



**AGENDA
HISTORIC PRESERVATION COMMISSION
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
THURSDAY, SEPTEMBER 17, 2020 5:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

Members of the public may also attend the meeting at City Hall.

Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda.

Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. MINUTES Consideration, review and approval of minutes from the meeting on August 20, 2020 meeting.

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

A. BHP-28-19 Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay (Ward 6) **(CONTINUED FROM AUGUST 20)**

B. BHP-20-20 Consideration, review and action on a petition submitted by Micheal-Casey Beich for a Certificate of Appropriateness for a repairs/replacement to the slate roof at 1107 E Jefferson Street, A.C. Cowles Home, Davis Jefferson Historic District, Queen-Anne Variant, c. 1885. Architect: Warner H. Milner. (Ward 4).

C. BHP-21-20 Consideration, review and action on a petition submitted by Micheal-Casey Beich for a Funk Grant in the amount of \$5,000.00 for a repairs/replacement to the slate roof at 1107 E Jefferson Street, A.C. Cowles Home, Davis Jefferson Historic District, Queen-Anne Variant, c. 1885. Architect: Warner H. Milner. (Ward 4).

D. Discussion, review, and action on the Rust Grant Guidelines.

6. OLD BUSINESS

7. NEW BUSINESS

A. Rust and Funk Grant update.

8. ADJOURNMENT



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
THURSDAY, AUGUST 20, 2020, 5:00 P.M.**

Roll Call

The Historic Preservation Commission convened in Regular Session with City Planner, Katie Simpson, Chairperson Lea Cline, and Vice Chair Paul Scharnett present in the City Council Chambers, City Hall Building at 5:04 p.m., Thursday, August 20, 2020. Mr. Mahrt called for roll. Five members were present and quorum was established. The Meeting was called to order by Chairperson Lea Cline.

Attendee Name	Title	Status
Ms. Lea Cline	Chair	Present
Mr. Bobby Castillo	Commissioner	Absent
Ms. Ann Bailen	Commissioner	Present
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Mr. Paul Scharnett	Vice Chair	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Bob Mahrt	Community Development Director	Present
Ms. Katie Simpson	City Planner	Present

COVID-19

Chairperson Lea Cline read the following COVID-19 update. This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

PUBLIC COMMENT No public comment

MINUTES

The Commission reviewed the minutes of the July 16, 2020 meeting. Ms. Georgene Chissell and Ms. Sherry Graeling provided feedback for corrections. Mr. Scharnett made a motion to approve as amended, Chairperson Cline seconded. Role call vote: Ms. Ann Bailen - Yes, Mr. Paul Scharnett - Yes, Ms. Georgene Chissell - Yes, Ms. Sherry Graeling and Chairperson Lea Cline – Yes. The motion was approved (5-0-0)

REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
THURSDAY, AUGUST 20, 2020, 5:00 P.M.

BHP-28-19 Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay. (Ward 6) **CONTINUED FROM JULY 16**

Chairperson Lea Cline indicated the commission had received a request from one (1) of the petitioners to postpone the case to the next meeting. Chairperson Lea Cline confirmed the next meeting date is September 17, 2020.

Ms. Sherry Graehling made a motion to continue case BHP-28-19 for nomination and designation of the State Farm Building at 112 E. Washington Street to the September 17, 2020 meeting. Ms. Paul Scharnett seconded. Role call vote: Ms. Sherry Graehling - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett - Yes, Ms. Georgene Chissell - Yes, and Chairperson Lea Cline – Yes. The motion was approved (5-0-0)

OTHER BUSINESS

A. Heritage Award Nominations and Ceremony.

i. Vote on Adaptive Reuse Award: 212 N Roosevelt Ave.

Chairperson Cline reminded the commission that they requested additional information and pictures of property to assist with determining if the application is worthy of the award. Staff did collect photos and provided them in the packet for the commission to review.

Commission discussion was held on the requirements for the award and determining factors. It was noted that the exterior of the building wasn't exciting but that is being kept in use. The space is being used for something other than its original use, it is community driven, meets contemporary needs and meets the spirit of the award

Ms. George Chissell made a motion to present the 2020 Adaptive Reuse Award to 212 N Roosevelt Ave. Ms. Sherry Graehling seconded. Roll call vote: Ms. Sherry Graehling - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett - Abstain, Ms. Georgene Chissell - Yes, and Chairperson Lea Cline – Yes. The motion was approved (4-0-1)

ii. Discuss ceremony and awards – update on cost of signs, OHS and ToN

Ms. Katie Simpson shared information gathered from OHS & ToN regarding their plans for the Heritage Awards. Both organizations indicated they will conduct an in-person ceremony next year.

Ms. Simpson was able to provide the cost of the yard signs if the commission would like to provide to the award recipients.
Sign cost details: 2 sq. ft. yard sign - \$4.00 each.

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MEETING MINUTES

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The commission would like to move forward and confirmed there would be three (3) properties that would receive a sign. An example of the sign language was provided.

“This Years City of Bloomington Heritage Award Winner”.

Continued discussion with commission and staff outlined the items to move forward with: 1) Press release with Chairperson Cline, 2) Sign placement before winter, and 3) Recognition at City Council. Staff to check on recognition procedures with City Clerk.

NEW BUSINESS

- A. Ms. Sherry Graeling pointed out discrepancies of dates on the resolution as it pertains to case BHP-28-19 and would like to be sure, if approved, the resolution would have the correct dates and information. Staff confirmed that the draft resolution is what was presented and the correct dates would be applied if approved.
- B. Mr. Paul Scharnett provided an update to the commission regarding case BHP-09-20 from the last meeting. Mr. Vericella has reached out to Mr. Scharnett regarding the capping. They came up with a solution and the project is moving forward.
- C. Chairperson Lea Cline indicated that there has been some conversation on the work on Front St. and was contacted regarding the glazed brick that was exposed. The condition of the brick made it unsalvageable. Mr. Scharnett indicated that Greg Koos reached out and indicated that the glazed brick is not original nor in reusable condition.

Chairperson Lea Cline continued discussion as to the potential area the Lakota Group could focus on with regards to updating documents to include guiding principles for review by the commission. Mr. Paul Scharnett stated that the AIA has language that could potentially be used or as a guide for the commission. There was continued discussion as to who does the initial inspection fall on? Contractors or property owners. It was noted that the grant money is given to the owner not the contractor.

There was continued discussion with approving funding in the future and the discovery process, could that go to the commission with the information of what was uncovered? Chairperson Lea Cline suggested that demo permits for properties should go to the commission not only to the chair and this process could be identified in the commission bylaws/rules for the future.

Ms. Sherry Graeling asked for the status of the Mill St project. Chairperson Lea Cline indicated permission to demolish was under an expedited process possibly due to COVID. Chairperson Lea Cline signed off based on the City recommendation but felt it was procedurally sped along and was not aware it would become a parking lot. Became a parking lot. Moving forward Chairperson Lea Cline recommended demo permits go through a discovery process.

ADJOURNMENT

Chairperson Lea Cline called to adjourn the meeting. Adjourned at 5:36 PM.

DRAFT

MEETING MINUTES

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CITY OF BLOOMINGTON

Lea Cline, Chairperson

ATTEST

Katie Simpson, City Planner

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
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CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
March 19, 2020

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-28-19	Local designation	112 E. Washington	Nomination and designate to S-4,	City Staff

REQUEST:	A petition submitted by the Franklin Park Foundation for the nomination and designation of 112 E. Washington Street D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay.
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STAFF RECOMMENDATION:	Staff finds the petition to nominate 112 E. Washington Street does not meet the requirements of Section 44.8-4. <i>Staff recommends the Historic Preservation Commission deny a resolution recommending to the Planning Commission that the property at 112 E. Washington Street, State Farm Building, Art Deco style, be recognized for historic designated with the S-4, Local Historic Preservation Zoning Overlay.</i>
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NOTICE The application has been filed in conformance with applicable procedural requirements and legal, public notice for the hearing was published in *The Pantagraph* on November 4, 2019.

GENERAL INFORMATION

Applicant: The Franklin Park Foundation
Owner: Urban Equity Properties, LLC (UEP)

PROPERTY INFORMATION

Existing Zoning: D-2
Existing Land Use: Commercial office building
Property Size: 66 X 120
PIN: 21-04-334-007

Historic District: Bloomington Central Business District (CBD) (Downtown Historic District)
Year Built: 1929
Architectural Style: Art Deco
Architect: Schaeffer and Hooten

SURROUNDING ZONING AND LAND USES

Zoning

North: D-2 Downtown Transitional District
South: D-2 Downtown Transitional District
East: D-2 Downtown Transitional District
West: D-1 Central Business District

Land Uses

North: Parking garage
South: Government Center
East: Bank
West: Bank

Analysis:

Submittals

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

1. Application for nomination and designation of the S-4 Historic Zoning Overlay
2. Site Photos

PROJECT DESCRIPTION:

The applicant is requesting the City of Bloomington designate the property with the S-4 Local Historic Preservation District Zoning Overlay. The purposes behind the historic preservation district overlay are:

1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors 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

Background:

The City of Bloomington received an application nominating the property at 112 E. Washington Street with the S-4 Local Preservation District. The application was submitted by the Franklin Park Foundation. The Foundation has no ownership interest in the building, nor any ownership interest surrounding the building or within the downtown district. 112 E. Washington Street is located in the Bloomington CBD Historic District, which is listed as a National Register Historic District. The building was once headquarters to State Farm Insurance. In 2017, the company closed the offices at 112 E. Washington Street and vacated the building. The building was on the market for approximately a year before State Farm announced intentions to demolish the building.

In October 2019, Urban Equity Properties, the property owner, purchased the building with the intention of redeveloping the property into mixed-use space. The project is estimated at \$40 million dollars¹ According to a newspaper article published in *the Pantagraph*², the developer intends to use Historic Tax Credits to finance the project. Any project using historic tax credits must follow the Secretary of the Interior's Standards for Rehabilitation and must also be reviewed by the Illinois State Historic Preservation Officer. Additionally, tax credit projects have a minimum 5-year recapture period when, following the close of the project, no alterations nor demolition on the building can occur.

Analysis:

The application (attached) provided an explanation for six of the ten nomination standards and attached a copy of the National Register Nomination form for the Bloomington CBD Historic District as its supporting documentation. The National Register Nomination form is relatively silent on the significance of 112 E. Washington Street. No additional information regarding the significant architectural features for the property was provided. Additionally, the applicant did not provide supplemental information to support the standards stated in their application.

As stated in the National Register Nomination Form (and the application it is attached to), "The Bloomington CBD Historic District has both historical and architectural significance. The historical significance stems from the association of the area with people and events of national, statewide and, in particular, local importance. These events and people are particularly important in the fields of commerce, exploration and settlement, industry, and politics and government, but also examples from virtually every other category of significance recognized by the National Register. The architectural significance stems primarily from the survival of some 125 commercial structures from 1842 to 1942 and of entire blocks or significant portions of blocks representing all of the major structural and stylistic trends typical of commercial core areas in Illinois from 1855 to the present. The association of these buildings with each other and with other features combine to preserve an overall downtown landscape which has significance as an integral unit which is beyond that of any of its constituent structures. The area contains buildings

¹ <http://rockrivertimes.com/2019/09/12/urban-equity-properties-purchases-former-state-farm-insurance-headquarters/>

² https://www.pantagraph.com/business/sold-state-farm-downtown-building-on-track-toward-future-as/article_5c06142d-9697-50ea-b781-626ed1ad037b.html

and clusters of buildings of significant aesthetic value designed by architects of recognized merit. The district also demonstrates to a significant extent the use of local building material and the development of local building technology, typical for a land-locked Midwestern City.”

The State Farm Building is listed as a contributing structure in the National Register Nomination form for Bloomington CBD Historic District. According to the nomination, “In all the Central Business District stands as a coherent document to Bloomington’s past. It is highly representative of not only the nationwide trends of thought and design which existed in the nineteenth and twentieth centuries but also of how a community using primarily its own material and intellectual resource was able to create an environment which it can claim to be uniquely its own.”

The applicant provided the following explanations that the standards were 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);*** The original headquarters building of the most important employer in Bloomington.
2. ***Its location as a site of a significant local, county, state, or national event;*** The original office site of a local business venture that positively impacted the massively transformed the City of Bloomington and the United States.
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;*** Many thousands of residents of the City of Bloomington worked in this building.
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;*** The tallest building in Bloomington.
8. ***Its unique location or singular physical characteristics that make it an established or familiar visual feature;*** The most iconic and historic building in Bloomington, IL.
10. ***Its suitability for preservation or restoration.*** Highly suitable for preservation because it is in excellent physical condition.

Unfortunately, the applicant did not provide documentation necessary to meet the criteria for consideration of nominations as set forth in Chapter 44, 8-4, B. 2. in the City Code. The lack of appropriate documentation for addressing the required standards sets a poor precedence for considering this and other S-4 map amendments. The Preservation Commission and City Council do not have a history of designating S-4 properties without the consent of the owner.

Additionally, there are only two commercial property with S-4 designation in the Bloomington CBD Historic District, the McLean County Courthouse and the synagogue at 315 N. Prairie Street. These properties were designated at the request of the owner. Applications regarding the potential designation of historic landmarks should properly document the historic and architectural significance, so that the Preservation Commission is not placed in a position of making arbitrary determinations and the integrity and reputation of the preservation program is not compromised.

The Preservation Commission will have to make a report to the Planning Commission explaining the significance or lack of significance and integrity of the nominated landmark as well as the significant architectural features that should be protected as well as the types of construction, beyond those requiring a permit, that should be reviewed. The report must also include proposed design guidelines, the relationship of the nominated landmark to the ongoing effort of the preservation commission, and recommendations pertaining to permitted uses, height, area, minimum dwelling unit size, floor area, sign area etc. (44-804d). *The information provided by the applicant does not provide the Preservation Commission with adequate information to form their report and recommendation to the Planning Commission.* Staff recommends that the application is moved forward with a **negative** recommendation to the Planning Commission due to a lack of supporting documentation related to the property's historic significance.

The Planning Commission will make a determination considering the recommendation of the Preservation Commission. Additionally, the Planning Commission will hold a public hearing on the application and consider the standards for a zoning map amendment. In their determination the Planning Commission will have to weigh the relative gain and hardship of the public versus the hardship or gain of the property owner resulting from the regulation. Given that this is one of the first instances of designating a commercial property without the property owner initiating the designation, staff is concerned that the restriction will create a barrier, real or perceived, to redevelopment of the building. It is in the public's best interest to have the building functioning, operational, and occupied. Furthermore, given the amount of investment and oversight provided by historic tax credits balanced against the lack of information provided in the application and the poor precedent a local nomination could establish at this time, staff recommends denying the application. Lastly, staff recommends that the Preservation Commission evaluate a strategy for preserving commercial buildings while updating the preservation plan this year.

STAFF RECOMMENDATION: *Staff recommends the Historic Preservation Commission **deny** a resolution recommending to the Planning Commission that the property at 112 E. Washington Street, Art Deco style, be recognized for historic designation and rezoned with the S-4, Local Historic Preservation Zoning Overlay.*

Respectfully Submitted,

Attachments:

City Staff

S-4 application
Site photos
Zoning map
Notice to applicant
Notice to property owner
Neighborhood notice and newspaper notice
List of notified property owners

RESOLUTION NO. 2020-

**A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT
112 E. WASHINGTON STREET BE RECOGNIZED AND REZONED WITH THE
S-4 HISTORIC PRESERVATION DISTRICT ZONING OVERLAY**

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Franklin Park Foundation requesting that the property at 112 E. Washington Street, legally described in Exhibit “A”, attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay; and

WHEREAS, the Historic Preservation Commission determined that the nominated property meets at least one (1) of the criteria for consideration in Chapter 44 8-4 (B) 2 of the Bloomington City Code, 1960, as amended; and

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

WHEREAS, the Historic Preservation Commission has the power to adopt this resolution and make a recommendation to the Bloomington Planning Commission; and

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

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 112 E. Washington Street legally described in Exhibit “A” be rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this 19 day of March, 2020.

APPROVED this 19 day of November, 2020.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

Lea Cline, Chair

Casey Weeks, Secretary

Exhibit A
Legal Description

ORIG TOWN 10' ALLEY BET & ALL LOTS 43 & 48

July 19, 2019

City of Bloomington
Department of Community Development
Attn: Katie Simpson, City Planner
115 E. Washington St., Room 201
Bloomington IL 61702-31157

Dear City of Bloomington:

Please find enclosed the Historic Preservation S-4 Designation nomination for the State Farm Downtown Building located at 112 E. Washington St. Bloomington Illinois.

We request that a Special Meeting of the Bloomington Historic Preservation Commission be called by Chairperson Cline as soon as possible to consider this nomination. Time is of the essence in protecting this structure with an S-4 Historic Preservation overlay zoning classification.

Sincerely,

Timothy J. Maurer



Franklin Park Foundation

COPY

JUL 26 2019

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 21-04-334-007 Size (Acreage) 66' x 120'
Address 112 E. Washington St. Bloomington IL 61701
Current Zoning B-3
Current Use Office

2. Applicant Information

Full Name Franklin Park Foundation
Address 317 E. Chestnut St. City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

3. Owner Information (Check ☐ if same as Applicant)

Full Name State Farm Mutual Automobile Insurance Company
Address 1 State Farm Plaza City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

4. Attorney/Consultant Information (if applicable)

Full Name _____
Company _____
Address _____ City, State, ZIP _____
Phone _____ Email _____

Please include photographs and any other supporting documents referencing the historic value of the subject property.

Applicant Signature

I certify that I have reviewed the relevant sections of the Bloomington Zoning Code, that the information above is true, and that I have provided all required documentation listed in the Application Checklist.

[Signature]
Signature

July 19, 2019
Date

Timothy Maurer
Printed Name

COF

JUL 26 2019

Historic Name of Building (if known) State Farm Headquarters Building Year Built 1929

Architectural Style Office Building

Architect (if known) _____

Is this property in a Historic District? ☒ Yes ☐ No. Which one? Downtown Bloomington 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);

The original headquarters building of the most important employer in Bloomington IL

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

The original office site of a local business venture that positively impacted and massively transformed the City of Bloomington and the United States.

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;

Many thousands of residents of the City of Bloomington worked in this building.

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;

Tallest building in Bloomington.

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;

The most iconic and historic building in Bloomington IL

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.

COPY

Highly suitable for preservation because it is in excellent physical condition.

JUL 26 2019

Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ordinance No. 2006-137)

Add pictures here

Include additional pictures as attachments

RETURN TO:

City of Bloomington
Department of Community Development
Attn: Katie Simpson, City Planner
115 E. Washington St, Room 201
Bloomington, IL 61702-3157
Phone: 309-434-2341
Email: ksimpson@cityblm.org
Fax: 309-434-2857

COPY

JUL 26 2019

Photos of the State Farm Building at 112 E. Washington Street



Figure 1 South and east elevations of the subject property, 112 E. Washington.



Figure 2 South Entrance of the subject property.



Figure 3 South Entrance of the State Farm Building at 112 E. Washington Street.



Figure 4 West Elevation of the State Farm building.



Figure 5 South portion of east elevation.



Figure 6 Portion of east elevation showing the 1929 build and the later addition on the right side.



Figure 7 Northern portion of east elevation.



Figure 8 Northeast corner of the building showing the detailed cornice.



Figure 9 North elevation of the State Farm building.

Zoning Map of the Bloomington Central Business District

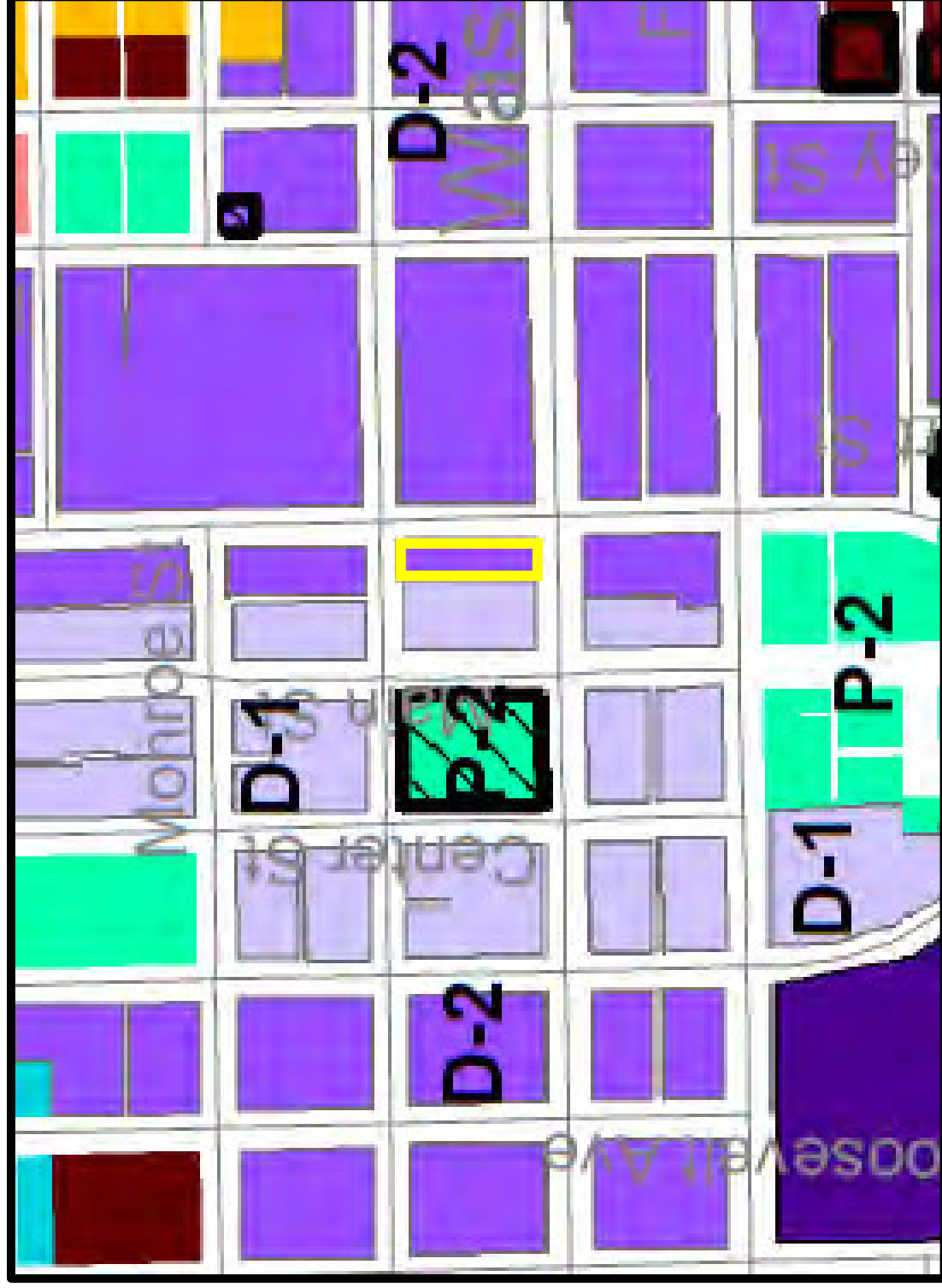


Figure 1 The property outlined in yellow is the State Farm building at 112 E. Washington.

Historic Preservation S-4 Designation -Section 44.11-2

1. Property Information

Parcel Identification Number 21-04-334-007 Size (Acreage) 66' x 120'
Address 112 E. Washington St. Bloomington IL 61701
Current Zoning B-3
Current Use Office

2. Applicant Information

Full Name Franklin Park Foundation
Address 317 E. Chestnut St. City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

3. Owner Information (Check ☐ if same as Applicant)

Full Name State Farm Mutual Automobile Insurance Company
Address 1 State Farm Plaza City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

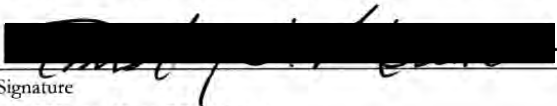
4. Attorney/Consultant Information (if applicable)

Full Name _____
Company _____
Address _____ City, State, ZIP _____
Phone _____ Email _____

Please include photographs and any other supporting documents referencing the historic value of the subject property.

Applicant Signature

I certify that I have reviewed the relevant sections of the Bloomington Zoning Code, that the information above is true, and that I have provided all required documentation listed in the Application Checklist.


Signature

August 3, 2019
Date

Timothy Maurer
Printed Name

Historic Name of Building (if known) State Farm Headquarters Building Year Built 1929

Architectural Style Office Building

Architect (if known) _____

Is this property in a Historic District? ☒ Yes ☐ No. Which one? Downtown Bloomington 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);

The original headquarters building of the most important employer in Bloomington IL

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

The original office site of a local business venture that positively impacted and massively transformed the City of Bloomington and the United States.

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;

Many thousands of residents of the City of Bloomington worked in this building.

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;

Tallest building in Bloomington.

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;

The most iconic and historic building in Bloomington IL

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.

Highly suitable for preservation because it is in excellent physical condition.

Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ordinance No. 2006-137)

Add pictures here

Include additional pictures as attachments

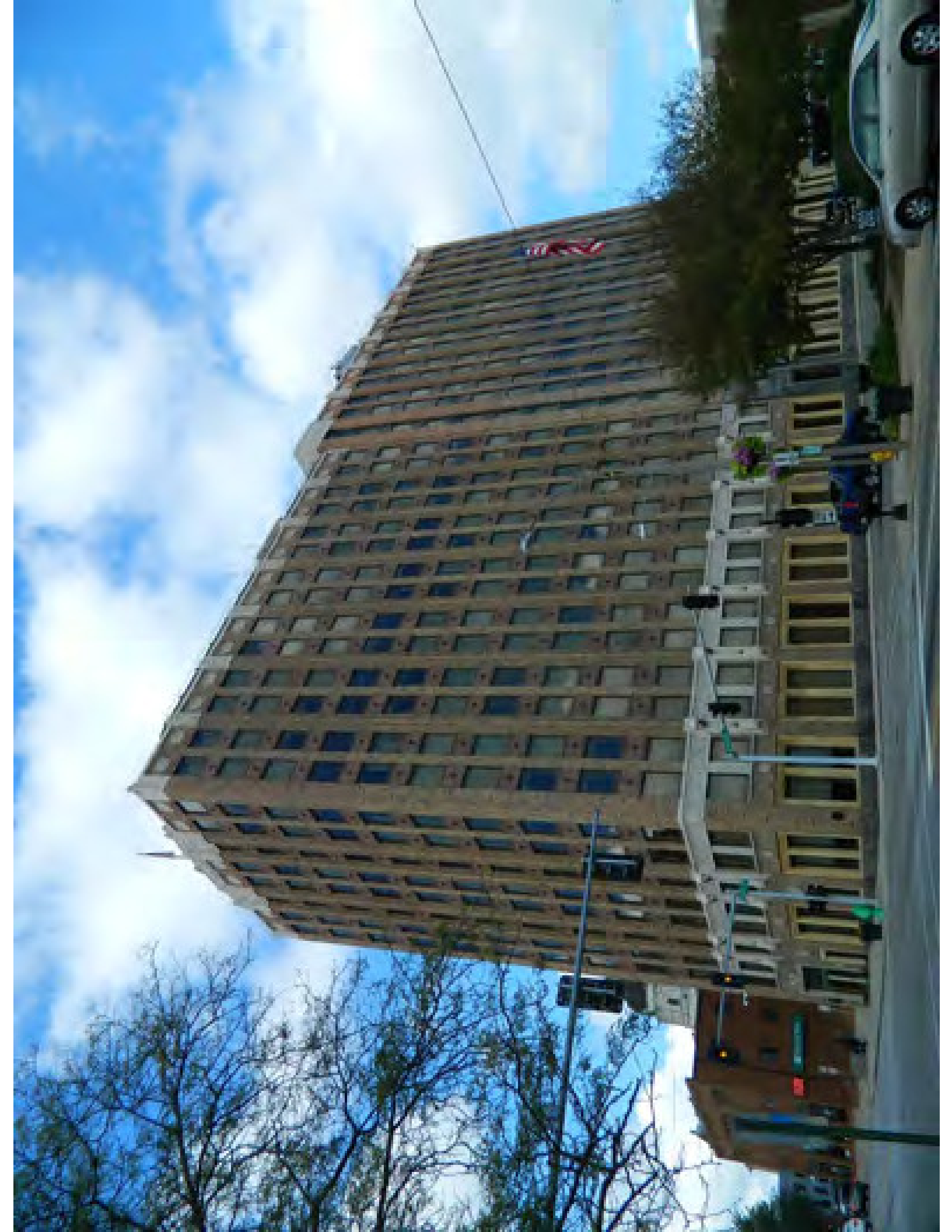
RETURN TO:

**City of Bloomington
Department of Community Development
Attn: Katie Simpson, City Planner
115 E. Washington St, Room 201
Bloomington, IL 61702-3157
Phone: 309-434-2341
Email: ksimpson@cityblm.org
Fax: 309-434-2857**





Initial Photo
1264A-3



Bloomington Central Business District
National Register Nomination Form (1974)

[Link on the City website](#)



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Franklin Park Foundation
c/o Timothy J. Maurer
317 E Chestnut St.
Bloomington, IL 61701

Subject: Notice of Public Hearing

Dear Mr. Maurer:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:

Thursday, March 19, 2020

at 5:00 p.m. in the

City Council Chambers,

109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you submitted a nomination application. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearings. Included with this letter is a copy of the nomination form you submitted. In addition to the form you submitted a copy of the Downtown Bloomington National Register nomination form available online at <https://www.cityblm.org/home/showdocument?id=17832>.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,

Planning Division Staff
City of Bloomington, IL

Encl: Nomination Form



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Urban Equity Properties
401 E. State Street, 4th Floor
Rockford, IL 61101

Subject: Notice of Public Hearing

To whom it may concern:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:

Thursday, March 19, 2020

at 5:00 p.m. in the

City Council Chambers,

109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you are the property owner of the Subject Property. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearings. Included with this letter is a copy of the submitted nomination form. In addition to the form, the applicant submitted a copy of the Downtown Bloomington National Register nomination available online at <https://www.cityblm.org/home/showdocument?id=17832>.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,

Planning Staff
Community Development
City of Bloomington, IL

Encl: Nomination form



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Dear Property Owner or Resident:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination applications (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

- 1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:
Thursday, March 19, 2020
at 5:00 p.m. in the
City Council Chambers,
109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you own property within a 500 foot radius of the Subject Property. All interested persons may present their views upon said nomination application, or ask questions related to the applicants' requests at the scheduled public hearing. Copies of the submitted application are available for public review at the Community Development Department, 115 E. Washington St. Suite Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,
Planning Division Staff
City of Bloomington, IL

Encl: Map



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Dear Property Owner:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

- 1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:
Thursday, March 19, 2020
at 5:00 p.m. in the
City Council Chambers,
109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you own property adjacent to the Subject Property. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearing. Attached is a copy of the nomination form. Along with the form, the applicant submitted a copy of the Downtown Bloomington National Register District nomination, which is available online at <https://www.cityblm.org/home/showdocument?id=17832>.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,
Planning Division staff
City of Bloomington, IL

Encl: Nomination form

75965
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Historic Preservation
Commission
Thursday, March 19, 2020

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing on a S-4 Local Historic Preservation District nomination application (listed below) for property at 112 E. Washington Street, Bloomington, IL ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1. A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held during the regular Historic Preservation Commission meeting on Thursday, March 19, 2020 at 5:00 p.m. in the City Council Chambers of City Hall Building at 109 E. Olive St., Bloomington, Illinois.

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

All interested persons may present their views upon such matters pertaining thereto at the hearing. The applications are on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240 X 0, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: March 3, 2020

121 North Main LLC
121 N Main St. Fl 4
Bloomington, IL 61701

Fred Drake
Heartland Bank & Trust Company
P.O. Box 67
Bloomington, IL 61702

121 NORTH MAIN LLC 121 N MAIN ST 4TH FL BLOOMINGTON, IL 61701	121 NORTH MAIN LLC % ROBERT VARNEY 121 N MAIN ST 4TH FL BLOOMINGTON, IL 61701	203 FRONT INC C/O JAMES T FINEGAN 111 W FRONT BLOOMINGTON, IL 61701
6 PROPERTY LLC 116 EASTVIEW DR NORMAL, IL 61761	BOYD, HAROLD & RHEA A EDGE 313 N MAIN ST BLOOMINGTON, IL 61701	BROWN, PAUL PO BOX 3367 BLOOMINGTON, IL 61701
CME REAL ESTATE INVESTMENTS LLC 1404 KURT DR BLOOMINGTON, IL 61701	DEVYN CORP 307 E GROVE BLOOMINGTON, IL 61701	EDMUND NELSON REVOCABLE TRUST % LINDA L BEATY 16016 E HARVARD AVE AURORA, CO 80013
FIRST OF AMERICA BANK TRUST C/O J ANET 15638 CRESTWICK DR BLOOMINGTON, IL 61704	FRANCOIS ASSOCIATES ARCHITECTS 118 W WASHINGTON ST UNIT A BLOOMINGTON, IL 61701	FRED WOLLRAB 107 HILL TOP BLOOMINGTON, IL 61701
GREEN BUILDING LCC 3102 HARVEST HILL AVENUE BLOOMINGTON, IL 61705	GREGOR, MARLENE 205 B LILY LN BLOOMINGTON, IL 61701	HEARTLAND BANK & TRUST CO 401 N HERSHEY RD BLOOMINGTON, IL 61704
HERITAGE ENTERPRISES, INC PO BOX 3188 BLOOMINGTON, IL 61701	HOFFMAN, FRANK E 3003 WISTERIA LN BLOOMINGTON, IL 61704	INN FRONT LLC 103 M ROBINSON STREET BLOOMINGTON, IL 61701
KNOBLOCH, DENNIS K 115 W JEFFERSON STE 200 BLOOMINGTON, IL 61701	LANCASTER, JAN % BISTRO 316 N MAIN ST BLOOMINGTON, IL 61701	LAWRENCE, PAUL G 108 W MONROE ST BLOOMINGTON, IL 61701
MANDULA BAY LLC 16133 INVERRARY LN BLOOMINGTON, IL 61705	MCCLELLAND, MICAH AND MELISSA 1106 E. GROVE BLOOMINGTON, IL 61701	MCLEAN COUNTY HISTORICAL SOCIETY 200 N MAIN ST BLOOMINGTON, IL 61701
MCLT 49 B 032400 PO BOX 3696 BLOOMINGTON, IL 61702	MCLT M541 317 N MAIN ST BLOOMINGTON, IL 61701	MCLT PBB-299%PEOPLES BANK TRUST DEPT P O BOX 68 BLOOMINGTON, IL 61702
MIDCITY PROPERTIES LLC 312 N MAIN ST BLOOMINGTON, IL 61701	NATIONAL CITY BANK ONE NATIONAL CITY PKWY K-A14- KALAMAZA00, MI 49009	NURCESKI, MEMED (MIKE) 110 W WASHINGTON BLOOMINGTON, IL 61701

OFB PROPERTIES
102 N MAIN
BLOOMINGTON, IL 61701

PUBLIC BUILDING COMMISSION %
DARRELL OEHLER
115 W JEFFERSON STE 200
BLOOMINGTON, IL 61701

RJV PROPERTIES
3102 HARVEST HILL AVE
BLOOMINGTON, IL 61705

STATE FARM MUTUAL ATTN: TAX DEPT
ONE STATE FARM PLAZA
BLOOMINGTON, IL 61710

STUCKEY, CHARLES
2101 WOODFIELD RD
BLOOMINGTON, IL 61704

WANNEMACHER, STEVE
2507 NORTH POINTE DR
BLOOMINGTON, IL 61704

WERDERITS, JOHN R & WENDY M
15643 GOLF CT
BLOOMINGTON, IL 61704

XI VIXENS LLC
209 E WASHINGTON UNIT 1
BLOOMINGTON, IL 61701

PARKER MCLEAN COUNTY
ENTERPRISES LLC
511 MCCLUN ST
BLOOMINGTON, IL 61701
REAL ESTATE HOLDINGS LLC
PO BOX 3636
BLOOMINGTON, IL 61702-3636

SECOND PRESBYTERIAN CHURCH
404 N PAIRIE ST
BLOOMINGTON, IL 61701

STATE FARM MUTUAL COPROPRATE TAX
DEPARTMENT
ONE STATE FARM PLAZA
BLOOMINGTON IL 61710

SZYNKAREK, RYAN J
54 AVON RD
ELK GROVE VILLAGE, IL 60007

WEINTRAUB, ALAN
2006 WOODFIELD
BLOOMINGTON, IL 61704

WOLLRAB, JOHN
116 EASTVIEW DR
NORMAL, IL 61761

ZCV3 LLC
419 N MAIN ST APT B
BLOOMINGTON, IL 61701

PRAIRIELAND INVESTMETN PARTNERS,
LLC
P O BOX 10
LINCOLN, IL 62656
REDBIRD PROPERTY MANAGEMENT CO
200 N LINDEN ST
NORMAL, IL 61761

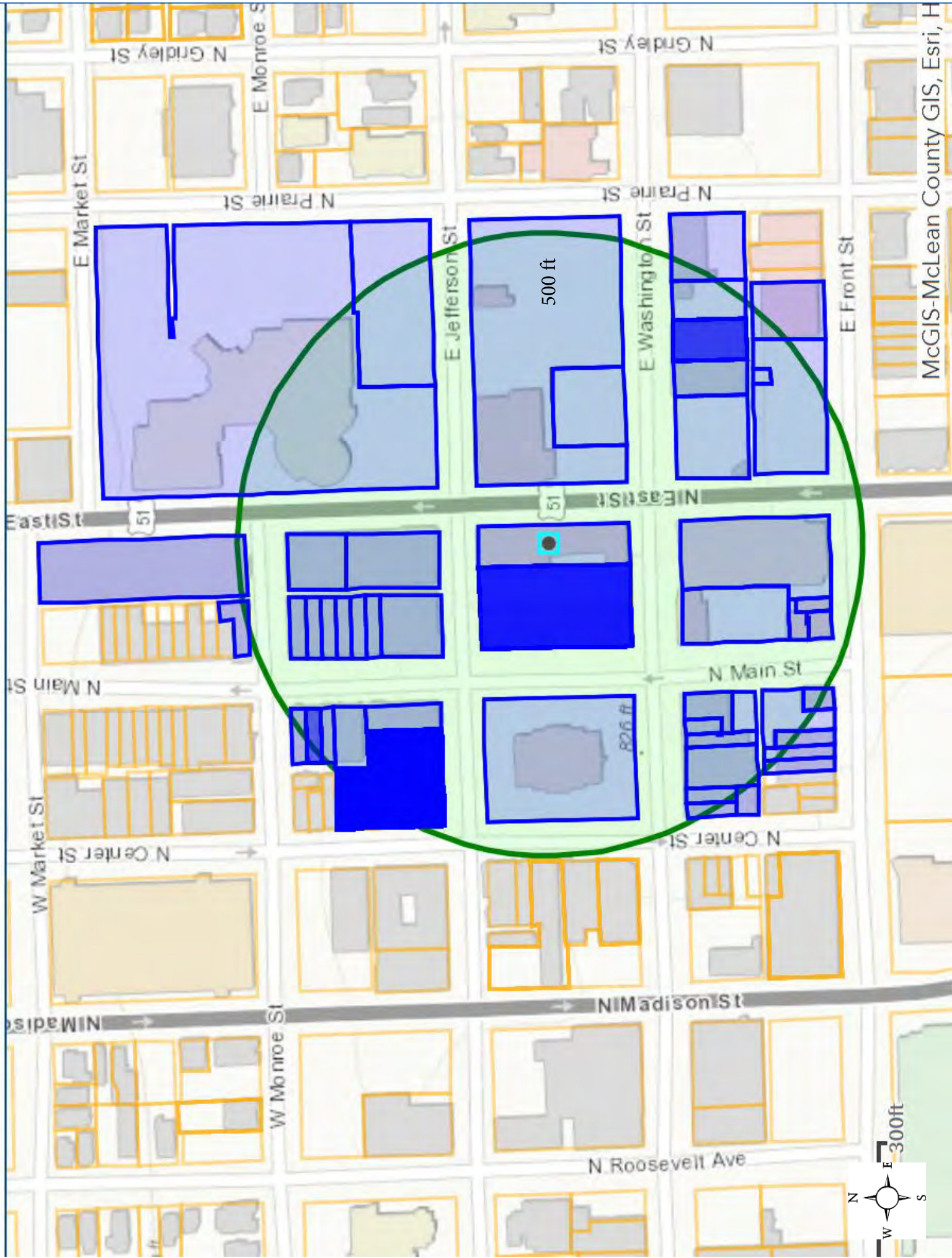
STARK, DAVID
209 E WASHINGTON ST UNIT 5
BLOOMINGTON, IL 61701

STEINMAN, ROBERT M
44 ALTEZA
SANTA FE, NM 87508

TRUST CJG-21-0185-HBT 421,
HEARTLAND BANK & TR CO
200 W COLLEGE AVE
NORMAL, IL 61761

WEINTRAUB, ALAN I & NAOMI H
2006 WOODFIELD
BLOOMINGTON, IL 61704

WONDERLIN, BEN HART C/O REDBIRD
PROPERTY MGMT INC
200 N LINDEN ST
NORMAL, IL 61761



**CITY OF BLOOMINGTON
REPORT FOR THE
BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-20-20	COA	1107 E Jefferson St	Roof Repairs/Replacement	Katie Simpson, City Planner
BHP-21-20	FUNK	1107 E Jefferson St	Roof Repairs/Replacement	Katie Simpson, City Planner

REQUEST:	COA for replacing the slate roof at 1107 E Jefferson Street, A.C. Cowles Home. Funk Grant in the amount of \$5,000.00 for replacing the slate roof and porch roof at 1107 E Jefferson Street, A.C. Cowles Home.
-----------------	---

STAFF RECOMMENDATION:	<i>Staff recommends the Commission approve the COA for the roof replacement for either roof as both asphalt shingles and laminate fake shake shingles are appropriate materials. Staff also supports the Funk Grant for \$5,000.00 and the second bid of laminate style shingle since this will mimic the historic material. Given the scope and size of the project, the Commission may also choose to award additional funding, up to half of the cost.</i>
----------------------------------	--



GENERAL INFORMATION

Owner and Applicant: Micheal Casey-Beich

PROPERTY INFORMATION

Existing Zoning: R-3A w/ S-4

Existing Land Use: Single-family home

Property Size: 91 X 140

PIN: 21-03-328-004

Historic District: Davis-Jefferson

Year Built: 1885

Architectural Style: Queen-Anne Variant

Architect: Warner H. Milner

SURROUNDING ZONING AND LAND USES

Zoning

North: R-3A Multi-family Residential

South: R-3A Multi-family Residential

East: R-3A w/ S-4

West: R-3A w/ S-4

Land Uses

North: Multifamily

South: Single and two-family homes

East: Single and two-family homes

West: Single and two-family homes

Analysis:

Submittals

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

1. Application for COA
2. Application for FUNK Grant
3. Proposed budget

PROJECT DESCRIPTION:

1107 E. Jefferson Street, the A.C. Cowles Home, is located within the Davis-Jefferson Historic District. The home is constructed as a variant of the Queen-Anne Style. The home is a two story, balloon-framed structure with a hipped roof and protruding front and cross-gables. Many of the homes architectural features have been covered with aluminum siding. The front porch also does not appear to be original to the home. The home's slate roof remains but is in disrepair. The home has a large brick chimney. While many of the property's historic features are covered by metal siding, it is important to the district and the neighborhood that the home is maintained and is in good repair, and that the structure is protected and preserved.

The applicant is requesting a certificate of appropriateness to remove the slate roof and replace with asphalt shingles. The guidelines encourage preservation of existing roofing when feasible. When repairs are infeasible, the Commission may approve alternative materials. Flat roofs, not visible to the street, may be replaced with any new material. New materials should match as close as possible to the existing or historic roofing material in size, profile and texture, and the original form and shape of the roof should be retained. The City's Architectural Review Guidelines propose Cement/mineral fiber shingles or Asphalt shingles of similar size, shape and color as appropriate materials when replacement is required.

Per the Bloomington Funk Grant guidelines identify eligible roofing projects as projects that:

- Repair or replace roofs using historically accurate roofing materials
- Restore or repair historically accurate architectural features

- Repair or replace using modern materials which mimic historic materials in appearance and increase the durability and useful life of the property.

The applicant included two roof quotes with the application. Both quotes are for removal of the slate roof. The first quote from TJ's Roofing proposes asphalt shingles (\$17,776.45), the second quote from McCumsey Roofing (\$19,200.00) proposes a laminate fake shake style shingle. New metal trim and flashing is also proposed. Staff supports the COA for either roof as both are appropriate materials. Staff also supports the Funk Grant for the second bid and laminate style shingle since this will mimic the historic material. Given the scope and size of the project, the Commission may also choose to award additional funding, up to half of the cost.

The property is owner-occupied and is exempt from the prevailing wage requirements. Staff also recommends that the owner work with the Old House Society, if feasible, to salvage any slate roofing materials so they can be reused and redistributed within the community.

The applicant also included a request for repairing a second story window. This work has been complete and is ineligible for grant funding.

Analysis

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

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;* The proposed roof will extend the life of the structure. No changes are proposed to the shape, slope and mass of the roof. **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;* The proposed roofing materials should mimic the slate roof in size, color and texture. The flashing should also mimic existing metal flashing. No change is proposed to the shape and mass of the roof. **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 proposed materials are appropriate per the city's Architectural Review Guidelines. **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 met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; Proposed roof material and flashing should match/mimic the original. **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; the proposed roofing materials should match/mimic the slate roof in size, texture, and color. **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 the existing roof should be done with care to not damage other architectural features like the chimney. **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 standard is met.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **the standard is met.***

STAFF RECOMMENDATION:

Staff recommends the Commission approve the COA for the roof replacement for either roof as both asphalt shingles and lument fake shake shingles are appropriate materials. Staff also supports the Funk Grant for \$5,000.00 and the second bid of laminate style shingle since this will mimic the historic material. Given the scope and size of the project, the Commission may also choose to award additional funding, up to half of the cost.

Respectfully Submitted,

Katie Simpson

City Planner

Attachments: COA Application, FUNK Grant, BID/Proposal

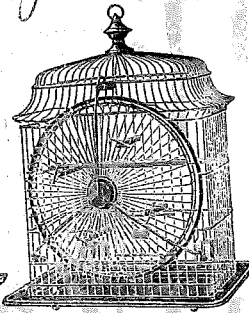


Dear City of Blooming
Community Development Dept.

All other paperwork is
submitted to the Rooper
Mr. Dale McCumsey

PO Box 52
Farmer City IL

61842
I've asked for the
Bid on or before
7-22-2020 over 7



Carpenter Broad walls
will be available in August.

I am unsure when
Mr McCumsey roofer will
be available or Mr. Calhoun
for the chimney flashing.

Thank You!

Michael Corsey-Berick
at





Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

JUL 21 2020

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

Property Address: 1107 E Jefferson St. Bloomington, IL 61701

Historic District (if applicable):

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

Year Built 1831

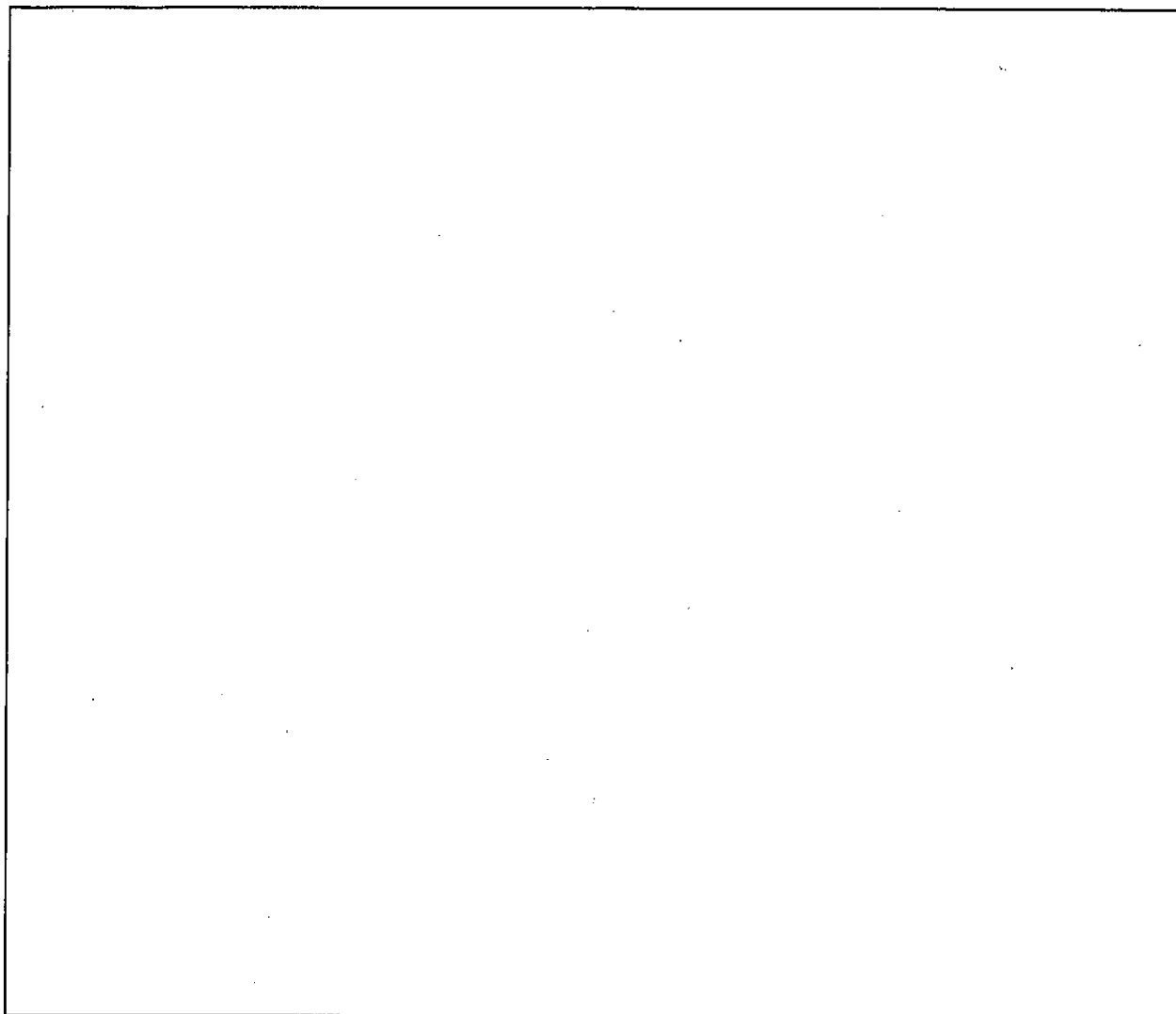
Architectural Style: Queen Anne Variant



Proposed Restoration Work: Remove Slate, possible wood Replacement, install new Roofing & chimney flashings.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:



Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.

- ☐ Historic photos supporting the application (if available)

Applicant Name: Micheal Casey-Beich
Applicant Address: 1107 E. Jefferson St. Bloomington, IL, 61701

Phone: (309) 242-2025

Email: michaelcaseybeich@gmail.com

Applicant Signature* Date Michael Casey-Beich 7-16-2020

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/18/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019

Submission Deadline
7/23/20

Hearing Date
8/20/20



EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

ELIGIBILITY

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

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

Funding assistance is not available to exterior projects on:

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

APPLICATION

Property Address: 1107 E. Jefferson St. Bloomington, IL. 61701

Historic District (if applicable):

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

Year Built 1831

Architectural Style: Queen Anne Variant

Cost of Proposed Work:

Grant Amount Requested: \$10,000? \$5,000



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

Proposed Restoration Work: Remove Slate, inspect wood, Apply Roof + chimney flashing

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Project Start Date:

Expected Project Completion Date:

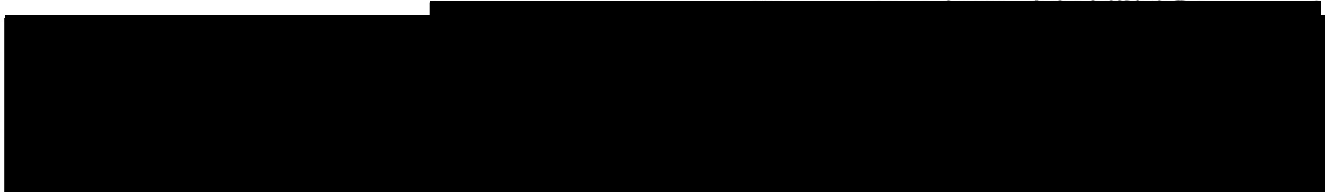
Please attach the following information to the application.

- ☐ Detailed budget of project
- ☐ Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness mailed 7-16-2020

☐ Historic photos supporting the application (if available)

Applicant Name: Michael Casey-Beich

7-16-2020



Applicant Signature



Date 7-16-2020

RETURN TO:

City Planner
City of Bloomington Community Development Department
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341
Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/19/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019

Submission Deadline
7/23/20

Hearing Date
8/20/20



Estimate for: Micheal Casey [REDACTED]	Prepared by: Tyler Wolf Owner Office: 309-706-0252 Mobile: 309-642-5533 Tjsroofing82@yahoo.com
---	---

Proposal Date: 08/02/2020

License #: 104-018701

Office Number: 3097060252

INSTALLATION INCLUDES:

- ✓ **Permits:** Obtain reroof permit. Schedule all inspections required.
- ✓ **Roof Pitch:** 21% @ 3/12 -- 29% @ 10/12 -- 50% @ 12/12
- ✓ **Roof Removal:** 21% @ 3/12: 3 layers -- 29% @ 10/12: 3 layers -- 50% @ 12/12: 3 layers
- ☐ **Sheathing:** Not Applicable
- ✓ **Water Proofing:** CertainTeed WinterGuard® Granular applied to:

✓ Eaves

✓ Penetrations

✓ Valley

✓ Sidewall

✓ Headwall

☐ Entire Roof
- ✓ **Underlayment:** CertainTeed DiamondDeck® High Performance Synthetic Underlayment
- ✓ **Low Slope Section:** #1 CertainTeed WinterGuard® Granular #2 CertainTeed WinterGuard® Granular
- ✓ **Starter Strip:** CertainTeed SwiftStart® Starter
- ✓ **Shingle Product:** CertainTeed Landmark® AR (Algae Resistant)
- ✓ **Shingle Color:** To Be Determined
- ✓ **Hip & Ridge Caps:** CertainTeed Shadow Ridge® 12"
- ✓ **Valleys:** Closed Cut Valley. **Color: To Be Determined
- ✓ **Nosing on Eaves:** Drip Edge/Nosing (Gutter Apron) - 1" x 3" . **Color: To Be Determined
- ✓ **Nosing on Gables:** Drip Edge/Nosing - 1" x 3" . **Color: To Be Determined
- ✓ **Step Flashings:** 3" x 5" x 8" Step Flashings. **Color: To Be Determined
- ✓ **Flashings:** Replace all flashings, including headwall flashings if existing. **Color: To Be Determined

ROOF VENTING COMPONENTS:

- ☐ **Intake Required:** See Contractor for Details
- ☐ **Needed Intake:** Not Applicable
- ☐ **Ridge Vent System:** Not Applicable
- ☐ **Current Exhaust 1:** Not Applicable
- ☐ **Current Exhaust 2:** Not Applicable
- ☐ **Needed Exhaust:** Provided by Ridge Vent System

SADDLES:

- ✓ **Chimney Saddle(s):** Reuse: 1 x Chimney Saddle
- ☐ **Skylight Saddle(s):** Not Applicable

FLAT ROOF:

- ☐ **System:** Not Applicable
- ☐ **Base:** Not Applicable
- ☐ **Mid Ply:** Not Applicable
- ☐ **Flintlastic® SA Cap:** Not Applicable
- ☐ **Drainage:** Not Applicable

Misc.

- ☐ **Satellite Dish:** Not Applicable
- ✓ **Clean Up:** Removal and disposal of all debris from job site



YOUR NEW ROOF ESTIMATE:

Better

 CertainTeed Landmark® AR (Algae Resistant)

\$17,776.45



So much depends on your roof. Our Landmark® Series of high-performance shingles offers four levels of weight and thickness. The heavier the shingle, the more depth and dimension it offers. All four offer the exceptional quality of the industry's toughest fire-resistant, fiber glass base embedded with our color-rich ceramic granules. Within the Landmark® Series, you get the dimensional appearance of wood-shake roofing combined with the flexibility of the industry's most robust color palette.

OPTIONAL ROOF COMPARISON #1:

Best

☐ **CertainTeed NorthGate®**

\$18,099.44



Superior Through Science Made from a blend of premium roofing asphalt that includes specialized SBS modifiers, NorthGate architectural shingles offer a durability that cannot be matched by standard asphalt shingles. CertainTeed's NorthGate SBS modified asphalt shingle is unmatched by other standard asphalt shingles. The rubberizing aspect of SBS allows greater flexibility so the shingles resist cracking even in extreme cold-weather, allowing for year round application. SBS also offers superior granule adhesion which is one of the key components in protecting the shingle against the elements.

OPTIONAL ROOF COMPARISON #2:

Good

☐ **CertainTeed Landmark® Pro AR (Algae Resistant)**

\$15,530.43



The Experts Choice. LANDMARK® PRO AR (Algae Resistant) is a refined union of vision and value, our PRO line leads its class in optimal performance and color. Our Landmark® Series of high-performance shingles offers four levels of weight and thickness. The heavier the shingle, the more depth and dimension it offers. All four offer the exceptional quality of the industry's toughest fire-resistant, fiber glass base embedded with our color-rich ceramic granules.

ADDITIONAL WORK (Included in bid price):

- 1 Not Applicable
- 2 Not Applicable
- 3 Not Applicable

YOUR CERTAINTeed EXTENDED WARRANTY:
 **SureStart Plus - 4 Star**

<i>* see warranty brochure for details</i>	Warranty Period	SureStart Period	Materials & Labor	Tear-Off	Disposal	Workmanship
 4-STAR Coverage *	Lifetime ^	50 Years ^	✓	✓	✓	

^ Warranty and SureStart period can vary by Shingle type. Please see CertainTeed warranty brochure for complete details.

Only CertainTeed gives you the confidence of SureStart and SureStart PLUS. We can offer this extensive coverage because all CertainTeed roofing products are crafted with quality materials, advanced manufacturing methods and a standard of excellence. That means problems rarely occur. But just in case a defect arises during the critical early years, CertainTeed protects you with SureStart or SureStart PLUS as follows: • Coverage of 100% of the cost of shingles to repair or replace defective shingles. • Coverage of the cost of labor to repair the defective shingles or apply new shingles to replace defective shingles. • See the Limited Asphalt Shingle Warranty for details.

Excludes**ADDITIONAL PROJECTS (Not Included In bid price):**

- ☐ **Gutters & Downspouts:** + \$ 0

Not Applicable
- ☐ **Gutter Screens:** + \$ 0

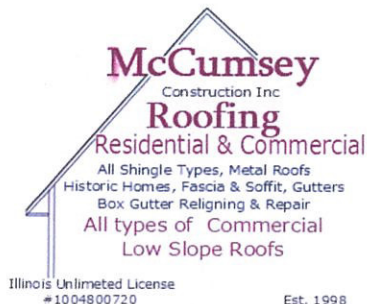
Not Applicable
- ☐ **Insulation:** + \$ 4.0

Sheeting add \$ 45.00 Per Sheet

Un-Foreseen Cost not Included in Estimate:

\$85/HR plus materials will be added to invoice.

Proposal Date: 08/07/2020
 NOTE: Prices as subject to change after: 11/05/2020



P.O. Box 52

Farmer City, IL, 61842

Phone: 309-928-3920

Fax: 309-928-2918

Owner - Dale McCumsey cell: 309-826-4395

McCumseyConst@Aol.com[Facebook.com/McCumseyConstructionInc](https://www.facebook.com/McCumseyConstructionInc)McCumseyConstInc@Gmail.com

Customer Mailing Address: Micheal Casey - Beich
 Job Location: 1107 E Jefferson
 Date: 7/30/2020
 Phone:

We Are Pleased to submit the following estimate for:

New roof

Details of estimate**Price**

Tear off existing slate roof and haul to land fill.	
Apply under layment to exposed roof deck.	
Install new metal trim to all perimeters.	
Shingles will be a laminate fake shake style shingle with a limited life time manufactures warranty.	
New Vents will be installed.	
Valleys will have ice shield and metal applied if there is no existing metal in valleys	
Ice and water shield will be installed on eaves.	
All roof protrusions will have new flashing installed.	
Chimney will have new copper flashing installed.	
Wood roof deck inspected after tear off and rotten wood repaired. If a large amount found will be repaired on a time & material basis upon owners approval.	
Job site left clean on a daily basis.	
2 year workmanship warranty	
Manufacturers Limited Lifetime Warranty	

Owner and contractor will carry all necessary insurance's.
 Invoices due in 30 days of billing date. There will be a 1.5%
 Monthly late fee 18% per year.

TOTAL**\$19,200.00****Customer Signature:**Thank You:
Dale McCumsey

Thank You,
 Dale McCumsey

Flat roofing all type single plys-Slate & Tile-All type shingles-Standing seam metal roofs-Metal & flat roof maintenance

e-mail

Quotation

McLean County Glass & Mirror, Inc
903 W. Locust Street
Bloomington, IL 61701-2800

planning @
city blm. org

Quote Number
4137

Quote Date
Jul 17, 2020

309-827-1600

by 4:30

Page:
1

Quoted to:

Michael Beich

Bloomington, IL 61

Customer ID	Good Thru	Payment Terms	Sales Rep
BEICH M	8/16/20	Net 10 Days	

Quantity	Item	Description	Unit Price	Extension
1.00		#242-2025		
1.00		Replace glass in 2nd floor -	365.00	365.00
		west side window		
1.00		Includes materials, tax & labor		
			Subtotal	365.00
			Sales Tax	
			Total	365.00

**CITY OF BLOOMINGTON
REPORT FOR
BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

CASE NO:	SUBJECT:	REPORT BY:
Agenda Item D.	Harriet Fuller Rust Grant Guidelines	Katie Simpson City Planner

STAFF RECOMMENDATION:	Consider revising the guidelines to include accessible accommodations for structures within the district, and to include provisions for discovering architecturally significant features during construction.
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PROJECT DESCRIPTION: The City of Bloomington Historic Preservation Commission oversees the Harriet Fuller Rust Downtown Historic Façade Grant Program. The Grant allows for up to 50% of project costs or \$25,000.00, whichever is less, to tenants or property owners within (and adjacent to) the Historic Central Business District. The grant guidelines are attached to this memo. The grant is funded through the City's General Fund. This year, City Council allocated \$135,000.00 to the grant.

Recently, the Preservation Commission has discussed amending these guidelines to include provisions and procedures for uncovering architectural features during the project. Further, staff has received inquiries and interest from business owners about the use of Rust funds to address accessible accommodations such as ramps, hand bars, and possibly elevators. Staff is recommending the Commission consider expanding the scope of the grant to include accessible improvements, so the Commission can have oversight as changes are made to ensure historic integrity is protected. Further, accessibility promotes the longevity of the structure.

Also attached to this memo is the National Park's Service Historic Preservation Brief on modifying historic structures for accessibility.

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 get the museum back on its feet. As board president, she accomplished the library material restoration program, expanded the museum's size, and acquired a 30-year lease on 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 has budgeted \$100,000 for the 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.

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 grants 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.

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 <http://www.state.il.us/agency/idol/RATES/RATES.HTM>

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:

- 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. One or any number of these improvements may be included in one grant application. 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 is an eligible cost under the program.
- 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.

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.

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 may meet with the Downtown Bloomington Association (DBA), 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. 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 Downtown Bloomington Association, 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. Only complete applications will proceed with a grant review. The City Planner will forward complete applications to the DBA. The DBA will review grant applications and determine compliance with the Association's philosophy and goals. The DBA shall provide to the Historic Preservation Commission, a recommendation approving or denying, in whole or in part, the application as presented. The Downtown Bloomington Association Director or their representative may present to the Historic Preservation Commission their review of the grant in person or in writing.
- H. Then the City Planner will forward the application along with any review comments from the DBA 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 Bloomington Department of Planning and Code Enforcement. 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 DBA and 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.
- K. **Required building permits must be obtained before work begins.** Questions regarding permit requirements should be directed to the City's 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 Downtown Bloomington Association and the City Planner in writing.
- 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 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

FACADE 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
Planning and Code Enforcement Department
P.O. Box 3157
Bloomington, IL 61702-3157

Phone: 309-434-2341

APPENDIX B TARGET AREA MAP



32 PRESERVATION BRIEFS

Making Historic Properties Accessible

Thomas C. Jester and Sharon C. Park, AIA



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Historically, most buildings and landscapes were not designed to be readily accessible for people with disabilities. In recent years, however, emphasis has been placed on preserving historically significant properties, and on making these properties—and the activities within them—more accessible to people with disabilities. With the passage of the Americans with Disabilities Act in 1990, access to properties open to the public is now a civil right.

This Preservation Brief introduces the complex issue of providing accessibility at historic properties, and underscores the need to balance accessibility and historic preservation. It provides guidance on making historic properties accessible while preserving their historic character; the Brief also provides examples to show that independent physical accessibility at historic properties can be achieved with careful planning, consultation, and sensitive design. While the Brief focuses primarily on making buildings and their sites accessible, it also includes a section on historic landscapes. The Brief will assist historic property owners, design professionals, and administrators in evaluating their historic properties so that the highest level of accessibility can be provided while minimizing changes to historic materials and features. Because many projects encompassing accessibility work are complex, it is advisable to consult with experts in the fields of historic preservation and accessibility before proceeding with permanent physical changes to historic properties.

Modifications to historic properties to increase accessibility may be as simple as a small, inexpensive ramp to overcome one entrance step, or may involve changes to exterior and interior features. The Brief does not provide a detailed explanation of local or State accessibility laws as they vary from jurisdiction to jurisdiction. A concise explanation of several federal accessibility laws is included on page 13.

Planning Accessibility Modifications

Historic properties are distinguished by features, materials, spaces, and spatial relationships that contribute to their historic character. Often these elements, such as steep terrain, monumental steps, narrow or heavy doors, decorative ornamental hardware, and narrow pathways and corridors, pose barriers to persons with disabilities, particularly to wheelchair users (See Figure 1).

A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of historic properties:

- 1) Review the historical significance of the property and identify character-defining features;
- 2) Assess the property's existing and required level of accessibility; and
- 3) Evaluate accessibility options within a preservation context.

1) Review the Historical Significance of the Property

If the property has been designated as historic (properties that are listed in, or eligible for listing in the National Register of Historic Places, or designated under State or local law), the property's nomination file should be reviewed to learn about its significance. Local preservation commissions and State Historic Preservation Offices can usually provide

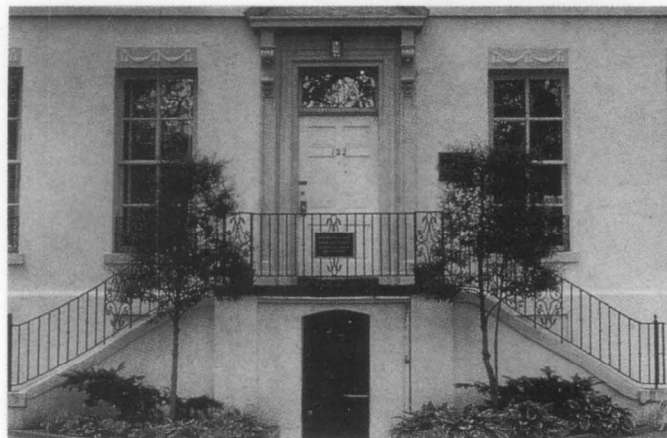


Figure 1. It is important to identify the materials, features, and spaces that should be preserved when planning accessibility modifications. These may include stairs, railings, doors, and door surrounds. Photo: National Park Service files.

copies of the nomination file and are also resources for additional information and assistance. Review of the written documentation should always be supplemented with a physical investigation to identify which character-defining features and spaces must be protected whenever any changes are anticipated. If the level of documentation for a property's significance is limited, it may be necessary to have a preservation professional identify specific historic features, materials, and spaces that should be protected.

For most historic properties, the construction materials, the form and style of the property, the principal elevations, the major architectural or landscape features, and the principal public spaces constitute some of the elements that should be preserved. Every effort should be made to minimize damage to the materials and features that convey a property's historical significance when making modifications for accessibility. Very small or highly significant properties that have never been altered may be extremely difficult to modify.

Secondary spaces and finishes and features that may be less important to the historic character should also be identified; these may generally be altered without jeopardizing the historical significance of a property. Non-significant spaces, secondary pathways, later additions, previously altered areas, utilitarian spaces, and service areas can usually be modified without threatening or destroying a property's historical significance.

2) Assess the Property's Existing and Required Level of Accessibility

A building survey or assessment will provide a thorough evaluation of a property's accessibility. Most surveys identify accessibility barriers in the following areas: building and site entrances; surface textures, widths and slopes of walkways; parking; grade changes; size, weight and configuration of doorways; interior corridors and path of travel restrictions; elevators; and public toilets and amenities (See Figure 2). Simple audits can be completed by property owners using readily available checklists (See Further Reading). Accessibility specialists can be hired to assess barriers in more complex properties, especially those with multiple buildings, steep terrain, or interpretive programs. Persons with disabilities can be particularly helpful in assessing specific barriers.

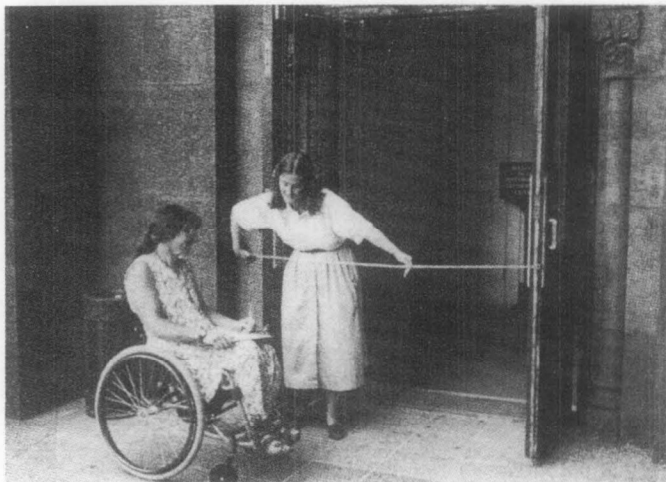


Figure 2. Surveys of historic properties can identify accessibility barriers. Persons with disabilities and accessibility consultants should participate whenever possible. Photo: Thomas Jester.

All applicable accessibility requirements—local codes, State codes and federal laws—should be reviewed carefully before undertaking any accessibility modification. Since many States and localities have their own accessibility regulations and codes (each with their own requirements for dimensions and technical requirements), owners should use the most stringent accessibility requirements when implementing modifications. The Americans with Disability Act Accessibility Guidelines (ADAAG) is the document that should be consulted when complying with the Americans with Disabilities Act (ADA) requirements.

3) Identify and Evaluate Accessibility Options within a Preservation Context

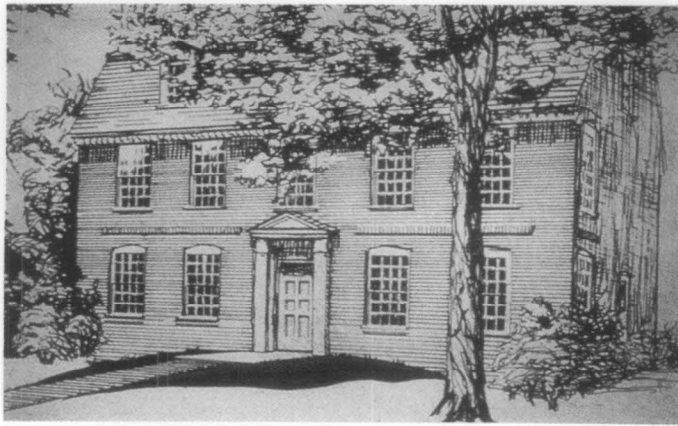
Once a property's significant materials and features have been identified, and existing and required levels of accessibility have been established, solutions can be developed (See Figure 3). Solutions should provide the greatest amount of accessibility without threatening or destroying those materials and features that make a property significant. Modifications may usually be phased over time as funds are available, and interim solutions can be considered until more permanent solutions are implemented. A team comprised of persons with disabilities, accessibility and historic preservation professionals, and building inspectors should be consulted as accessibility solutions are developed.

Modifications to improve accessibility should generally be based on the following priorities:

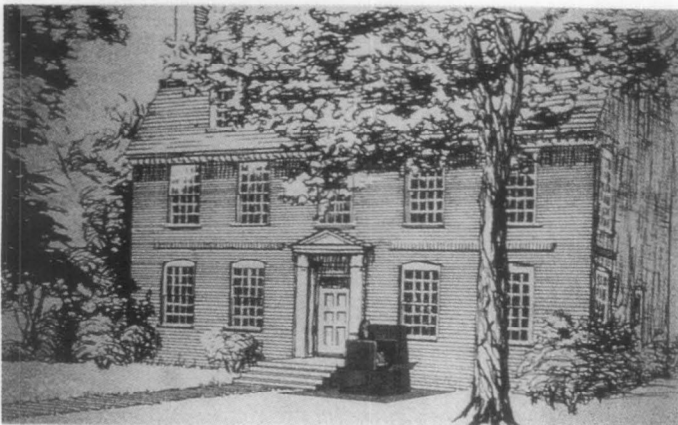
- 1) Making the main or a prominent public entrance and primary public spaces accessible, including a path to the entrance;
- 2) Providing access to goods, services, and programs;
- 3) Providing accessible restroom facilities; and,
- 4) Creating access to amenities and secondary spaces.

All proposed changes should be evaluated for conformance with the Secretary of the Interior's "Standards for the Treatment of Historic Properties," which were created for property owners to guide preservation work. These Standards stress the importance of retaining and protecting the materials and features that convey a property's historical significance. Thus, when new features are incorporated for accessibility, historic materials and features should be retained whenever possible. Accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. Reversible means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired. The design of new features should also be differentiated from the design of the historic property so that the evolution of the property is evident. See *Making Historic Buildings Accessible* on page 9.

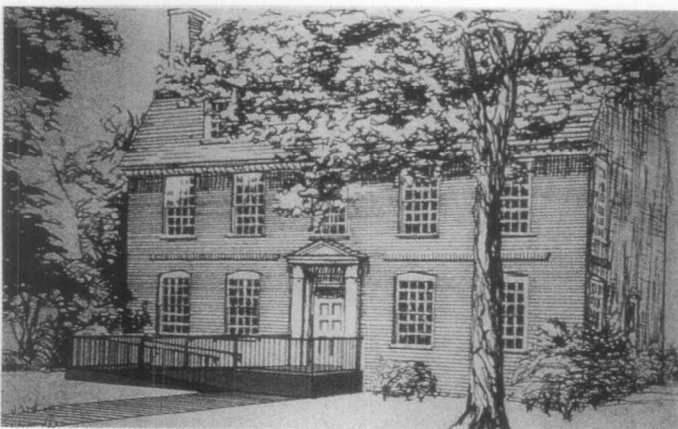
In general, when historic properties are altered, they should be made as accessible as possible. However, if an owner or a project team believes that certain modifications would threaten or destroy the significance of the property, the State Historic Preservation Officer should be consulted to determine whether or not any special accessibility provisions may be used. Special accessibility provisions for historic properties will vary depending on the applicable accessibility requirements.



A.



B.



C.

Figure 3. Before implementing accessibility modifications, owners should consider the potential effect on their historic property. At the Derby House in Salem, Massachusetts, several solutions to make the entrance accessible were considered, including regrading (a); a lift (b); and a ramp (c). The solution, an entrance on a secondary elevation, preserves the building's architectural significance and is convenient to designated parking. Drawings: National Park Service Files..

In some cases, programmatic access may be the only option for extremely small or unaltered historic properties, such as a two-story house museum with no internal elevator. Programmatic access for historic properties refers to alternative methods of providing services, information, and experiences when physical access cannot be provided. It

may mean offering an audio-visual program showing an inaccessible upper floor of a historic house museum, providing interpretive panels from a vista at an inaccessible terraced garden, or creating a tactile model of a historic monument for people with visual impairments.

Accessibility Solutions

The goal in selecting appropriate solutions for specific historic properties is to provide a high level of accessibility without compromising significant features or the overall character of the property. The following sections describe accessibility solutions and offer guidance on specific historic property components, namely the building site, entrances, interiors, landscapes, amenities, and new additions. Several solutions are discussed in each section, referencing dimensions and technical requirements from the ADA's accessibility guidelines, ADAAG. State and local requirements, however, may differ from the ADA requirements. Before making any modification owners should be aware of all applicable accessibility requirements.

The Building Site

An accessible route from a parking lot, sidewalk, and public street to the entrance of a historic building or facility is essential. An accessible route, to the maximum extent possible, should be the circulation route used by the general public. Critical elements of accessible routes are their widths, slopes, cross slopes, and surface texture. Each of these route elements must be appropriately designed so that the route can be used by everyone, including people with disabilities. The distance between the arrival and destination points should also be as short as possible. Sites containing designed landscapes should be carefully evaluated before making accessibility modifications. Historic landscapes are described in greater detail on pages 10 and 11.

Providing Convenient Parking. If parking is provided, it should be as convenient as possible for people with disabilities. Specially designated parking can often be created to improve accessibility (See Figure 4). Modifications to parking configurations and pathways should not alter significant landscape features.

Creating an Accessible Route. The route or path through a site to a historic building's entrance should be wide enough, generally at least 3 feet (91 cm), to accommodate visitors



Figure 4. Parking designated for people with disabilities is provided near an accessible entrance to the Springfield Library in Springfield, Massachusetts. Photo: William Smith.

with disabilities and must be appropriately graded with a stable, firm, and slip-resistant surface. Existing paths should be modified to meet these requirements whenever possible as long as doing so would not threaten or destroy significant materials and features.

Existing surfaces can often be stabilized by providing a new base and resetting the paving materials, or by modifying the path surface. In some situations it may be appropriate to create a new path through an inaccessible area. At large properties, it may be possible to regrade a slope to less than 1:20 (5%), or to introduce one or more carefully planned ramps. Clear directional signs should mark the path from arrival to destination.

Entrances

Whenever possible, access to historic buildings should be through a primary public entrance. In historic buildings, if this cannot be achieved without permanent damage to character-defining features, at least one entrance used by the public should be made accessible. If the accessible entrance is not the primary public entrance, directional signs should direct visitors to the accessible entrance (See Figure 5). A rear or service entrance should be avoided as the only mean of entering a building.

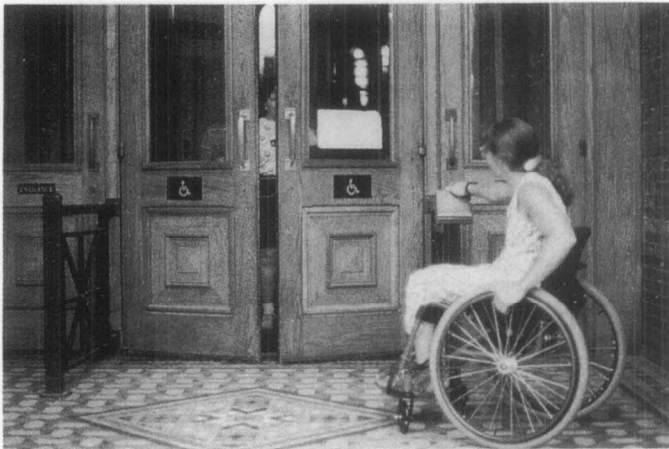


Figure 5. A universal access symbol clearly marks the Arts and Industries Building in Washington, D.C., and a push plate (right) engages the automatic door-opener. Photo: Thomas Jester.

Creating an accessible entrance usually involves overcoming a change in elevation. Steps, landings, doors, and thresholds, all part of the entrance, often pose barriers for persons with disabilities. To preserve the integrity of these features, a number of solutions are available to increase accessibility. Typical solutions include regrading, incorporating ramps, installing wheelchair lifts, creating new entrances, and modifying doors, hardware, and thresholds.

Regrading an Entrance. In some cases, when the entrance steps and landscape features are not highly significant, it may be possible to regrade to provide a smooth entrance into a building. If the existing steps are historic masonry, they should be buried, whenever possible, and not removed (See Figure 6).

Incorporating Ramps. Permanent ramps are perhaps the most common means to make an entrance accessible. As a new feature, ramps should be carefully designed and appropriately located to preserve a property's historic character (See Figure 7). Ramps should be located at public

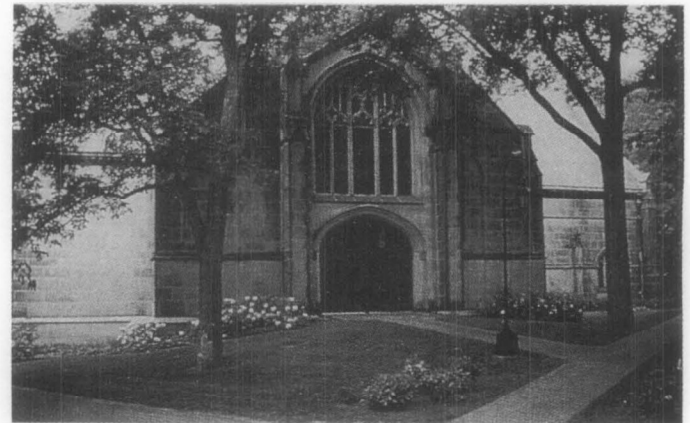


Figure 6. Entrances can be regraded to make a building accessible as long as no significant landscape features will be destroyed and as long as the building's historic character is preserved. The Houghton Chapel (a) in Wellesley, Massachusetts, was made accessible by regrading over the historic steps (b). Photos: Carol R. Johnson & Associates.



Figure 7. This ramp is convenient for visitors with disabilities and preserves the building's historic character. The design is also compatible in scale with the building. Photo: William Smith.

entrances used by everyone whenever possible, preferably where there is minimal change in grade. Ramps should also be located to minimize the loss of historic features at the connection points—porch railings, steps, and windows—and should preserve the overall historic setting and character of the property. Larger buildings may have below grade areas that can accommodate a ramp down to an entrance (See Figure 8). Below grade entrances can be considered if the ramp leads to a publicly used interior, such as an auditorium, or if the building is serviced by a public elevator. Ramps can often be incorporated behind

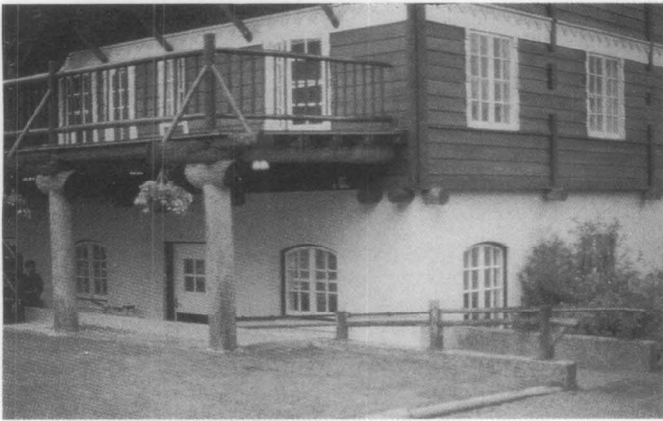


Figure 8. A new below-grade ramp provides access to Lake MacDonald Lodge in Glacier National Park. Photo: Thomas Jester

historic features, such as cheek-walls or railings, to minimize the visual effect (See Figure 9).

The steepest allowable slope for a ramp is usually 1:12 (8%), but gentler slopes should be used whenever possible to accommodate people with limited strength. Greater changes in elevation require larger and longer ramps to meet accessibility scoping provisions and may require an intermediate landing. Most codes allow a slightly steeper ramp for historic buildings to overcome one step.

Ramps can be faced with a variety of materials, including wood, brick, and stone. Often the type and quality of the materials determines how compatible a ramp design will be with a historic property (See Figure 10). Unpainted pressure-treated wood should not be used to construct ramps because it usually appears temporary and is not visually compatible with most historic properties. Railings



Figure 9. This ramp was created by infilling the window-well and slightly modifying the historic railing. The ramp preserves this building's historic character. Photo: Thomas Jester.



Figure 10. This brick ramp provides access to St. Anne's Episcopal Church in Annapolis, Maryland. Its design is compatible with the historic building. Photo: Charity V. Davidson.

should be simple in design, distinguishable from other historic features, and should extend one foot beyond the sloped area (See Figure 11).

Ramp landings must be large enough for wheelchair users, usually at least 5 feet by 5 feet (152.5 cm by 152.5 cm), and the top landing must be at the level of the door threshold. It may be possible to reset steps by creating a ramp to accommodate minor level changes and to meet the threshold without significantly altering a property's historic character. If a building's existing landing is not wide or deep enough to accommodate a ramp, it may be



Figure 11. Simple, contemporary railings that extend beyond the ramp slope make this ramp compatible with the industrial character of this building. Photo: Thomas Jester.

necessary to modify the entry to create a wider landing. Long ramps, such as switchbacks, require intermediate landings, and all ramps should be detailed with an appropriate edge and railing for wheelchair users and visually impaired individuals.

Temporary or portable ramps are usually constructed of light-weight materials and, thus, are rarely safe or visually compatible with historic properties. Moreover, portable ramps are often stored until needed and, therefore, do not meet accessibility requirements for independent access. Temporary and portable ramps, however, may be an acceptable interim solution to improve accessibility until a permanent solution can be implemented (See Figure 12).

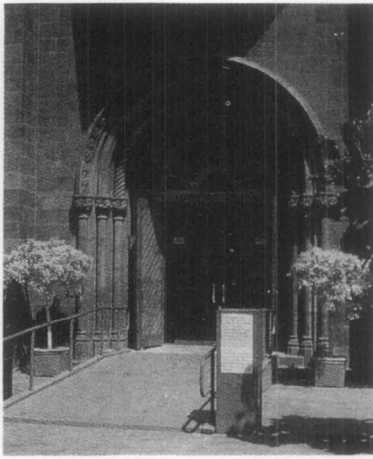


Figure 12. The Smithsonian Institution installed a temporary ramp on its visitor's center to allow adequate time to design an appropriate permanent ramp. Photo: Thomas Jester.

Installing Wheelchair Lifts. Platforms lifts and inclined stair lifts, both of which accommodate only one person, can be used to overcome changes of elevation ranging from three to 10 feet (.9 m-3 m) in height. However, many States have restrictions on the use of wheelchair lifts, so all applicable codes should be reviewed carefully before installing one.

Inclined stair lifts, which carry a wheelchair on a platform up a flight of stairs, may be employed selectively.

They tend to be visually intrusive, although they are relatively reversible. Platform lifts can be used when there is inadequate space for a ramp. However, such lifts should be installed in unobtrusive locations and under cover to minimize maintenance if at all possible (See Figure 13). A similar, but more expensive platform lift has a retracting railing that lowers into the ground, minimizing the visual effect to historic properties (See Figure 14). Mechanical lifts have drawbacks at historic properties with high public visitation because their capacity is limited, they sometimes cannot be operated independently, and they require frequent maintenance.

Considering a New Entrance. When it is not possible to modify an existing entrance, it may be possible to develop a new entrance by creating an entirely new opening in an appropriate location, or by using a secondary window for an opening. This solution should only be considered after exhausting all possibilities for modifying existing entrances (See Figure 15).

Retrofitting Doors. Historic doors generally should not be replaced, nor should door frames on the primary elevation be widened, as this may alter an important feature of a historic design. However, if a building's historic doors have been removed, there may be greater latitude in designing a compatible new entrance. Most accessibility standards require at least a 32" (82 cm) clear opening with manageable door opening pressures. The most desirable preservation solution to improve accessibility is retaining historic doors and upgrading the door pressure with one of several devices. Automatic door openers

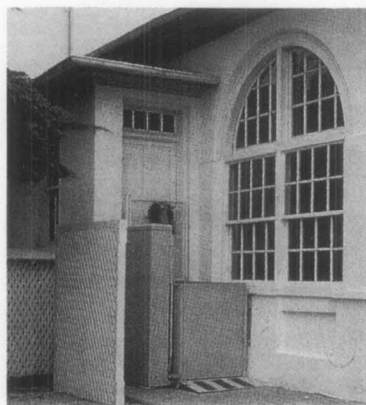
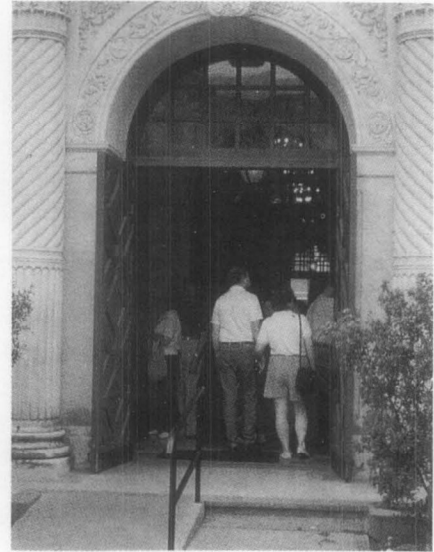


Figure 13. Platform lifts like the one used on this building require minimal space and can be removed without damaging historic materials. Shielded with lattice work, this lift is also protected by the roof eaves. Approach path should be stable, firm, and slip resistant. Photo: Sharon Park.

Readily Achievable Accessibility Modifications



Many accessibility solutions can be implemented easily and inexpensively without destroying the significance of historic properties. While it may not be possible to undertake all of the modifications listed below, each change will improve accessibility.

Sites and Entrances

- Creating a designated parking space.
- Installing ramps.
- Making curb cuts.

Interiors

- Repositioning shelves.
- Rearranging tables, displays, and furniture.
- Repositioning telephones.
- Adding raised markings on elevator control buttons.
- Installing flashing alarm lights.
- Installing offset hinges to widen doorways.
- Installing or adding accessible door hardware.
- Adding an accessible water fountain, or providing a paper cup dispenser at an inaccessible water fountain.

Restrooms

- Installing grab bars in toilet stalls.
- Rearranging toilet partitions to increase maneuvering space.
- Insulating lavatory pipes under sinks to prevent burns.
- Installing a higher toilet seat.
- Installing a full-length bathroom mirror.
- Repositioning the paper towel dispenser.



Figure 14. At the Lieutenant Governor's Mansion in Frankfort, Kentucky, a retracting lift (b) was installed to minimize the visual effect on this historic building when not in use (a). Photos: Aging Technology Incorporated.

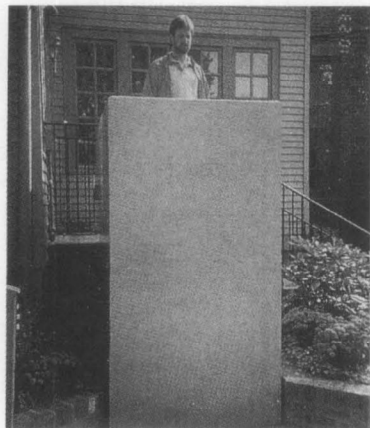
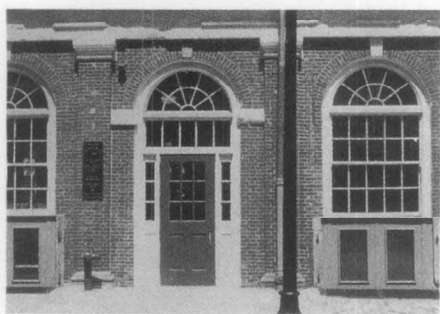


Figure 15. A new entrance to the elevator lobby replaces a window at Faneuil Hall in Boston, Massachusetts. The new entrance is appropriately differentiated from the historic design. Photo: Paul Holtz.



(operated by push buttons, mats, or electronic eyes) and power-assisted door openers can eliminate or reduce door pressures that are accessibility barriers, and make single or double-leaf doors fully operational (See Figure 16).

Adapting Door Hardware. If a door opening is within an inch or two of meeting the 32" (81 cm) clear opening requirement, it may be possible to replace the standard hinges with off-set hinges to increase the size of the door opening as much as 1 1/2" (3.8 cm). Historic hardware can be retained in place, or adapted with the addition of an automatic opener, of which there are several types. Door hardware can also be retrofitted to reduce door pressures. For example, friction hinges can be retrofitted with ball-bearing inserts, and door closers can be rethreaded to reduce the door pressure.

Altering Door Thresholds. A door threshold that exceeds the allowable height, generally 1/2" (1.3 cm), can be altered or removed with one that meets applicable accessibility



Figure 16. During the rehabilitation of the Rookery in Chicago, the original entrance was modified to create an accessible entrance. Two revolving doors were replaced with a new one flanked by new doors, one of which is operated with a push-plate door opener. Photo: Thomas Jester.

requirements. If the threshold is deemed to be significant, a bevel can be added on each side to reduce its height (See Figure 17). Another solution is to replace the threshold with one that meets applicable accessibility requirements and is visually compatible with the historic entrance.

Moving Through Historic Interiors

Persons with disabilities should have independent access to all public areas and facilities inside historic buildings. The extent to which a historic interior can be modified depends on the significance of its materials, plan, spaces, features, and finishes. Primary spaces are often more difficult to modify without changing their character. Secondary spaces may generally be changed without compromising a building's historic character. Signs should clearly mark the route to accessible restrooms, telephones, and other accessible areas.

Installing Ramps and Wheelchair Lifts. If space permits, ramps and wheelchair lifts can also be used to increase accessibility inside buildings (See Figures 18 & 19). However, some States and localities restrict interior uses of wheelchair lifts for life-safety reasons. Care should be taken to install these new features where they can be readily accessed. Ramps and wheelchair lifts are described in detail on pages 4-6.

Upgrading Elevators. Elevators are an efficient means of providing accessibility between floors. Some buildings have existing historic elevators that are not adequately accessible for persons with disabilities because of their size, location, or detailing, but they may also contribute to the historical significance of a building. Significant historic elevators can usually be upgraded to improve accessibility. Control panels can be modified with a "wand" on a cord to make the control panel accessible, and timing devices can usually be adjusted.

Retrofitting Door Knobs. Historic door knobs and other hardware may be difficult to grip and turn. In recent years, lever-handles have been developed to replace door knobs. Other lever-handle devices can be added to existing hardware. If it is not possible or appropriate to retrofit existing door knobs, doors can be left open during operating hours (unless doing so would violate life safety codes), and power-assisted door openers can be installed. It may only be necessary to retrofit specific doorknobs to create an accessible path of travel and accessible restrooms.

Threshold Modifications

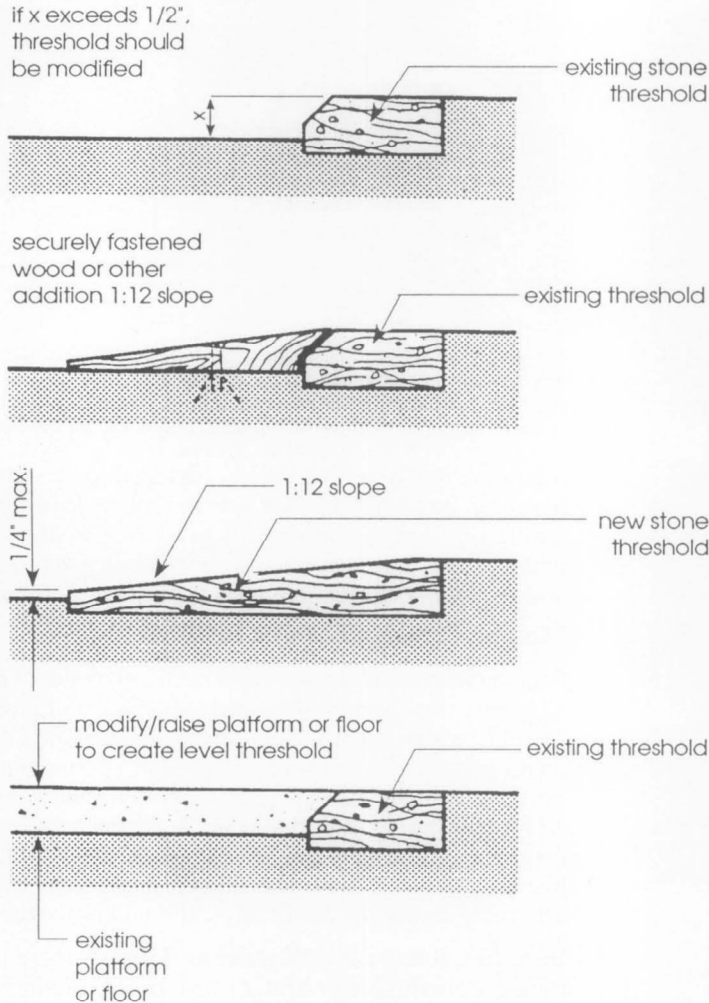


Figure 17. Thresholds that exceed allowable heights can be modified several ways to increase accessibility. Source: Uniform Federal Accessibility Standard (UFAS) Retrofit Manual.

Modifying Interior Stairs. Stairs are the primary barriers for many people with disabilities. However, there are some ways to modify stairs to assist people who are able to navigate them. It may be appropriate to add hand railings if none exist. Railings should be 1 1/4" (3.8 cm) in diameter and return to the wall so straps and bags do not catch. Color-contrasting, slip-resistant strips will help people with visual impairments. Finally, beveled or closed risers are recommended unless the stairs are highly significant, because open risers catch feet (See Figure 20).

Building Amenities

Some amenities in historic buildings, such as restrooms, seating, telephones, drinking fountains, counters, may contribute to a building's historic character. They will often require modification to improve their use by persons with disabilities. In many cases, supplementing existing amenities, rather than changing or removing them, will increase access and minimize changes to historic features and materials.

Upgrading Restrooms. Restrooms may have historic fixtures such as sinks, urinals, or marble partitions that can

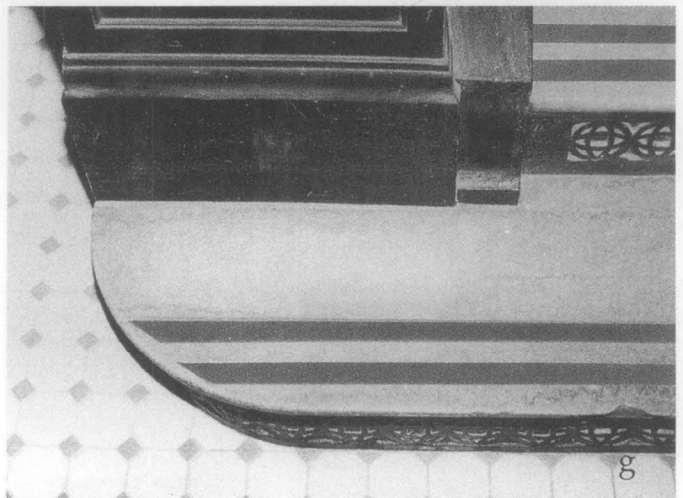
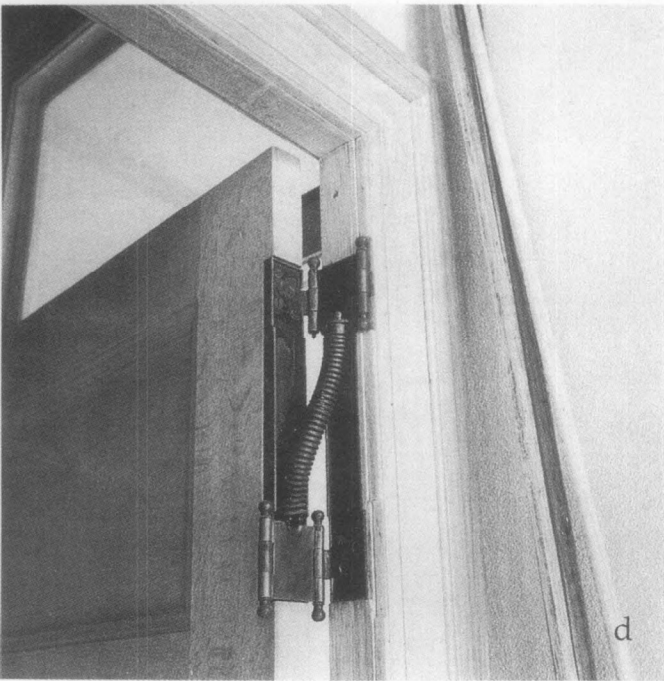
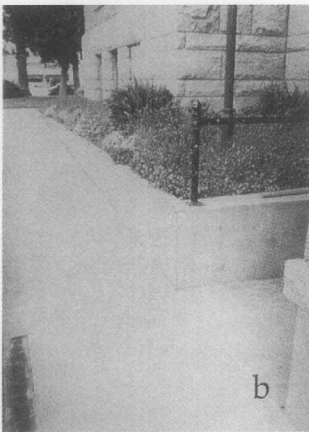
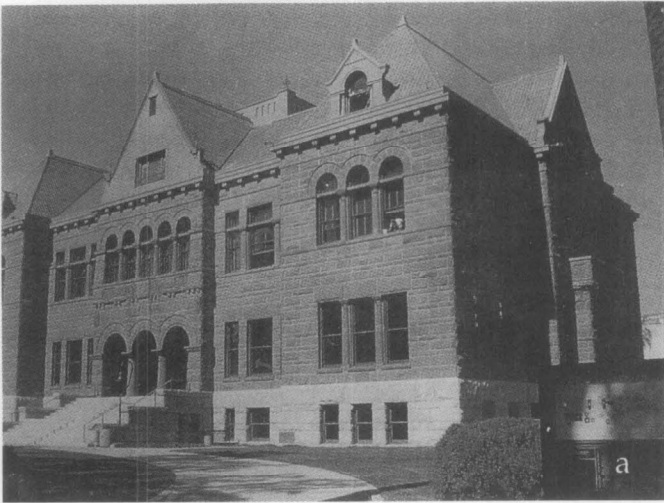
be retained in the process of making modifications. For example, larger restrooms can sometimes be reconfigured by relocating or combining partitions to create an accessible toilet stall. Other changes to consider are adding grab bars around toilets, covering hot water pipes under sinks with insulation to prevent burns, and providing a sink, mirror, and paper dispenser at a height suitable for wheelchair users. A unisex restroom may be created if it is technically infeasible to create two fully accessible restrooms, or if doing so would threaten or destroy the significance of the building. It is important to remember that restroom fixtures, such as sinks, urinals, and partitions, may be historic, and therefore, should be preserved whenever possible.

Modifying Other Amenities. Other amenities inside historic buildings may require modification. Seating in a theater, for example, can be made accessible by removing some seats in several areas (See Figure 21). New seating that is accessible can also be added at the end of existing rows, either with or without a level floor surface. Readily removable seats may be installed in wheelchair spaces when the spaces are not required to accommodate wheelchair users. Historic water fountains can be retained and new, two-tiered fountains installed if space permits. If public telephones are provided, it may be necessary to install at least a Text Telephone (TT), also known as a Telecommunication Device for the Deaf (TDD) (See Figure 22). Historic service counters commonly found in banks, theaters, and hotels generally should not be altered. It is preferable to add an accessible counter on the end of a historic counter if feasible. Modified or new counters should not exceed 36" (91.5 cm) in height.



Figure 18. Symmetrical ramps at the Mayflower Hotel in Washington, D.C., provide access to the hotel's lower level. The design for the ramps respects the historic character of this landmark building. Photo: Thomas Jester.

MAKING A HISTORIC BUILDING ACCESSIBLE



The Orange County Courthouse (a), located in Santa Ana, California, was rehabilitated in the late 1980s as a county museum. As part of the rehabilitation, the architect sensitively integrated numerous modifications to increase accessibility. To preserve the building's primary elevation, a new public entrance was created on the rear elevation where parking spaces are located. A ramp (b) leads to the accessible entrance that can be opened with a push-plate automatic door-opener (c). Modifications to interior features also increased accessibility. To create an accessible path of travel, offset hinges (d) were installed on doors that were narrower than 32 inches (81.3 cm). Other doors were rethreaded to reduce the door pressure. Beveling the 1" high thresholds (e) reduced their height to approximately 1/4 inch (.64 cm). The project architect also converted a storeroom into an accessible restroom (f). The original stairway, which has open grillwork, was made more accessible by applying slip-resistant pressure tape to the marble steps (g). And the original elevator was upgraded with raised markings, alarm lights, and voice floor indicators. Photos: Milford Wayne Donaldson, FAIA.

MAKING HISTORIC LANDSCAPES ACCESSIBLE

To successfully incorporate access into historic landscapes, the planning process is similar to that of other historic properties. Careful research and inventory should be undertaken to determine which materials and features convey the landscape's historical significance. As part of this evaluation, those features that are character-defining (topographical variation, vegetation, circulation, structures, furnishings, objects) should be identified. Historic finishes, details, and materials that also contribute to a landscape's significance should also be documented and evaluated prior to determining an approach to landscape accessibility. For example, aspects of the pedestrian circulation system that need to be understood include walk width, aggregate size, pavement pattern, texture, relief, and joint details. The context of the walk should be understood including its edges and surrounding area. Modifications to surface textures or widths of pathways can often be made with minimal effect on significant landscape features (a) and (b).

Additionally, areas of secondary importance such as altered paths should be identified -- especially those where the accessibility modifications will not destroy a landscape's significance. By identifying those features that are contributing or non-contributing, a sympathetic circulation experience can then be developed.

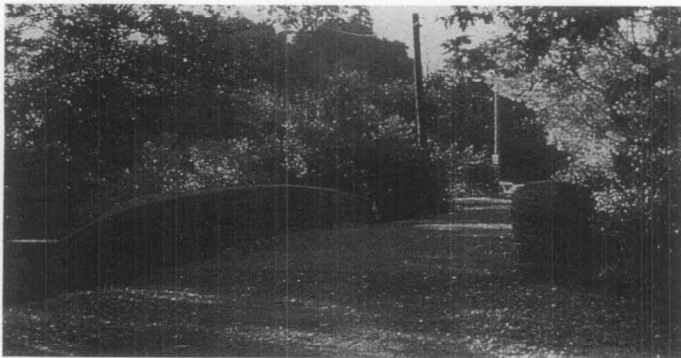
After assessing a landscape's integrity, accessibility solutions can be considered. Full access throughout a historic landscape may not always be possible. Generally, it is easier to provide accessibility to larger, more open

sites where there is a greater variety of public experiences. However, when a landscape is uniformly steep, it may only be possible to make discrete portions of a historic landscape accessible, and viewers may only be able to experience the landscape from selected vantage points along a prescribed pedestrian or vehicular access route. When defining such a route, the interpretive value of the user experience should be considered; in other words, does the route provide physical or visual access to those areas that are critical to understand the meaning of the landscape?

The following accessibility solutions address three common landscape situations: 1) structures with low integrity landscapes; 2) structures and landscapes of equal significance; and, 3) landscapes of primary significance with inaccessible terrain.

1. The Hunnewell Visitors Center at the Arnold Arboretum in Jamaica Plain, Massachusetts, was constructed in 1892. Its immediate setting has changed considerably over time (c). Since the existing landscape immediately surrounding this structure has little remaining integrity, the new accessibility solution has the latitude to integrate a broad program including site orientation, circulation, interpretation, and maintenance.

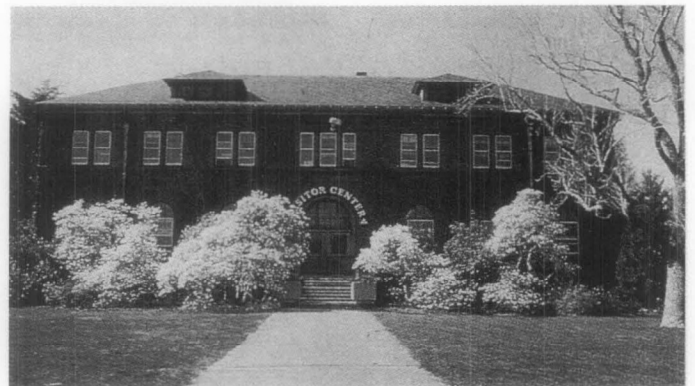
The new design, which has few ornamental plants, references the original planting design principles, with a strong emphasis on form, color, and texture. In contrast with the earlier designs, the new plantings were set away from the facade of this historic building,



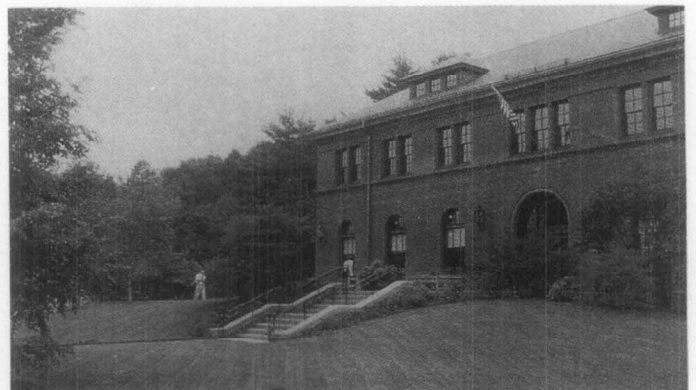
(a.) To improve accessibility in Boston's Emerald Necklace Parks, standard asphalt paving was replaced in selected areas with an imbedded aggregate surface that is more in keeping with the landscape's historic appearance. Photo: Charles Birnbaum.



(b.) The Friendly Garden at Ranchos Los Alamitos, a historic estate with designed gardens in southern California, was made accessible with limited widening of its existing approach path. Photo: Ranchos Los Alamitos Foundation.



(c.) Hunnewell Visitor's Center before rehabilitation, revealing the altered landscapes. Photo: Jennifer Jones, Carol R. Johnson and associates.



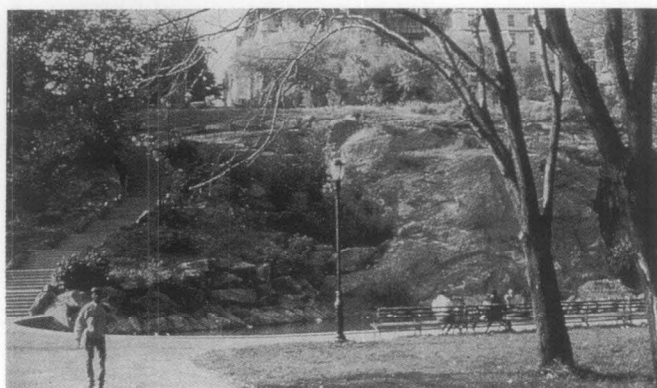
(d.) Hunnewell Visitors Center's entrance following rehabilitation, integrating an accessible path (left), platform, and new steps. Photo: Charles Birnbaum.

allowing the visitor to enjoy its architectural detail. A new walk winds up the gentle earthen berm and is vegetated with plantings that enhance the interpretive experience from the point of orientation (d). The new curvilinear walks also provide a connection to the larger arboretum landscape for everyone.

2. The Eugene O'Neill National Historic Site overlooks the San Ramon Valley, twenty-seven miles east of San Francisco, California. The thirteen-acre site includes a walled courtyard garden on the southeast side of the Tao House, which served as the O'Neill residence from 1937-44 (e). Within this courtyard are character-defining walks that are too narrow by today's accessibility standards, yet are a character-defining element of the historic design. To preserve the garden's integrity, the scale and the characteristics of the original circulation were maintained by creating a wheelchair route which, in part, utilizes reinforced turf. This route allows visitors with disabilities to experience the main courtyard as well.
3. Morningside Park in New York City, New York, designed by Frederick Olmstead, Sr., and Calvert Vaux in 1879, is sited on generally steep, rocky terrain (f). Respecting these dramatic grade changes, which are only accessible by extensive flights of stone stairs, physical access cannot be provided without destroying the park's integrity. In order to provide some accessibility, scenic overlooks were created that provide broad visual access to the park.



(e.) This view shows the new reinforced turf path at the Eugene O'Neill National Historic Site that preserved the narrow Historic Path. Photo: Patricia M. O'Donnell.



(f.) Steep terrain at Morningside Park in New York City cannot be made accessible without threatening or destroying this landscape's integrity. Photo: Quennell Rothschild Associates.



Figure 19. Inclined lifts can sometimes overcome interior changes of elevation where space is limited. This lift in Boston's Faneuil Hall created access to the floor and stage level of the State Room. Photo: Paul Holtz.

Considering a New Addition as an Accessibility Solution

Many new additions are constructed specifically to incorporate modern amenities such as elevators, restrooms, fire stairs, and new mechanical equipment. These new additions often create opportunities to incorporate access for people with disabilities. It may be possible, for example, to create an accessible entrance, path to public levels via a ramp, lift, or elevator (See Figure 23). However, a new addition has the potential to change a historic property's appearance and destroy significant building and landscape features. Thus, all new additions should be compatible with the size, scale, and proportions of historic features and materials that characterize a property (See Figure 24).

New additions should be carefully located to minimize connection points with the historic building, such that if the addition were to be removed in the future, the essential form and integrity of the building would remain intact. On the other hand, new additions should also be conveniently located near parking that is connected to an accessible route for people with disabilities. As new additions are incorporated, care should be taken to protect significant landscape features and archeological resources. Finally, the design for any new addition should be differentiated from the historic design so that the property's evolution over time is clear. New additions frequently make it possible to increase accessibility, while simultaneously reducing the level of change to historic features, materials, and spaces.

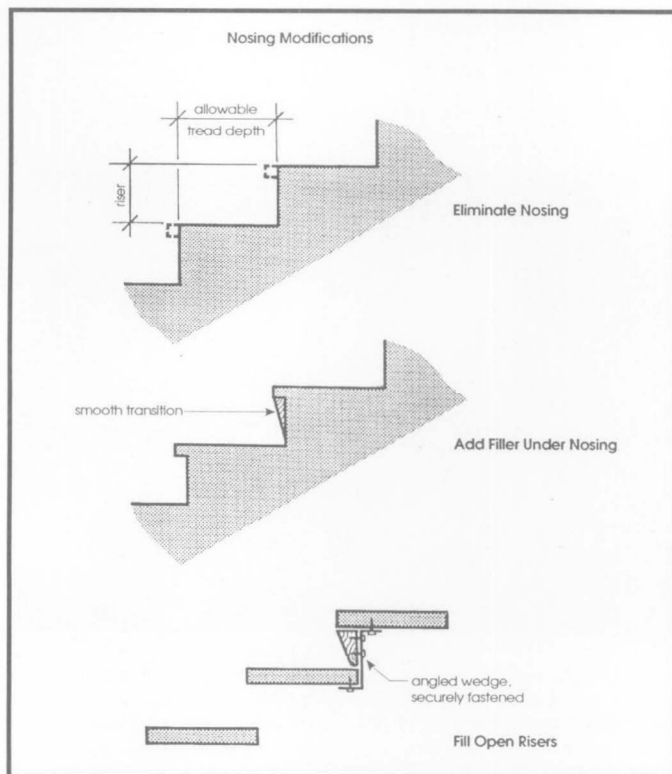


Figure 20. In certain situations it may be appropriate to modify stair nosings for persons with mobility impairments. Whenever possible, stairs should be modified by adding new materials rather than removing historic materials. Source: UFAS Retrofit Manual.

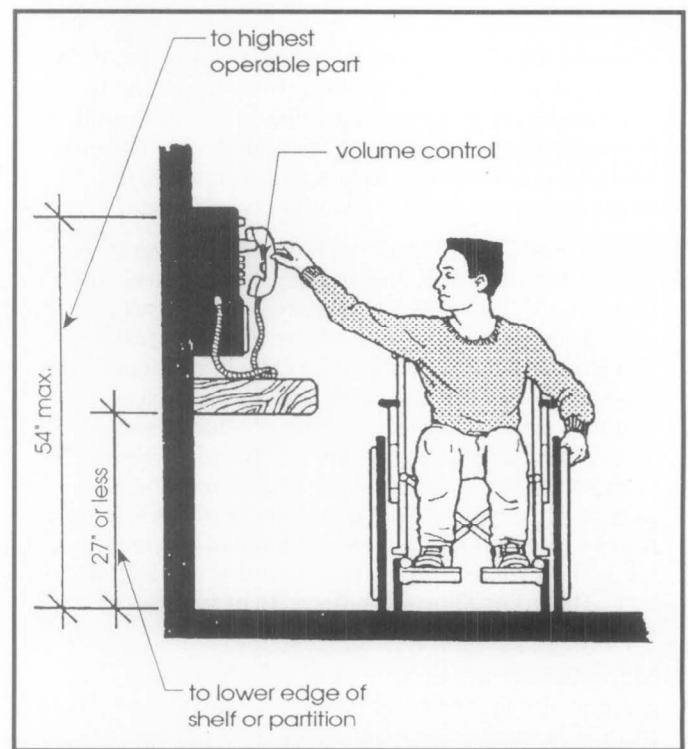


Figure 22. Amenities such as telephones should be at height that wheelchair users can reach. Changes to many amenities can be adapted with minimal effect on historic materials, features, and spaces. Source: UFAS Retrofit Manual.

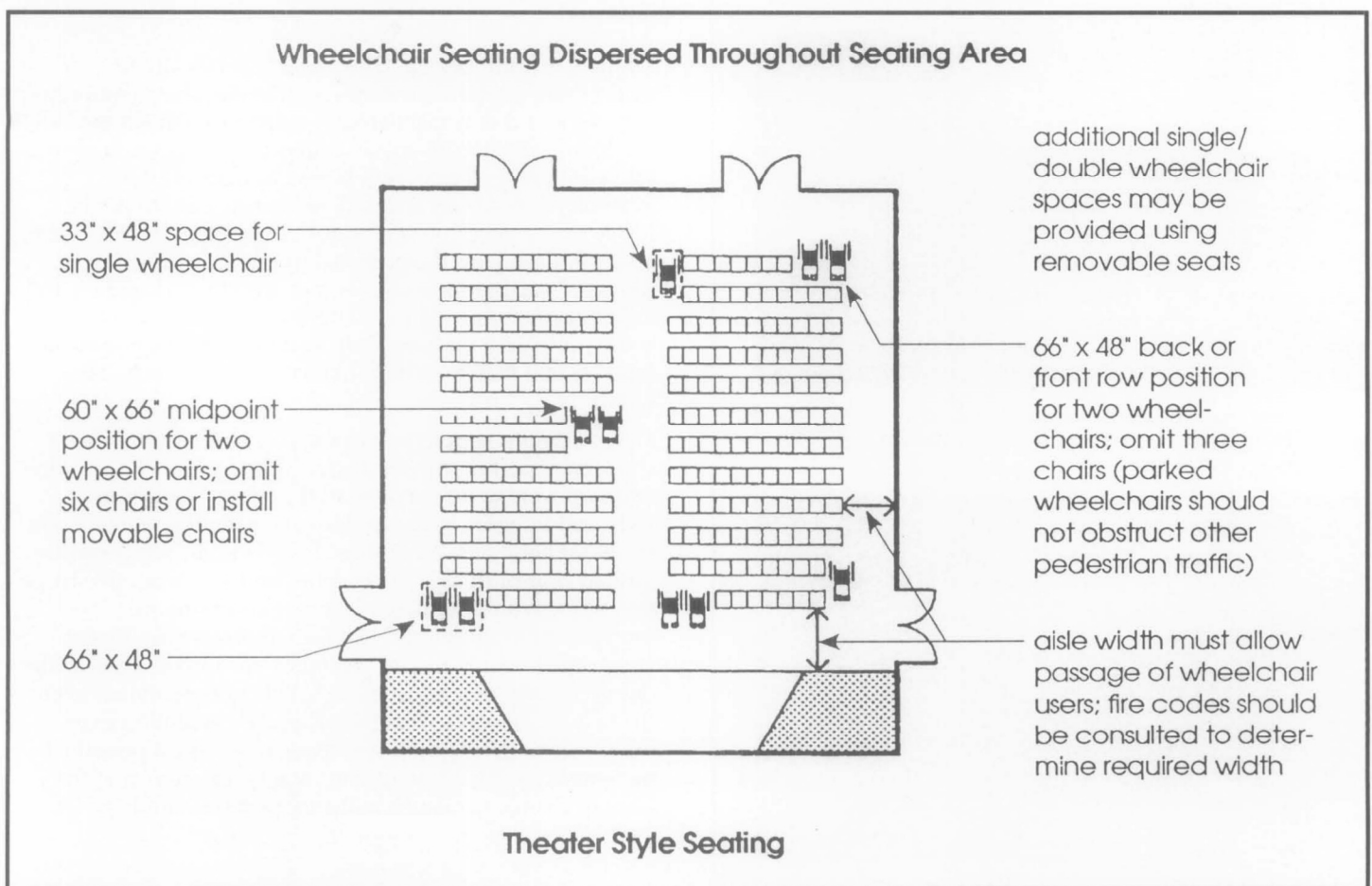


Figure 21. Seating in historic theaters and auditoriums can be changed to accommodate wheelchair users. Accessible seating areas should be connected to an accessible route from the building entrance. Source: UFAS Retrofit Manual.

Federal Accessibility Laws

Today, few building owners are exempt from providing accessibility for people with disabilities. Before making any accessibility modification, it is imperative to determine which laws and codes are applicable. In addition to local and State accessibility codes, the following federal accessibility laws are currently in effect:

Architectural Barriers Act (1968)

The Architectural Barriers Act stipulates that all buildings designed, constructed, and altered by the Federal Government, or with federal assistance, must be accessible. Changes made to federal buildings must meet the Uniform Federal Accessibility Standards (UFAS). Special provisions are included in UFAS for historic buildings that would be threatened or destroyed by meeting full accessibility requirements.

Rehabilitation Act (1973)

The Rehabilitation Act requires recipients of federal financial assistance to make their programs and activities accessible to everyone. Recipients are allowed to make their properties accessible by altering their building, by moving programs and activities to accessible spaces, or by making other accommodations.

Americans with Disabilities Act (1990)

Historic properties are not exempt from the Americans with Disabilities Act (ADA) requirements. To the greatest extent possible, historic buildings must be as accessible as non-historic buildings. However, it may not be possible for some historic properties to meet the general accessibility requirements.

Under Title II of the ADA, State and local governments must remove accessibility barriers either by shifting services and programs to accessible buildings, or by making alterations to existing buildings. For instance, a licensing office may be moved from a second floor to an accessible first floor space, or if this is not feasible, a mail service might be provided. However, State and local government facilities that have historic preservation as their main purpose—State-owned historic museums, historic State capitols that offer tours—must give priority to physical accessibility.

Under Title III of the ADA, owners of “public accommodations” (theaters, restaurants, retail shops, private museums) must make “readily achievable” changes; that is, changes that can be easily accomplished without much expense. This might mean installing a ramp, creating accessible parking, adding grab bars in bathrooms, or modifying door hardware. The requirement to remove barriers when it is “readily achievable” is an ongoing responsibility. When alterations, including restoration and rehabilitation work, are made, specific accessibility requirements are triggered.

Recognizing the national interest in preserving historic properties, Congress established alternative requirements for properties that cannot be made accessible without “threatening or destroying” their significance. A consultation process is outlined in the ADA’s Accessibility Guidelines for owners of historic properties who believe that making specific accessibility modifications would “threaten or destroy” the significance of their property. In these situations, after consulting with persons with disabilities and disability organizations, building owners should contact the State Historic Preservation Officer (SHPO) to determine if the special accessibility provisions for historic properties may be used. Further, if it is determined in consultation with the SHPO that compliance with the minimum requirements would also “threaten or destroy” the significance of the property, alternative methods of access, such as home delivery and audio-visual programs, may be used.



Figure 23. New additions to historic buildings can be designed to increase accessibility. A new addition links two adjacent buildings used for the Albany, New York, Visitor's Center, and incorporates an accessible entrance, restrooms, and signage. Photo: Clare Adams.

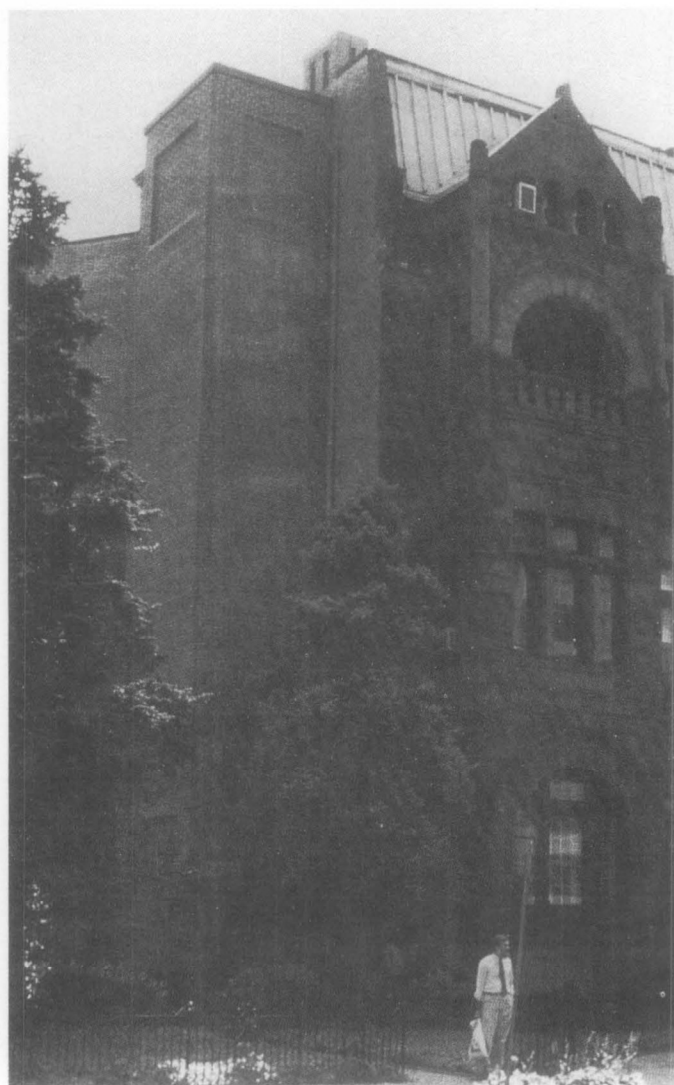


Figure 24. Creating an accessible entrance with a new elevator tower requires a compatible design. This elevator addition blends in with the historic building's materials and provides access to all public levels. Photo: Sharon Park.

Conclusion

Historic properties are irreplaceable and require special care to ensure their preservation for future generations. With the passage of the Americans with Disabilities Act, access to historic properties open to the public is a now civil right, and owners of historic properties must evaluate existing buildings and determine how they can be made more accessible. It is a challenge to evaluate properties thoroughly, to identify the applicable accessibility requirements, to explore alternatives and to implement solutions that provide independent access and are consistent with accepted historic preservation standards. Solutions for accessibility should not destroy a property's significant materials, features and spaces, but should increase accessibility as much as possible. Most historic buildings are not exempt from providing accessibility, and with careful planning, historic properties can be made more accessible, so that all citizens can enjoy our Nation's diverse heritage.



Photo: Massachusetts Historical Commission.

Acknowledgements

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Additional Reading

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Summary—HPC Cases and Grants awarded to date in FY 2021

Case No.	Type of Review	Applicant First Name	Applicant Last Name	Address*	Scope of Work	Type of Action	Amount Requested	Amount Approved
BHP-09-20	HPC Approval July 2020	Paul	Brown	103 W Jefferson	Tuckpointing	RUST	\$17,000	25000
BHP-10-20	Administrative Approval	Carlo	Robustelli	401 E Grove Street	Porch and garage repairs	COA	NA	NA
BHP-11-20	Administrative Approval	Carlo	Robustelli	401 E Grove Street		FUNK	1,240	1,240
DR-06-20	REVIEW	Boward Brothers Farm & Excavating		403 E. Mill St.	Demolition of residence and garage	DEMO	App# 50395	NA
DR-07-20	REVIEW	Stark Excavation		2012 Fox Creek Rd	Demo of Office Bldg.	DEMO	App# 50620	NA
BHP-12-20	HPC Approval July 2020	Fred	Wollrab	115 E. Monroe	Replace Windows	RUST	\$24,494.78	24494.78
BHP-13-20	Administrative Approval	Greg	Shaw	1104 N. Roosevelt	Replace Siding/Roof edge repair	COA	NA	NA
BHP-14-20	Administrative Approval	Greg	Shaw	1104 N. Roosevelt	Replace Siding/Roof edge repair	FUNK	\$1,055.00	783.19
BHP-15-20	Administrative Approval	Melanie	Haar	703 E. Grove	Carpentry Repairs/Painting	FUNK	\$5,000.00	5000
BHP-16-20	Administrative Approval	Melanie	Haar	703 E. Grove	Carpentry Repairs/Painting	COA	NA	NA
BHP-17-20	Administrative Approval	Joe	Strano	2 Whites Place	Tuck Point & Brick Replacement	COA	NA	NA
BHP-18-20	Administrative Approval	Joe	Strano	2 Whites Place	Tuck Point & Brick Replacement	FUNK	\$5,000	5000
BHP-19-20	Administrative Approval	Bloomington Condo Association		102-116 W Locust St	Reseal existing roof	RUST	\$5,500	\$5,525
DR-08-20	Demo Permit	Rajesh	Kumar	906, 912, 918 W Market St		DEMO	App#'s 52071,52074, 52075	NA
BHP-20-20		Michael	Casey-Beich	1107 E Jefferson St	Install new roofing & chimney flashings	COA		NA
BHP-21-20		Michael	Casey-Beich	1107 E Jefferson St	Install new roofing & chimney flashings	FUNK	\$5,000	TBD
DR-10-20	Demo Permit	Richard	Ramirez	1112 Redwood Ave	Demolition of Home	DEMO	App# 53225	NA
* Applications are posted online at https://www.cityblm.org/government/boards-commissions/historic-preservation-commission/historic-preservation-commission-applications								
Rust Fund Beginning Balance:					\$125,000.00			
Funds allocated:					\$55,019.78			
Remaining Rust Balance:					\$69,980.22			
Funk Fund Beginning Balance:					\$55,000.00			
Funds allocated:					\$12,023.19			
Remaining Funk Balance:					\$42,976.81			