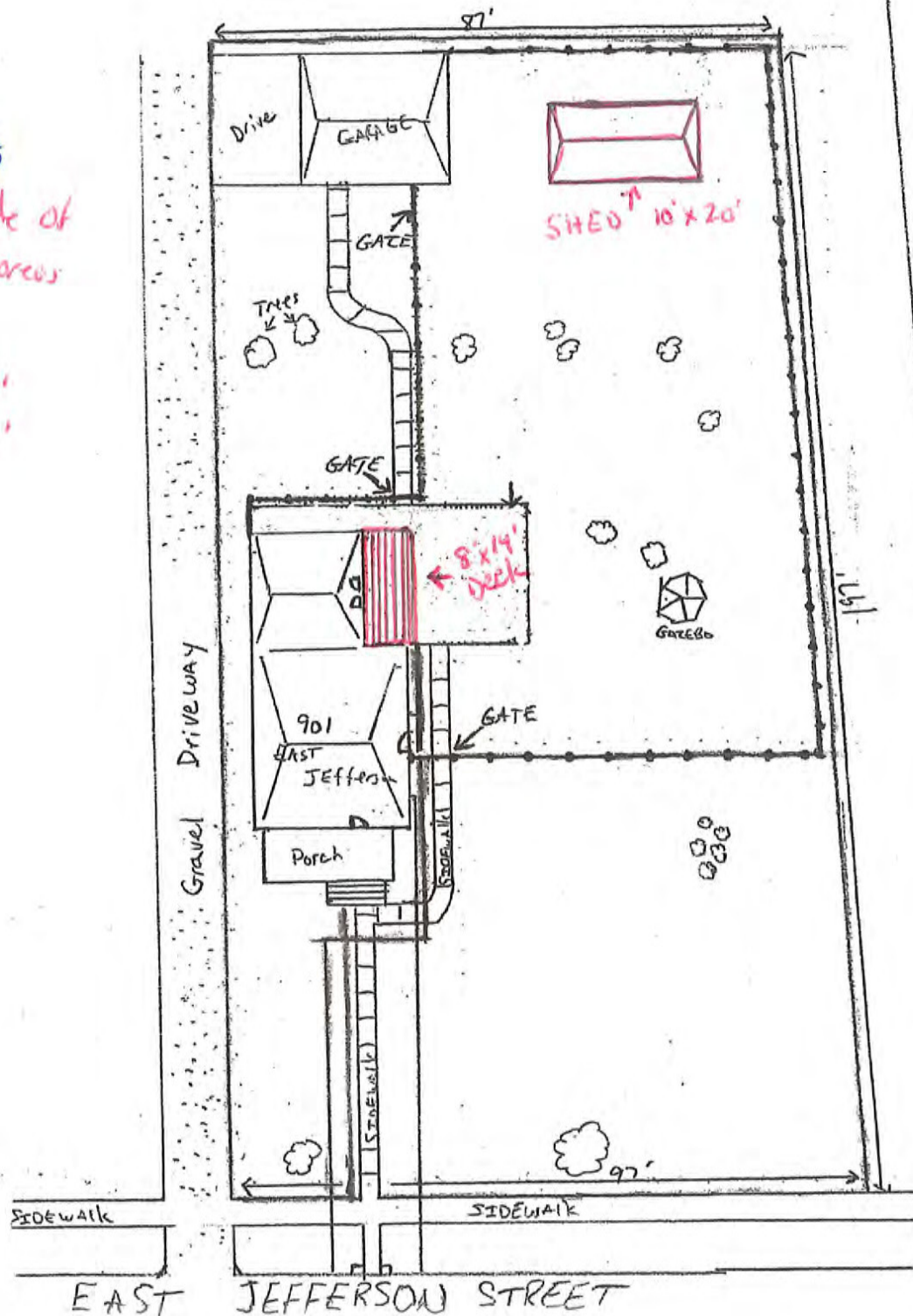


EAST WASHINGTON STREET

After (New)
elevation Drawing

Seeking Certificate of Appropriateness for areas marked in Red

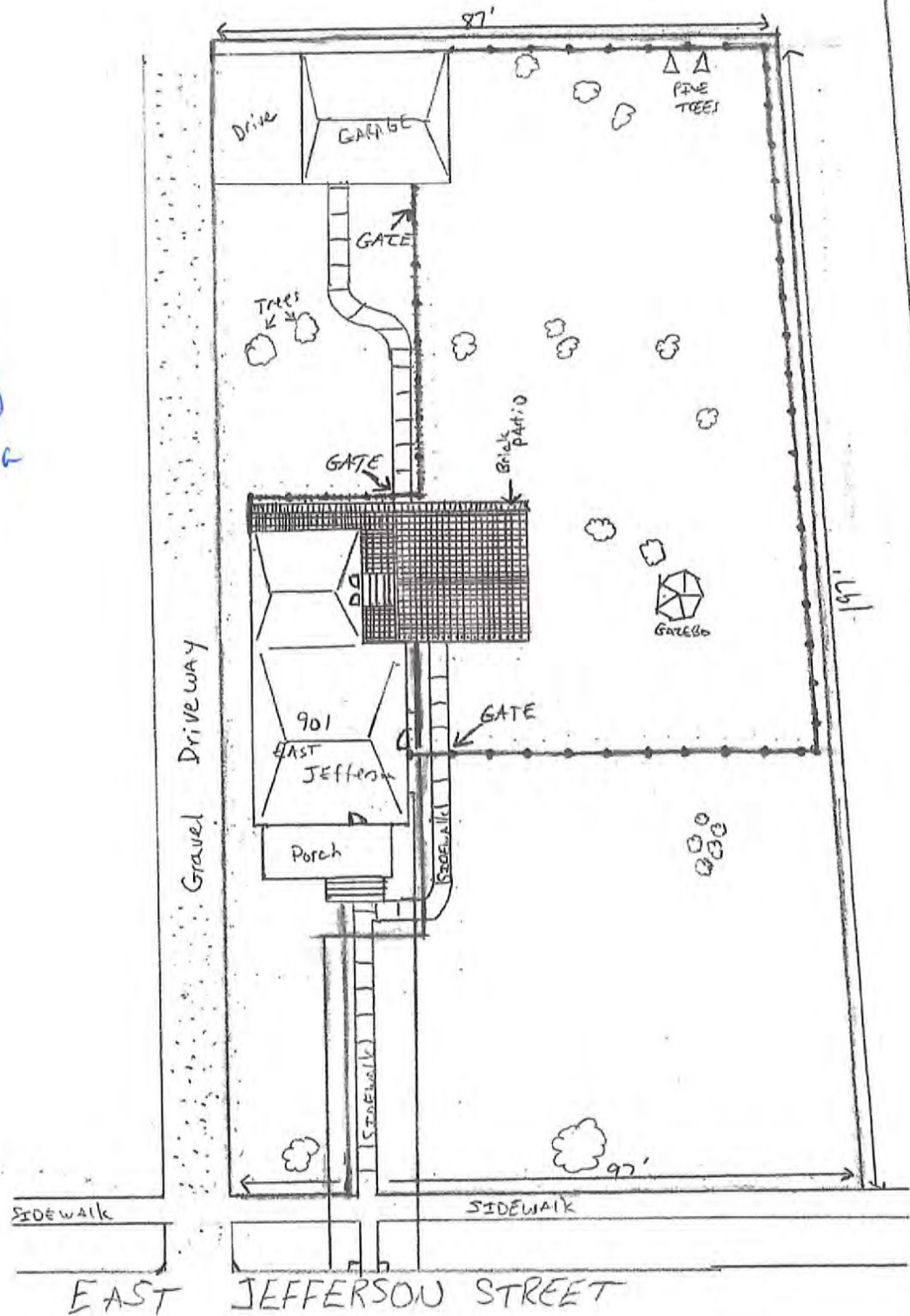
- 1) Shed 10'x20'
- 2) Deck 8'x14'



— = GAVEL LINE
— = WATER LINE

EAST WASHINGTON STREET

original (Before)
elevation Drawing



Constitution trail

**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
NOVEMBER 16, 2017**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-25-17	Certificate of Appropriateness	1015 E Jefferson	Replace roof; matching shingles	Izzy Rivera Assistant City Planner

REQUEST:	A Certificate of Appropriateness for replacing lower roof in rear to match upper shingles at 1015 E Jefferson , Davis-Jefferson Historic District, Elizabeth Clark House, cross-gabled vernacular; 1883-86
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STAFF RECOMMENDATION:	Staff recommends: In favor of the Certificate of Appropriateness (BHP-25-17)
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Action Roofing: Rodney Phillips, on behalf of Judy Stearns

PROPERTY INFORMATION

Existing Zoning: R-1C, High Density
Single-Family Residence District with S-4
Historic Overlay
Existing Land Use: Single-family home
Property Size: 0.15 ac
PIN: 21-03-304-012

Historic District: Davis-Jefferson Historic
District
Year Built: 1883-86
Architectural Style: Cross-gabled vernacular
Architect: Unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1B, Medium Density Residential
South: R-1C, High Density Residential
East: R-3A, Medium Density Residential
West: M-1, Restricted Manufacturing
West: R-3A, Medium Density Residential

Land Uses

North: Single family homes
South: Single family homes
East: Multifamily homes
West: Constitution trail
West: Single family homes

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness
2. Site Photos
3. Architectural Review Guidelines
4. National Parks Service Historic Preservation Brief 4, "Roofing for Historic Buildings"

PROJECT DESCRIPTION:



The property was built c. 1883-86 and is located in the Davis Jefferson Historic District. The proposed work is to remove and replace the lower roofing shingles in the rear to match the upper shingles. The petitioner specified that they will be using IKO shingles. In 2014 Action Roofing requested a Certificate of Appropriateness for the property to tear off and reroof the upper south portion of the roof. Case BHP-37-14 refers to the repairs made to this property in which a section of 400 square feet on the south section of the roof was repaired, also due to a leak. The work that will be done on the

home will match the shingles that were installed in 2014. Currently, the shingles are deteriorating and damaged, and it is causing leaking into the back part of the home. It is imperative that the roof be repaired and any damaged shingles replaced in order to keep water from causing any further damage. The portion of the roof being worked on is not easily visible from the street.

The shingles that will be used to replace the existing damaged shingles will be Cambridge Architectural Shingles of a laminate material. The website for IKO states these shingles can match heritage homes and create curb appeal. They claim to have a match for existing look and a classic style that will compliment any home's architectural style¹.

Staff recommends the petitioner provide a sample of the shingles that will be installed.

The National Parks Service Historic Preservation Brief 4 and the Bloomington Architectural Review Guidelines state that it is important to understand the historic character of the building, consideration of craftsmanship, record of existing roof, alternative materials and maintenance. All of which will assist in the preservation of not only the architectural character but the historic building. It is important to consider the state of the current roof, and keeping architectural features intact such as trim, when repairing or replacing. Repairing should be considered first, subsequently replacing with appropriate materials.

Analysis

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

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; architectural shingles will be used to maintain the historic character of the home. The standard is met.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured during the shingle removal and replacing process. The standard is met.*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance*

¹ www.iko.com/na/products/residential/roofing-shingles/architectural/cambridge

shall be discouraged; shingle replacement is being done in order to prevent further damage from leaking. The standard is met.

4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and the petitioner has history with this property. The standard is met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; there are no changes being made to the structure of the roof, pitch or other. The standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; replacement will be done because shingles are deteriorating, in order to fix a leak and to match the work that was previously done on the roof. The standard is met.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; removal of existing shingles should be done so that the structure isn't damaged. The standard is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the petitioner has previous history with the historical preservation process. The standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) materials proposed are Cambridge style architectural shingles in aluminum. This material will match previous work that was done by the same roofing contractor. The standard is met.*

STAFF RECOMMENDATION:

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

Staff recommends approval of a Certificate of Appropriateness for removing and replacing shingles for the lower rear roof to match the upper roof at 1015 **E Jefferson.**, Davis Jefferson Historical District, Elizabeth Clark House, cross gabled vernacular; c. 1883-86.

Respectfully Submitted,

Izzy Rivera,
Assistant City Planner

Attachments:

- Certificate of Appropriateness Application



Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 1015 E Jefferson

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

Year Built _____ Architectural Style: 1

Proposed Restoration Work:

Detailed description required on following page

Replace lower roof in rear to match
upper (IKO) shingles

Applicant Name:

Action Roofing

Address: _____

Phone: _____

Email: _____

NOTE: Remainder of roof was done
a couple years ago by our company.
Everything will match on completion.

- attach photo of property front elevation here

OCT 23 2017

Detailed Description of Proposed Restoration Work:

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

Project Start Date: 10-16-17 Project Completion Date: 11-1-17

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

Applicant Signature: [Redacted] Date 10-10-17

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

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

Certificate of Appropriateness Number _____



CITY OF Bloomington ILLINOIS

Planning and Code Enforcement

BUILDING SAFETY DIVISION

1115 E. Washington St., Rm 603, 6182

Bloomington, IL 61702-3152

Phone: 309.454-2221

pace@cityblm.org

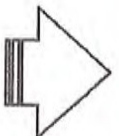
Roofing/Windows/Siding Permit Application

Site Address: <u>1015 E. Jefferson</u>		Office Use Only: Application Number:	
Unit #:		Permit Issued:	
Scope of Work: <u>Tear off + Replace to match upper Roofing</u>		Permit Number:	
Is this part of a larger project? YES ☒ NO ☐ <u>Finish Remainder</u>		Permit Ready to Issue:	
COST OF WORK: <u>4,800.00</u>		Permit Fee:	
		Contacted: Phone Call Email	
		Application Date: <u>10-6-17</u>	
		Anticipated Start Date: <u>10-10-17</u>	
		Anticipated End Date: <u>10-20-17</u>	
Applicant (check one)	Name	Address	Email Phone
Owner of Property	<u>Judy Stearns</u>		
General Contractor			
Roofing Contractor	<u>Action Roofing</u>	<u>503 S. Mecklen</u>	

Required Items to be Submitted by Applicant

Roofing Permit		
		License Number <u>104-014354</u>
	<u>1</u>	Total Number of Layers on Completion
		Type of Roofing <u>Iko Shingles</u>
Window Permit		
		Number of Windows to be changed
		U-Factor Information
	Yes No	Change in Style or Size If yes, please explain
	Yes No	Are any windows located in a stairwell or hazardous location? Tempered Documentation
Siding Permit		
	Yes No	Are you covering over any windows? If yes, please explain
		Type of weather barrier underneath
All Permits		
	Yes ☒ No ☐	Located in a Mobile Home Park If yes, Park Approval
	☒ Yes ☐ No	Located in a Historical Area If Yes, Certificate of Appropriateness Needed

Contractor/Applicant Signature: Rodney L Phillips



- PERMITS MUST BE OBTAINED BEFORE WORK BEGINS.
- ACCEPTANCE OF PAYMENT DOES NOT CONSTITUTE A PERMIT.
- SUBMISSION OF THIS FORM DOES NOT GUARANTEE OR GRANT APPROVAL TO START WORK.
- APPLICATION VOID IF WORK IS NOT STARTED WITHIN 6-MONTHS AFTER PERMIT ISSUANCE.

OCT 23 2017

NOMINATION FORM

City of Bloomington Heritage Awards

Deadline for Submission: October 30, 2017

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

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

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

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

Owner(s): _____

Address: 613 E. Grove St.

Nomination by: _____

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

Begun: _____ Completed: _____

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

Name/Address of Architect (if applicable): _____

Name/Address of Contractor (if applicable): _____



Send or E-mail Entries to:

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

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

Brad Williams Nomination

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

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- ☐ **LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.
- ☒ **INDIVIDUAL COMMITTED TO PRESERVATION** – An individual who has shown dedication to Historic Preservation in the Bloomington Community.

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

Owner(s): Fred Wollrab

Address: 107 Hilltop, Blm

Nomination by: _____

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

See attached

Begun: _____ Completed: _____

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

Name/Address of Architect (if applicable): _____

Name/Address of Contractor (if applicable): _____



Send or E-mail Entries to:

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

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

Fred Wollrab Nomination

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



Livingston building exterior



Loft interior, Livingston Building

THE PANTAGRAPH, Saturday, July 21, 1990 A3

Only two of four downtown Bloomington plans accepted

By KURT ERICKSON
Pantagraph staff

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Clipped By:



[Redacted text]

Property owner moves to block downtown plan

By KURT ERICKSON
Pantagraph staff

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

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

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

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

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

Assistant City Manager Tom Hamilton said Wollrab may not be

INSIDE

Others hoping to derail city's downtown square plan

Page A3

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

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

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

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

Clipped By:



[Redacted text]

LOCAL/STATE

THE PANTAGRAPH, Monday, Nov. 28, 1994 A3

1860s graffiti marks B-N building

Names, sketches
under wallpaper

By KAREN HANSEN
Pantagraph staff

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

Spray paint often communicates the anonymous message.

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

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

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

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

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

Several names listed

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

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

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

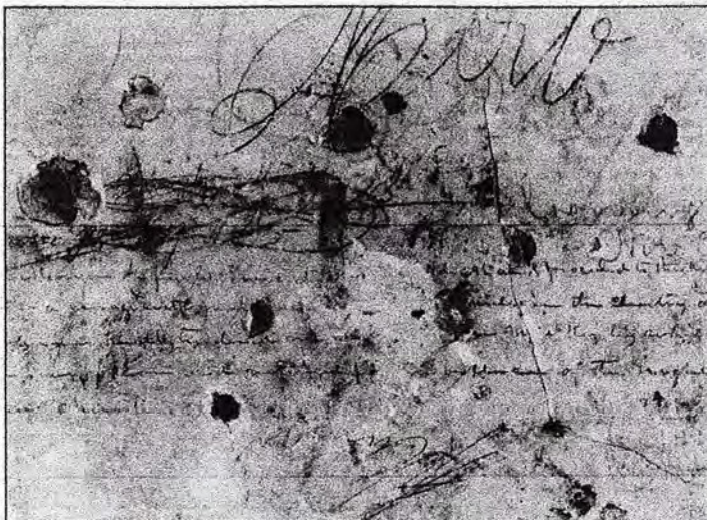


Photo courtesy of Todd Phillips

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

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

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

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

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

County Historical Society.

Site was museum in 1856

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

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

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

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

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

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

Clipped By:



[Redacted text]

A2 THE PANTAGRAPH, Sunday, Dec. 4, 1994

LOCAL/STATE

Brick and mortar behind Wollrab's words

The Interview

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

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

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

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

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

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

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

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

Q: How do you view the evolution of downtown?

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

Q: Describe the atmosphere

downtown. How is it different from the east side?

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

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

Q: Tell me about the artists.

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

modern things.

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

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

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

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

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

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

change what you thought you were going to do.

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

A: Oh yeah, all the time.

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

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

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

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

Interview by Karen Hansen.
Photo by Maureen O'Connor

Clipped By:





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

Wollrab townhomes reflect past, present

By KAREN HANSEN
Pantagraph Staff

Developer Fred Wollrab first began renovating the line of his family's building at 108-114 N. Front St. about 12 years ago.

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

But downtown was a ghost town, and his father's wish, passed on to him, for the property, later, Johnson told him to stay away from the city, was contradicted with the block's fate.

But when changed Wollrab's mind passed when before the place became reality. Later, he of seeing the block — an old-fashioned style of the downtown square — reflected.

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

"I've never like since I've work," Wollrab said recently, when thinking moments of the building into four townhomes. "This was one of the things I still wanted to do."

The demolition began work on the project just more than a year ago, after receiving a building law enforcement building from the city, which he said to about 100,000 of his own funds.

The resulting building created four living quarters each with, was used to a small home, about 1,000 square feet.

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

"The upper floor were used as bedrooms and bathrooms," Wollrab explained. "There's a lot of character in the home."

Elsewhere, a variety of house is found with the help of a "house" company that existed into from 1920 to 1970. The place dates to the 1930s. The light blue light is some of the room.

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

Twelve years in one kitchen was a reminder from an older home in the area, and that was a fact at Bloomington's Third Sunday Market.

And blended with the old in the modern. A wrought iron spiral staircase adds the grace of one apartment where there was once an elevator shaft.

And across the hall, a simple, modern, wrought iron railing was added by new metalwork to give the entrance and an open light touch.

The 45-year-old Wollrab, downtown's largest property owner, has been an active supporter of downtown redevelopment, and is pleased about the renewed interest in the area. But there is still work to be done.

"There are upper floors of these downtown buildings that haven't been used for 50 years," he said. "They're just sitting there."

"There's a lot of downtown you can't get to — there's no money."

But the space you can reach and develop, Wollrab had no doubts. Being asked for by the city, he said, "There was a vision that if a few doors, sorry after the project started."

Among the changes few saw when Wollrab started. He said the community moved into one of the townhomes about a month ago.

Wollrab has lived downtown for years, most recently in the 300 block of North Main Street. He said the apartment of Wollrab's townhomes, standing alone in the old apartment area, is historic.

"We have money or have somebody was going to do it, and we're going to try to find it," he said.

Clipped By:



Glass to make showing at theater

By STEVE ARNEY

Pantagraph staff

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

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

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

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

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

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

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

Monday, but unfortunately broke the third during the process.

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

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

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

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NOMINATION FORM

City of Bloomington Heritage Awards

Deadline for Submission: October 30, 2017

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

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

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

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

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

see attached

Begun: 2005 Completed: 2017

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

Name/Address of Architect (if applicable): _____

Name/Address of Contractor (if applicable): _____



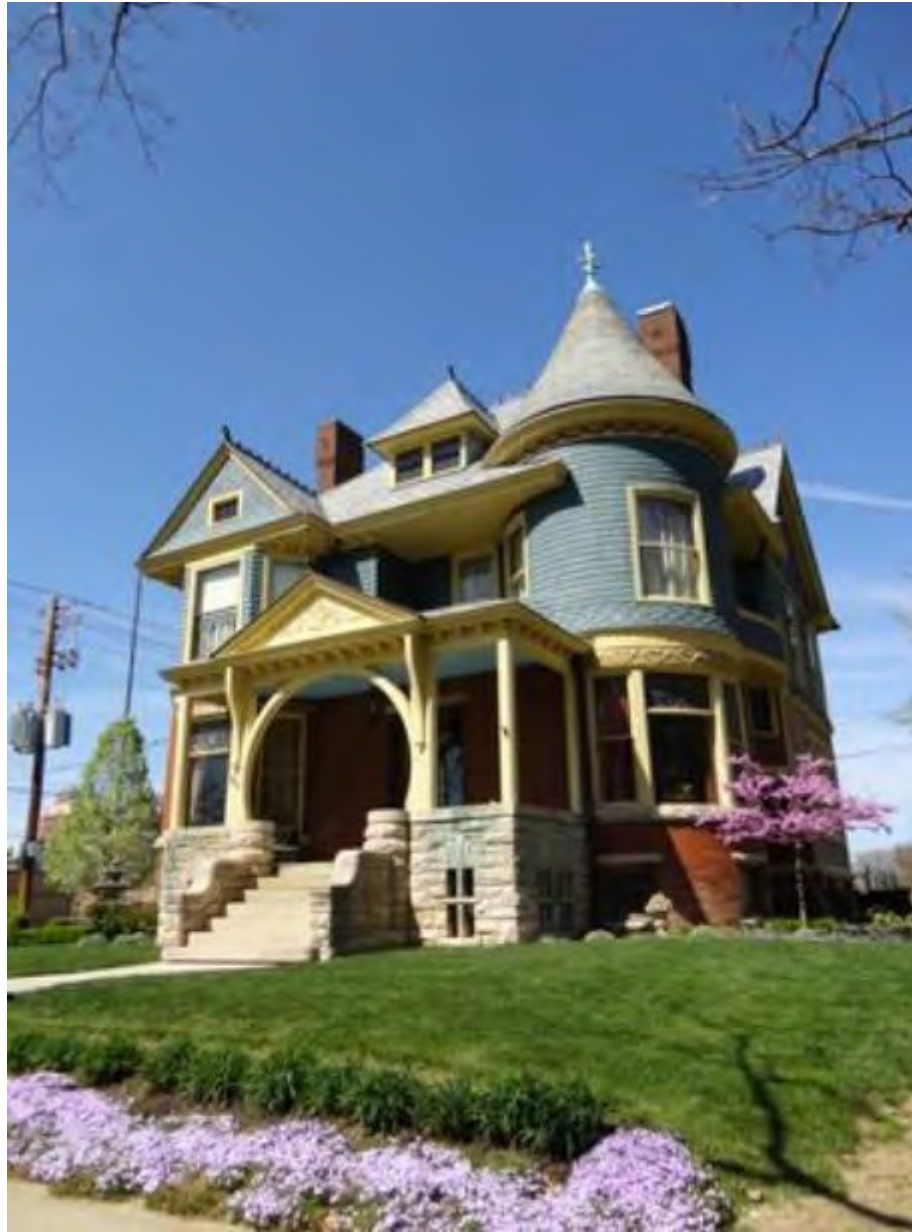
Send or E-mail Entries to:

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

Diana Krieg and Dawn Peters Nomination

402 East Grove Street

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



Exterior, 402 East Grove Street



Old house to get new home

Mandel-Cohn home to be moved Nov. 15

By Karen Hansen

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

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

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

The home will be moved Nov. 15.

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

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

Lot essential to plans

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

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

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

SEE HOME | NEXT PAGE



Pantagraph file photo/STEVE SMEDLEY

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

Mandel-Cohn fund-raisers

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

"Meet the Movers"

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

Bloomington's A.R. Renee

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



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

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HOME

FROM THE

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

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

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

That lot was sold for its appraised value.

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

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

Work remains before move

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

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

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

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

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

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

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



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

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

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

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

A mason has removed the porch in preparation for the

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

"It's coordinated chaos," said Peters.

Clipped By:



Home heading to History Channel

By Karen Hansen
khansen@pantagraph.com

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

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

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

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

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

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

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

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



Pantagraph file photo/STEVE SMEDLEY

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

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

The home was built for businessman Oscar Mandel. His

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

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

Mega Movers

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

When: 10 p.m. March 15

Where: The History Channel (channel 52)

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

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

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

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

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

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

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

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

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