



**HISTORIC PRESERVATION COMMISSION - SPECIAL SESSION  
COMMUNITY ROOM 3, 2ND FLOOR, BLOOMINGTON PUBLIC LIBRARY  
205 E. OLIVE ST., BLOOMINGTON, IL 61701  
THURSDAY, JUNE 26, 2025, 5:00 PM**

**1. Call to Order**

**2. Roll Call**

**3. Public Comment**

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

**4. Consent Agenda**

*Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.*

A. Review and approval of the minutes of the April 17, 2025, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

**5. Regular Agenda**

A. **BHP-20-25** - Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St., PIN 21-04-331-009. (Recommended Motion: Motion to establish findings of fact that The Daily Pantagraph Building meets the criteria to be classified as a Local Landmark, and to apply such status; and Motion to recommend application of the S-4 (Historic Preservation District) Overlay zoning for property located at 301 W. Washington Street to the Planning Commission; and Motion to approve the proposed Resolution.)

B. **BHP-21-25** - Consideration, review and action on a request submitted by Christopher Stucky, for a **Certification of Appropriateness** for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014. (Recommended Motion: Motion to approve the scope of work and request for a Certificate of Appropriateness, with or without conditions.)

C. **BHP-22-25** - Consideration, review and action on a request submitted by Christopher Stucky, for a **Funk Grant**, in the amount of \$15,000.00, for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior

painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014. (Recommended Motion: Motion to establish findings that the project is eligible as a Major Restoration project and to approve the request for a Funk Grant in the amount of \$15,000.00, with Conditions.)

- D. **BHP-23-25** - Consideration, review and action on a request submitted by UEP Bloomington, LLC, for a **Certification of Appropriateness** for targeted exterior modification to permit adaptive reuse with residential and commercial occupancy, for the property located at 112 E. Washington Street, PIN 21-04-334-007. (Recommended Motion: Motion to approve the scope of work and request for a Certificate of Appropriateness, with or without conditions.)
- E. **BHP-24-25** - Consideration, review and action on a request submitted by Patricia Morin, for a **Certificate of Appropriateness** for clay tile roof restoration on the west facet of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008. (Recommended Motion: Motion to approve the scope of work and request for a Certificate of Appropriateness, as presented.)
- F. **BHP-25-25** - Consideration, review and action on a request submitted by Patricia Morin, for a Funk Grant of \$7,500.00 for clay tile roof restoration on the west facade of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008. (Recommended Motion: Motion to establish findings that the **project is eligible** and to **approve** the request for a Funk Grant in the amount of up to \$7,500.00. )

## 6. New Business

## 7. Adjournment

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



**SPECIAL AGENDA ITEM NO. 4.A.**

**FOR HISTORIC PRESERVATION COMMISSION:** June 26, 2025

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Review and approval of the minutes of the April 17, 2025, regular meeting of the Bloomington Historic Preservation Commission.

**RECOMMENDED MOTION:** Motion to accept the minutes, as presented.

**STRATEGIC PLAN LINK:**

Goal 1. Financially Sound City Providing Quality Basic Services

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 1c. Engaged residents that are well informed and involved in an open governance process

**BACKGROUND:** In compliance with the Open Meetings Act, Commission Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

**ATTACHMENTS:**

[HPC Draft Minutes 2025-04-17](#)

[Attachment - HPC Presentation 2025-04-17](#)



DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, APRIL 17, 2025, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:05 PM, April 17, 2025. Chair Sarah Lindenbaum called the meeting to order.

Roll Call

Table with 3 columns: Attendee Name, Title, Status. Rows include Greg Koos (Commissioner, Present), Paul Scharnett (Commission Vice Chair, Present), Sarah Lindenbaum (Commission Chair, Present), Dawn Peters (Commissioner, Present), Mark Adams (Commissioner, Present), Emma Meyer (Commissioner, Present), John Elterich (Commissioner, Present).

Staff Present: Jon Branham, Planner II; Alissa Pemberton, Planning Manager; Kelly Pfeifer, Director of Development Services; George Boyle, Assistant Corporate Counsel; Sam Mlot, Economic Development Advocate.

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve the consent agenda as presented.

AYES: Lindenbaum; Scharnett; Koos; Peters; Elterich; Meyer; Adams

Motion carried (viva voce).

Item 4.A. Review and approval of the minutes of the March 20, 2025, regular meeting of the Bloomington Historic Preservation Commission.

Chair Lindenbaum moved one item of New Business to the beginning of the agenda to allow participation of a Commissioner(s) that has to leave early.

## New Business

*The following item was presented:*

Recognition of Commissioner Greg Koos for his service to the Commission and the Community.

Chair Lindenbaum thanked Commissioner Greg Koos for his five (5) years of service on the Commission, praising his comprehensive knowledge of McLean County history and the meticulous documentation of local heritage that has occurred in large part due to his efforts over the last many decades of work. Other Commissioners concurred and added credit and appreciation for his work to the discussion.

Staff passed out treats and presented Commissioner Koos with a gift, thanking him for his expertise and his commitment to Historic Preservation work. Commissioner Koos delivered a passionate speech highlighting the significance of preserving community history, using an analogy of "urban campers" leaving their site better than they found it.

Chair Lindenbaum returned to the regular order of the agenda.

Staff explained procedural items related to public hearings to the attendees.

## Regular Agenda

*The following item was presented:*

Item 5.A. **BHP-03-25** - Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for **Demolition Review**, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 102 N. Center St. known as the Front and Center (Newmarket) Building, PIN 21-04-337-060.

Ms. Pemberton presented the Staff Report, indicating that the property clearly possesses historic significance, but is severely degraded including an active condemnation status on at least a portion(s) of the structure. The property was recently acquired by the Applicant; it has sat vacant for almost 20 years since widespread asbestos contamination was discovered. Water intrusion is significant, resulting in pooling/standing water in the lower level and some areas of above-grade levels as well. Demolition is proposed to allow redevelopment of the site.

Commissioner Koos asked who the structural engineer was who reviewed building. Ms. Pemberton explained that the City Building Official is the one who issues condemnation orders, but for any further exploration she would defer to applicant who is more familiar with the building and the process to-date.

Commissioner Elterich inquired about the scope and extent of the asbestos in the building. Ms. Pemberton referred the question to the Applicant.

Commissioner Meyer asked whether there might be any Federal or State grant funding that could assist with remediation or repair to allow the building to be reused. Ms. Pemberton explained that she is unaware of any relevant opportunities and that the City does not have matching funds budgeted which are commonly required.

Chair Lindenbaum opened the public hearing.

**Robbie Osenga, Representative for the Applicant**, provided an opening statement related to the scope and intent of the overall project. He discussed his organization's passion for a thriving Downtown Bloomington, history, and adaptive reuse, highlighting some of the projects that he has been part of through his work at Catalyst Construction. He explained that they have been working for approximately seven (7) years to find alternative uses for the Front & Center Building, working with the prior property owners, and they were able to secure the donation of the People's (Commerce) Bank Building for preservation and reuse, but none of the proposals for this building have been found to be feasible. They have found no viable path to reuse. He clarified that the immediate plan for surface parking is not the reason, nor should it be the long-term plan of what should occur on this property, classifying the current efforts as a "strategic pause" on the underlying property to remove blight and provide active use of the downtown property. Once the immediate challenges have been addressed the City can focus on redevelopment and reinvestment in a way that will help all of downtown. He respectfully requested that the Commission allow City Staff to issue the necessary demolition permits so they can move forward.

Commissioner Koos **recused** himself from the cases on the Regular Agenda, due to a financial relationship as a paid historical consultant with the Applicant on another project. Commissioner Koos left the room.

Vice Chair Scharnett **recused** himself from the cases on the Regular Agenda, due to a financial relationship with the Applicant on another project. Commission Vice Chair Scharnett left the room.

Chair Lindenbaum asked Mr. Osenga whether he could speak to future plans for the site. Mr. Osenga referred the question to his associate, Mr. Kaufmann.

**Andy Kaufmann, Owner of the Applicant LLC**, explained that after the buildings have been removed and surface parking lots constructed, those lots will be purchased and owned by the City. While the City has publicly expressed that surface parking is not the long-term plan for these properties, the potential projects and parties involved are not within his purview to discuss.

Chair Lindenbaum asked whether there were plans to salvage materials or create architectural documentation prior to demolition of any of the buildings that are part of the project. Mr. Kaufmann explained that the City has requested one panel of each side of the façade at the northeast corner of the Elks Lodge building to be retained (about 25 feet in each direction) to continue to represent the building and architecture, so they will be doing that. There are some timbers and trusses, some hardware and

fixtures that may be salvaged, but that will be subject to condition once they get further into the projects, and that material is not planned to stay on site.

Mr. Kaufmann spoke further to the condition of the buildings, including an estimate of \$5-600,000 in the cost of asbestos remediation between the three buildings to be discussed during this meeting. He explained that the asbestos has been found in everything from pipe wrap to insulation to floor and ceiling tiles.

Chair Lindenbaum asked whether it would be more expensive to abate the asbestos for redevelopment than it would for demolition. Mr. Kauffman answered in the affirmative.

**Tom Kirk**, 1905 Garling Drive, spoke as a local property owner and experienced demolition contractor. He talked about the cost and benefits differences of demo and redevelopment, as compared to preservation and restoration, when the existing buildings are not well sited or have failing foundations. He stated he tried to purchase the subject building about eight (8) years ago and the buildings were not in great shape at that time; he became involved in another potential project for the building a few years later and the building was in worse shape; today the building has standing water all throughout the lower floor and is clearly unsafe. He stated the belief that the building is a public safety concern since an uncontrolled collapse would likely result in fall across the public street to the south where the bus currently stops. He discussed private property rights.

Chair Lindenbaum closed the public hearing.

The Commission reviewed the standards for historic significance. Chair Lindenbaum quickly reviewed the factors that support the Newmarket (Front & Center) Building's significance. She explained the relationship between a finding of significance and a request for demolition, focusing on the standard related to the suitability for preservation or restoration.

Commissioner Peters stated that determining the structural integrity of a building isn't the job of the Commission. Chair Lindenbaum agreed, noting, that every building is salvageable at some price, but testimony shows that this one has significant concerns that could impact preservation.

Ms. Pemberton pointed out that the Commission can cross examine anyone that testified or reopen the hearing if they need to seek additional witnesses and testimony. She also noted—unlike many prior Demo Review cases the Commission has heard—this building does have an active condemnation order, which could indicate a less subjective evaluation of condition.

**Commissioner Peters made a motion, seconded by Commissioner Elterich, to the structure at 102 N. Center Street is historically significant, for the reasons discussed in the Chairman's Report, as related to standards numbers 1 (Character/Interest/Value), 5 (Work of a Master), 8 (Unique Location), and 9 (Fine Example).**

**Chair Lindenbaum directed the clerk to call roll:**

**AYES:** Lindenbaum; Peters; Elterich; Meyer; Adams

**Motion passed.**

Chair Lindenbaum expressed frustration that she has both fallen in love with the building while researching it and recognizes the many attempts to identify an appropriate reuse that have failed, resulting in the long-term vacancy and current poor condition. Commissioner Meyer stated the concern that allowing the demo after years of not appropriate enforcing City Code to maintain it incentivizes demolition by neglect. Commission Elterich lamented that history can't be changed, that the City should have implemented appropriate enforcement almost 20 years ago, and now it's too late.

**Commissioner Elterich made a motion, seconded by Commissioner Adams, to to not opposed issuance of the permit for demolition of the structure at 102 N. Center Street.**

**Chair Lindenbaum directed the clerk to call roll:**

**AYES:** Lindenbaum; Elterich; Adams

**NAYS:** Meyer

**ABSTAIN:** Peters

**Motion passed.**

*The following item was presented:*

Item 5.B. **BHP-04-25** - Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for **Demolition Review**, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Madison Street, known as the Elks Lodge (C.W. Frey) Building, PIN: 21-04-336-002.

Ms. Pemberton presented the Staff Report, indicating that the property clearly possesses historic significance, and is not in as poor condition as the building at 102 N. Center St., but is in asbestos containing, has some water and structural damage. The biggest challenge for this structure is that it has some architectural characteristics which make adaptive reuse difficult and expensive, including long-span steel construction. Ms. Pemberton noted the commitment to retaining a portion of the façade to represent the visual characteristics of the building. The façade would be separated and independently supported as the building behind is removed, then could be incorporated as part of whatever long-term redevelopment occurs on the site; this is called Architectural Facadism.

Chair Lindenbaum opened the public hearing.

**Robbie Osenga**, Representative for the Applicant, noted that he has reviewed the property for potential projects with multiple different developers and investors and none have come to fruition. The building is functionally obsolete, and reuse projects have evaluated it as costing more to redevelop than any return on investment that could be gained. He reaffirmed the commitment to retain the northeast corner panels of the façade.

Chair Lindenbaum asked for clarification that, for this building, the issue is less of one related to condition and more related to lack of appropriate reuse opportunities for the type of structure. Mr. Osenga stated that would be a fair assessment.

**Tom Kirk**, 1905 Garling Drive, noted that the building has sat as an unconditioned space for a long period of time and would need to be completely rebuilt to be effectively used. He

stated he has been in the building with multiple people over the last 10 years and none of them were able to make it work. He supports the application for demolition.

Chair Lindenbaum closed the public hearing.

Commissioner Elterich stated that there is not much choice left after such a long time of the building being vacant without appropriate code enforcement. Commissioner Adams highlighted the beauty and architectural value of the building. He stated his desire that more could be done but he appreciates the nod to preserving the memory and materials that has been proposed. Chair Lindenbaum briefly recapped the Chairman's report, stating her belief there is no question this building is architecturally, culturally, historically significant.

**Commissioner Elterich made a motion, seconded by Commissioner Adams, to find that the structure at 110 N. Madison St. is historically significant, for the reasons discussed in the Chairman's Report, as related to standards numbers 1 (Character/Interest/Value), 3 (Person), 4 (Architectural Style), and 5 (Work of a Master).**

**Chair Lindenbaum directed the clerk to call roll:**

**AYES:** Lindenbaum; Peters; Elterich; Meyer; Adams

**Motion passed.**

Chair Lindenbaum stated she hates feeling like the Commission's hands were tied by the decisions of people from decades ago. Other Commission members concurred.

**Commissioner Elterich made a motion, seconded by Commissioner Adams, to not oppose issuance of the requested demolition permit, with condition that the northern and eastern most panel of the facade are retained.**

**Chair Lindenbaum directed the clerk to call roll:**

**AYES:** Lindenbaum; Peters; Elterich; Adams

**NAYS:** Meyer

**Motion passed.**

*The following item was presented:*

Item 5.C. **BHP-05-25** - Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for **Demolition Review**, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Center Street, known as the Countermeasures Building, PIN 21-04-337-007.

Ms. Pemberton provided a short presentation on the history of the structure, noting the significant alteration that has occurred over time and the deterioration that is beginning to show in just the past two (2) years of vacancy. Any change of use would be costly.

Chair Lindenbaum opened the public hearing.

**Robbie Osenga**, Representative for the Applicant, provided further information on the condition of the interior of the structure, a non-functional elevator, outdated utilities and electrical, water intrusion in the basement, and the significantly altered façade.

Commissioner Elterich asked whether the southern wall of the building was shared with the building at 102 N. Center St. Mr. Osenga answered in the affirmative, explaining that would present an additional complication with the demolition of the southern building.

Chair Lindenbaum closed the public hearing.

Chair Lindenbaum provided a summary of the findings of the Chairman's Report, noting there is little of the original architecture remaining, but the building is one of the few to have survived the 1900 fire. Additional Commission discussion ensued about the extent to which the property met different criteria.

**Commissioner Elterich made a motion, seconded by Commissioner Peters, to find that the building is not historically significant, due to the significant alteration that has occurred over time and the unclear history of construction.**

**Chair Lindenbaum directed the clerk to call roll:**

**AYES:** Lindenbaum; Peters; Adams

**NAYS:** Elterich; Meyer

**Motion passed.**

Ms. Pemberton noted that, as the building is not historically significant, there is no trigger for opposing the demolition permit so the second motion is unnecessary.

*The following item was presented:*

Item 5.D. **BHP-06-25** - Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for **Demolition Review**, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 210 W. Washington St., known as the Drive-Through of Commerce Bank, part of PIN 21-04-337-059.

Ms. Pemberton provided a short presentation on the history of the structure which was constructed in the 1960s and does not appear to hold any historic significance.

Chair Lindenbaum asked for clarification that it is only the drive-through structure on the south side of the property, and the attached awning that is proposed for demolition, not any part of the original People's Bank Building. Ms. Pemberton confirmed that her understanding was correct.

Chair Lindenbaum opened the public hearing.

No testimony was provided.

Chair Lindenbaum closed the public hearing.

**Commissioner Peters made a motion, seconded by Commissioner Meyer, to find that the building is not historically significant, for the reasons provided in the Staff Report.**

**Chair Lindenbaum directed the clerk to call roll:**

**AYES:** Lindenbaum; Peters; Adams; Elterich; Meyer

**Motion passed.**

Chair Lindenbaum announced a 5-minute recess to retrieve the recused Commission members.

The Commission reconvened at 6:39 PM, with Commissioner Koos and Vice Chair Scharnett present.

## **New Business**

Commission Vice Chair Scharnett shared and discussed a Building Code compliance tool from North Carolina that he felt would be beneficial to reducing the time and cost associated with the rehab and reuse of historic buildings in the City. The “NCEBC 2018 Spreadsheet” helps calculate the points needed to achieve compliance using one of the compliance pathways in the Existing Building Code already adopted by the City. Installing sprinklers is usually the easiest way to achieve compliance so many people assume they are required, but in older buildings they may not be possible (water supply issues) or they may be too expensive. Calculating the combination of smaller items to get the required number of points can be complicated but the pathway may be more physically and financially feasible for many projects. So far, he has found that the biggest “bang for the buck” options to be fire alarm systems, adequate exits corridors, and intumescent paint. The State of Illinois is working on certification for intumescent paint appliers.

Commissioner Peters asked whether using it would end up being more work for the Building Official or City Staff. Scharnett replied that it should not be since they are already having to do the reviews to ensure compliance; this would just be another version of that same review, and they could use the tool as well.

The obstacle to overcome right now is the need for a public “tool” version of it since the NCEBC spreadsheet is locked and the owner is unwilling to share. If the International Code Council a municipality, etc. would create a publicly available version it could benefit every community that is dealing with adaptive reuse work. The Commission discussed possible resources for developing such a tool, including the possibility of using Rust Grant funding if no other resources could be identified.

The Commission requested that staff speak with DCEO, BNEDC, and other Economic Development groups to see whether any of them are in a position to take on creation of a publicly accessible version of the spreadsheet. After creation, they should work with the Building Board of Appeals and HPC to validate the data.

Commissioner Meyer asked whether there were any additional Demo Reviews coming up, or a way to find out about properties that could become the subject of one? Ms. Pemberton responded that staff could provide a list of the properties that are currently enrolled in the

Neighborhood Preservation Ordinance program, but it is not comprehensive. Additional work on vacancy awareness is in the planning phase in the CIE Department. Staff will add a discussion item on this topic to a future agenda.

**Adjournment**

**Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to adjourn the meeting.**

**AYES:** Lindenbaum; Scharnett; Koos; Peters; Elterich; Meyer; Adams

**Motion carried (viva voce).**

The Meeting Adjourned at 6:58 PM.

**CITY OF BLOOMINGTON**

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Sarah Lindenbaum, Chair

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Alissa Pemberton, Staff Liaison

DRAFT



**City of Bloomington**  
**Historic Preservation Commission**  
April 17, 2025

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CITY OF BLOOMINGTON  
HISTORIC PRESERVATION COMMISSION  
APRIL 17, 2025

**Agenda**

Item	Case Number	
4A	N/A	Review and approval of the minutes of the March 20, 2024, regular meeting of the Bloomington Historic Preservation Commission.
5A	BHP-03-25	Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 102 N. Center St. known as the Front and Center (Newmarket) Building.
5B	BHP-04-25	Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Madison Street, known as the Elks Lodge (C.W. Frey) Building.
5C	BHP-05-25	Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Center Street, known as the Countermeasures Building.
5D	BHP-06-25	Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 210 W. Washington St., known as the Drive-Through of Commerce Bank.
6	N/A	New Business
7	N/A	Adjourn

# BHP-03-25 102 N. Center St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 102 N. Center St. known as the Front and Center (Newmarket) Building, PIN 21-04-337-060.



## STANDARDS FOR REVIEW LANDMARK NOMINATION CRITERIA

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

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

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

# BHP-03-25 102 N. Center St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 102 N. Center St. known as the Front and Center (Newmarket) Building, PIN 21-04-337-060.



Alfred S. Alschuler



# BHP-03-25 102 N. Center St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 102 N. Center St. known as the Front and Center (Newmarket) Building, PIN 21-04-337-060.

Damage to structural support system; throughout



# BHP-03-25 102 N. Center St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 102 N. Center St. known as the Front and Center (Newmarket) Building, PIN 21-04-337-060.

Standing water on the interior of the structure, foundation areas and other



# BHP-03-25 102 N. Center St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 102 N. Center St. known as the Front and Center (Newmarket) Building, PIN 21-04-337-060.

Generalized deterioration and evidence of water infiltration issues



# BHP-03-25 102 N. Center St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 102 N. Center St. known as the Front and Center (Newmarket) Building, PIN 21-04-337-060.

Generalized mold and fungal infestation throughout the building.





## Recommendation CASE BHP-03-25

### Demolition Review

Staff finds that the structure *does meet the Standards of Review for Landmark Nomination Criteria, but may not be suitable for preservation and/or restoration.*

Sample motions for the Commission are below:

Motion to find that the building is not significant (specify how).

- OR -

Motion to find that the building is significant, (specify how), and/but is/is not suitable for preservation or restoration.

- AND -

Motion to not oppose the Demolition request for the structure located on the property at 102 N. Center Street, with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 102 N. Center Street, and request a meeting per § 44-1711D(2) of the City Code.

# BHP-04-25 110 N. Madison St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Madison Street, known as the Elks Lodge (C.W. Frey) Building, PIN: 21-04-336-002.



## STANDARDS FOR REVIEW LANDMARK NOMINATION CRITERIA

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

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

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

# BHP-04-25 110 N. Madison St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44- 1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Madison Street, known as the Elks Lodge (C.W. Frey) Building, PIN: 21-04-336-002.



Cars Sold by C. W. Frey in 1916

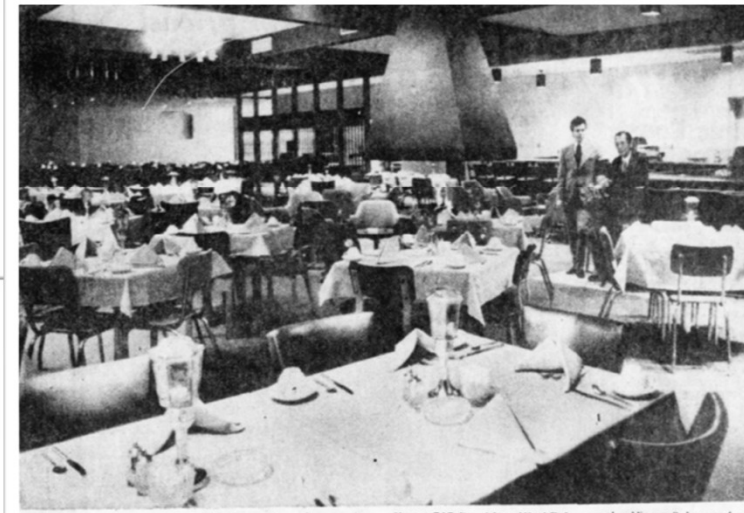


The Home of Studebaker

Our Motto is: Tell me What We Can Back, and That Only.



George Miller



Elegant Elks

Mechanics used to work on cars here, remember? This is what the former C. W. Frey Garage at Washington and Madison looks like today. It's home for BPOE 281.

Manager Ed Dalton, right, and Head Chef Jack Hodge have their heads together these days gearing for grand opening April 6. Next day the Elks will begin general public won't be served now Dalton says a Sunday mornin' smorgasbord is being considered, serve from 9 till 2. The contemporary fireplace

# BHP-04-25 110 N. Madison St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44- 1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Madison Street, known as the Elks Lodge (C.W. Frey) Building, PIN: 21-04-336-002.

Water damage (including at least some identified structural damage)



# BHP-04-25 110 N. Madison St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44- 1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Madison Street, known as the Elks Lodge (C.W. Frey) Building, PIN: 21-04-336-002.



# BHP-04-25 110 N. Madison St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44- 1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Madison Street, known as the Elks Lodge (C.W. Frey) Building, PIN: 21-04-336-002.

Mortar deterioration and maintenance issues on rear façade

Feb 20, 2024 at 10:05:58 AM



Feb 20, 2024 at 10:05:36 AM





## Recommendation CASE BHP-04-25

### Demolition Review

Staff finds that the structure *does meet the Standards of Review for Landmark Nomination Criteria, but may not be suitable for preservation and/or restoration.*

Sample motions for the Commission are below:

Motion to find that the building is not significant (specify how).

- OR -

Motion to find that the building is significant, (specify how), and/but is/is not suitable for preservation or restoration.

- AND -

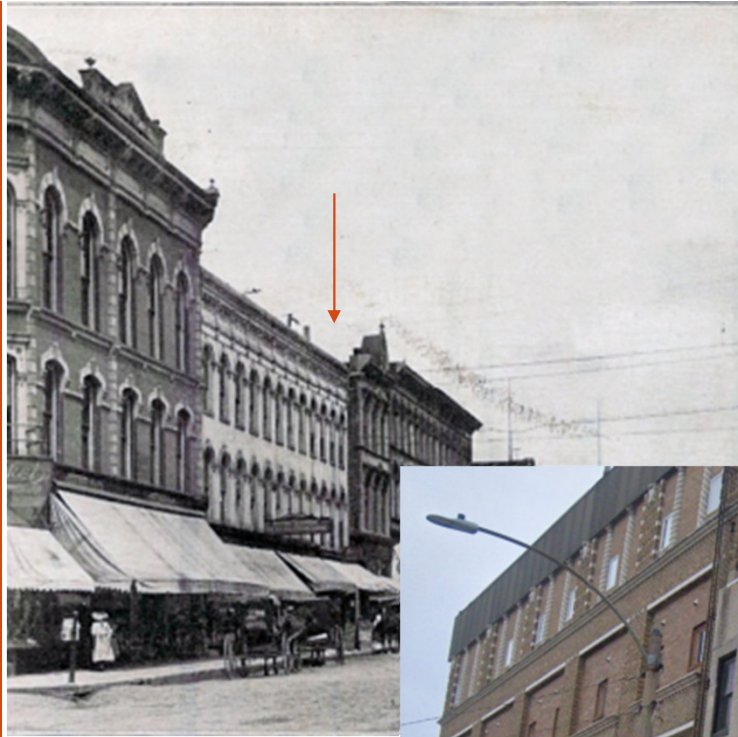
Motion to not oppose the Demolition request for the structure located on the property at 110 N. Madison Street, with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 110 N. Madison Street, and request a meeting per § 44-1711D(2) of the City Code.

# BHP-05-25 110 N. Center St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Center Street, known as the Countermeasures Building, PIN 21-04-337-007.



## STANDARDS FOR REVIEW LANDMARK NOMINATION CRITERIA

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

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

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

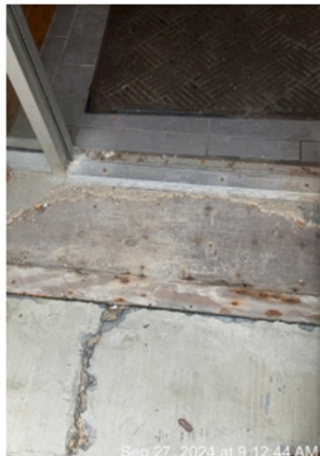
# BHP-05-25 110 N. Center St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44- 1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Center Street, known as the Countermeasures Building, PIN 21-04-337-007.

Generalized mold/mildew contamination throughout the building.



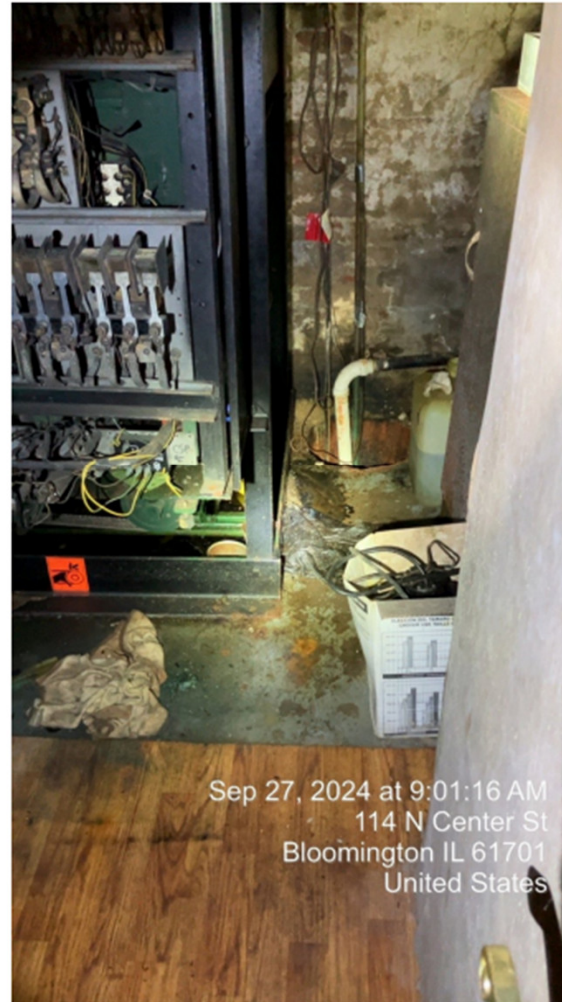
Beginning deterioration of metal components due to vacancy and lack of climate control



# BHP-05-25 110 N. Center St.

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44- 1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Center Street, known as the Countermeasures Building, PIN 21-04-337-007.

Older utility infrastructure would require updating and/or change to permit any change in use



Sep 27, 2024 at 9:01:16 AM  
114 N Center St  
Bloomington IL 61701  
United States



## Recommendation CASE BHP-05-25

### Demolition Review

Staff finds that the structure *does not meet the Standards of Review for Landmark Nomination Criteria and may not be suitable for preservation and/or restoration.*

Sample motions for the Commission are below:

Motion to find that the building is not significant (specify how).

- OR -

Motion to find that the building is significant, (specify how), and/or is/is not suitable for preservation or restoration.

- AND -

Motion to not oppose the Demolition request for the structure located on the property at 110 N. Center Street, with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 110 N. Center Street and request a meeting per § 44-1711D(2) of the City Code.

# BHP-06-25

## 210 W. Washington Street

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44- 1711 of the Bloomington City Code, for a structure located on the property commonly known as 210 W. Washington St., known as the Drive-Through of Commerce Bank, part of PIN 21- 04-337-059.



## STANDARDS FOR REVIEW LANDMARK NOMINATION CRITERIA

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

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

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

# BHP-06-25

## 210 W. Washington Street

Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44- 1711 of the Bloomington City Code, for a structure located on the property commonly known as 210 W. Washington St., known as the Drive-Through of Commerce Bank, part of PIN 21- 04-337-059.

Attachment 2 – Current images of the Drive-Through Building, from City Neighborhood Preservation Ordinance (NPO) program registration.



Generalized mold/mildew contamination throughout the building.





## Recommendation CASE BHP-06-25

### Demolition Review

Staff finds that the structure *does not meet the Standards of Review for Landmark Nomination Criteria*.

Sample motions for the Commission are below:

Motion to find that the building is not significant (specify how).

- OR -

Motion to find that the building is significant, (specify how), and/but is/is not suitable for preservation or restoration.

- AND -

Motion to not oppose the Demolition request for the structure located on the property at 210 W. Washington Street, with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 210 W. Washington Street and request a meeting per § 44-1711D(2) of the City Code.

# New Business





**NEXT MEETING**

**Historic Preservation Commission**

May 15, 2025

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**SPECIAL AGENDA ITEM NO. 5.A.**

**FOR HISTORIC PRESERVATION COMMISSION:** June 26, 2025

**WARD IMPACTED:** Ward 6

**SUBJECT: BHP-20-25** - Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St., PIN 21-04-331-009.

**RECOMMENDED MOTION:** Motion to establish findings of fact that The Daily Pantagraph Building meets the criteria to be classified as a Local Landmark, and to apply such status; and Motion to recommend application of the S-4 (Historic Preservation District) Overlay zoning for property located at 301 W. Washington Street to the Planning Commission; and Motion to approve the proposed Resolution.

**STRATEGIC PLAN LINK:**

Goal 6. Prosperous Downtown Bloomington  
Goal 6. Prosperous Downtown Bloomington

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 6e. Preservation of historic buildings  
Objective 6c. Downtown becoming a community and regional destination

**BACKGROUND:** The Applicant is requesting to designate The Daily Pantagraph Building as a “Local Landmark” and to have the S-4 (Historic Preservation District) Overlay zoning applied to the subject property.

Specifically, the following exterior architectural features have been called out as worthy of protection during future review for Certificates of Appropriateness:

- The east and south facades are primary to the design. The west and north facades are secondary to the design. The National Park Service bulletin ITS21 should be used as a guide for changes to secondary facades.
- Stonework on primary facades, including plain ashlar blocks, pilasters, sills, water tables and cornices, including carved “Pantagraph”, shouldered architrave and stepped back stonework at Washington St. entrance.
- Metal spandrels and sills.
- Form and massing of the 1935 building; plus, the form and massing of 1965 addition, and the form and massing and solidity of the 1975 stone clad additions.
- Window and door sizes of the 1935 building and the 1965 addition.
- Basement window grills

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Notice was published in The Pantagraph on June 6, 2025. Notification of the Public Hearing, along with copies of the

nomination application, were mailed to the property owner and 10 adjoining property owners.

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

**ATTACHMENTS:**

[BHP-20-25 - Staff Report](#)

[Attachment 8. The Pantagraph Building Nomination Report \(Excerpt\)](#)

[DRAFT Resolution](#)

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Development Services Department  
**DATE:** June 26, 2025  
**CASE NO:** BHP-20-25, Designation of The Pantagraph Building as a “Local Landmark”  
**REQUEST:** Public Hearing, consideration, and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St., PIN 21-04-331-009.

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Above: Subject property, 2018

## PROPERTY INFORMATION

Subject property: 301 W. Washington St  
Existing Zoning: D-2 (Downtown Transitional) District  
Existing Land Use: Vacant  
Property Size: 198' x 240' (47,520 square feet)

## HISTORIC INFORMATION

Year Built: 1875/1935/1965  
Architectural Style: Art Deco  
Architect: James William Thomas, with Schaeffer and Hooten as Associates  
Historic District: N/A  
Alternate Name: The Daily Pantagraph Building

## PROJECT DESCRIPTION

### *Background*

The [Daily] Pantagraph building—in one form or another—has been a presence on the west side of Downtown Bloomington for approximately 150 years. When they outgrew their original building at Washington and Madison, they simultaneously demolished the old and constructed the new, in the same place, to avoid shutting down during that time. That corner has been home to countless intellectual pursuits and documentation of community intrigues, all housed in one of the few remaining structures designed by Architect James William Thomas. In 2018 the building became vacant and is now owned by the Applicant.

For the sake of brevity and public understanding, this report includes a short narrative of the more extensive documentation provided with the original application, the full text of which may be seen in Attachment 8.

### *Request*

The Applicant is requesting to designate *The Daily Pantagraph Building* as a “Local Landmark” and to have the S-4 (Historic Preservation District) Overlay zoning applied to the subject property.

Specifically, the following exterior architectural features have been called out as worthy of protection during future review for Certificates of Appropriateness:

- The east and south facades are primary to the design. The west and north facades are secondary to the design. The National Park Service bulletin ITS21 should be used as a guide for changes to secondary facades.
- Stonework on primary facades, including plain ashlar blocks, pilasters, sills, water tables and cornices, including carved “Pantagraph”, shouldered architrave and stepped back stonework at Washington St. entrance.
- Metal spandrels and sills.
- Form and massing of the 1935 building; plus, the form and massing of 1965 addition, and the form and massing and solidity of the 1975 stone clad additions.
- Window and door sizes of the 1935 building and the 1965 addition.
- Basement window grills

### *Notice*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on June 6, 2025. Notification of the Public Hearing, along with copies of the nomination application, were mailed to the property owner and 10 adjoining property owners.

## **ABBREVIATED NARRATIVE FROM THE MATERIALS PROVIDED FOR DESIGNATION**

The Daily Pantagraph, as we know it today, started as The *Weekly* Pantagraph, in 1853. It has ties to names including Abraham Lincoln, Jesse Fell, W.O. Davis, Charles Merriman, Loring Merwin, Joseph Fifer, the Stevenson family, and even Franklin D. Roosevelt. Also of note is the employ of a substantial number of female reporters, including some who became nationally known. The impact the paper has had on the politics, economics, and civics of the local community, as well as the resulting influence at a broader state level is clearly significant.

Architecturally, the structure is significant as well. Architect James William Thomas specialized in newspaper buildings which require unique considerations for function and flow, in addition to the normal considerations of form. With the support of a local architecture firm (Schaeffer and Hooten), general contractors J. L. Simmons, and masonry contractors Berenz and Son, this steel-framed concrete and stone Art Deco building was designed in 1935 and completed the following year. A large addition was constructed in 1965, and modifications have been made over time as the business needs of the organization changed.

## STANDARDS FOR REVIEW

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

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

Documented relationship to: “Black Republicanism” (the movement sworn to stop the expansion of slavery), Abraham Lincoln, beginning of the Illinois Republican Party, innovation during the Great Depression, the development of the City of Bloomington’s form of government. See Nomination Research for details.

- B. Its location as a site of a significant local, county, state, or national event.**

This consideration is not pondered for justification of Designation.

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

Documented relationship to: David Broder (Washington Post Columnist), Charlotte Fitzhenry Robling (Neiman Fellow at Harvard University), “embedded” reporters in rural communities throughout Central Illinois. See Nomination Research for details.

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

Steel-framed concrete and stone, Art Deco, specifically designed to support the efficient activities of the business (newspaper buildings). See Nomination Research for details.

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

Architect of record: James William Thomas. See Nomination Research for details.

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

See Standard D.

- G. Its embodiment of design elements that make it structurally or architecturally innovative.**

This consideration is not pondered for justification of Designation.

- H. Its unique location or singular physical characteristics that make it an established or familiar visual feature.**

The location has been a visual “bookend” to the western side of Bloomington since the first *Pantagraph* building was placed at 301 W. Washington St. in 1875. See Nomination Research.

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

This consideration is not pondered for justification of Designation.

- J. **Its suitability for preservation or restoration.**

The building at 301 W. Washington was the active home of *The [Daily] Pantagraph* until 2018 and has been vacant for less than a decade, with regular attention from the owner to encourage sale and occupancy. This structure is an excellent candidate for preservation and restoration.

## **STAFF RECOMMENDATION**

Staff finds that *The Daily Pantagraph Building* meets the Criteria for Consideration of Nominations and recommends it be designated as a Local Landmark, including application of the S-4 (Historic Preservation District) Overlay zoning. Staff recommends that the Commission take the following actions:

- Motion to **establish findings of fact that The Daily Pantagraph Building meets the criteria** to be classified as a Local Landmark, **and to apply such status**; and
- Motion to **recommend application of the S-4 (Historic Preservation District) Overlay zoning** for property located at 301 W. Washington Street to the Planning Commission; and
- Motion to **approve the proposed Resolution.**

Respectfully submitted,  
Alissa Pemberton  
Planning Manager

### **Attachments:**

1. Site map of structure(s) proposed for protection
2. Recent image(s) of the structure proposed for protection
3. The Pantagraph Building, 1875
4. Remaining 1855 structure under construction to be covered, 1935
5. Primary façade under construction, 1935
6. The Pantagraph Building, 1936
7. The Pantagraph Building, Addition, 1965
8. Applicant's Nomination Research (excerpt)

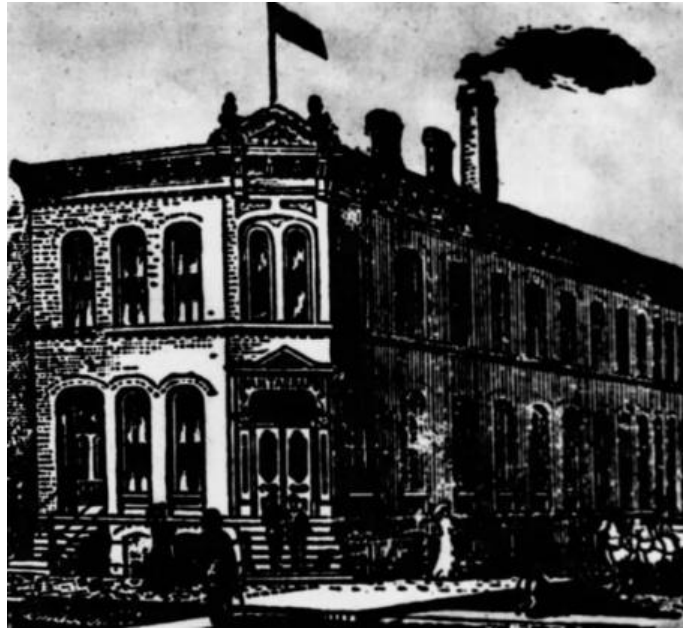
*Attachment 1: Site map of structures proposed for protection*



*Attachment 2: Recent image of structure proposed for protection*



*Attachment 3: The Pantagraph Building, 1875*



**Photo Credit:** Nomination Report

*Attachment 4: Remaining 1855 structure under construction to be covered, 1935*



**Photo Credit:** McLean County Museum of History, Pantagraph Expansion, Circa 1935 Madison and Washington streets Downtown Bloomington

*Attachment 5: Primary façade under construction, 1935*



**Photo Credit:** Bill, Frank; Pantagraph Building construction, Bloomington, IL, 1935, Pantagraph Negatives Collection (Illinois Digital Archives), 2025-06-21, <http://www.idaillinois.org/digital/collection/p16614coll35/id/4616>.

*Attachment 6: The Pantagraph Building, 1936*



**Photo Credit:** Nomination Report

*Attachment 7: The Pantagraph Building, Addition, 1965*



**Photo Credit:** Nomination Report

**1) 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 Daily Pantagraph* traces its origin to a weekly newspaper *The Western Whig*. Starting in 1846 a succession of newspapers under different names were published by various people one of whom, Charles Merriman, changed the name of the paper to *The Weekly Pantagraph* in 1853. *The Pantagraph* name has continued since. Under that name the paper became leading proponent of “Black Republicanism,” the movement sworn to stop the expansion of slavery. As a leading voice of that movement, *The Pantagraph* backed Abraham Lincoln in political movement that led to the presidency of the United States. Much of that effort was locally led by Jesse Fell, who served as Secretary of the new Illinois Republican Party, and whose presence is seen on the pages of the paper.

W.O. Davis, Fell’s son-in-law, took control of the paper by 1875 and led it into a modern direction. His first step was to build a new building to house the paper and its presses. [Figure 1] It was located at the site of *The Daily Pantagraph* Building.<sup>1</sup> Fell recognized the great agricultural wealth of central Illinois and made specific efforts to build an audience for a newspaper which provided quality agricultural information to area farm families. This had two impacts: it expanded circulation, and it helped area farmers to adopt new markets and to improve their farm practices. It maintained its Republican Party loyalty and was instrumental in aiding Joseph “Private Joe” Fifer to become Governor of Illinois. Its staunch Republican viewpoint kept McLean County Republican into the early 21<sup>st</sup> century.

These Republicans were community builders. *The Daily Pantagraph*, under the leadership of the publisher, Loring Merwin, encouraged economic development in Bloomington during the Great Depression. To do so, they used their family fortunes, and encouraged others to do so, to use construction projects to stimulate the local economy. In 1934-1935, the Merwin and the Stevenson families who owned the paper, agreed to build a state-of-the-art building for it. The completion and opening of the building in 1936 was celebrated by the publication of a roto-gravure printed *Progress Edition* which showed the quality of its press work. It featured a letter from President Franklin D. Roosevelt commending the paper for its leadership.<sup>2</sup> [Figure 2]

In the mid-1940s concerns about post war central Illinois were on the minds of many. The war economy pulled the region out of Depression, but how could communities sustain themselves? Managing editor H. Clay Tate, with the support of Merwin, thought that the paper could lead a public effort to answer that question. To do so, he worked with civic leaders and academics at the University of Illinois, developed a community survey project which measured what citizens themselves wanted.<sup>3</sup> This project focused upon small rural communities in central Illinois. These from a Bloomington viewpoint were a very significant part of the manufacturing and

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<sup>1</sup> “W.O. Davis Takes Over,” *Daily Pantagraph*, November 20, 1946, sec. 3.

<sup>2</sup> Franklin D. Roosevelt, “The White House,” *Daily Pantagraph*, April 8, 1936, Progress Edition.

<sup>3</sup> Lindstrom, Davis E., “The Need for Study on and a Summary of Selected Local State and National Projects of Community Organization and Development,” *Community Service Newsletter* 7, no. 2 (April 1949), <http://archive.org/details/Community-Service-News>.

retail economy of the city.<sup>4</sup> Education was a top priority and in 1953 *The Pantagraph* noted that over \$9,000,000 had been spent for new school facilities in *The Pantagraph* service area.<sup>5</sup>

Using this model *The Pantagraph* explored Bloomington issues. Civic leaders formed the “All Bloomington Committee” which “aroused citizen action that has resulted in the modernization of the school system, establishment of council-manager government, installation of a housing authority, promotion of new industry, repair of streets, improvement of local hospitals and other progress.”<sup>6</sup>

*The Daily Pantagraph* has been a leader in the development of Bloomington, as well as central Illinois, in its efforts to form public support for national, regional and local policies and improvements. The very notion of a professionally managed and staffed City of Bloomington came from their assessments, news reporting and policy advocacy.

## **2) Identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;**

*The Pantagraph* featured in the early careers of three reporters of national fame as well as over 100 women reporters. David Broder, the nationally syndicated *Washington Post* columnist, started his career in journalism at *The Pantagraph* from 1953 to 1955.<sup>7</sup> [Figure 3] He credited Gene Smedley with making him a reporter. Charlotte Fitzhenry Robling was a reporter and photographer for *The Pantagraph*. [Figure 4] She was one of the first two women to be awarded the prestigious Neiman Fellowship in journalism at Harvard University. “She and Mary Leary Sherry joined a class of 12 other print reporters at Harvard University led by Nieman curator Louis Lyons and the historian Arthur Schlesinger.”<sup>8</sup>

A less notable set of reporters, but of great interest are the 107 women and 18 men who worked as local correspondents covering 160 rural towns and crossroads in central Illinois.<sup>9</sup> In 1936, 125 kept the news columns filled, ten years later the number of correspondents dwindled to 100.<sup>10</sup> [Figure 5] *The Pantagraph* was committed to the local news. In 1946, on average, the paper published 227 news stories.<sup>11</sup> The doings and goings on of people in Panloa were of interest to people in Panloa. It kept them subscribing, and their descendants treasure these bits of local news for their insight to their ancestors. These reporters have left irreplaceable accounts of the people, great and small, who made up our community. In 1946 This was performed by 25 fulltime reporters and an additional 125 workers who composed the type, laid out the paper, printed it, as well as, sold advertising and conducted business.

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<sup>4</sup> “Aim of Community Survey Experiment,” *Daily Pantagraph*, November 20, 1946; *Daily Pantagraph*. “Residents View Town’s.” November 20, 1946, 100th Anniversary edition.

<sup>5</sup> Henry Clay Tate, *Building a Better Home Town; a Program of Community Self-Analysis and Self-Help* (New York, Harper, 1954), 206–8.

<sup>6</sup> “1955s All America Cities,” *The American City*, 1956, 127.

<sup>7</sup> Charles Babbington, “Columnist David Broder Dead at 81,” *The Pantagraph*, March 9, 2011.

<sup>8</sup> “Charlotte Robling,” *Record-Eagle*, March 1, 2008.

<sup>9</sup> “125 State Reporters,” *Daily Pantagraph*, April 8, 1936, Progress edition. *Daily Pantagraph*. “These 160 Communities.” April 8, 1936, Progress edition.

<sup>10</sup> “100 Reporters Cover the News of Central Illinois,” *Daily Pantagraph*, November 20, 1946, 100th Anniversary edition, sec. IV - four.

<sup>11</sup> “Pantagraph Facts,” *Daily Pantagraph*, November 20, 1946, 100th Anniversary edition.

### **3) 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 Pantagraph* Building was designed in 1935 by Cleveland, Ohio architect James William Thomas, with the Bloomington firm Schaeffer and Hooten serving as associate architects. Thomas specialized in newspaper buildings. It is likely that Schaeffer and Hooten's work was primarily supervisory in nature, overseeing the work as it progressed. It is not known how much, if any, of the design came from their office. J. L. Simmons were the general contractors and Berenz and Son were the masonry contractors.<sup>12</sup>

This Art Deco style building is steel-framed, with concrete beam casings and flooring. The exterior walls are brick with thin stone Bedford limestone veneer.<sup>13</sup> It is two stories with a basement story. The principal facades on the south and east (Washington and Madison Streets) are laid out in two-story vertical bays. Washington St. façade has twelve bays, but it was originally seven bays. Madison St. façade has 10 bays. Each bay is separated by tall, thin and gracefully scalloped pilasters with simple capitals. Above the capitals is a regular coursed tooled stone parapet, with small carved shields above the pilasters. The parapet cap is laid from three courses of carved limestone molding. Simple metal spandrels separate each of the window stories. The windows were sixteen-light steel casements. Simple metal spandrels are laid between the first and second story windows. The basement story is of regular coursed tooled ashlar stone. Basement window vent bays are 2'x4' rectangular iron or steel grates fabricated in an art deco wave pattern.<sup>14</sup> [Figure 6.]

The south and principal façade Washington Street entrance, which was the primary, is set in a step-backed stone recess. Above this is a large stone shouldered architrave with an entablature. The name of the newspaper, *Pantagraph*, is carved into the entablature. The original double leaf doors were removed. They were glass, cased in cast aluminum with grill work rendered with a fountain motif surmounted by a stepped design typical of the Art Deco style.<sup>15</sup> The transom above the doors featured a cast aluminum panel with gothic lettering of *The Daily Pantagraph* and outlined Pony Express and Scoop airplane designs.<sup>16</sup> Above that was a grill for the window above using vertical wave forms. [Figure 7] In 1965-66 the building was enlarged by five bays to the current twelve bays. That addition exterior duplicated the 1935 design.<sup>17</sup> [Figure 8] In 1975 a printing and paper storage addition which extended to Madison St. was added. It is one story high. Both the Washington St. and Madison St, facades of the 1975 addition are windowless walls of regular coursed tooled ashlar stone. This plain wall is capped by identical parapet moldings. A one leaf door is recessed into the Washington St. façade. The

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<sup>12</sup> "J.L. Simmons Co.," *Daily Pantagraph*, April 8, 1936, Progress edition. *Daily Pantagraph*. "Berenz & Son." April 8, 1936, Progress edition.

<sup>13</sup> James William Thomas Architect, "Building for the Pantagraph - Details of Entrance . Vestibule . &. Stair #1,"; *Miscellaneous Details 1935*, Hewn Architects.

<sup>14</sup> James William Thomas, "Details of Grilles in Windows in Basement," March 19, 1935, Arthur L. Pillsbury Collection, McLean County Museum of History.

<sup>15</sup> James William Thomas Architect, "One Half Elevation," 1935, Arthur L. Pillsbury Collection, McLean County Museum of History.

<sup>16</sup> "Pantagraph Dedicates New Building," *Editor and Publisher*, April 11, 1936.

<sup>17</sup> Pereira and Associates, "Alterations and Addition to the Daily Pantagraph Bloomington Illinois," 1965, Hewn Architects.

bunker-like storage building walls are a plain mass of regular coursed tooled ashlar stone.<sup>18</sup> A long low wall on the east side of the service drive was added during the 1974 addition.<sup>19</sup> It is laid from regular coursed tooled ashlar stone over concrete. The remainder of the north façade was altered in 1987 with utilitarian additions of little significance.<sup>20</sup>

*The Daily Pantagraph* Building has been altered in nine episodes since 1935. The work has required the expansion of square footage, but more so the continuing shifting of workspaces, most significantly press rooms, paper storage and shipping receiving areas. Offices, composition rooms, archival space, employee service areas and more were changed as well as HVAC systems, lighting systems and communication systems. These changes were utilitarian in nature. As a result, very little of the fabric of the 1935 to 1965 interior remains. The only exceptions are c1935 two panel doors and a sizeable number of 1935 walnut veneered solid core flush doors with ventilation grills.<sup>21</sup> The walnut wainscot and flush door in the publisher's office also remains.<sup>22</sup> In the Washinton St. entry hall and stair hall, the marble wainscot, as well as the stairs, and a short flight of terrazzo stair treads and floors remain.<sup>23</sup> Wood block flooring made be found under various level of contemporary flooring.

#### **4) Identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County, State or Nation:**

The principal architect was James William Thomas who specialized in the design of newspaper buildings. He is credited with twenty such projects, which were constructed in Illinois, New York, Texas, Ohio, Michigan, New Jersey and Pennsylvania. Many of these have been demolished or drastically altered.

Thomas wrote many articles for the publishing press about his buildings and why he designed the way he did.<sup>24</sup> Most notably, in a presentation made to the Inland Daily Press Association, he “likened modern newspaper production to factory operations and urged publishers to give more thought to proper plant facilities.” *The Daily Pantagraph* Building certainly reflects this concern. It was designed for 100-ton modern presses that could run over 20,000 newspapers in a 2-hour period. Without such capacity there is simply no newspaper. His *Pantagraph* Building layout was designed for reporters copy to be provided to the compositors; who handed it off to the layout people; who handed that of to the plate makers; who handed that off to the printers; who had, on hand, vast amounts of newsprint. Trucks were ready to receive bundled papers to deliver to carriers and the mail room wrapping and

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<sup>18</sup> Evans and Associates, “Addition to the Daily Pantagraph,” 1974, Hewn Architects.

<sup>19</sup> Evans and Associates.

<sup>20</sup> Young Architects, “The Pantagraph Addition,” 1987, Hewn Architects.

<sup>21</sup> James William Thomas Architect, “Building for the Pantagraph - Finish and Door Schedule,” 1935, Hewn Architects.

<sup>22</sup> James William Thomas Architect, “Building for the Pantagraph - Business Manager’s Office,” 1935, Hewn Architects.

<sup>23</sup> James William Thomas Architect, “Building for the Pantagraph - Details of Entrance . Vestibule . .&. Stair #1,” 1935, Hewn Architects.

<sup>24</sup> James William Thomas, “The Mechanization of Newspaper Making,” *Printing Equipment Engineer*, 1931; Thomas, James William. “Planning the Printing Plant I.” *Printing Equipment Engineer*, January 1939; Thomas, “Planning the Printing Plant II.” *Printing Equipment Engineer*, February 1939; Thomas, “Planning the Printing Plant III.” *Printing Equipment Engineer*, April 1939.

addressing the hundreds of papers sent by US post.<sup>25</sup> The core concern was ““You deal in a merchandise that stales rapidly,” he said at the outset “Obviously, you must be alert all the time if the paper is to be delivered to your readers in good condition and in the best possible time.”

*The Pantagraph* is one of the few surviving examples of his work. His 1931 New York World-Telegram Building, which was considered to be a New York City art deco treasure, ended up being covered with glass.<sup>26</sup> [Figure 9] The art deco Pittsburg Press Building suffered a similar fate as the World-Telegram. [Figure 10] It was covered with sheet metal in a faux international style effort. The Akron Beacon Building, an art deco Bedford limestone clad, steel-framed building, has survived and is slated for a \$57,000,000 renovation.<sup>27</sup> [Figure 11] Many of his other commissions have been demolished.

James William Thomas’s newspaper buildings share style and purpose. Of the twenty such buildings designed by him, Utica New York, Akron Ohio, Houston Texas and Bloomington are known to have surviving examples. *The Pantagraph* Building is an important surviving example of buildings of a period of American life when daily newspapers were the primary source for news and knowledge of the communities and the broader world

**5) Unique location or physical characteristics that make it an established or familiar visual feature;**

*The Daily Pantagraph* Building has defined the west end of downtown for many years. The location has been a destination since the first *Pantagraph* building was placed at 301 W. Washington St. in 1875. Because of the deep involvement of the community in the paper, by paperboys, people placing ads, people wanting to complain and may other human interactions, it was a busy place.

**6) Supplemental information, including historic pictures and research that support the designation**

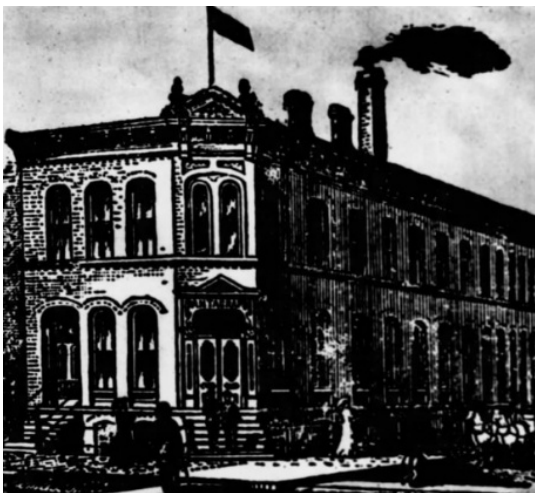


Figure 1. 1875 Pantagraph Building

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<sup>25</sup> “Pantagraph Facts.”

<sup>26</sup> T. E. Rinaldi, “New York Neon: World Telegram,” *New York Neon* (blog), April 7, 2013, [https://nyneon.blogspot.com/2013/04/world-telegram\\_7.html](https://nyneon.blogspot.com/2013/04/world-telegram_7.html).

<sup>27</sup> “Tony Troppe Details \$52 Million Redevelopment of Akron’s Old Beacon Journal Building,” *Crain’s Cleveland Business*, January 10, 2024.

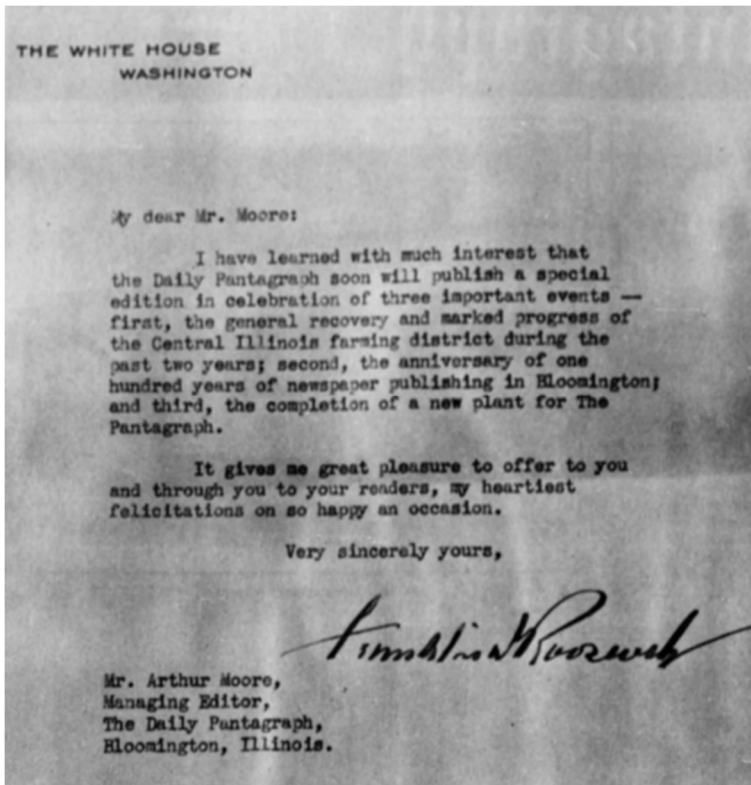


Figure 2.

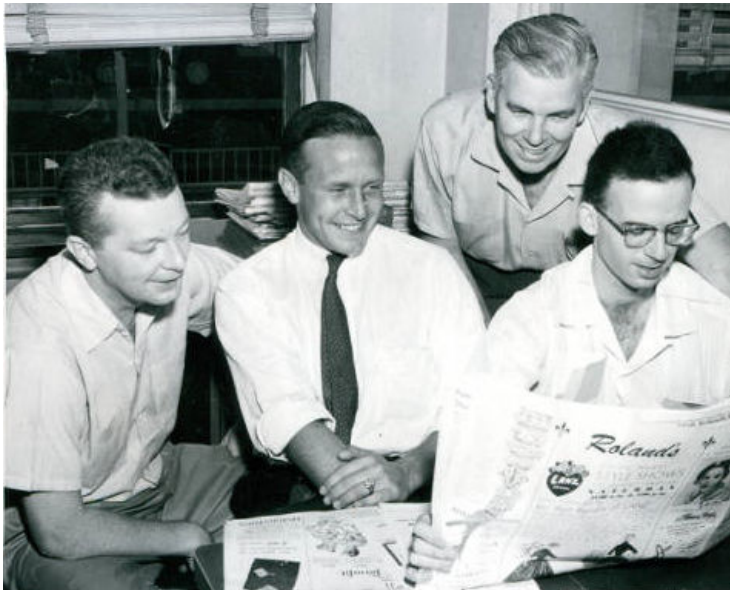


Figure 3.  
David Broder on right, Dave Merwin center, 1955



Figure 4.



Figure 5.



Figure 6. Pantagraph Building 1936



Figure 7. Washington St. entry 1936



Figure 8. Pantagraph Building 1965 addition



Figure 9. Pittsburgh Press



Figure 10. New York World Telegram



Figure 11. Akron Beacon

Pantagraph Building 301 W. Washington Street - 11

**HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2025-\_\_\_\_**

**A RESOLUTION DESIGNATING THE DAILY PANTAGRAPH BUILDING AS A LOCAL HISTORIC LANDMARK AND RECOMMENDING THAT THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY ZONING BE APPLIED TO SUCH**

**WHEREAS**, *The Daily Pantagraph Building* on the property at 301 W. Washington Street was originally constructed at that location in 1875; and

**WHEREAS**, the original building was replaced in 1935, and that structure still stands today; and

**WHEREAS**, property owner Lifelong Access, submitted a request to have The Daily Pantagraph Building considered as a Local Historic Landmark, and have a Zoning Map Amendment apply the S-4 (Historic Preservation District) Overlay to the property at 301 W. Washington Street, legally described in Exhibit "A", attached hereto, and incorporated herein by reference; and

**WHEREAS**, the Historic Preservation Commission, after providing proper notice and holding a public hearing on June 26, 2025, established findings of fact and determined that the structure on the property meets the criteria to be classified as a Local Historic Landmark, as outlined in § 44-804B(2), including:

1. 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); and
2. Identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
3. Embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; and
4. 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; and
5. Their unique location or singular physical characteristics that make it an established or familiar visual feature; and
6. Their suitability for preservation or restoration; and

**WHEREAS**, based on the findings stated above and the Nomination Report provided as Exhibit "B", attached hereto, and incorporated herein by reference, the Historic Preservation Commission voted to designate the subject structure as a Local Historic Landmarks and to recommend application of the S-4 (Historic Preservation District) overlay for the property located at 301 W. Washington Street to the Planning Commission; and

**WHEREAS**, the Historic Preservation Commission has the power to adopt this Resolution and make a recommendation to the Bloomington Planning Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:**

**Section 1:** *The Daily Pantagraph Building* is hereby classified as a Local Historic Landmark, per § 44-804 of the City Code.

**Section 2:** The Historic Preservation Commission recommends to the Bloomington Planning Commission that the premises located at 301 W. Washington Street, legally described in Exhibit “A” and depicted in Exhibit “B”, have the S-4 (Historic Preservation District) Overlay zoning applied on the City’s Official Zoning Map.

**PASSED** this 26th of June, 2025.

**APPROVED** this \_\_\_\_\_ of June, 2025.

**HISTORIC PRESERVATION COMMISSION**

**ATTEST**

\_\_\_\_\_  
Sarah Lindenbaum, Commission Chair

\_\_\_\_\_  
Alissa Pemberton, Staff Liaison

DRAFT

**Exhibit A**  
Legal Description

ORIGINAL TOWN LOTS 25,26,27 & (EX E16') LOT 28 & DIETRICH'S SUB LOT 29, 30 & E16' LOT 28  
ORIG TOWN LOTS 1 THRU 6 & VAC ALLEY BETW & ADJ

ADDRESS: 301 W. Washington Street

PIN: 21-04-331-009

DRAFT

## Exhibit B

### NOMINATION REPORT FOR LOCAL HISTORIC LANDMARK STATUS FOR THE DAILY PANTAGRAPH BUILDING AT 301 W. WASHINGTON STREET



#### PROPERTY INFORMATION

Subject property: 301 W. Washington St  
Existing Zoning: D-2 (Downtown Transitional) District  
Existing Land Use: Vacant  
Property Size: 198' x 240' (47,520 square feet)

#### HISTORIC INFORMATION

Year Built: 1875/1935/1965  
Architectural Style: Art Deco  
Architect: James William Thomas, with Schaeffer and Hooten as Associates  
Historic District: N/A  
Alternate Name: The Daily Pantagraph Building

#### BACKGROUND

The statements and findings of the Staff Report presented to the Historic Preservation Commission, and the Nomination Research Statement prepared by the Applicant, related to case BHP-20-25 are accepted and incorporated herein by reference.

The [Daily] Pantagraph building—in one form or another—has been a presence on the west side of Downtown Bloomington for approximately 150 years. When they outgrew their original building at Washington and Madison, they simultaneously demolished the old and constructed the new, in the same place, to avoid shutting down during that time. That corner has been home to countless intellectual pursuits and documentation of community intrigues, all housed in one of the few remaining structures





**SPECIAL AGENDA ITEM NO. 5.B.**

**FOR HISTORIC PRESERVATION COMMISSION:** June 26, 2025

**WARD IMPACTED:** Ward 4

**SUBJECT:** **BHP-21-25** - Consideration, review and action on a request submitted by Christopher Stucky, for a **Certification of Appropriateness** for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014.

**RECOMMENDED MOTION:** Motion to approve the scope of work and request for a Certificate of Appropriateness, with or without conditions.

**STRATEGIC PLAN LINK:**

Goal 4. Strong Neighborhoods

Goal 4. Strong Neighborhoods

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 4c. Preservation of property/home valuations

Objective 4b. Upgraded quality of older housing stock

**BACKGROUND:** The Applicant is requesting a Certificate of Appropriateness to repair/rebuild (cedar) and line box gutters (EPDM and metal edging), eaves, soffit, and any needed/related crown molding. After structural work has been completed the home will be soft washed, scraped, primed, and painted using a high WVP line.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

**ATTACHMENTS:**

[BHP-21-25 Staff Report](#)

[1212 E Washington Craftsman Proposal](#)

[1212 E Washington Gutter Proposal](#)

[1212 E Washington Painting Proposal](#)

[WVP Primer Information](#)

[WVP Information Exterior Coating](#)

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**TO:** City of Bloomington Historic Preservation Commission

**FROM:** Development Services Department

**DATE:** June 26, 2025

**CASE NO:** BHP-21-25, Certificate of Appropriateness (COA)

**REQUEST:** Consideration, review and action on a request submitted by Christopher Stucky, for a Certification of Appropriateness for box gutter repair/rebuild/lining, soffit and fascia repair with minor materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014.

---



Above: Subject property, current day

## PROPERTY INFORMATION

Subject property: 1212 E. Washington St. (FKA 1206 E. Washington St.)

Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-Family Dwelling

Property Size: 60' x 125' (7,500 square feet)

## HISTORIC INFORMATION

Year Built: 1892  
Architectural Style: Victorian (plain, late)  
Architect: Richard Williams  
Historic District: N/A  
Alternate Name: William A. Gooding House

## PROJECT DESCRIPTION

### *Background*

According to the Local Designation nomination report, the residence was constructed in 1892 by William A. Gooding, a local travel agent. The property was designated and zoned S-4 in 2001 (Ord. No. 2001-82), based primarily on architectural criteria. Address notations in the 1953 Sanborn map indicate that the prior address as 1206, in which case it may have a build date a few years prior by another occupant, but little was identified on this subject either.

The Applicant or previous property owners have received Certificates of Appropriateness for:

- Restoration of built in gutters using copper linings, including Funk Grant (BHP-23-03, BHP-24-03);
- Front porch roof rebuild and porch façade restoration, including Funk Grant (BHP-25-23, BHP-26-03);
- Repair and repaint of front porch, including Funk Grant (BHP-01-14, BHP-02-14);
- Gutter, soffit, siding (etc.) repair and structure repainting in May, 2015, including Funk Grant (BHP-07-15, BHP-08-15);
- Reroofing in March, 2021 (BHP-01-21).

### *Request*

The Applicant is requesting a Certificate of Appropriateness to repair/rebuild (cedar) and line box gutters (EPDM and metal edging), eaves, soffit, and any needed/related crown molding. After structural work has been completed the home will be soft washed, scraped, primed, and painted using a high WVP line.

## STANDARDS FOR REVIEW

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

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

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

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

Historic materials will be repaired when possible but mostly rebuilt, using appropriate replacement materials. The scope of work includes creation of a molding knife specific to this work to allow any replaced crown to match the existing trim, which is original to the structure, to the best of our knowledge. The rebuild and lining of the box gutters may warrant inquiry; while this rebuild is not

removing original materials, it appears these have been rebuilt or repaired multiple times in the recent history—including via City funding—and another rebuild just 20 years later may indicate larger problems, including insufficient downspout sizing, etc.

- 3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.**

The proposed work would not alter the appearance of the building to an earlier period.

- 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 proposed work would not alter the appearance of the building.

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

Appropriate methods and materials have been proposed for use; interior box gutters will be repaired/rebuilt and lined, rather than enclosed, soffits/fascia/crown will be repaired or replicated.

- 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 scope of work includes creation of a molding knife specific to this work to allow any replaced crown to match the existing trim, which is original to the structure, to the best of our knowledge.

- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

The finishing plan includes (soft pressure) wash for dirt removal and hand scraping, as is the appropriate method for the preparation of historic wooden surfaces for recoating. High WVP exterior coatings have been researched and are available as an option for use.

- 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.**

N/A.

- 9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.**

N/A.

## ARCHITECTURAL REVIEW GUIDELINES

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

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

Under the Architectural Review Guidelines, the following criteria is provided:

*Repair rather than replace siding and soffit materials unless it is technically infeasible to do so.*

*If replacement of siding and soffit materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, unless it is technically infeasible to do so...*

*Maintain and repair existing gutters and downspouts in place. If existing gutters and downspouts are deteriorated to the extent that they must be replaced, new gutters and downspouts shall match the original historic gutters and downspouts, if such is known, or shall be of size and profile that would be characteristic of the period of significance...*

*Prior to repainting remove only loose paint from surfaces that have been historically painted. Complete removal of all paint from a surface is not necessary prior to re-painting.*

## STAFF RECOMMENDATION

Staff finds that the scope of work **meets the relevant standards and policies** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to **approve** the scope of work and request for a Certificate of Appropriateness, as submitted by Christopher Stucky, for a Certification of Appropriateness (CoA) for box gutter repair/rebuild/lining, soffit and fascia repair with minor materials replacement, and exterior painting on the property located at 1212 E. Washington Street.

You may consider conditioning the primer/paint type as part of the associated Funk Grant, but staff does not recommend adding the condition for approval of the CoA.

Respectfully submitted,  
Alissa Pemberton  
Planning Manager

### Attachments:

1. Images of the Locations for Proposed Work
2. Quote and Exteriors Coating Information

Attachment 1: Images of the locations for proposed work

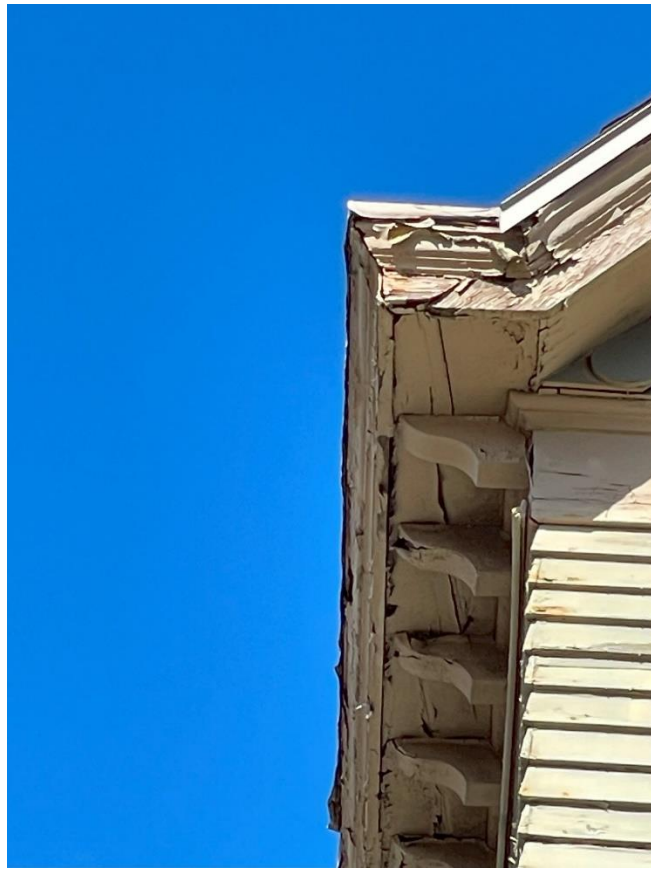














# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

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

Christofer Stuckey  
1212 E. Washington St.  
Bloomington, IL 61701  
Email: [REDACTED]

Rebuild built-in gutters and overhangs

Phone: [REDACTED]

Date: 10-6-2024

- Rebuild all 52 ft. of east and southeast 2<sup>nd</sup> floor box gutters & gable eaves..... \$6,600.00
- Rebuild all 97 ft. of front wraparound porch & add crown with new soffit.... \$6,700.00
- Rebuild all 40 ft. of west side 2<sup>nd</sup> floor box gutters and gable eaves..... \$6,300.00
- Repair 8 ft. of crown molding on north side 2<sup>nd</sup> floor eve..... \$350.00
- Make new molding knife and run 225 ft. of crown molding..... \$1,100.00
- Primer for job.....\$120.00

Homeowner to provide final painting and gutter lining.

All exterior repair materials to be cedar and primed before installation.

**Total for labor and materials: \$21,170.00**

This proposal is valid for 90 days.

**Authorized signature:** \_\_\_\_\_

**Acceptance of Proposal:**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_



# Bellis & Bolek Painting Inc.


Transforming Fine Houses into Beautiful Homes.

# Proposal

Bellis and Bolek Painting  
 1701 East Taylor  
 Bloomington, IL 61701  
[www.bellisbolekpainting.com](http://www.bellisbolekpainting.com)

Phone: (309) 827-4889

Page: 1  
 Date: 1/25/25  
 Proposal Number: 12525 CS

Client	Project Location
Christopher Stuckey 1212 E. Washington 61701 	Same

**Proposal to provide labor and material necessary to complete the following:**

- 1) Power wash house exterior to remove loose dirt and kill mildew.
- 2) Scrape loose paint from the siding, overhangs, window frames ( storms will be left on the house and the windows behind the storms are not included), basement windows., doors and door trim.
- 3) The back porch is not included.
- 4) The front porch will be an additional 6,000 dollars if prepped and painted and will be added to the price stated below.
- 5) All Bare wood will be primed with an oi base primer or a maddog primer.
- 6) Apply 2 coats of paint to the house and trim mentioned in line 1.
- 7) The same color scheme will be used.
- 8)

<p><b>Total Proposal Amount \$ 45,870 dollars</b></p>
<p><b>Payments to be made as follows: 15,870 at the start of the job and the balance at completion</b></p>
<p><u><b>Terms &amp; Conditions:</b></u>  <i>Any alteration or deviation from about specifications involving extra costs will be executed only upon written or verbal orders and will become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Owner will carry fire, tornado and other necessary insurance. Workmen’s compensation and Public Liability Insurance to be carried by Bellis and Bolek Painting Inc. on the above work.</i></p> <p>Submitted by: J. Kevin Bellis</p> <p>Accepted by: _____ Date: _____</p> <p><u><b>Note:</b> This proposal may be withdrawn by Bellis and Bolek painting Inc. if not accepted within 30 days</u></p>

***Bellis and Bolek Painting***

*Integrity, attention to detail, and a desire to please the customer are incorporated into every decision.*

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**Paint bid**

---

**Kevin Bellis** <kevinbellis59@gmail.com>

Fri, Mar 28, 2025 at 9:57 AM

To: Christopher Stucky <[redacted]>

I do not think it will be a problem to get a paint with an acceptable WVP rating. I spoke with the store manager at Sherwin Williams and he has data sheets on the paints that comply, but he does not have data sheets on all the primers. One of the primers has a WVP rating which is acceptable. He said Sherwin does not test all their products for WVP.

We would probably use a maddog primer for your job. I just found the data sheet online and it says it has a WVP rating of 60.3. So I think we are good.

Kevin Bellis  
Bellis and Bolek Painting  
Residential and Commercial Painters serving Bloomington/Normal for over 25 years  
Business line - 309 827-4889



[Quoted text hidden]



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**The Sherwin-Williams Company**  
2145 Schuetz Road  
St. Louis, MO 63146

Cell: 314-281-7485  
Fax: 314-997-1603  
hank.meinking@sherwin.com

**Hank Meinking, CSI, CDT**  
Area Account Executive – Architectural Services

May 5, 2025

Sherwin-Williams  
Spencer Briggerman  
1906 E. College Ave.  
Normal, IL 61761

Ref: MVP Perm Rating

Dear Spencer:

Thank you for the opportunity to review the MVP Perm Rating Information on the products that we discussed. Following is a summary of MVP Perm Rating Information:

Mfg.	Product	Coating Type	WVP Perm Rating
Sherwin-Williams	B51W450 MULTI-PURPOSE Interior-Exterior Latex Primer/Sealer	Primer	23.09
Sherwin-Williams	K32W251 Duration Coating Exterior Latex Flat	Self Priming Paint	20.86
Sherwin-Williams	K47W51 Emerald Exterior Latex Flat	Paint and Primer in One	29.64
Sherwin-Williams	K47W1951 Emerald Rain Refresh Exterior Acrylic Flat	Paint and Primer in One	19.35
Sherwin-Williams	A6W351 A-100 Exterior Latex Flat	Finish Coat	38.1
Sherwin-Williams	K60W651 Latitude Exterior Acrylic Flat	Finish Coat	30.84

Based upon the information above, the paint system that would provide the maximum final MVP Perm Rating would be:

Prime Coat: **B51W450 MULTI-PURPOSE Interior-Exterior Latex Primer/Sealer**  
Finish Coat(s): **A6W351 A-100 Exterior Latex Flat**

If there are any questions or if I can be of any further assistance, please call me at 314-281-7485.

Respectfully,

THE SHERWIN-WILLIAMS COMPANY

A handwritten signature in blue ink, appearing to read "Hank Meinking". The signature is fluid and cursive, with the first name "Hank" and last name "Meinking" clearly distinguishable.

Hank Meinking

Area Account Executive – Architectural Services

HBM:hbm



**SPECIAL AGENDA ITEM NO. 5.C.**

**FOR HISTORIC PRESERVATION COMMISSION:** June 26, 2025

**WARD IMPACTED:** Ward 4

**SUBJECT:** **BHP-22-25** - Consideration, review and action on a request submitted by Christopher Stucky, for a **Funk Grant**, in the amount of \$15,000.00, for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014.

**RECOMMENDED MOTION:** Motion to establish findings that the project is eligible as a Major Restoration project and to approve the request for a Funk Grant in the amount of \$15,000.00, with Conditions.

**STRATEGIC PLAN LINK:**

Goal 4. Strong Neighborhoods

Goal 4. Strong Neighborhoods

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 4c. Preservation of property/home valuations

Objective 4b. Upgraded quality of older housing stock

**BACKGROUND:** The Applicant is requesting a Funk Grant in the amount of \$15,000.00 for painting. Costs include labor, equipment and materials.

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A Certificate of Appropriateness is requested as case BHP-21-25 and has been recommended for approval. The property last received a Funk Grant in 2015.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

**ATTACHMENTS:**

- [BHP-22-25- Staff Report Funk](#)
- [1212 E Washington Craftsman Quote](#)
- [1212 E Washington Gutter Quote](#)
- [1212 E Washington Painting Quote](#)
- [Primer WVP Info](#)
- [Top Coat WVP Info](#)



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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Development Services Department  
**DATE:** June 26, 2025  
**CASE NO:** BHP-22-25, Funk Grant  
**REQUEST:** Consideration, review and action on a request submitted by Christopher Stucky, for a Funk Grant, in the amount of \$15,000.00, for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014.

---



Above: Subject property, current day

**PROPERTY INFORMATION**

Subject property: 1212 E. Washington St. (FKA 1206 E. Washington St.)  
Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 60' x 125' (7,500 square feet)

## HISTORIC INFORMATION

Year Built: 1892  
Architectural Style: Victorian (plain, late)  
Architect: Richard Williams  
Historic District: N/A  
Alternate Name: William A. Gooding House

## PROJECT DESCRIPTION

### *Background*

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-21-25 and has been recommended for approval**. The property last received a Funk Grant in 2015.

### *Request*

The Applicant is requesting a **Funk Grant in the amount of \$15,000.00** for painting. Costs include labor, equipment and materials. The Applicant has provided a single quote per project, submitting the following statement for Sole Source justification:

*The people I've chosen to do the work were based on research of who would be available that has experience with working on and painting historic homes in the area. The box gutters, along with the wraparound porch, are the signature historic features of the house. My selection of artisans to do this work reflects my respect for the importance of having the work done properly.*

## STANDARDS FOR REVIEW

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

- 1. Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.**

This property is locally-designated (S-4).

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

The proposal addresses exterior restoration of several elements of the residence.

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

The project is eligible as a restoration or repair of historic, architectural features (box gutters).

- 4. Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10 year period regardless of how much the structure is to be painted or stained.**

The last Funk Grant funding of a staining or painting project was in 2015. The property is eligible for another painting/staining project grant this year.

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

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

The request meets all eligibility criteria and conditions; no limitations apply.

The project **is eligible** for additional funding as **“Major Restoration”** project, defined as any project costing at least 45% of the subject property’s EAV.

2024 EAV = \$71,325 Project Cost = \$76,840

**STAFF RECOMMENDATION**

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

Motion to establish findings that the **project is eligible as a Major Restoration project** and to **approve** the request by Christopher Stuckey, for a Funk Grant in the amount of **\$15,000.00** for painting on the property located at 1212 E. Washington Street, with the condition that Mad Dog Primer and a top coat with a WVP rating of >30 are used.

Respectfully submitted,  
Alissa Pemberton  
Planning Manager

**Attachments:** Project Quotes from Contractors

# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

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

Christofer Stuckey  
1212 E. Washington St.  
Bloomington, IL 61701  
Email: [REDACTED]

Rebuild built-in gutters and overhangs

Phone: [REDACTED]

Date: 10-6-2024

- Rebuild all 52 ft. of east and southeast 2<sup>nd</sup> floor box gutters & gable eaves..... \$6,600.00
- Rebuild all 97 ft. of front wraparound porch & add crown with new soffit.... \$6,700.00
- Rebuild all 40 ft. of west side 2<sup>nd</sup> floor box gutters and gable eaves..... \$6,300.00
- Repair 8 ft. of crown molding on north side 2<sup>nd</sup> floor eve..... \$350.00
- Make new molding knife and run 225 ft. of crown molding..... \$1,100.00
- Primer for job.....\$120.00

Homeowner to provide final painting and gutter lining.

All exterior repair materials to be cedar and primed before installation.

**Total for labor and materials: \$21,170.00**

This proposal is valid for 90 days.

**Authorized signature:** \_\_\_\_\_

**Acceptance of Proposal:**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_



# Bellis & Bolek Painting Inc.


Transforming Fine Houses into Beautiful Homes.

# Proposal

Bellis and Bolek Painting  
1701 East Taylor  
Bloomington, IL 61701  
[www.bellisbolekpainting.com](http://www.bellisbolekpainting.com)

Phone: (309) 827-4889

Page: 1  
Date: 1/25/25  
Proposal Number: 12525 CS

Client	Project Location
Christopher Stuckey 1212 E. Washington 61701 	Same

**Proposal to provide labor and material necessary to complete the following:**

- 1) Power wash house exterior to remove loose dirt and kill mildew.
- 2) Scrape loose paint from the siding, overhangs, window frames ( storms will be left on the house and the windows behind the storms are not included), basement windows., doors and door trim.
- 3) The back porch is not included.
- 4) The front porch will be an additional 6,000 dollars if prepped and painted and will be added to the price stated below.
- 5) All Bare wood will be primed with an oi base primer or a maddog primer.
- 6) Apply 2 coats of paint to the house and trim mentioned in line 1.
- 7) The same color scheme will be used.
- 8)

**Total Proposal Amount \$ 45,870 dollars**

**Payments to be made as follows: 15,870 at the start of the job and the balance at completion**

**Terms & Conditions:**

*Any alteration or deviation from about specifications involving extra costs will be executed only upon written or verbal orders and will become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Owner will carry fire, tornado and other necessary insurance. Workmen's compensation and Public Liability Insurance to be carried by Bellis and Bolek Painting Inc. on the above work.*

Submitted by: J. Kevin Bellis

Accepted by:

Date:

**Note:** This proposal may be withdrawn by Bellis and Bolek painting Inc. if not accepted within 30 days

***Bellis and Bolek Painting***

*Integrity, attention to detail, and a desire to please the customer are incorporated into every decision.*

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**Paint bid**

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**Kevin Bellis** <kevinbellis59@gmail.com>

Fri, Mar 28, 2025 at 9:57 AM

To: Christopher Stucky 

I do not think it will be a problem to get a paint with an acceptable WVP rating. I spoke with the store manager at Sherwin Williams and he has data sheets on the paints that comply, but he does not have data sheets on all the primers. One of the primers has a WVP rating which is acceptable. He said Sherwin does not test all their products for WVP.

We would probably use a maddog primer for your job. I just found the data sheet online and it says it has a WVP rating of 60.3. So I think we are good.

Kevin Bellis  
Bellis and Bolek Painting  
Residential and Commercial Painters serving Bloomington/Normal for over 25 years  
Business line - 309 827-4889



[Quoted text hidden]



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**The Sherwin-Williams Company**  
2145 Schuetz Road  
St. Louis, MO 63146

Cell: 314-281-7485  
Fax: 314-997-1603  
hank.meinking@sherwin.com

**Hank Meinking, CSI, CDT**  
Area Account Executive – Architectural Services

May 5, 2025

Sherwin-Williams  
Spencer Briggerman  
1906 E. College Ave.  
Normal, IL 61761

Ref: MVP Perm Rating

Dear Spencer:

Thank you for the opportunity to review the MVP Perm Rating Information on the products that we discussed. Following is a summary of MVP Perm Rating Information:

<b>Mfg.</b>	<b>Product</b>	<b>Coating Type</b>	<b>WVP Perm Rating</b>
Sherwin-Williams	B51W450 MULTI-PURPOSE Interior-Exterior Latex Primer/Sealer	Primer	23.09
Sherwin-Williams	K32W251 Duration Coating Exterior Latex Flat	Self Priming Paint	20.86
Sherwin-Williams	K47W51 Emerald Exterior Latex Flat	Paint and Primer in One	29.64
Sherwin-Williams	K47W1951 Emerald Rain Refresh Exterior Acrylic Flat	Paint and Primer in One	19.35
Sherwin-Williams	A6W351 A-100 Exterior Latex Flat	Finish Coat	38.1
Sherwin-Williams	K60W651 Latitude Exterior Acrylic Flat	Finish Coat	30.84

Based upon the information above, the paint system that would provide the maximum final MVP Perm Rating would be:

Prime Coat: **B51W450 MULTI-PURPOSE Interior-Exterior Latex Primer/Sealer**  
Finish Coat(s): **A6W351 A-100 Exterior Latex Flat**

If there are any questions or if I can be of any further assistance, please call me at 314-281-7485.

Respectfully,

THE SHERWIN-WILLIAMS COMPANY

A handwritten signature in blue ink, appearing to read "Hank Meinking". The signature is written in a cursive style with a large initial "H".

Hank Meinking

Area Account Executive – Architectural Services

HBM:hbm



**SPECIAL AGENDA ITEM NO. 5.D.**

**FOR HISTORIC PRESERVATION COMMISSION:** June 26, 2025

**WARD IMPACTED:** Ward 6

**SUBJECT:** **BHP-23-25** - Consideration, review and action on a request submitted by UEP Bloomington, LLC, for a **Certification of Appropriateness** for targeted exterior modification to permit adaptive reuse with residential and commercial occupancy, for the property located at 112 E. Washington Street, PIN 21-04-334-007.

**RECOMMENDED MOTION:** Motion to approve the scope of work and request for a Certificate of Appropriateness, with or without conditions.

**STRATEGIC PLAN LINK:**

Goal 6. Prosperous Downtown Bloomington  
Goal 5. Great Place - Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 6e. Preservation of historic buildings  
Objective 5e. More attractive city: commercial areas and neighborhoods

**BACKGROUND:**

The Applicant is requesting a Certificate of Appropriateness for certain exterior modifications that are necessary for the adaptive reuse of this building with primarily residential occupancy, with ground and top-floor commercial planned at this time. Historic tax credits are part of making this project financially feasible; Federal review has already been completed. The National Parks Service (NPS) has determined that the proposed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation (with conditions), but since this property is not just nationally significant but also locally zoned as a (S-4) Landmark, a CoA must be acquired prior to the issuance of any building permit for exterior work.

The scope of work includes:

- Repair with minor replacement of the brick, stone, and terra-cotta exterior elements, conditioned with matching pointing materials (in coordination w/ SHPO).
- Existing historic light fixtures will be retained but fitted with new energy efficient appliances.
- An addition on the north end of the existing recessed lightwell on the secondary west elevation will be constructed to house mechanicals supporting the new uses.
- New sign installation that is representative of the original sign that is no longer present.
- Roof repair, with replacement as needed. Slopes/shapes/etc. shall be retained, except for the previously discussed addition.
- Minor repair of existing entryways and windows; in place with no replacement

anticipated.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

**ATTACHMENTS:**

[BHP-23-25 - Staff Report](#)

[NPS Approval Cover Forms](#)

[GJL Historic Exterior Scope](#)

[GJL Historic Exterior Scope Visuals and Updated](#)

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**TO:** City of Bloomington Historic Preservation Commission

**FROM:** Development Services Department

**DATE:** June 26, 2025

**CASE NO:** BHP-23-25, Certificate of Appropriateness (COA)

**REQUEST:** Consideration, review and action on a request submitted by UEP Bloomington, LLC, for a Certification of Appropriateness for targeted exterior modification to permit adaptive reuse with residential and commercial occupancy, for the property located at 112 E. Washington Street, PIN 21-04-334-007.

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Above: Subject property, current day

## PROPERTY INFORMATION

Subject property: 112 E. Washington St.  
Existing Zoning: D-1 (Central Business) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Vacant/Commercial  
Property Size: 66' x 120' (7,920 square feet), fully built

## HISTORIC INFORMATION

Year Built: 1929/1947  
Architectural Style: Art Deco  
Architect: Schaeffer and Hooten  
Historic District: Bloomington Central Business District  
Alternate Name: State Farm Building

## PROJECT DESCRIPTION

### *Background*

According to the Local Designation nomination report, building was constructed in two phases; the first (south) in 1929, with an additional four stories added later, and the second (north) c. 1947, but matched and integrated to the older wing. The property was designated and zoned S-4 in 2021 (Ord. No. 2021-19). A major restoration was undertaken in 2004, to the Secretary of the Interior's standards, resulting in historic tax credits; the building is remarkably well maintained for the age. The Applicant or previous property owners have not received any Certificates of Appropriates since the property was designated.

### *Request*

The Applicant is requesting a Certificate of Appropriateness for certain exterior modifications that are necessary for the adaptive reuse of this building with primarily residential occupancy, with ground and top-floor commercial planned at this time. Historic tax credits are part of making this project financially feasible; Federal review has already been completed. The National Parks Service (NPS) has determined that the proposed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation (with conditions), but since this property is not just nationally significant but also locally zoned as a (S-4) Landmark, a CoA must be acquired prior to the issuance of any building permit for exterior work.

The scope of work includes:

- Repair with minor replacement of the brick, stone, and terra-cotta exterior elements, conditioned with matching pointing materials (in coordination w/ SHPO).
- Existing historic light fixtures will be retained but fitted with new energy efficient appliances.
- An addition on the north end of the existing recessed lightwell on the secondary west elevation will be constructed to house mechanicals supporting the new uses.
- New sign installation that is representative of the original sign that is no longer present.
- Roof repair, with replacement as needed. Slopes/shapes/etc. shall be retained, except for the previously discussed addition.
- Minor repair of existing entryways and windows; in place with no replacement anticipated.

## STANDARDS FOR REVIEW

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

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

Met. The adaptive reuse of this building has been carefully designed to reduce the alterations required to the shell, to maintain the visual from all public right of ways. Minimal changes to the exterior are required and interior changes that could impact the exterior appearance (drop

ceilings, etc.) have had conditions applied by the NPS. An addition to the inside top of the structure will occur to enclose necessary rooftop mechanicals but visually should be minimally impactful.

- 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.**

Met. Historic materials will be repaired when possible. The NPS has conditioned exterior repair work approval on the use of appropriate mortar typology and color. The existing lantern light fixtures will be retained but are allowed to be retrofitted for new energy efficient light sources.

- 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.**

Met. The proposed new sign will replicate a historic sign and evidence of the historic visual has been provided. No other proposed exterior work would alter the appearance to an earlier time.

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

N/A. No relevant work is proposed as part of this scope.

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

Met. Appropriate methods and materials have been proposed for use (historic type/color/joint profile, gentle cleaning). Specifications for mortar and proposed cleaning methods will be submitted to SHPO for approval prior to use.

- 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.**

Met. This scope includes repair, with minimal replacement expected. See prior discussion.

- 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.**

Met. See prior discussion on process.

- 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.**

N/A.

9. **Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.**

Met. The enclosure inside the lightwell that will house the condensers (mechanicals) will be designed (in coordination with SHPO) to “mimic the rhythm of the window openings and spandrels on the west elevation” and the exterior will be painted to reduce visual impact.

## **ARCHITECTURAL REVIEW GUIDELINES**

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

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

Under the Architectural Review Guidelines, the following criteria is provided:

*Repair rather than replace masonry materials unless it is technically infeasible to do so.*

*If replacement of masonry materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, unless it is technically infeasible to do so...*

*Repair rather than replace roofing materials unless it is technically infeasible to do so.*

*If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so...*

*New additions in historic districts must be compatible with the size, scale, set-back, massing, material, and character of the building to which it is attached...*

*To minimize impact of an addition on the historic building additions shall be constructed on a secondary or tertiary facade...*

## **STAFF RECOMMENDATION**

Staff finds the scope of work **meets the relevant standards and policies** from the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to **approve** the scope of work and request for a Certificate of Appropriateness, as submitted by UEP Bloomington, LLC, for targeted exterior modification to permit adaptive reuse with residential and commercial occupancy, for the property located at 112 E. Washington Street.

Respectfully submitted,  
Alissa Pemberton  
Planning Manager



## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

<b>Instructions:</b> This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	<b>NPS Project Number</b> 46464
--	------------------------------------

**1. Historic Property Name** State Farm Building

Street 112 E. Washington Street

City Bloomington County McLean State IL Zip 61701

Name of Historic District or National Register property Bloomington Central Business District

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district \_\_\_\_\_

Part 1 – Evaluation of Significance submitted? Date submitted 5/16/2023 Date of certification 6/15/2023

**2. Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1928-1946 Estimated total rehabilitation costs (QRE) \$43,102,712

Number of buildings in project 1 Floor area before / after rehabilitation 193,040 / 193,040 sq ft

Start date (estimated) 08/01/2023 Use(s) before / after rehabilitation office / residential

Completion date (estimated) 12/31/2027 Number of housing units before / after rehabilitation 0 / 185

Application includes phase(s) 1 of 2 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

**3. Project Contact** (if different from applicant)

Name Emily Ramsey Company Ramsey Historic Consultants, Inc.

Street 1105 West Chicago Avenue, #201 City Chicago State IL

Zip 60642 Telephone (312) 213-9630 Email Address emily@ramseyhcinc.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Justin Fern Signature \_\_\_\_\_ Date 8-17-23

Applicant Entity UEP Bloomington, LLC SSN \_\_\_\_\_ or TIN 84-3277776

Street 134 N. First Street City Rockford State IL

Zip 61107 Telephone (815) 904-6696 Email Address jfern@urbanep.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

**KAREN BRANDT**

Digitally signed by KAREN BRANDT  
 Date: 2023.12.19 22:11:17 -05'00'

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

NPS conditions or comments attached

### HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION



Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number  
46464

1. **Historic Property Name** State Farm Building  
Street 112 E. Washington Street  
City Bloomington County McLean State IL Zip 61701

2. **This form**  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that the completed phase \_\_\_ of \_\_\_ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_\_\_ Estimated rehabilitation costs of phase (QRE) \_\_\_\_\_

Summarize information here; continue on following page if necessary.  
HPCA Amendment 1 - NPS Project #46464

This amendment responds to Conditions 1, 5, and 9 from the HPCA Part 2 approval issued by NPS on December 19, 2023 and also includes MEP drawings for Phase 1.

Detailed description for this scope of work is attached, along with relevant drawings.

3. **Project Contact** (if different from applicant)  
Name Emily Ramsey Company Ramsey Historic Consultants, Inc.  
Street 1105 West Chicago Avenue, Suite 201 City Chicago  
Zip 60642 Telephone (312) 213-9630 State IL  
Email Address emily@ramseyhcinc.com

4. **Applicant**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable):  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
Name Justin Fern Signature \_\_\_\_\_ Date 2-5-2024  
Applicant Entity UEP Bloomington, LLC SSN \_\_\_\_\_ or TIN 84-327776  
Street 134 N. First Street City Rockford  
Zip 61107 Telephone (815) 904-6696 State IL  
 Applicant, SSN, or TIN has changed since previously submitted application.

#### NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

#### Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

**KAREN BRANDT**

Digitally signed by KAREN BRANDT

Date: 2024.04.24 17:46:29 -04'00'

Date

National Park Service Authorized Signature

NPS conditions or comments attached



### HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

Instructions: This page must bear the applicant's original signature and must be dated.	NPS Project Number 46464
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1. **Historic Property Name** State Farm Building  
 Street 112 E. Washington Street  
 City Bloomington County McLean State IL Zip 61701

2. **This form**  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that the completed phase \_\_\_ of \_\_\_ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_\_\_ Estimated rehabilitation costs of phase (QRE) \_\_\_\_\_

Summarize information here: continue on following page if necessary.  
 HPCA Amendment 2 - NPS Project #46464

This amendment responds to Conditions #6 from the HPCA Part 2 approval issued by NPS on December 19, 2023 and also includes an updated phasing schedule, plans for rooftop amenities, and additional modifications and updates to the Part 3 plans.

Detailed description for this scope of work is attached, along with relevant drawings.

3. **Project Contact** (if different from applicant)  
 Name Emily Ramsey Company Ramsey Historic Consultants, Inc.  
 Street 1105 West Chicago Avenue, Suite 201 City Chicago State IL  
 Zip 60642 Telephone (312) 213-9630 Email Address emily@ramseyhcinc.com

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. Understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Justin Fern Signature [Signature] Date 4-8-2025  
 Applicant Entity UEP Bloomington, LLC SSN \_\_\_\_\_ or TIN 84-327776  
 Street 134 N. First Street City Rockford State IL  
 Zip 61107 Telephone (815) 904-6096 Email Address jfern@urbanep.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

**Advisory Determinations:**

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

**BRIAN GOEKEN**

Digitally signed by BRIAN GOEKEN  
 Date: 2025.05.21 17:26:44 -04'00'

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

NPS conditions or comments attached



## TRANSMITTAL MEMO/LOG

To: Carol Dyson  
IL SHPO

From: Emily Ramsey

CC:

Date: 8/18/2023

Re: State Farm Building HPCA Part 2, Bloomington, IL  
NPS Project #46464

Carol,

The HPCA Part 2 for the State Farm Building is attached, with transmittal log below.

1. HPCA Part 2 Form – State Farm Building, Bloomington IL
2. HPCA Part 2 Narrative – State Farm Building, Bloomington IL
3. HPCA Part 2 Photos – State Farm Building, Bloomington IL
4. HPCA Part 2 Photo Key – State Farm Building, Bloomington IL
5. HPCA Part 2 Drawings – State Farm Building, Bloomington IL
6. HPCA Part 2 Renderings – State Farm Building, Bloomington IL
7. HPCA Part 2 Colored Coded 1<sup>st</sup> Floor Existing Conditions RCP- State Farm Building, Bloomington, IL
8. HPCA Part 2 Historic Plans – State Farm Building, Bloomington IL

Please let me know if you have any questions or need anything else as you begin review.

Emily Ramsey

312-213-9630



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
 PART 2 – DESCRIPTION OF REHABILITATION**

<p><b>Instructions:</b> This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.</p>	<p><b>NPS Project Number</b>                  46464</p>
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**1. Historic Property Name** State Farm Building

Street 112 E. Washington Street

City Bloomington County McLean State IL Zip 61701

Name of Historic District or National Register property Bloomington Central Business District

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district \_\_\_\_\_

Part 1 – Evaluation of Significance submitted? Date submitted 5/16/2023 Date of certification 6/15/2023

**2. Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1928-1946 Estimated total rehabilitation costs (QRE) \$43,102,712

Number of buildings in project 1 Floor area before / after rehabilitation 193,040 / 193,040 sq ft

Start date (estimated) 08/01/2023 Use(s) before / after rehabilitation office / residential

Completion date (estimated) 12/31/2027 Number of housing units before / after rehabilitation 0 / 185

Application includes phase(s) 1 of 2 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

**3. Project Contact** (if different from applicant)

Name Emily Ramsey Company Ramsey Historic Consultants, Inc.

Street 1105 West Chicago Avenue, #201 City Chicago State IL

Zip 60642 Telephone (312) 213-9630 Email Address emily@ramseyhcinc.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
- if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Justin Fern Signature \_\_\_\_\_ Date 8-17-23

Applicant Entity UEP Bloomington, LLC SSN \_\_\_\_\_ or TIN 84-327776

Street 134 N. First Street City Rockford State IL

Zip 61107 Telephone (815) 904-6696 Email Address jfern@urbanep.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

**KAREN BRANDT**

Digitally signed by KAREN BRANDT  
 Date: 2023.12.19 22:11:17 -05'00'

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

### CONDITIONS SHEET Historic Preservation Certification Application

Property name: State Farm Building

Project Number: 46464

Property address: 112 E. Washington Street, Bloomington, IL

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

- \*Along the perimeter walls, ceilings that drop lower than the window openings will be set back five feet from the windows so that the tops of windows are visible from across the room. The soffit's vertical and horizontal surfaces (visible to the exterior) must be painted a mid-grey to reduce visibility from the exterior.
- Sightline studies and/or building sections that show the potential condensing units, railings, new equipment, structures or additions) to be put on the roof must be submitted to SHPO as soon as they are developed for review and approval and before installation even if they are not visible to the public right-of-way. If they will be visible to the public right-of-way then the Sightline studies and/or building sections should be submitted to SHPO and NPS.
- The new windows in previously infilled openings on the rear elevation (lowest floor) can match the appearance, size, design, proportions, and profiles of the existing windows and must have clear glazing. Detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relationship to the wall assembly must be submitted for review prior to installation.
- Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and photos of repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work.
- Furring-out or resurfacing interior walls should not exceed three inches, and must not impact the historic relation between trim and windows.
- The auditorium and its lobby and staircase must be retained, and complete details, plans and specs re. the auditorium and its lobby and staircase must be submitted for review before phase 2 commences. The staircase, marble and decorative doors and details of the lobby and historic features in the auditorium must be retained.
- Details regarding historic spaces on the 12<sup>th</sup> floor must be submitted for review prior to Phase 2 commencing.
- The detailed design of the exterior new sign on the upper West facade should pick up design cues from the historic State Farm sign that was removed in 2019 and detailed shop drawings needs to be reviewed and approved prior to ordering and installing.
- Detailed drawings and sections showing how the unit kitchens will be installed as to do minimize damage to the wood paneled office/conference room in the southwest corner of the 8<sup>th</sup> floor must be submitted for review. Tenant build-out for the first floor and auditorium spaces must be submitted for review prior to construction.
- Any phase two work that is not detailed and fully described in the narrative and plans needs to be submitted for review.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

**KAREN BRANDT**

Digitally signed by KAREN BRANDT

Date: 2023.12.19 22:11:46 -05'00'

Date

National Park Service Signature

Telephone Number

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property name State Farm Building

NPS Project # 46464

Property address 112 E. Washington Street, Bloomington, IL

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**Item #1**

**Feature:** Overall Rehabilitation

**Date of Feature:** 1928; 1934, 1939, and 1946 additions; later alterations

**Existing Feature and Condition**

The State Farm Building is located at 112 E. Washington Street in the center of Bloomington's central business district, approximately one block east of the city's historic courthouse square. The building is a contributing resource within the Bloomington Central Business District National Register Historic District, listed in the National Register of Historic Places in 1974.

**Building Chronology**

The State Farm Building was designed by the architectural firm Lundeen, Hooten, Roozen & Schaeffer and its successor firm Schaeffer & Hooten and was constructed between 1929 and 1946. The original 8-story building at 112 E. Washington Street was erected in 1929. In 1934, four floors and a penthouse level were added to the building. In 1939, State Farm acquired the parcel directly north of the building at 112 E. Jefferson Street and constructed an 8-story addition that was completed in 1940. Five additional stories were added to the north addition in 1946.

- **1928** – Original 8-story south block completed – Lundeen, Hooten, Roozen & Schaeffer
- **1934** – 4 stories added to the south block, including a top floor auditorium – Schaeffer & Hooten
- **1939** – 8-story north addition completed – Schaeffer & Hooten
- **1946** – 5-stories added to the north block – Schaeffer & Hooten

**Site**

The State Farm Building is a 13-story building with a long and narrow rectangular footprint that occupies the east end of a commercial block bound by N. East Street, E. Washington Street, N. Main Street, and E. Jefferson Street. A two-story parking garage abuts the State Farm Building to its west and is accessed directly from the building from a 1<sup>st</sup> floor connecting door; this parking garage is not owned by the current State Farm Building owners.

**Exterior Description**

The State Farm Building is a 12- and 13-story steel -frame building (its original 1928-1934 south block is 12 stories tall, and its later 1939-1946 north addition is 13 stories tall) with main entrances along its narrow south (E. Washington Street) and north (E. Jefferson Street) facades and no entrances along its long N. East Street-facing east facade. The building's primary street-facing elevations and most of its secondary west-facing elevation are clad in earth-toned variegated face

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

Property name State Farm Building

NPS Project # 46464

Property address 112 E. Washington Street, Bloomington, IL

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brick. The building is regularly fenestrated on all elevations with original window openings; all original steel casement windows have been replaced with fixed single-light aluminum windows.

The street-facing elevations of the north and south blocks are nearly identical in cladding and decoration. First-story windows and doors display warm-colored stone surrounds and rest on a low granite base. The primary north and south entrances display decorative limestone-colored terra-cotta surrounds with painted metal revolving doors and highly stylized transom window panels. Decorative Art Deco-style rondelles are positioned between the first-story windows and doors along the street-facing elevations and above all first-story windows and doors.

Second-story windows are framed in highly stylized Art Deco-style terra-cotta surrounds with projecting terra-cotta niches inset with neon strip lighting.

Above the second story, window openings are equally spaced between vertical brick pilasters. These pilasters terminated at ornate terra-cotta capitals and coping. Spandrels between floor levels at the original south block are red brick laid in a stacked header bond with center terra cotta medallions. Spandrels at the north addition display simple painted metal panels.

The secondary west elevation is more utilitarian than the street-facing elevations, clad with a mixture of variegated earth-toned brick and red face brick. The southernmost bays feature alternating bands of variegated and red brick, extending to a brick penthouse with pyramidal copper roof. The recessed light well is clad in red brick to the eighth story and transitions to variegated brick above. An ornate barrel-vaulted copper roof at the top of the lightwell marks the location of the 13<sup>th</sup>-floor auditorium. The west elevation of the north addition displays earth tone brick cladding with similar windows and spandrels seen on the primary facades. A tall fenestrated rooftop penthouse is seen atop the north addition.

### **Interior Description**

On the interior of the building, the first floor retains its original 1928 south entrance lobby with terrazzo floors, marble clad walls, highly stylized plaster ceilings, two banks of elevators and a curved stair to the upper floors. The south lobby has been subdivided with glass partitions for security purposes. The smaller north lobby displays similar finishes along with two elevators and its own stairwell and provides access to the large former workspace that runs the full length of the east façade. This large workspace with highly stylized plaster columns and ceilings has been subdivided into community rooms, offices, and a kitchen. A third elevator core and stairwell are located at the center of the building between the north and south blocks.

The upper floors of the building (second through 12<sup>th</sup> floors) are nearly identical, with enclosed north and south elevator and stair lobbies and open office floor plans. The large open offices display carpet flooring, plaster-clad columns and dropped ACT ceilings. A small number of historic enclosed offices remain at the north and south ends of some floors. The eighth floor retains

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property name State Farm Building

NPS Project # 46464

Property address 112 E. Washington Street, Bloomington, IL

original north and south executive offices, although the finishes in the north executive offices were largely removed when State Farm moved to its new headquarters in 1974.

Original offices also remain at the south end of the 12<sup>th</sup> floor, adjacent to an elevator lobby with ornate curved stair that connects to the large auditorium space on the 13<sup>th</sup> floor.

**Work and Impact on Feature**

The State Farm Building will be rehabilitated for new residential use on the upper floors, with commercial spaces on the first floor.

The project will be divided into two phases:

**Phase 1:**

- All exterior work, excluding roof.
- First floor work related to residential conversion and preparations for tenant buildout of first floor commercial spaces.
- Residential conversion of office spaces on floors 2-9.

**Phase 2:**

- Residential conversion of office spaces on floors 10-13.
- Roof work and installation of rooftop mechanical units.
- Tenant buildout plans for first floor commercial spaces.
- Work related to any proposed new uses for auditorium and adjacent lobby at the south end of the 13<sup>th</sup> floor.

**Exterior**

**Phase 1**

The building's character-defining exterior masonry will be retained and repaired. The brick, stone, and terra-cotta exterior elements on all will be retained, and it is anticipated that minimal masonry repair will be necessary.

Existing doors and surrounds on the north and south elevations will be retained, and existing non-historic windows within historic openings will be retained on all street-facing elevations.

The historic light fixtures along the second story of the street-facing elevations will be retained and fitted with new energy efficient fixtures.

To accommodate the number of air conditioning condensers needed for the proposed residential use, the applicant proposes to construct a new addition at the north end of the existing recessed lightwell on the secondary west elevation to house the condensers.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property name State Farm Building

NPS Project # 46464

Property address 112 E. Washington Street, Bloomington, IL

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On the south end of the west elevation, a new sign is proposed that mimics the design of a historic State Farm sign that was originally in that location and has since been removed.

Phase 2

During Phase 2, roofs will be repaired as needed and new mechanical equipment installed on the roofs to serve the proposed apartments on floors 10-13.

**Interior**

Phase 1

As part of Phase 1, the historic volumes, finishes, and character defining features of the first-floor entrance lobbies will be retained. Non-historic office partitions in the historically open first floor office spaces will be removed and the spaces will be prepared for tenant buildout. Non-historic carpeting will be removed to expose historic terrazzo where it exists. Historic plaster columns, beams, and decorative details will be retained and repaired where they exist.

Existing stairs and elevators throughout the building will be retained.

On floors two through nine, the existing office spaces will be reconfigured into residential apartments. Historic elevator/stair lobbies on these floors will be retained, and new glass fire-rated partitions will be installed at the north and south elevator lobbies to separate the elevators and stairs. Historic offices that remain will be largely retained and incorporated into the new unit layouts, as requested by SHPO.

Floors 10-13 of the building are currently occupied by a commercial tenant, and no work is planned for these floors as part of Phase 1.

Phase 2

During Phase 2, the existing office spaces on floors 10-13 will be reconfigured into residential apartments. Historic elevator/stair lobbies on these floors will be retained, and new glass fire-rated partitions will be installed at the north and south elevator lobbies to separate the elevators from the stairs. The historic elevator lobby with stair to the 13<sup>th</sup> floor auditorium at the southwest corner of the 12<sup>th</sup> floor will be retained. Historic offices that remain will be largely retained and incorporated into the new unit layouts, as requested by SHPO.

Plans for tenant buildout for the first-floor commercial spaces, as well as work related to any proposed new uses for the auditorium and adjacent lobby at the south end of the 13<sup>th</sup> floor will also be submitted to SHPO and NPS as part of Phase 2.

**Photos:** All

**Drawings:** All

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property name State Farm Building

NPS Project # 46464

Property address 112 E. Washington Street, Bloomington, IL

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**Item #2**

**Feature:** Exterior Masonry Walls

**Date of Feature:** 1928; 1934, 1939, and 1946 additions; later alterations

**Existing Feature and Condition**

Original 1928 South Block with 1934 Addition

*South Elevation (1928 Building with 1934 addition)*

The south elevation of the State Farm Building, constructed in 1928 with a four-story addition in 1934, is 12 stories tall and is clad primarily in variegated earth-tone brick. The elevation is symmetrical above the ground floor and arranged in a tripartite configuration, with a two-story ornamented base and ornamented cornice above the 12<sup>th</sup> story. Brick piers extend from the third story through the 12<sup>th</sup> story and visually divide the shaft of the elevation into three sections. Red brick spandrel panels, laid in rowlock header bond with center terra-cotta rosettes, separate the windows between the third and 12<sup>th</sup> stories.

The first story of the south elevation is set on a granite base and houses an offset main entrance at the west end, which is framed by a geometric buff-colored terra-cotta surround topped with terra-cotta eagles. A secondary entrance is located just east of the main entrance, framed by a stepped stone surround, and topped with a large terra-cotta medallion. The center and east end of the first story houses large, paired window openings framed by stepped stone surrounds and topped with terra cotta medallion. A smaller rectangular window opening is situated between these two larger windows. Like the secondary entrance, it is framed by a stepped stone surround and topped with a large terra-cotta medallion.

The second story of the south elevation is clad primarily in elaborate Art-Deco terra-cotta ornament—a terra-cotta entablature with chevron pattern detailing separates the second and third stories. The window bays east and west of the two center bays are framed by projecting, Gothic-inspired terra-cotta niches that house strip neon light fixtures. These niches form the base of the projecting brick piers that extend to the cornice. Terra-cotta piers with chevron detailing separate the remaining second-story window openings. The windowsills are also terra-cotta, with dentils underneath.

Above the 12<sup>th</sup> story, the stepped parapet features Classical terra-cotta ornament. The projecting brick piers are topped with rectangular terra-cotta capitals topped by small terra-cotta cartouches. Between these capitals are terra-cotta panels with floral detailing. A larger terra-cotta cartouche is located at the center of the stepped parapet, which is clad in terra-cotta. The east and west ends of the parapet are topped with terra-cotta coping stones, and the east and west corners feature

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

Property name State Farm Building

NPS Project # 46464

Property address 112 E. Washington Street, Bloomington, IL

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projecting terra cotta swags. The two center bays and the two end bays on the east and west side are brick panels that house ornamented terra-cotta medallions.

The 13<sup>th</sup>-story of the 1928-1934 south block is set back one bay from the south parapet and consists of a one-story barrel-vaulted auditorium enclosure and adjacent southwest corner tower. The auditorium enclosure is clad in copper, and the southwest corner tower is brick with a hipped copper roof and south-facing hipped dormer. The south elevation of the auditorium enclosure features vertical copper cladding and two large rectangular window openings. The south elevation of the corner tower is clad in variegated earth-tone brick with wide red brick banding, and houses one rectangular window opening near at the lower level and two evenly spaced window openings at the upper level.

*East Elevation (1928 Building with 1934 Addition)*

The east elevation of the 1928-1934 block is seven bays wide, regularly fenestrated with paired window openings in each bay, and consistent in design, materials, and detailing with the south elevation. There are no entrances on this elevation, and the ground floor houses large, paired window openings with stepped stone surrounds identical to those on the south elevation. Although largely obscured by the parapet of the main building, the east elevation of the 13<sup>th</sup> floor auditorium enclosure on top of the building is six bays long and fenestrated with paired window openings separated by ornamental copper piers with chevron detailing.

*West Elevation (1928 Building with 1934 Addition)*

The west elevation of the 1928-1934 south block is seven bays wide, with a rectangular brick tower at the south end and a five-bay-wide recessed lightwell to the north. The tower is clad in variegated earth tone brick with wide vertical banding in red brick. The lower half of the tower is unfenestrated—at the time of construction, there was an existing building directly west of the State Farm Building. The upper half features two bays of rectangular window openings. Near the top of the tower is a metal framework that originally held a large sign with individual letters spelling “State Farm Insurance” (see attached historic photographs). The north-facing side of the tower, at the south end of the recessed lightwell, features the same brick banding and one bay of windows with rectangular openings at each story.

The recessed lightwell is clad in red brick through the ninth story, with variegated brick above (marking the 1934 addition) and is regularly fenestrated with paired window openings in each bay. At the top of the lightwell is the west elevation of the auditorium enclosure, which features large window openings separated by copper piers with chevron detailing. The northernmost bay of the west elevation, at the north end of the lightwell, is clad primarily in red brick and is topped by a rectangular stair and elevator penthouse clad in variegated brick.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property name State Farm Building

NPS Project # 46464

Property address 112 E. Washington Street, Bloomington, IL

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1939 North Block with 1946 Addition

*North Elevation (1939 Block and 1946 Addition)*

The north elevation of the building's north block is nearly identical to the south elevation of the south block. The offset main entrance, located near the west end of the first story features a stepped stone surround that matches the adjacent first-story window surrounds. On the upper stories (3<sup>rd</sup> story through 12<sup>th</sup> story), the spandrel panels are dark reddish granite instead of brick.

*East Elevation (1939 Block and 1946 Addition)*

The east elevation of the north block is eight bays wide, regularly fenestrated with paired window openings in each bay, and consistent in design, materials, and detailing with the north elevation. The southernmost bay, where the south and north block connect, is slightly projecting and features a dark granite surround at the first story window opening.

*West Elevation (1939 Block and 1946 Addition)*

The west elevation of the north block is eight bays wide, regularly fenestrated primarily with paired window openings in each bay and clad with variegated brick. A narrow bay at the south end connects the north block to the recessed lightwell of the south block. The 13<sup>th</sup> floor of the north block is set back one bay from the north end and houses larger paired window openings.

The second-story terra-cotta entablature on the primary north elevation extends slightly onto the north end of the west elevation, and the upper story window openings in the northernmost bay are separated by stone spandrels that match those on the primary north and east elevations. Otherwise, this elevation is unornamented. The first story of the west elevation is obscured by the adjacent parking garage. Window openings on the second story are infilled with variegated brick. Above the second story, the window openings are separated by painted metal spandrel panels.

**Work and Impact on Feature**

Phase 1

The historic brick, stone, and terra-cotta exterior will be retained. The masonry exterior appears to be in good condition, and it is anticipated that very limited masonry repairs will be required.

Any proposed areas for repointing will match the historic mortar in type, color, and joint profile. Any proposed cleaning will be undertaken using the gentlest means necessary.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

Property name State Farm Building

NPS Project # 46464

Property address 112 E. Washington Street, Bloomington, IL

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Photographs of mockups for any proposed masonry work, along with specifications for mortar and proposed cleaning methods, will be submitted to SHPO for review and approval before the work begins.

As part of Phase 1, the applicant proposes to construct an enclosure within the lightwell on the secondary west elevation to house condensers that will service the proposed new apartments on floors 2-9. Working in consultation with SHPO, the applicant has designed the enclosure to mimic the rhythm of the window openings and spandrels on the west elevation, and the metal exterior will be painted to match the historic west elevation materials, as shown on Sheet PA3.1 in the attached drawing set.

Phase 2

No work is currently proposed for the exterior masonry as part of Phase 2.

**Photos:** 1-23

**Drawings:** PA3.1 (Phase 1), attached renderings of west elevation

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**Item #3**

**Feature:** Exterior Entrances

**Date of Feature:** 1928-39; later alterations

**Existing Feature and Condition**

The State Farm Building contains two primary entrances, one on the south elevation of the south block and one on the north elevation of the north block. A secondary entrance, originally a window opening, is located just east of the primary south entrance.

*South Primary Entrance*

The primary south entrance, located near the west end of the south elevation of the south block, features an ornate, rectangular terra-cotta surround topped by a geometric keystone flanked by terra-cotta eagles. The entrance houses a pair of original bronze revolving doors set in a copper frame and separated by light-colored stone panels. Above these doors is a large five-part leaded glass transom with geometric lead pattern.

*South Secondary Entrance*

The secondary entrance on the south elevation of the south block is framed by a stepped stone surround and houses a non-historic aluminum and glass door. Historic photos show that this was originally a window, which was later converted into an entrance.

*North Primary Entrance*

The primary north entrance is located at the west end of the north block's north elevation and is set in a rectangular stepped stone surround. The entrance houses a non-historic aluminum and glass revolving door and non-historic aluminum and glass swinging door with sidelight. Above the doors is a four-part transom with geometric pattern similar to the primary south entrance.

**Work and Impact on Feature**

Phase 1

The three existing entrances will be retained in place and repaired as needed during Phase 1.

Phase 2

No work is anticipated for exterior entrances as part of Phase 2.

**Photos:** 5-6, 17-18

**Drawings:** D1.0, PA1.0 (Phase 1)

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**Item #4**

**Feature:** Windows

**Date of Feature:** 1928-1946; 1980s-2000s alterations

**Existing Feature and Condition**

The existing windows throughout the building are non-historic single-light fixed windows set within the original window openings.

**Work and Impact on Feature**

Phase 1

During Phae 1, the existing non-historic windows throughout the building will be retained and repaired as needed.

Phase 2

No additional work related to windows is anticipated as part of Phase 2.

**Photos:** 1-23

**Drawings:** D1.0 – D1.4, PA1.0 – PA1.4 (Phase 1); D1.5-D1.6, PA1.5 – PA1.7 (Phase 2)

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**Item #5**

**Feature:** Roof

**Date of Feature:** 1934, 1946; later alterations

**Existing Feature and Condition**

*South Block Roof*

The south block roof is primarily occupied by the 13<sup>th</sup> floor auditorium enclosure, which features a barrel-vaulted copper roof. The adjacent southwest corner tower features a hipped copper roof with a north-facing hipped copper dormer. South of the auditorium, the south block roof is flat and covered with bitumen roofing membrane in fair condition. The brick penthouses at the north end of the south block also have flat roofs with bitumen roofing membrane. Parapets are brick with terra-cotta copings.

*North Block Roof*

The L-shaped lower (12<sup>th</sup> story) roof of the north block is flat and covered in bitumen roofing membrane that is in fair condition and houses large mechanical equipment. The upper (13<sup>th</sup> story) roof is also flat and covered in bitumen roofing membrane. Parapets are brick with terra-cotta copings.

**Work and Impact on Feature**

Phase 1

No work is proposed for the roof as part of Phase 1.

Phase 2

During Phase 1, the existing membranes on the flat portions of both the south block and north block roofs will be removed and replaced with a new membrane. Existing parapets and copings will be retained and repaired if needed.

The existing copper roofs on the auditorium and adjacent tower will be retained.

Existing mechanical equipment will be retained, and new roof-top condensers will be installed to accommodate the proposed residential program, as shown on the attached roof plan. These units are located behind tall parapets and/or set back from the edge of the roof so that they will not be visible from the street.

**Photos:** N/A

**Drawings:** PA1.7 (Phase 2)

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**Item #6**

**Feature:** Interior – Stairs and Elevators

**Date of Feature:** 1928-1946; later alterations

**Existing Feature and Condition**

The building houses three full-height stairs—one at the southwest corner of the south block, one at the northwest corner of the south block (center stair), and one near the northwest corner of the north block. The

*Southwest and Northwest Stairs*

The southwest and northwest stairs are identical. At the first floor, these stairs are open to the north and south entrance lobbies and feature marble treads and risers and a stepped marble balustrade with brass handrail. Both lobby stairs are separated from the upper floor stairs by paneled wood and glass doors at the second floor. Above the first floor, these stairs transition to metal stairs with terrazzo treads and landings, ornamental wrought iron balustrades, and wood handrails. On all floors, these stairs are open to the adjacent elevator lobbies.

*Center Stair*

The center stair, located at the northwest corner of the south block, is an enclosed metal stair with terrazzo treads and landings, ornamental wrought iron balustrades, and wood handrails.

*Elevators and Dumbwaiters*

The building contains four passenger elevators and one freight elevator. The passenger elevators—two at the north end of the building and two at the south end—open into small elevator lobbies with terrazzo floors that are separated from the office spaces by non-historic metal fire doors. The doors and cabs of these passenger elevators are non-historic replacements. The original indicator lights above the elevators are intact on all floors.

The northwest elevator lobby on the 8<sup>th</sup> floor, which opened into the historic executive offices, is more highly finished than the other elevator lobbies, and features a geometric patterned terrazzo floor with integrated curbed base, curved plaster soffits at the ceiling, and curved walls with stained wood wainscoting with brass trim. Above the wainscoting are photographic murals of farm scenes. The elevator doors are clad in stained wood panels and framed by brass surrounds. The original indicator lights above the elevators are intact, and one historic light fixture remains near the open stair. On the north wall of the elevator lobby is a stained wood door that opens directly into the adjacent executive offices.

The southwest elevator lobby on the 12<sup>th</sup> floor, which connects to the 13<sup>th</sup> floor auditorium, is also larger and more highly finished than the other elevator lobbies. This elevator lobby features

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plaster ceilings with a continuous light soffit along the perimeter, plaster walls, and carpeted flooring. On the north wall, the two elevator doors are painted with geometric patterns. Original brass indicators are located above the doors. On the west wall of the lobby is the stair connecting the elevator lobby to the 13<sup>th</sup> floor auditorium. This stair features curved plaster walls and a fluted glass screen, curving marble stairs and a white metal handrail. A non-historic metal door on the north end of the west wall opens into the enclosed southwest stair. A flat panel door north of the stair on the west wall opens into a small closet.

The freight elevator is located near the center of the building, adjacent to the center stair, and opens directly into the open office space. To the north of this elevator is a central enclosure that houses restrooms and a large dumbwaiter that was historically used for delivering mail and packages to the various departments on the office floors. The dumbwaiters are accessed from the east side of the enclosure and retain original doors and call buttons.

### **Work and Impact on Feature**

#### **Phase 1**

As part of Phase 1, the existing stairs and elevators, along with all associated elevator lobbies, will be retained throughout the building. Non-historic doors opening into the stairs and elevator lobbies will be retained in place.

The open marble stairs at the north and south lobbies, including marble steps, balustrade, and brass handrail, will be retained with no modifications. The existing doors separating the lobby stairs from the upper floor stairs will be retained. In the north and south elevator lobbies on floors two through nine, the existing terrazzo flooring, plaster and drywall walls and ceilings, elevator doors and surrounds, and elevator indicator lights will be retained. To create the code-required fire separation between the elevators and stairs, the applicant proposes to install glazed fire-rated partitions with doors between the elevators and stairs in the north and south elevator lobbies on floors two through nine, as shown in the attached plans. New wall-mounted handrails will also be installed at the north and south stairs on floors two through nine.

The four passenger elevators and freight elevator will be retained, including elevator doors, door surrounds, cabs, and elevator indicator lights.

The northwest elevator lobby on the 8<sup>th</sup> floor, adjacent to the executive offices, will be retained, including historic flooring, soffited plaster ceiling, wood wainscoting, brass trim, photograph murals, brass elevator surrounds, wood paneled elevator doors, indicator lights, and the remaining historic light fixture. New compatible light fixtures will be installed to replace non-historic fixtures. The wood paneled door on the north wall of the elevator lobby, leading to the adjacent executive offices, will be retained and fixed closed. The existing wood paneled door on the east wall of the elevator lobby will be retained.

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The dumbwaiter doors and call buttons on floors 2-9 will be retained and will remain visible in the new corridors on these floors. The shaft will be utilized for a trash chute and as an MEP chase.

No work to the stairs and elevator lobbies on floors 10-13 is proposed during Phase 1.

Phase 2

During Phase 2, in the north and south elevator lobbies on floors 10-13, the existing terrazzo flooring, plaster and drywall walls and ceilings, elevator doors and surrounds, and elevator indicator lights will be retained. To create the code-required fire separation between the elevators and stairs, the applicant proposes to install glazed fire-rated partitions with doors between the elevators and stairs in the north and south elevator lobbies on floors 10 through 13, as shown in the attached plans. New wall-mounted handrails will also be installed at the north and south stairs on floors 10 through 13.

On the 12<sup>th</sup> floor, the southwest elevator lobby will be retained, including the plaster ceiling with continuous light soffit, plaster walls, elevator doors, surrounds, and indicator lights, and historic marble stair with curved walls, fluted glass screen, and white metal handrail. The non-historic carpet tile will be removed to expose the historic flooring beneath.

**Photos:** 24-25, 32-35, 40, 74-79, 88-89, 93-96, 106-107, 112-113, 119, 123-127, 140-141, 150, 154-157, 166-171, 210-212, 239-240, 254-256, 270-271

**Drawings:** D1.0 – D1.4, PA1.0 – PA1.4 (Phase 1); D1.5 – D1.6, PA1.5 – PA1.7 (Phase 2)

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**Item #7**

**Feature:** Basement Interiors

**Date of Feature:** 1928-1939; later alterations

**Existing Feature and Condition**

The basement of the State Farm Building is utilitarian, with exposed structure and exposed mechanicals. The flooring throughout is primarily concrete, with an area of wood flooring near the center of the space. The basement is currently used for mechanical rooms and storage space.

**Work and Impact on Features**

Phase 1

No work is proposed for the basement as part of Phase 1 work, except for removal of dumbwaiter equipment within the existing enclosure and the insertion of a new trash chute, compactor, and two storage containers, as shown in the attached plans.

Phase 2

Any work proposed for basement as part of Phase 2 work will be submitted subsequently to SHPO and NPS for review and approval.

**Photos:** 24-31

**Drawings:** D1.0, PA1.0 (Phase 1)

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**Item #8**

**Feature:** First Floor Interiors

**Date of Feature:** 1934- 1946; later alterations

**Existing Feature and Condition**

The first floor of the State Farm Building houses ornate entrance lobbies at the north and south ends and a central elevator/stair/restroom core near the center. The remaining spaces on the first floor were historically open office areas with terrazzo flooring, plaster walls, plaster columns with stone bases, ribbed plaster detailing and decorative plaster ornament, beams with ribbed plaster detailing, and coffered plaster ceilings. See attached historic photographs and plans. The historic open office areas have been modified and are currently divided into two spaces—office space in the south block and a dining area and cafeteria in the north block. However, the historic detailing and finishes in these spaces remain largely intact.

*South Lobby and Reception Area*

The south lobby is intact, based on the historic floor plan, and features a coffered ceiling with Greek key molding, stone walls, and terrazzo flooring under the existing carpet. The surface mounted light fixtures on the ceiling are non-historic. The south wall of the lobby houses the two revolving doors at the main south entrance, framed in brass trim with brass grilles above. The lobby stair is located at the northwest corner of the space, and the west wall features a decorative brass grille and recessed stone niche above. A non-historic flat panel metal door is located on the north wall of the lobby, directly east of the stair. The elevators are located just east of this door on the north wall of the lobby and are separated from the main lobby space by glass partitions with brass framing, which were installed some time after 1928. The elevator doors are non-historic but the door surrounds and indicator lights are original. Directly east of the elevators on the east wall is a large rectangular opening that connects to the open office space—historic plans indicate that this opening was widened at some point after 1928. On the southern bay of the east wall, a large arched doorway holds a pair of non-historic glass doors with historic sidelights and transom framed in brass. This doorway provides access to a non-historic enclosed reception area (with waiting room, reception room, and office along the south wall) that was originally part of the open office space. The partition walls in this reception area are non-historic drywall with glazed clerestory windows above. The historic columns, beams, and ceiling remain exposed in the two reception rooms, and the terrazzo flooring is intact under the existing carpet.

*South Block Office Space*

North of the reception area adjacent to the south lobby is a ramp that connects to the south block office space on the first floor, which is three bays wide and extends to the central core at the

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north end of the south block. The easternmost bay is open with no partitions. In this bay, the historic plaster ceilings, beams, columns, and ornamental detailing remain exposed. Light fixtures through the south block offices are non-historic. Historic terrazzo flooring is intact under the non-historic carpet. Along the east wall, the walls are plaster with stone wainscoting at the structural columns, and metal radiator covers under the window openings are faux painted to match the stone. Columns between window openings have a painted wood base. The center and west bays in the south block office space have been subdivided with non-historic partitions into enclosed offices with non-historic drywall partitions and acoustical dropped ceilings. However, the applicant has confirmed that the historic columns, ceilings, and beams appear to remain largely intact in these areas behind the non-historic partitions and ceilings (See Photos 52-57). Additional exploration has also revealed that original plaster ceilings are largely on the structure.

Within the south block space, the original coffered ceilings in bays between column lines B and D were sensitively lowered by State Farm to conceal modern MEP systems and feature a drywall/plaster ceiling that is nearly level with the bottom of the ceiling beams. These dropped ceilings have applied decorative banding that has been painted to mimic the historic ceiling, so that the difference in ceiling height is not readily noticeable when viewing the space (See Photos 38, 41, 61, 65, and 70).

At the north end of the south block office space, just south of the center elevator, is a non-historic restroom enclosure. Although the east wall of this enclosure, which extends from column 9 to 10, has some areas of stone base, historic plans indicate that it was constructed after 1946 and this enclosure does not appear in the available historic plans until 1974. See attached first floor plans from 1928, 1934, and 1974. West of the center elevator and non-historic restroom is the center stair, back of house spaces, and restrooms.

#### *North Block Office Space*

The north and south block spaces are divided by a non-historic partition wall with an opening at the west end to provide circulation between the two spaces. A second non-historic partition wall extends north to create a short corridor into the north block space. A doorway on the west wall of this corridor opens into a service corridor that extends to the west exterior wall and provides access to the elevator, stair, restrooms, and to the parking structure west of the building. The finishes in these back-of-house spaces are utilitarian and largely non-historic.

A large portion of the north block space (between column lines 4 and 7 and column lines B and E) is occupied by a non-historic enclosed cafeteria that appears to have been installed in the late 20<sup>th</sup> century. Partitions are non-historic drywall with glazed openings set between the historic columns. Inside, the space features tile walls and column wraps, non-historic dropped acoustical ceilings, and non-historic formica counters. The flooring is checkerboard terrazzo. Directly north

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of the cafeteria (between column lines 3 and 4 and C and E) is a non-historic enclosed meeting room. Although the partition walls enclosing this space are non-historic, the historic west and north walls of the room retain historic plaster columns and stone wainscoting, and the historic ceiling remains exposed. The flooring is carpet over the historic terrazzo.

Similar to the south block space, the remaining bays in the north block are open with historic plaster ceilings, beams, columns, stone wainscoting, and ornamental detailing exposed. A partial height wall at column line B between columns 3 and 4 houses a coffee station. The flooring is carpet over the historic terrazzo. As in the south block, some areas of ceiling have been sensitively dropped to conceal MEP systems, with drywall ceilings aligned just above the base of the beams and applied painted trim to mimic the original coffered ceilings. The light fixtures are non-historic but compatible with the historic lighting based on historic photographs.

A non-historic ramp at the northwest end of the space provides access to the north lobby. North of the ramp is a non-historic flat panel door with terrazzo steps that leads to a small room that originally housed the information desk for the north lobby.

*North Lobby*

The north lobby at the northwest end of the north block is largely intact, with original stone clad walls and stone base, coffered plaster ceiling with crown molding, decorative Greek key detailing along the central beam, and ornate acanthus leaf capitals on the east and west columns. The surface mounted light fixtures on the ceiling are non-historic. The main entrance doors on the north wall are framed in brass with large brass screens above. East of the entrance on the north wall is an opening that originally served as an information desk (based on historic plans) but is now infilled with a brass panel. The marble stair is located at the southwest corner of the lobby. Directly east of the stair is a non-historic flat panel wood door. East of this door on the south wall are the two elevators, which feature non-historic painted doors but retain original brass surrounds and floor indicators. On the east wall is a non-historic wood and glass door that opens into the adjacent dining room/former open office space. South of this door is a rectangular window; historic plans indicate that this area is where the original door into the adjacent office space was located.

**Work and Impact on Feature**

Phase 1

During Phase 1, the historic plan, finishes, and details throughout the first floor will be retained with minor alterations to facilitate the proposed residential use and to prepare the office spaces for future tenant buildout.

*South Lobby and Reception Area*

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The south lobby will be retained, including stone walls and base, historic ornamental plaster ceiling, marble stair with historic railings, elevators with decorative surrounds and indicators, brass entrance framing and grilles, and glass partitions with brass framing. The non-historic carpet will be removed to expose the historic terrazzo flooring. To provide direct access from the entrance lobby to the elevators for residential tenants, a small section of the existing glazed elevator enclosure will be removed. To separate the residential and commercial tenant circulation, the rectangular opening east of the elevators will be infilled with drywall and new mailboxes installed. Existing light fixtures will be retained.

In the adjacent reception area, the existing non-historic partitions will be retained. The existing perimeter walls, radiator covers, and columns and beams with decorative plaster detailing will be retained. Non-historic carpeting in these rooms will be removed to expose the historic terrazzo flooring. To allow for a new plumbing chase to serve the upper floor residential use, the existing flat plaster column between the window openings on the south wall of the waiting room will be rebuilt and expanded, and new painted wood base will be installed that matches the existing.

The existing lowered ceiling in the waiting room will be retained. In the adjacent reception room and office, to conceal new plumbing required for the residential units above, the applicant proposes to use the same sensitive solution that State Farm has used for many areas of the first-floor ceiling. As shown in the attached section drawing (Detail 2) on Sheet PA4.1, the existing coffered plaster ceiling will be retained, and a new drywall ceiling installed just above the bottom of the existing beams, with applied decorative banding along the perimeter to mimic the historic coffered ceiling. This approach will conceal the new plumbing with minimal removal of historic fabric, while leaving the overall historic volume, ornament, and beams exposed.

*South Block Office Space*

In the south block office space, the existing ramp and adjacent partition walls just north of the south lobby will be retained. The non-historic office partitions and dropped ceilings between the south lobby and the center stair/elevator/restroom core will be removed to restore the original open floorplan in this space. The non-historic restroom enclosure near the north end of the space will be retained.

The existing perimeter walls, radiator covers, and columns and beams with decorative plaster detailing will be retained and repaired where needed. Non-historic carpeting throughout will be removed to expose the historic terrazzo flooring. If significant areas of the historic terrazzo are discovered to be missing or damaged when the carpeting is removed, the applicant will document the condition in photographs and discuss potential options for new compatible flooring with SHPO. To allow for new plumbing chases to serve the upper floor residential use, the existing flat plaster columns between the window openings on the east wall will be rebuilt and expanded, and new painted wood base will be installed that matches the existing.

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As noted above, the original coffered ceilings remain exposed along the easternmost bay in the south block office space. The ceilings between bays B and D in the south block office space were previously lowered by State Farm to accommodate modern MEP systems, since there is no space above the historic plaster. A color-coded RCP is attached showing the bays that contain this dropped ceiling, and photographs showing this condition above the non-historic acoustical ceilings in the enclosed offices are also attached.

To conceal new plumbing required for the residential units above, the applicant proposes to use the same sensitive solution that State Farm has used for many areas of the first-floor ceiling. As shown in the attached reflected ceiling plan on Sheet PA6.0 and section drawing (Detail 2) on Sheet PA4.1, the existing coffered plaster ceilings and sensitively lowered ceilings will be retained where they exist in all bays. In bays where there is no existing lowered ceiling, or the lowered ceiling is damaged beyond repair, a new drywall ceiling will be installed just above the bottom of the existing beams, with applied decorative banding along the perimeter to mimic the historic coffered ceiling. This approach will conceal the new plumbing with minimal removal of historic fabric, while leaving the overall historic volume, ornament, and beams exposed throughout the space.

The existing elevator/stair/restroom core and back-of-house spaces at the northwest end of the south block will be retained with no modifications during Phase 1. The existing partition wall and opening between the south block and north block will also be retained with no modifications during Phase 1.

#### *North Block Office Space*

In the north block office space, no work is planned during Phase 1 except for the work related to plumbing for the upper floor residential use. Along the east wall, the existing flat plaster columns between windows will be expanded to accommodate new plumbing chases, and small sections of non-historic walls in the enclosed cafeteria space will be removed to allow for two new plumbing chases to be installed. Two new plumbing chases are also proposed just north and south of the entrance to the north lobby, along the existing wall.

The existing ceilings throughout the north block office space will be retained, and the same proposed lowered ceiling treatment described above is proposed for the easternmost bay to conceal new plumbing for the proposed upper floor residential use.

Carpeting throughout the space will be removed to expose the historic terrazzo.

#### *North Lobby*

The north lobby will be retained, including stone walls and base, historic ornamental plaster ceiling and detailing, marble stair with historic railings, elevators with decorative surrounds and indicators, brass entrance framing and grilles, and existing doors and window on the east wall.

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The non-historic carpet will be removed to expose the historic terrazzo flooring. Existing light fixtures will be retained. A new free-standing partial height mailbox station will be installed, extending west from the center of the east wall.

Phase 2

Plans for tenant buildout in the north block and south block commercial spaces on the first floor will be submitted to SHPO and NPS as part of Phase 2.

**Photos:** 32-77

**Drawings:** D1.0, PA1.0, PA2.1, PA6.0 (Phase 1)

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**Item #9**

**Feature:** Upper Floor Interiors – Floors 2 through 9

**Date of Feature:** 1934- 1946; later alterations

**Existing Feature and Condition**

The upper floors of the State Farm Building were historically primarily open office space, with enclosed offices typically limited to the north and south ends of each floor. As noted in Item #6 above, the enclosed elevator lobbies are located at the northwest and southwest ends of each floor, and the central core houses the center stair, freight elevator, restrooms, and dumbwaiters. All upper floors also have a rectangular vault with metal door, situated along the east wall of the southwest elevator lobby enclosure. The exterior walls of the vault are flat plaster with a vinyl base. Most vault doors are painted. All upper floors also have small closets north of the northwest elevator lobby and small restrooms south of the southwest elevator lobby.

Throughout the open office spaces and enclosed offices on typical floors, the flooring is carpet over concrete, ceilings are acoustical dropped ceilings with lay-in fluorescent lighting, and perimeter walls are flat plaster with a molded vinyl base. Painted metal radiator cabinets are situated below the windows. The columns in the open office areas are irregular in size, with some larger columns where there are existing plumbing/mechanical chases. The columns are typically flat plaster or drywall with a molded vinyl base.

As requested by SHPO, the team has reviewed the available historic plans (1928, 1934, 1945, 1956, 1974 and 1979) and physically inspected the partitions to determine which partitions on typical floors are likely historic. A floor-by-floor inventory of these partitions is below and the referenced historic plans are attached.

**2<sup>nd</sup> Floor:** Two enclosed offices at northeast corner of the north block. Northernmost office has painted wood paneled doors with transoms and windows that have been covered over. South office is drywall. No original plans for the 1939 north block addition have been located. The earliest available plan for this space is 1956, and it shows just the corner office. The adjacent office does not appear until the 1979 plan.

**3<sup>rd</sup> Floor:** Series of three offices extend south from the northeast corner of the north block and three offices along the south wall of the south block. All offices have non-historic doors. The earliest available plan for this floor of the north block is 1956, and it shows just one corner office in the northeast corner. The 1928 plans show separate offices at the southwest and southeast corners of the third floor. The southwest office partition no longer exists.

**4<sup>th</sup> Floor:** No enclosed offices.

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**5<sup>th</sup> Floor:** One enclosed office at the northeast corner and one at the northwest corner. No enclosed offices show in these locations in the 1956 plans. These offices first appear in 1974 plans.

**6<sup>th</sup> Floor:** One enclosed office at the northeast corner and one at the southeast corner. Both have non-historic doors and partitions appear to be drywall. The 1928 plans for the south block show a larger configuration of multiple offices at the southeast corner; the existing walls may be original, but no original doors, trim, or distinguishing historic features remain and the existing partitions are a remnant of the original configuration. The earliest available historic plans for this portion of the sixth floor date to 1974, and the plan shows a larger configuration of enclosed offices in this location.

**7<sup>th</sup> Floor:** No enclosed offices.

**8<sup>th</sup> Floor (Executive Offices):** The eighth floor of the building contains a series of offices at the north and south ends that historically served as executive offices.

*North Executive Suite*

The north office suite is accessed directly from the ornate 8<sup>th</sup> floor northwest elevator lobby (described in detail in Item #6 above). Although the plan of this suite is largely intact, with offices along the north wall, a service area at the center, and a dining room at the south end, most of the historic wall and flooring finishes (particularly at the large northeast corner office) were removed when State Farm relocated to its new headquarters in the 1970s and were used to recreate the original executive offices there.

The east door of the elevator lobby opens into a short corridor that extends south and connects with the open office spaces to the south. A stained wood door at the north end of the corridor opens into another connecting corridor which extends north and features a stained wood panel closet, stained wood trim, plaster walls, vinyl tile flooring and vinyl base trim. An open doorway on the south wall of this corridor connects to a secondary service area for the dining room at the south end of the suite, and features flat plaster walls and ceiling, with some tile wainscoting, vinyl tile floors and vinyl base. A stained wood Dutch door on the south wall of this space opens into the executive dining room, which is the most intact room in the suite and features paneled stained wood wainscoting, plaster walls with a continuous wire mold/light feature, acoustical tile ceilings, stained wood doors and door surrounds, and carpeted floors.

North of the dining room, accessed through an opening at the east end of the dining room's north wall, is a small office. The historic finishes on all the walls and floors of this room have been removed, leaving only rough finish plaster on the walls on concrete floors. The acoustical tile ceiling remains.

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North of this room is a larger room that was originally the president of State Farm's office. This room has also been stripped of historic wall and flooring finishes, with perimeter walls retaining only fragments of window casings and radiator covers. Interior walls have been stripped to rough plaster that was originally concealed by wood paneling. The acoustical tile ceiling remains. A door opening on the center of the north wall connects two smaller offices along the north wall that are in similar condition. The northwest corner office connects directly to the elevator lobby through a stained wood door on the south wall, and retains a curved plaster wall with wood wainscoting, as well as some historic wood paneled radiator covers beneath the windows. The acoustical tile ceiling in these rooms also remains.

*South Executive Suite*

Along the south wall of the eighth floor is a grouping of historic offices that are also more highly finished than those on other typical office floors. At the southwest corner is a large meeting room that features stained wood wall panels, integrated wood bookshelves and radiator cabinets, wood paneled doors, a flat plaster ceiling with stained wood crown molding and non-historic lighting, and carpeted flooring. East of this meeting room are a series of three smaller offices that feature flat plaster walls and ceilings, painted paneled wood doors and painted wood door frames, painted metal radiator cabinets, and carpeted flooring with carpet base. Ceiling mounted light fixtures are non-historic. Small washrooms are located on the north walls of these offices. The doors from these offices to the open office space are paneled wood doors with transoms, painted on the interior and stained on the exterior.

**9<sup>th</sup> Floor:** Large group of offices south of central stair to south wall. The partitions are drywall, and doors and finishes appear to date from the late 20<sup>th</sup> century. 1928 plan for this space shows a row of four enclosed offices along the south wall, and these do not match the configuration of the existing offices.

**Work and Impact on Feature**

Phase 1

During Phase 1, the applicant proposes to reconfigure the office spaces on floors 2-9 into 128 apartments, arranged along a new double-loaded north-south corridor. As noted in Item #6, the existing southwest and northwest elevator lobby and stair enclosures will be retained, as well as the central elevator/stair/restroom/dumbwaiter core. As requested by SHPO, the vaults and vault doors will be retained on all floors, and the vaults will be utilized for utility closets.

To accommodate the proposed residential program, the scattered and modified enclosed offices on typical floors (2-7 and 9) will be removed. Most of these offices are not original (dating between 1928 and 1946) and they have been altered to the extent where they do not convey any historic significance. The two historic paneled doors on the northeast corner office on the second floor will be salvaged for use within a second-floor apartment, as shown in the attached plans.

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The existing flat plaster column enclosures on these floors are irregular, not architecturally distinctive, and will be located within the apartment units. Consequently, the applicant proposes to remove the existing plaster enclosures and re-clad the columns with drywall to gain much needed space within the apartment units.

New partitions on these floors will terminate at walls, and any jogs that cross window openings are set back 3 feet from the wall. The existing non-historic acoustical ceilings will be removed and replaced with new drywall ceilings. Along the perimeter walls, ceilings that will drop lower than the window openings will be set back three feet from the windows, as shown in the attached reflected ceiling plans. The existing non-historic carpet throughout these floors will be removed and new flooring in the newly-created corridors and typical units will be primarily porcelain tile, as shown in the attached finish schedules.

*Eight Floor Executive Offices*

On the eighth floor, the existing partitions at the north executive suite will be largely retained and incorporated into the proposed plan. Where existing partition walls with no historic finishes will be removed, the new partitions will retain the historic volume and separation of the spaces. Historic finishes that remain in the suite, including intact wood radiator covers and the curved plaster wall with wood wainscoting in the northwest corner office, and wood paneled walls, doors, and trim in the east-west center hallway will be retained and incorporated into the apartment units. The intact dining room will be retained, including historic wainscoting and plaster walls, light cove, and historic doors and door frames, and kitchen cabinets and fixtures sensitively installed. The existing acoustical tile ceilings throughout the north executive suite will be replaced with drywall ceilings. The existing concrete floor will be covered primarily with porcelain tile, as shown in the attached finish schedule on Sheet PA2.8.

The south executive offices on the eighth floor will also be largely retained and incorporated into the proposed plan. The wood paneled meeting room at the southwest corner will be retained and kitchen cabinets and fixtures sensitively installed along the north wall. Existing wood paneling, bookcases, wood trim, radiator cabinets, and wood panel doors will be retained. Historic wood paneled office entrances with transoms in the remaining offices will be retained and utilized as entrances. Washroom enclosures will be removed and wood paneled doors from these washrooms salvaged for reuse within the apartment units. A portion of the partition wall between the two northeast offices will be removed to accommodate the residential program. The existing plaster ceilings will be replaced with drywall. The new ceiling in the primary meeting room space will be installed at the historic ceiling height. The non-historic carpet throughout these offices will be removed. If historic flooring is discovered underneath this carpet, the applicant will provide photographs to SHPO, and the historic flooring will be retained and left exposed if it is in salvageable condition. If the flooring under the carpet is concrete, new flooring will be installed as outlined in the attached finish schedule on Sheet PA2.8. If historic flooring is extant but deteriorated beyond repair, the applicant will coordinate with SHPO to determine compatible new flooring for these spaces.

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Phase 2

No additional work to floors 2-9 is anticipated as part of Phase 2.

**Photos:** 78-224

**Drawings:** D1.1 – D1.4, PA1.1 – PA1.4, PA2.2 – PA2.91, PA6.1 – PA6.4 (Phase 1)

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
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**Item #10**

**Feature:** Upper Floor Interiors (Floors 10-13)

**Date of Feature:** 1934 and 1946, later alterations

**Existing Feature and Condition**

The 10<sup>th</sup> through the 13<sup>th</sup> floors of the State Farm Building were constructed in 1934 (south block 9<sup>th</sup> – 13<sup>th</sup> floor addition) and 1946 (north block 9<sup>th</sup> – 13<sup>th</sup> floor addition). Outside of the 13<sup>th</sup> floor auditorium and associated 12<sup>th</sup> floor elevator lobby, these floors are largely consistent with the office spaces on the lower floors. They were historically open office space with limited enclosed offices. Historic plans of the 1934 upper floor addition to the south block show enclosed offices along the south wall on the 10<sup>th</sup> and 11<sup>th</sup> floors, but not on the 12<sup>th</sup> floor. Historic plans for the 1946 north block addition show no enclosed offices on the 9<sup>th</sup> – 13<sup>th</sup> floors. These historic plans are attached for reference. The only historic enclosed offices on these floors are located on the south end of the 12<sup>th</sup> floor and are described in detail below.

As noted in Item #6 above, the enclosed elevator lobbies are located at the northwest and southwest ends of each floor, and the central core houses the center stair, freight elevator, restrooms, and dumbwaiters. The 10<sup>th</sup> through 12<sup>th</sup> floors also have a rectangular vault with metal door, situated along the east wall of the southwest elevator lobby enclosure. The exterior walls of the vault are flat plaster with a vinyl base. Most vault doors are painted. The 10<sup>th</sup> through 13<sup>th</sup> floors also have small closets north of the northwest elevator lobby, and the 10<sup>th</sup> and 11<sup>th</sup> floors have small restrooms south of the southwest elevator lobby, consistent with the lower floors.

Throughout the open office spaces on typical floors, the flooring is carpet over concrete, ceilings are acoustical dropped ceilings with lay-in fluorescent lighting, and perimeter walls are flat plaster with a molded vinyl base. Painted metal radiator cabinets are situated below the windows. The columns in the open office areas are irregular in size, with some larger columns where there are existing plumbing/mechanical chases. The columns are typically flat plaster or drywall with a molded vinyl base.

*12<sup>th</sup> Floor Historic Offices*

Although not shown on the 1934 plans for the south block addition, there are historic offices east of the 12<sup>th</sup> floor southwest elevator lobby (described above under Item #6) that first appear in 1956 plans. These offices are accessed through an angled anteroom just east of the elevator bank. The anteroom is accessed through a pair of non-historic glass doors, and features flat plaster/drywall walls and ceilings, molded vinyl wall base, and carpeted floors. A non-historic wood and glass door on the east wall of the anteroom leads to a historic office with stained wood doors set in ribbed wood frames, stained wood baseboards, chair rails, and corner trim. A narrow

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hallway in the southwest corner of the roof features wood paneled walls and closet doors, and a historic stained wood door with ribbed wood frame that opens into a small water closet. The flooring in this room is carpet, and the ceilings are flat plaster/drywall with a simple painted crown molding. A soffit along the south wall indicates that the ceiling trim is likely not historic. The surface mounted light fixtures on the ceiling are also not historic.

A non-historic glass door on the south wall of the anterooms opens into a room that also appears to retain some historic features, with modifications. There is painted wood base trim and chair rail along the walls, and doors on the north wall are painted flat panel doors with historic hardware and painted ribbed door frames. The ceiling is flat plaster/drywall with crown molding, but the crown molding follows soffits along the east and west sides and may not be historic. The flooring is carpet. A painted wood door with center glass panel on the east wall opens into a larger meeting room that has been modernized with drywall ceilings and soffits, non-historic lighting, drywall walls, and tile flooring.

### *13<sup>th</sup> Floor Auditorium Spaces*

The 13<sup>th</sup> floor of the south block houses a large barrel-vaulted auditorium accessed from a lobby at the south end. The lobby features plaster walls covered with wallpaper, vinyl base, and stained wood trim. Stained wood beams and columns frame the east, west and center of the space, and the columns on the north wall are set in stained wood planters. Two pairs of black double doors with white metal striping and kickplates are located on the north wall and open into the auditorium. Two smaller but similar doors on the east wall open into small restrooms. The ceiling is plaster, with circular recesses at the center of the two bays that feature non-historic hanging light fixtures. The flooring is carpet.

The auditorium itself is a large rectangular space with a barrel-vaulted ceiling and exposed wood ceiling structure. Historic photographs show that the finishes in the space have been altered. The perimeter walls are flat plaster with painted metal radiator cabinets below the windows. Large drywall soffits extend along the east and west sides of the roof, supported by wedge-shaped brackets. The north and south walls are covered in non-historic panels with vinyl trim. On the north wall is a large wood frame recess that houses a video screen. A non-historic door east of this recess leads to the open office spaces on the 13<sup>th</sup> floor of the north block. The lighting in the space is non-historic, and the floor is carpet.

### **Work and Impact on Feature**

#### Phase 1

The 10<sup>th</sup> through 13<sup>th</sup> floors of the State Farm Building are currently occupied by a commercial tenant. Therefore, no work is planned for these floors as part of Phase 1.

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Phase 2

During Phase 2, assuming that the commercial tenant vacates the space, the applicant proposes to convert the 10<sup>th</sup>-13<sup>th</sup> floor office spaces to residential apartments, consistent with the Phase 1 work proposed on floors 2 through 9. The apartments on each floor will be arranged along a new double-loaded north-south corridor. As noted in Item #6, the existing southwest and northwest elevator lobby and stair enclosures will be retained, as well as the central elevator/stair/restroom/dumbwaiter core. As requested by SHPO, the vaults and vault doors will be retained on all floors where they exist, and the vaults will be utilized for utility closets. Non-historic and secondary partitions (including the northwest closets and southwest restrooms) will be removed.

The existing flat plaster column enclosures in the open office spaces on these floors are irregular, not architecturally distinctive, and will be located within the apartment units. Consequently, the applicant proposes to remove the existing plaster enclosures and reclad the columns with drywall to gain much needed space within the apartment units.

New partitions on these floors will terminate at walls, and any jogs that cross window openings are set back 3 feet from the wall. The existing non-historic acoustical ceilings will be removed and replaced with new drywall ceilings. Along the perimeter walls, ceilings that will drop lower than the window openings will be set back three feet from the windows, as shown in the attached reflected ceiling plans. The existing non-historic carpet throughout these floors will be removed and new flooring in the newly created corridors and typical units will be primarily porcelain tile, as shown in the attached finish schedules.

*12<sup>th</sup> Floor Offices*

The 12<sup>th</sup> floor offices east of the southwest elevator lobby will be largely retained, as shown in the attached drawings. Where historic walls are being removed within the larger office spaces, historic doors and frames will be salvaged and reinstalled within the apartment units, as noted on the attached demolition and proposed plans for the 12<sup>th</sup> floor. The non-historic carpet will be removed and new flooring installed, as shown in the finish schedule on Sheet PA2.12. New drywall ceilings will be installed in these spaces, as shown on the reflected ceiling plan on Sheet PA6.6. The ceilings will be soffited three feet back from the windows to minimize the impact from the exterior.

*13<sup>th</sup> Floor Auditorium Spaces*

Work related to any proposed new uses for auditorium and adjacent lobby at the south end of the 13<sup>th</sup> floor will be submitted to SHPO and NP are part of Phase 2.

**Photos:** 235-271

**Drawings:** D1.5 – D1.6, PA1.5 – PA1.7, PA2.10 – PA2.13.1, PA6.5 – PA6.6 (Phase 2)

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**Item #11**

**Feature:** Mechanical, Electrical, and Plumbing

**Date of Feature:** 1928-1946, later alterations

**Existing Feature and Condition**

The existing MEP systems are a mixture of original systems with various upgrades through the twentieth century.

**Work and Impact on Feature**

Phase 1

During Phase 1, new MEP and fire protection systems will be installed to facilitate the conversion of floors 2-9 into residential apartments.

MEPs and fire protection systems are currently being developed and will be submitted to SHPO and NPS subsequently for review and approval, along with updated reflected ceiling plans that show any additional proposed dropped ceilings or soffits that are not shown in the current Phase 1 plans.

All new ducts, pipes, and conduit in the historically finished spaces will be fully concealed throughout the building above new or existing ceilings or within new or existing chases. All reasonable efforts will be made to ensure that MEP-FP systems have minimal impact on the historic first floor ceilings and ceilings in primary 8<sup>th</sup> floor office spaces.

Any new ducts, pipes, or conduits on the upper floors that extend below perimeter window heads will be held back at least three feet from the plane of the exterior windows and will not visually impact the building's exterior appearance.

Existing lighting will be removed and replaced, unless where noted above.

New smoke detectors, exit signage, fire alarm pull stations, carbon monoxide detectors, emergency lighting, fire alarm horns and strobes, and fire extinguishers will be installed throughout as require by code.

Phase 2

During Phase 2, new MEP and fire protection systems will be installed to facilitate the conversion of floors 10-13 to residential apartments and as required for any tenant buildouts.

MEPs and fire protection systems are currently being developed and will be submitted to SHPO and NPS subsequently for review and approval, along with updated reflected ceiling plans that

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show any additional proposed dropped ceilings or soffits that are not shown in the current Phase 1 plans.

All new ducts, pipes, and conduit in the historically finished spaces will be fully concealed throughout the building above new or existing ceilings or within new or existing chases. All reasonable efforts will be made to ensure that MEP-FP systems have minimal impact on historic primary spaces.

Any new ducts, pipes, or conduits on the upper floors that extend below perimeter window heads will be held back at least three feet from the plane of the exterior windows and will not visually impact the building's exterior appearance.

Existing lighting will be removed and replaced, unless where noted above and in the attached plans.

New smoke detectors, exit signage, fire alarm pull stations, carbon monoxide detectors, emergency lighting, fire alarm horns and strobes, and fire extinguishers will be installed throughout as require by code.

**Photos:** N/A

**Drawings:** To be submitted

National Park Service  
HPCA Part 2  
State Farm Building  
112 E. Washington Street, Bloomington, IL



1. South and east elevations, looking northwest



2. South and west elevations, looking northeast

National Park Service  
HPCA Part 2  
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3. North and west elevations, looking east



4. North and east elevations, looking southwest

National Park Service  
HPCA Part 2  
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5. South elevation, lower levels, looking north with main entrance at left



6. South elevation, main entrance detail, looking north

National Park Service  
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7. East elevation, south end, looking west

National Park Service  
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8. East elevation, center, looking west

National Park Service  
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9. East elevation, north end, upper stories, looking west



10. East elevation, north end, lower stories, looking west

National Park Service  
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11. East elevation, detail of original light fixtures along second story



12. East elevation, north end, detail of first and second stories

National Park Service  
HPCA Part 2  
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13. East elevation, south end parapet, looking northwest



14. East elevation, north end parapet, looking northwest

National Park Service  
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15. North elevation, lower stories, looking south



16. North elevation, detail of first-story windows, looking southeast

National Park Service  
HPCA Part 2  
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17. North elevation, looking southwest to main entrance



18. North elevation, main entrance, looking south

National Park Service  
HPCA Part 2  
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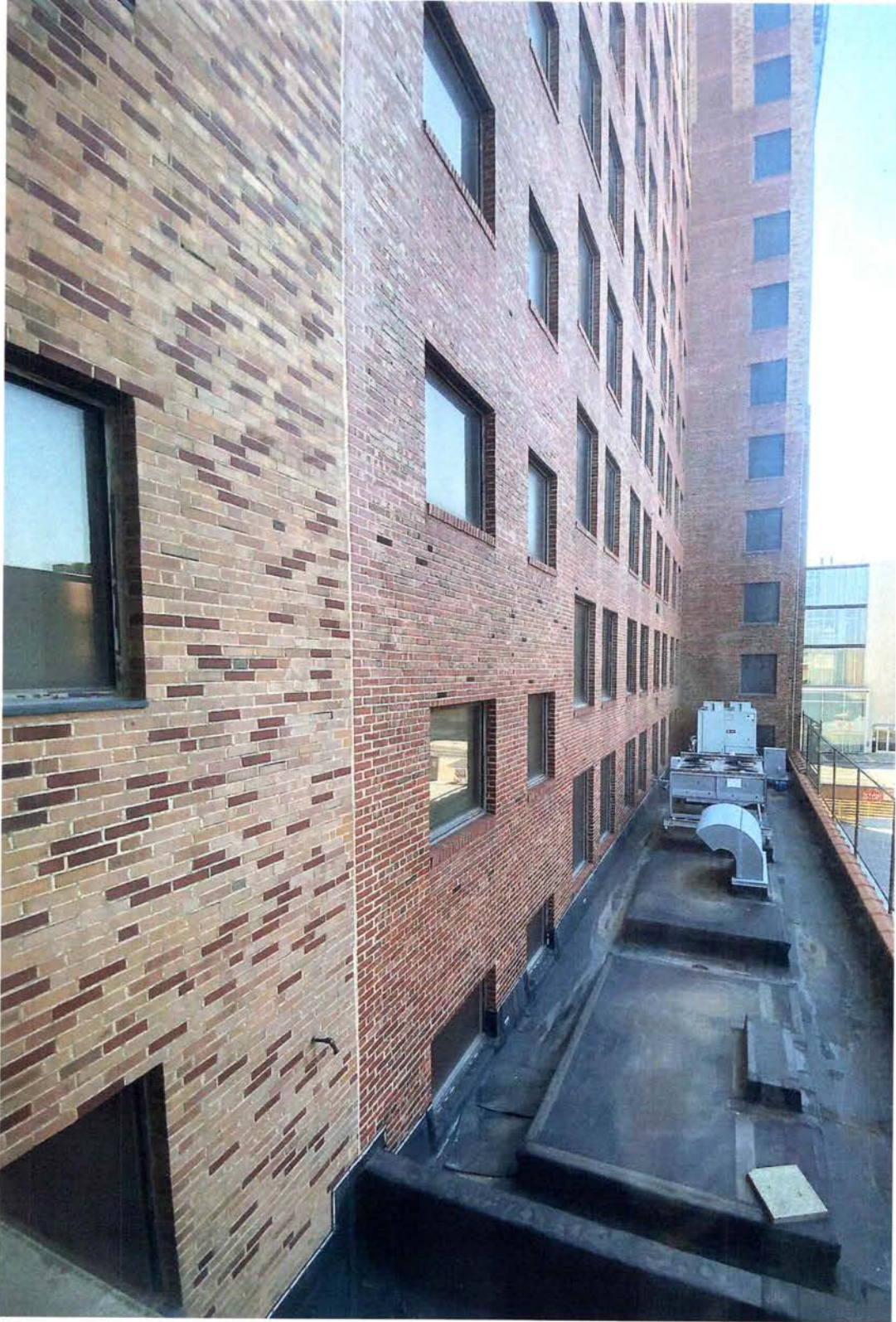


19. West elevation, looking northeast from adjacent parking garage



20. West elevation, looking southeast from adjacent parking garage

National Park Service  
HPCA Part 2  
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21. West elevation, looking south along recessed lightwell

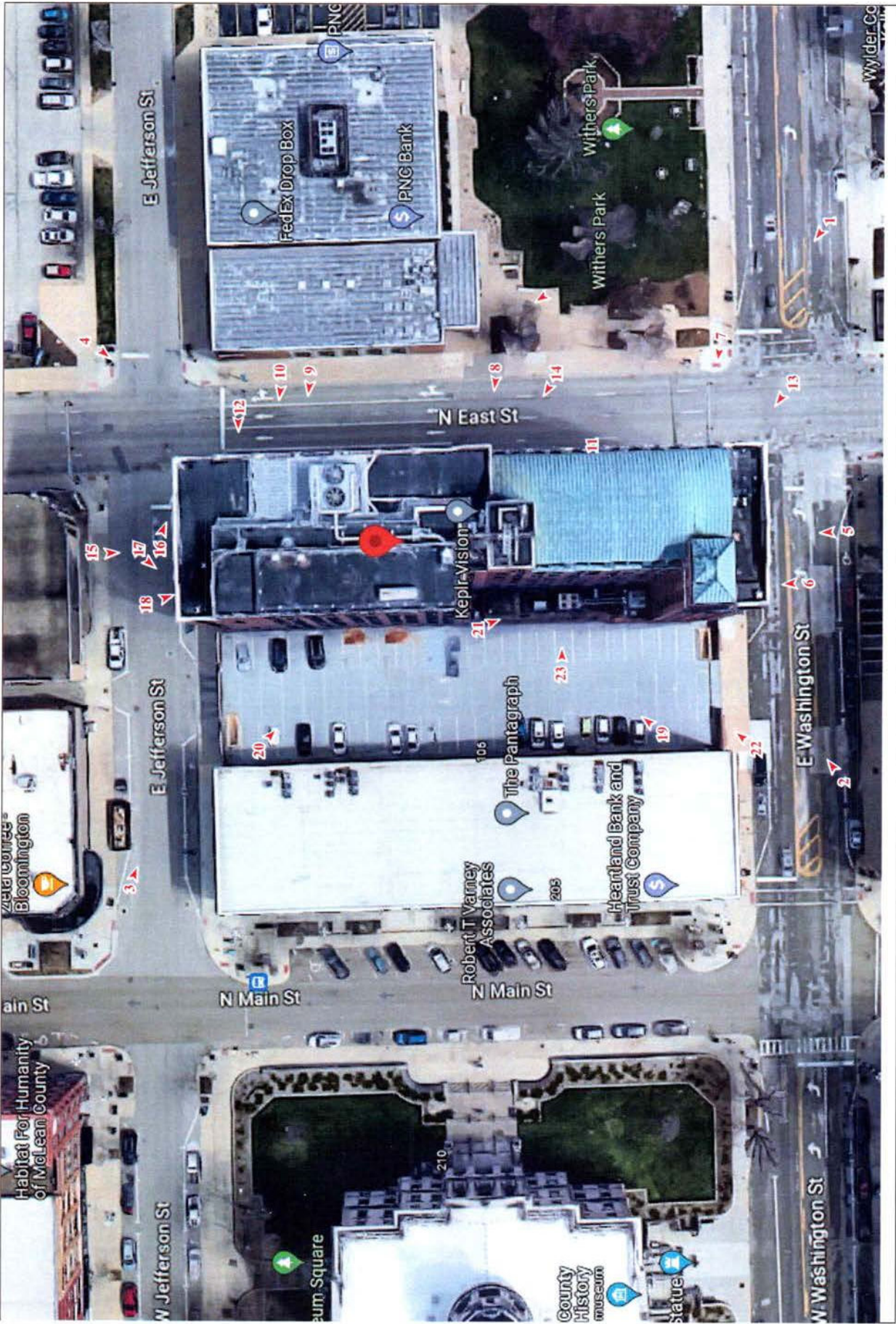
National Park Service  
HPCA Part 2  
State Farm Building  
112 E. Washington Street, Bloomington, IL



22. West elevation, upper stories, looking northeast



23. West elevation, detail of copper enclosure at top floor auditorium

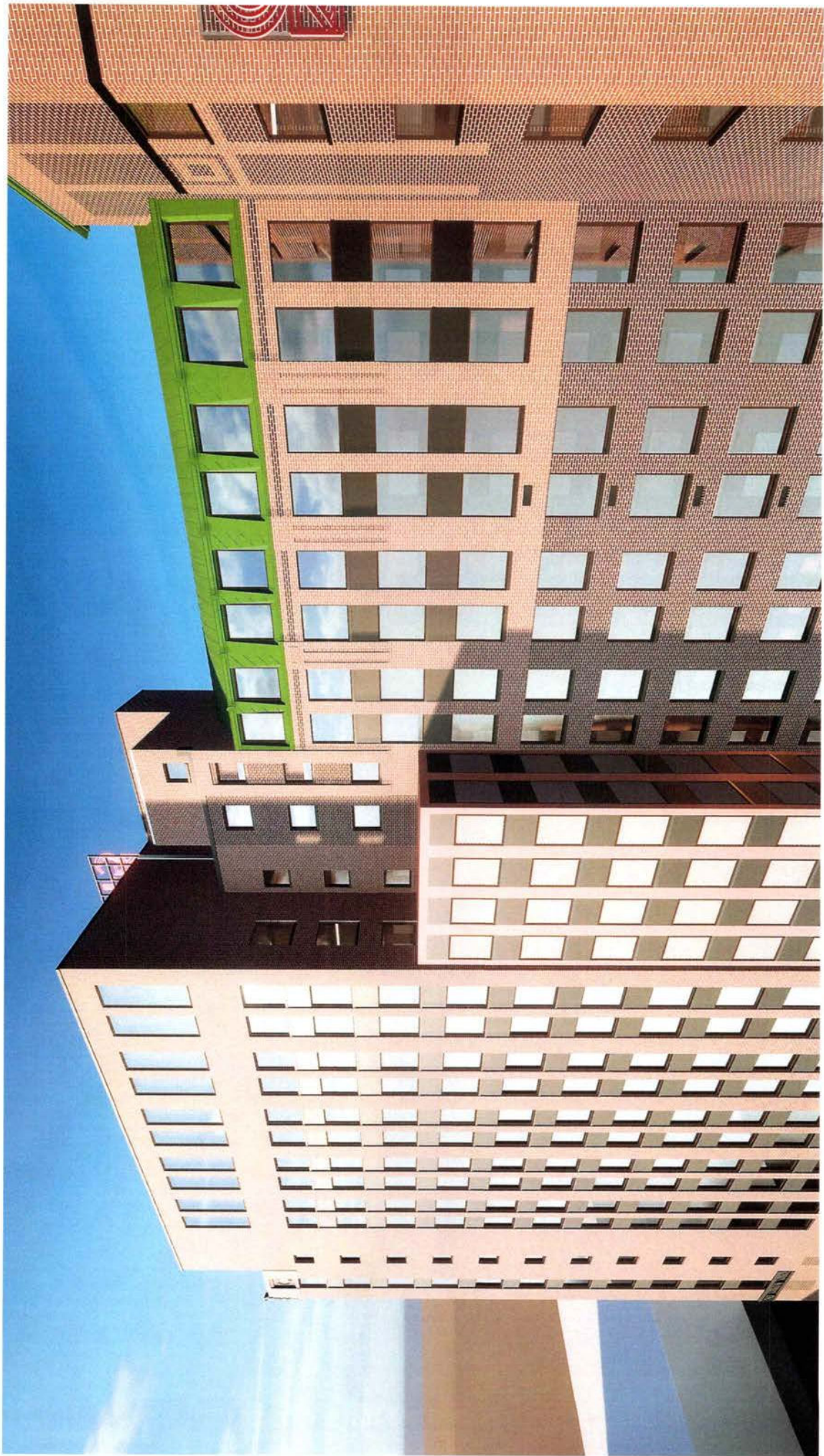


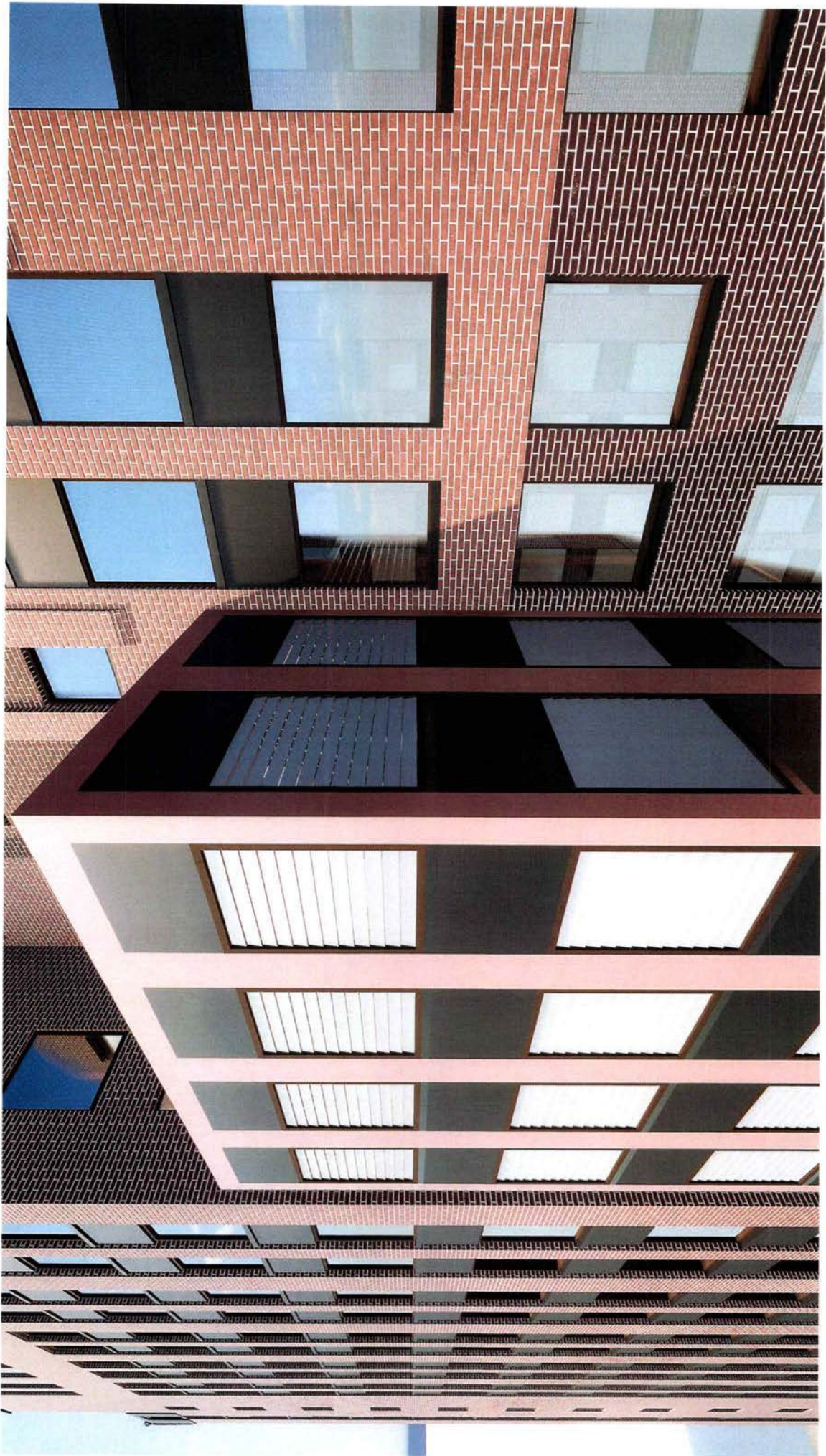
**State Farm Building**  
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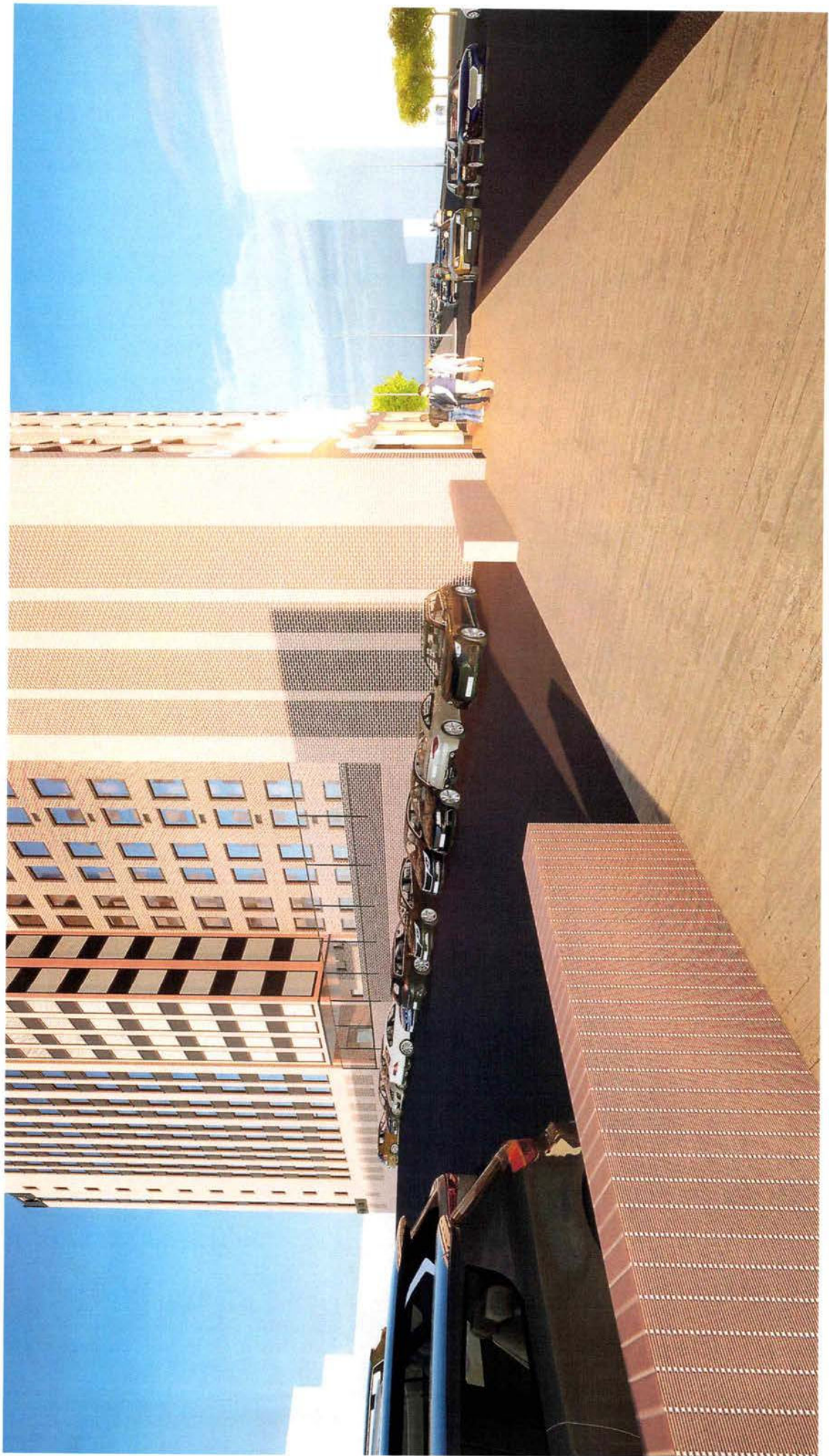
HPC Part 2  
 Exterior Photo Key















### HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number  
**46464**

1. **Historic Property Name** State Farm Building  
Street 112 E. Washington Street  
City Bloomington County McLean State IL Zip 61701

2. **This form**  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that the completed phase \_\_\_ of \_\_\_ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_\_\_ Estimated rehabilitation costs of phase (QRE) \_\_\_\_\_

Summarize information here; continue on following page if necessary.  
HPCA Amendment 1 - NPS Project #46464

This amendment responds to Conditions 1, 5, and 9 from the HPCA Part 2 approval issued by NPS on December 19, 2023 and also includes MEP drawings for Phase 1.

Detailed description for this scope of work is attached, along with relevant drawings.

3. **Project Contact** (if different from applicant)  
Name Emily Ramsey Company Ramsey Historic Consultants, Inc.  
Street 1105 West Chicago Avenue, Suite 201 City Chicago  
Zip 60642 Telephone (312) 213-9630 Email Address emily@ramscyhcinc.com State IL

4. **Applicant**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable):  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
Name Justin Fern Signature \_\_\_\_\_ Date 2-5-2024  
Applicant Entity UEP Bloomington, LLC SSN \_\_\_\_\_ or TIN 84-3277776  
Street 134 N. First Street City Rockford State IL  
Zip 61107 Telephone (815) 904-6696 Email Address jfern@urbanep.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

#### NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

#### Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

**KAREN BRANDT**

Digitally signed by KAREN BRANDT

Date

Date: 2024.04.24 17:46:29 -04'00'

National Park Service Authorized Signature

NPS conditions or comments attached

**CONTINUATION SHEET  
Historic Preservation  
Certification Application**

State Farm Building  
112 E. Washington Street  
Bloomington, IL

**Instructions.** Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet:  continues Part 1  continues Part 2  amends Part 1  amends Part 2 NPS Project Number **46464**

This amendment responds to conditions 1, 5, and 9 from the HPCA Part 2 approval issued by NPS on December 19, 2023, and provides additional information as outlined in the Part 2 narrative.

**Condition 1:** *Along the perimeter walls, ceilings that drop lower than the window openings will be set back five feet from the windows so that the tops of the windows are visible from across the room. The soffit's vertical and horizontal surfaces (visible from the exterior) must be painted a mid-grey to reduce visibility from the exterior.*

Ceilings along the perimeter walls will have a five-foot setback from the windows, as requested, and the soffits will be painted mid-grey. See attached revised reflected ceiling plans on Sheets A6.0-A6.4 and section detail 1 on Sheet A4.3.

The one exception proposed is in the intact dining room within the 8<sup>th</sup> floor north executive suite. The historic coved detail along the north and south sides of the existing 8' ceiling extends to the east wall and is not set back five feet from the window. To retain this cove and its relationship to the ceiling, the new drywall ceiling will be installed at the height of the existing ceiling. An updated reflected ceiling plan reflecting this approach is attached on Sheet A6.4.

**Condition 5:** *Furring out or resurfacing of interior walls should not exceed three inches and must not impact the historic relation between trim and windows.*

The applicant will not be furring out interior walls. Existing plaster/drywall surfaces will be retained and repaired as needed.

**Condition 9:** *Detailed drawings and sections showing how the unit kitchens will be installed as to do minimal damages to the wood paneled office/conference room in the southwest corner of the 8<sup>th</sup> floor must be submitted for review. Tenant build-out for the first floor and auditorium spaces must be submitted for review prior to construction.*

To avoid any damage to the wood-paneled wall on the north side of the 8<sup>th</sup> floor southwest conference room, the applicant proposes to install a new plumbing wall in front of the existing wood-paneled wall. This is also the most practical and sensitive approach because the historic elevator lobby is immediately north of this room, meaning that any penetrations through the wall would damage historic fabric on both sides. Although the wood paneling will not be visible in the new apartment, it will remain intact.

Applicant confirms that plans for tenant build-out on the first floor and auditorium spaces will be submitted to SHPO and NPS for review and approval when they are developed and before construction begins.

#### MEP Plans

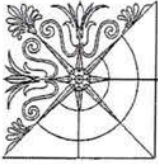
Per the Part 2 narrative, MEP plans for Phase 1 of the project are attached for SHPO and NPS review. Fire protection plans are currently being developed and will be submitted in a subsequent amendment.

**Commented [ER1]:** Update RCP to show this and include notes. Will the historic lights/diffusers be reinstalled in this room? We didn't promise it in the Part 2, but it may give us some goodwill with SHPO/NPS if it's easy to do.

Also, I checked the Part 2 narrative and we did specify that the acoustic tile ceilings throughout the north executive suite would be removed and new drywall ceilings installed, so we have approval to do that.

**Commented [ER2]:** The HVAC plans call for existing ducts to remain "As Is" - I'm assuming this is just until tenants are identified for the first floor? In that case, during Phase 1 the non-historic acoustical ceilings will be removed, the new plumbing installed above the lowered drywall ceilings, but the final work in those spaces (removing the old ducts/FP, installing new HVAC from the basement through the existing radiator covers, and repairing the lowered drywall ceilings) will not occur until tenant buildout?

I just mention this because if a tenant is not identified and the space not built out by Part 3, SHPO and NPS will expect all the MEPs to be above a finished drywall ceiling within each bay before they will approve the Part 3.



## TRANSMITTAL MEMO/LOG

To: Darius Bryjka  
IL SHPO

From: Emily Ramsey

CC:

Date: 5/5/2025

Re: **UPDATED HPCA Amendment 2, State Farm Building, Bloomington, IL**  
NPS Project #46464

Darius,

Please find attached the updated HPCA Amendment 2 package for the State Farm Building in Bloomington. A log of the attachments is also included below.

1. HPCA Amendment 2 Cover Form
2. HPCA Amendment 2 Narrative
3. HPCA Amendment 2 Plans
4. HPCA Amendment 2 Updated Phasing Schedule
5. HPCA Amendment 2 Photos from Part 2
6. HPCA Amendment 2 Historic Photos
7. HPCA Amendment 2 Rooftop Visibility Study

Thanks,

Emily Ramsey  
312-213-9630



### HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

Instructions: This page must bear the applicant's original signature and must be dated.	NPS Project Number 46464
---	-----------------------------

1. **Historic Property Name** State Farm Building  
 Street 112 E. Washington Street  
 City Bloomington County McLean State IL Zip 61701

2. This form  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that the completed phase \_\_\_ of \_\_\_ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_\_\_ Estimated rehabilitation costs of phase (QRE) \_\_\_\_\_

Summarize information here; continue on following page if necessary.  
 HPCA Amendment 2 - NPS Project #46464

This amendment responds to Conditions #6 from the HPCA Part 2 approval issued by NPS on December 19, 2023 and also includes an updated phasing schedule, plans for rooftop amenities, and additional modifications and updates to the Part 2 plans.

Detailed description for this scope of work is attached, along with relevant drawings.

3. **Project Contact (if different from applicant)**  
 Name Emily Ramsey Company Ramsey Historic Consultants, Inc.  
 Street 1105 West Chicago Avenue, Suite 201 City Chicago State IL  
 Zip 60642 Telephone (312) 213-9630 Email Address emily@ramseyheinc.com

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011). and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. Understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001 which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Justin Fern Signature [Signature] Date 4-8-2025  
 Applicant Entity UEP Bloomington, LLC SSN \_\_\_\_\_ or TIN 84-3277776  
 Street 134 N. First Street City Rockford State IL  
 Zip 61107 Telephone (815) 904-6696 Email Address jfern@urbanep.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

**Advisory Determinations:**

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

**BRIAN GOEKEN**

Digitally signed by BRIAN GOEKEN  
 Date: 2025.05.21 17:26:44 -04'00'

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

NPS conditions or comments attached

**CONTINUATION SHEET  
Historic Preservation  
Certification Application**

HPCA Amendment 2  
State Farm Building  
112 E. Washington Street  
Bloomington, IL

NPS Project #46464

This amendment responds to condition #6 from the HPCA Part 2 approval issued by NPS on December 19, 2023, and provides an updated phasing schedule and additional information on changes to the proposed scope of work since the Part 2 approval.

***Condition 6:*** *The auditorium and its lobby and staircase must be retained, and complete details, plans, and specs re: the auditorium and its lobby and staircase must be submitted for review before phase 2 commences. The staircase, marble, and decorative doors and details of the lobby and historic features of the auditorium must be retained.*

The applicant has developed plans to convert the 13<sup>th</sup> floor auditorium into a restaurant space. See demo plans on Sheet D1.6, proposed plans on Sheet A1.13, RCPs on Sheet A6.6 of the attached drawing set.

The existing southwest 12<sup>th</sup> floor elevator lobby connecting to the 13<sup>th</sup> floor (see Part 2 photos 254-255) will be retained. The curved stair connecting the 12<sup>th</sup> floor elevator lobby and 13<sup>th</sup> floor auditorium lobby will be retained, including marble treads and risers, fluted glass partition and curved knee wall, metal railing, and wall niche. The existing flooring (non-historic carpet over concrete) will be replaced with new compatible flooring. Specifications for the proposed flooring will be submitted in a future amendment. The existing flat plaster ceiling will be retained. The existing perimeter light tray will be retained along the south, west, and east walls. On the north wall, new elevator smoke guards must be installed above the elevator doors, as shown on Sheet A2.13.1 in the attached drawing set.

Historic photographs (attached) show that the 13<sup>th</sup> floor lobby and auditorium retain their historic volumes and some historic features and finishes, with later modifications. In the lobby, the existing wallpaper and carpeted flooring are not historic. The planters at the base of the fluted wood piers on the north wall appear to have been added later, and the light fixtures are also later additions. The main auditorium space retains few historic finishes. The carpeting and wall coverings are not historic, and no historic flooring remains under the carpet, as shown in the attached photographs. The radiator covers are also non-historic. The exposed wood ceiling trusses remain in the center of the auditorium, but have been covered by large mechanical soffits on the east and west sides. The circular pendant light fixtures are modern interpretations of the original fixtures. The large recess with stained wood trim on the north wall of the room is also non-historic. See Part 2 photos 258-264.

On the 13<sup>th</sup> floor, the historic volume and finishes throughout the south lobby will be retained, including plaster ceilings with round insets and circular light fixtures, stained wood wall trim, cabinets, planters, and historic doors with aluminum trim and wood frames. Non-historic carpet will be removed and new compatible flooring installed. Specifications for the proposed flooring will be submitted in a future amendment. The proposed plans will combine the two small restrooms east of the lobby into one larger, accessible restroom. To create the necessary space for accessibility, the applicant proposes to shift the east wall of the lobby slightly, as shown in the attached plans. The existing wood trim will be salvaged and the outer portion of the trim will be reinstalled on the new wall, so that the trim does not interrupt the recessed circular ceiling feature. As discussed with SHPO, the two historic doors and frames will be reinstalled in the same location on the new wall, and a new opening will be created at the center of the wall to give access to the new enlarged restroom. See detailed plan on Sheet A2.13 in the

The auditorium will be utilized as a dining room for the restaurant and the historic volume of the space will be retained. The existing ceiling will be retained as is, including historic exposed wood trusses and non-historic

**CONTINUATION SHEET  
Historic Preservation  
Certification Application**

HPCA Amendment 2  
State Farm Building  
112 E. Washington Street  
Bloomington, IL

NPS Project #46464

soffits along the east and west walls. The existing non-historic radiator covers will be removed. The stained

wood recess on the north wall will be removed. Non-historic wallpaper will be removed and the walls will be painted. Non-historic carpet will be removed and new compatible flooring installed. Specifications for the proposed flooring will be submitted in a future amendment.

North of the auditorium, the two apartment units originally proposed just north of the auditorium have been omitted to provide space for a new restaurant lobby and kitchen.

Detailed plans for tenant buildout will be submitted to SHPO and NPS for review and approval when a restaurant tenant is identified.

### **Updated Phasing Schedule**

The proposed phasing for the project has changed to reflect the current construction schedule. An updated phasing schedule is attached.

### **Rooftop Amenities**

Within the large mechanical penthouse at the northwest side of the roof, the applicant proposes to convert the mechanical rooms into a large tenant amenity space, with a new roof deck to the east, where there are currently large and high visible rooftop mechanical units and metal railings. New railings will be installed as shown in the attached elevation drawings on Sheets A3.1-A3.3. To provide access to the new tenant amenity space and roof deck, the existing mechanical equipment at the top of the center elevator penthouse will be removed, to allow an elevator stop to be added at the roof level. A small enclosure, to house an elevator lobby, will be added just north of the elevator/stair penthouse on the secondary west elevation. See demo plan for penthouse level on Sheet D1.7, roof plan and penthouse floor plan on Sheet A1.14, railing details on Sheet A4.6, sections on Sheets A4.8-A4.9, and RCPs on Sheet A6.7 in the attached drawing set. Visibility renderings are also attached. Although the new railings are minimally visible, the visibility is comparable to the existing railings.

The attached renderings also show a new rooftop sign that is being proposed by the applicant, in addition to the approved sign location on the south end of the west elevation. Like the west sign, there is precedent for a sign in this location on the roof. See attached photograph in the visibility study package, taken during State Farm's ownership of the building. Details and specifications for both signs will be submitted subsequently in an amendment for SHPO and NPS approval.

### **Additional Exterior Modifications – West Elevation**

As the plans have developed, additional minor modifications to the secondary west elevation are proposed. Above the new mechanical enclosure, new louvers are proposed to be installed in four of the small window openings between the 11<sup>th</sup> and 13<sup>th</sup> floors. Within the ten vertical openings on the west side of the large mechanical penthouse, which currently house a combination of windows and louvers, new compatible aluminum windows will be installed within the existing openings. See elevation drawing on Sheet A3.1 in the attached drawing set.

**CONTINUATION SHEET  
Historic Preservation  
Certification Application**

HPCA Amendment 2  
State Farm Building  
112 E. Washington Street  
Bloomington, IL

NPS Project #46464

### **Basement Plan Updates**

Since the Part 2 submission, plans for modifications to the utilitarian basement level of the building have been developed. The existing partitions at the north end of the basement will be removed and new partitions installed to enclose the stair and create a new meter room and fire pump room. The space south of the northwest elevators and stair will be utilized for electric meters and equipment. Storage lockers will be installed in the northeast section of the basement. The south half of the basement will be primarily used for storage and back-of-house spaces. See Sheets D.1.0 and A1.0 in the attached drawing set.

### **First Floor Plan Updates**

The applicant proposes to enclose the existing passage between the north and south tenant spaces on the first floor to allow both tenants to access the central restrooms while still controlling access to their spaces. The new partitions will be glazed storefronts with glazed doors to maintain views through the space, as shown on Sheet A2.1 in the attached drawing set. The partitions will not be full height, so that they will not intersect with the historic ceiling.

To prepare the enclosed cafeteria spaces on the first floor (Rooms 104, 105, 106 & 17 in the attached plans) for tenant buildout, the applicant proposes to carefully remove non-historic flooring, dropped ceilings, and column covers. Portions of the existing drywall partitions will be removed and new partitions installed to prepare the space for leasing. See Sheets D1.0 and A1.1 in the attached drawing set and Part 2 photos 66-67. Tenant buildout plans for the cafeteria will be submitted to SHPO and NPS for review and approval when a tenant is identified.

### **Upper Floor Corridor Updates**

In the Part 2, the applicant proposed to install new terrazzo-look ceramic tile in the corridors, and this flooring was approved by NPS. To help with sound abatement, the applicant now proposes to install carpet tile in the corridors.

### **8<sup>th</sup> Floor Elevator Lobby Update**

The Part 2 application specified that a new glass partition with door would be installed in all the upper floor elevator lobbies to meet fire code, including the 8<sup>th</sup> floor elevator lobby, adjacent to the executive offices. To avoid damage to the historic wall finishes that are only present in this lobby (see attached Part 2 photographs), the applicant now proposes to install smoke curtains above the elevator doors. Specifications for the smoke curtain are attached. The curtain housing will be installed above the historic elevator door frames, but will require relocation of the historic signal lights above these elevator doors.

### **MEP Plans**

MEP drawings have been updated to include the basement, first floor, floors 10-13, and the roof and penthouse level. See attached.

As noted in the Part 2 application, the HVAC system has been carefully designed to minimize impacts to the

**CONTINUATION SHEET  
Historic Preservation  
Certification Application**

HPCA Amendment 2  
State Farm Building  
112 E. Washington Street  
Bloomington, IL

NPS Project #46464

historic ceilings. See Sheets M1.01A-M1.01B in the attached MEP drawing set. New fan coil units will be installed within the existing radiator enclosures, and new units will be added along the enclosed cafeteria spaces. Five new ceiling mounted electric heaters are proposed to be installed, as shown on Sheet M1.01B. New ducts above the north and south entrances will be concealed above the existing ceilings, and additional ducts will be limited primarily to back-of-house spaces at the center of the first floor and areas along the west wall that have no historic ceilings. As shown in the RCP on Sheet A6.0 and section drawings on Sheet A4.2, the new ceiling between columns 10 - 14 and columns D - E, where there are no historic ceilings, will be approximately 11' 2" high to conceal the ducts. In the passage between the north and south open office spaces, between columns 7 and 9, the applicant anticipates that the ducts will fit above the ceiling heights shown on Sheet A6.0.

MEP will be exposed in the utilitarian basement and will be concealed above ceilings and in walls on floors 10-13, consistent with the lower floors. No new ducts are proposed for the 12<sup>th</sup> floor lobby or the 13<sup>th</sup> floor lobby/auditorium spaces (Sheets M1.12B and M1.13B). New ceiling mounted electrical heating units will be installed in the auditorium lobby and auditorium. Wall mounted electrical heating units will be installed in the north and south stairs. See electric heater schedules on Sheet M8.07.



**SPECIAL AGENDA ITEM NO. 5.E.**

**FOR HISTORIC PRESERVATION COMMISSION:** June 26, 2025

**WARD IMPACTED:** Ward 4

**SUBJECT:** **BHP-24-25** - Consideration, review and action on a request submitted by Patricia Morin, for a **Certificate of Appropriateness** for clay tile roof restoration on the west facet of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008.

**RECOMMENDED MOTION:** Motion to approve the scope of work and request for a Certificate of Appropriateness, as presented.

**STRATEGIC PLAN LINK:**

Goal 4. Strong Neighborhoods  
Goal 4. Strong Neighborhoods

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 4c. Preservation of property/home valuations  
Objective 4b. Upgraded quality of older housing stock

**BACKGROUND:**

The Applicant is requesting a Certificate of Appropriateness for western face roof restoration, which includes removal of the existing tiles, tar, mortar, battens, and underlayment; replacement of any deteriorated deck boards; installation of new underlayment, including a rain and ice shield, new battens, gutter aprons, flashing, and brackets; and reinstallation of the clay tiles, using color matched mortar and reclaimed materials for any necessary replacements (when possible).

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

**ATTACHMENTS:**

[BHP-24-25 - Staff Report](#)  
[Renaissance Scope of Work](#)

---

**TO:** City of Bloomington Historic Preservation Commission

**FROM:** Development Services Department

**DATE:** June 26, 2025

**CASE NO:** BHP-24-25, Certificate of Appropriateness (COA)

**REQUEST:** Consideration, and action on a request submitted by Patricia Morin for a Certificate of Appropriateness for clay tile roof restoration on the west facet of the home, on the property at 1405 N. Clinton Boulevard, PIN 14-33-479-008.

---



**Above:** Subject property, current day

### PROPERTY INFORMATION

Subject property: 1405 N. Clinton Boulevard  
Existing Zoning: R-1C (Single Family Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 48' x 110' (5,500 square feet)

## HISTORIC INFORMATION

Year Built: 1913-1917  
Architectural Style: Spanish Eclectic  
Architect: Arthur F. Moratz (modified stock plan)  
Historic District: White Place Historic District  
Alternate Name: Theodore Moratz Home

## PROJECT DESCRIPTION

### *Background*

According to the National Register nomination report for White Place Historic District, the residence was constructed sometime between 1913-1917. The nomination notes that all eight (8) of the Spanish influenced homes in this Historic District were apparently designed from stock plans ordered from an architect's office, explaining "A stock plan modified by Arthur F. Moratz for his brother Theodore, 1405 N. Clinton Boulevard clearly has Spanish Eclectic ties. The square stucco-covered structure is decorated by arched brickwork, that contains a diamond-shaped design over full-length casement windows. The red brick provides a strong contrast to the white stucco background. A large trellis porch forms the entryway." The property was zoned S-4 in 2007 (Ord. No. 2007-43).

This property has received the following Certificates of Appropriateness (CoA) and Funk Grants:

- CoA and grant for window replacement and porch and soffit repair (BHP-23-07, BHP-24-07)
- CoA and grant for repair and painting of the stucco and exterior details (BHP-15-08, BHP-16-08)
- CoA and grant for chimney and north face roof repair (BHP-23-24, BHP-24-24)

### *Request*

The Applicant is requesting a Certificate of Appropriateness for western face roof restoration, which includes removal of the existing tiles, tar, mortar, battens, and underlayment; replacement of any deteriorated deck boards; installation of new underlayment, including a rain and ice shield, new battens, gutter aprons, flashing, and brackets; and reinstallation of the clay tiles, using color matched mortar and reclaimed materials for any necessary replacements (when possible).

## STANDARDS FOR REVIEW

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

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

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

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

No changes to the distinctive architectural features of the home are proposed. Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed, when feasible.

- 3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.**

The proposed work would not alter the appearance of the building to an earlier period.

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

N/A.

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

Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed.

- 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.**

Original historic features will be retained. Materials are planned for salvage and reinstallation after the structural work has been completed, when feasible. Materials will be removed - repairs and additional structural support completed, then, materials reinstalled to the greatest extent possible.

- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

N/A.

- 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.**

N/A.

- 9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.**

N/A.

## **ARCHITECTURAL REVIEW GUIDELINES**

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington

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

The scope of work proposed by the applicant **does comply with the subject policies** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

*Repair rather than replace roofing materials unless it is technically infeasible to do so.*

*If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so...*

*Maintain and repair existing gutters and downspouts in place...*

### **STAFF RECOMMENDATION**

Staff finds that the scope of work **meets the relevant standards and policies** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to **approve** the request for a Certificate of Appropriateness, as submitted by Patricia Morin for a Certificate of Appropriateness for chimney and roof repair and restoration, on the property at 1405 N. Clinton Boulevard.

Respectfully submitted,  
Alissa Pemberton  
Planning Manager

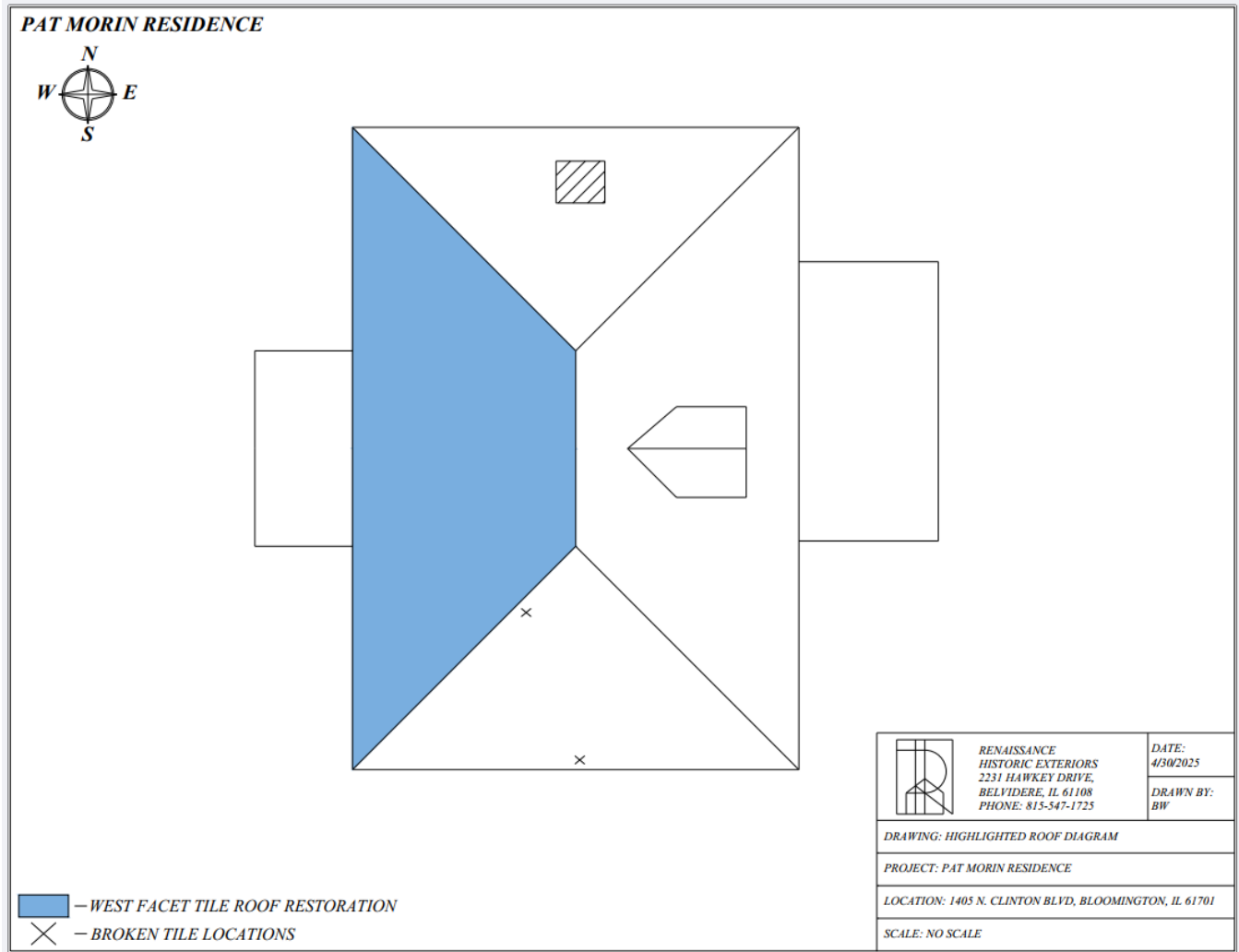
### **Attachments:**

1. Images of area where work is to be performed
2. Roof diagram identifying area(s) of work
3. Scope of Work (Separate Attachment)

Attachment 1: Images of area where work is to be performed



Attachment 2: Roof diagram identifying work location(s)



Job # 25-1075  
Salesman Greg D.  
Total Contract \$ 26,550.00  
Total Man Days 22

RECEIVED  
APR 30 2025



04-11-2025

**PRESENTED TO:**

Pat Morin ("Owner")  
1405 N Clinton Blvd  
Bloomington, Illinois 61701  
[REDACTED]

**PRESENTED BY:**

Renaissance Roofing, Inc.  
Greg Derry

**Property Address:** 1405 N Clinton Blvd, Bloomington, IL

Renaissance Roofing, Inc. ("Company") hereby proposes to do the following work at the address stated above and as detailed in the **SCOPE OF WORK** below.

**SCOPE OF WORK**

**Part 1 - West Facet Clay Tile Roof Restoration**

- A) Erect scaffold staging along the west upper main roof perimeter to provide a safe, roof-level work platform, complete with netting for debris containment.
- B) Carefully remove the existing field tiles and trim tile accessories from west upper roof facet and set aside good sound tiles for re-installation.  
**Note: The majority of cut field tiles along hips will likely be lost due to the excessive buildup of roof tar and mortar.**  
**Note: Due to the significant number of them, most field tiles with sealant at side laps will have to be reused.**
- C) Remove the existing plumbing stack flashing and gutter apron.
- D) Remove the original 2x4 hip and ridge battens and dispose of.
- E) Remove the existing underlayment from the west roof facet and dispose of.
- F) Replace any deteriorated wood roof deck boards as required (\$8.50 per linear foot).
- G) Furnish and install new Grace ice and water shield underlayment along roof perimeter and around plumbing stack.
- H) Furnish and install 2-layers new 43 lb. felt underlayment over the entire roof facet.
- I) Furnish and install new pressure-treated 2x4 wood battens along hips and ridges (for securing hip and ridge tiles).

STATE OF ILLINOIS UNLIMITED LICENSED ROOFING CONTRACTOR LICENSE NO. 104-011318 |  
CITY OF ST LOUIS, MISSOURI BUSINESS LICENSE NO. LC10027803





RENAISSANCE  
HISTORIC EXTERIORS

- J) Furnish and install new red Kynar aluminum gutter apron along roof eave.
  - K) Furnish and install new 4 lb. lead plumbing stack flashing.
  - L) Re-install the original field tiles and trim tile accessories with the appropriate length copper nails, replacing any lost in the take up and relay process with same type reclaimed material.
  - M) Mortar hips with colored mortar matching tile as close as possible.
  - N) Clean gutters free of debris.
  - O) Replace any damaged or missing gutter brackets as needed.
- Clean up and remove all debris created by our work.

**INVESTMENT**

*Please initial by any/all parts selected.*

- The above work, as detailed for Part 1, to be completed for the sum of \$ 26,550.00

**PAYMENT TERMS**

- \$ 4,000.00 Initial deposit payable upon acceptance of this proposal
- \$ 11,000.00 Installment payable upon commencement of the work
- \$ 11,550.00 Installment payable upon completion of the work

**Part 2 - South Facet Clay Tile Roof Restoration** *Not part of current work*

- A) Erect scaffold staging along the south upper main roof perimeter to provide a safe, roof-level work platform, complete with netting for debris containment.
- B) Carefully remove the existing field tiles and trim tile accessories from south upper roof facet and set aside good sound tiles for re-installation.

**Note: The majority of cut field tiles along hips will likely be lost due to the excessive buildup of roof tar and mortar.**

**Note: Due to the significant number of them, most field tiles with sealant at side laps will have to be reused.**

- C) Remove the existing gutter apron.
- D) Remove the original 2x4 hip battens and dispose of.
- E) Remove the existing underlayment from south roof facet and dispose of.
- F) Replace any deteriorated wood roof deck boards as required (\$8.50 per linear foot).





**SPECIAL AGENDA ITEM NO. 5.F.**

**FOR HISTORIC PRESERVATION COMMISSION:** June 26, 2025

**WARD IMPACTED:** Ward 4

**SUBJECT: BHP-25-25** - Consideration, review and action on a request submitted by Patricia Morin, for a Funk Grant of \$7,500.00 for clay tile roof restoration on the west facade of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008.

**RECOMMENDED MOTION:** Motion to establish findings that the **project is eligible** and to **approve** the request for a Funk Grant in the amount of up to \$7,500.00.

**STRATEGIC PLAN LINK:**

Goal 4. Strong Neighborhoods  
Goal 4. Strong Neighborhoods

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 4c. Preservation of property/home valuations  
Objective 4b. Upgraded quality of older housing stock

**BACKGROUND:** The Applicant is requesting a Funk Grant in the amount of \$7,500.00 for roof restoration. Costs include labor, equipment and materials. The Applicant has provided a single quote per project, as the project is specialized enough to limit the number of qualified professionals in the area and the quoting contractor has previously completed repairs to the property. Sole source justification is appropriate in this instance.

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A Certificate of Appropriateness is requested as case BHP-24-25 and has been recommended for approval. The property last received a Funk Grant in 2024.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

**ATTACHMENTS:**

[BHP-25-25- \\_Staff\\_Report\\_Funk.docx](#)  
[Renaissance Scope of Work](#)

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Development Services Department  
**DATE:** June 26, 2025  
**CASE NO:** BHP-25-25, Funk Grant  
**REQUEST:** Consideration, review and action on a request submitted by Patricia Morin, for a Funk Grant of \$7,500.00 for clay tile roof restoration on the west facet of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008.

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Above: Subject property, current day

### PROPERTY INFORMATION

Subject property: 1405 N. Clinton Boulevard  
Existing Zoning: R-1C (Single Family Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 48' x 110' (5,500 square feet)

## HISTORIC INFORMATION

Year Built: 1913-1917  
Architectural Style: Spanish Eclectic  
Architect: Arthur F. Moratz (modified stock plan)  
Historic District: White Place Historic District  
Alternate Name: Theodore Moratz Home

## PROJECT DESCRIPTION

### *Background*

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-24-25 and has been recommended for approval**. The property last received a Funk Grant in 2024.

### *Request*

The Applicant is requesting a **Funk Grant in the amount of \$7,500.00** for roof restoration. Costs include labor, equipment and materials. The Applicant has provided a single quote per project, as the project is specialized enough to limit the number of qualified professionals in the area and the quoting contractor has previously completed repairs to the property. Sole source justification is appropriate in this instance.

## STANDARDS FOR REVIEW

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

- 1. Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.**

This property is locally-designated (S-4).

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

The proposal addresses exterior restoration of a visual and structural component of the building.

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

The project is eligible as a restoration or repair of historic, architectural features (clay tiles).

- 4. Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10 year period regardless of how much the structure is to be painted or stained.**

N/A.

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

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions. The request meets all eligibility criteria and conditions; no limitations apply.

## STAFF RECOMMENDATION

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

Motion to establish findings that the ***project is eligible*** and to ***approve*** the request by Patricia Morin, for a Funk Grant in the amount of up to **\$7,500.00** for clay tile roof restoration on the west facet of the home, the property located at 1405 N. Clinton Blvd.

Respectfully submitted,  
Alissa Pemberton  
Planning Manager

**Attachments:** Project Quote from Renaissance

Job # 25-1075  
Salesman Greg D.  
Total Contract \$ 26,550.00  
Total Man Days 22

RECEIVED  
APR 30 2025



04-11-2025

**PRESENTED TO:**

Pat Morin ("Owner")  
1405 N Clinton Blvd  
Bloomington, Illinois 61701  
[REDACTED]

**PRESENTED BY:**

Renaissance Roofing, Inc.  
Greg Derry

**Property Address:** 1405 N Clinton Blvd, Bloomington, IL

Renaissance Roofing, Inc. ("Company") hereby proposes to do the following work at the address stated above and as detailed in the **SCOPE OF WORK** below.

**SCOPE OF WORK**

**Part 1 - West Facet Clay Tile Roof Restoration**

- A) Erect scaffold staging along the west upper main roof perimeter to provide a safe, roof-level work platform, complete with netting for debris containment.
- B) Carefully remove the existing field tiles and trim tile accessories from west upper roof facet and set aside good sound tiles for re-installation.  
**Note: The majority of cut field tiles along hips will likely be lost due to the excessive buildup of roof tar and mortar.**  
**Note: Due to the significant number of them, most field tiles with sealant at side laps will have to be reused.**
- C) Remove the existing plumbing stack flashing and gutter apron.
- D) Remove the original 2x4 hip and ridge battens and dispose of.
- E) Remove the existing underlayment from the west roof facet and dispose of.
- F) Replace any deteriorated wood roof deck boards as required (\$8.50 per linear foot).
- G) Furnish and install new Grace ice and water shield underlayment along roof perimeter and around plumbing stack.
- H) Furnish and install 2-layers new 43 lb. felt underlayment over the entire roof facet.
- I) Furnish and install new pressure-treated 2x4 wood battens along hips and ridges (for securing hip and ridge tiles).

STATE OF ILLINOIS UNLIMITED LICENSED ROOFING CONTRACTOR LICENSE NO. 104-011318 |  
CITY OF ST LOUIS, MISSOURI BUSINESS LICENSE NO. LC10027803





RENAISSANCE  
HISTORIC EXTERIORS

- J) Furnish and install new red Kynar aluminum gutter apron along roof eave.
  - K) Furnish and install new 4 lb. lead plumbing stack flashing.
  - L) Re-install the original field tiles and trim tile accessories with the appropriate length copper nails, replacing any lost in the take up and relay process with same type reclaimed material.
  - M) Mortar hips with colored mortar matching tile as close as possible.
  - N) Clean gutters free of debris.
  - O) Replace any damaged or missing gutter brackets as needed.
- Clean up and remove all debris created by our work.

**INVESTMENT**

*Please initial by any/all parts selected.*

- The above work, as detailed for Part 1, to be completed for the sum of \$ 26,550.00

**PAYMENT TERMS**

- \$ 4,000.00 Initial deposit payable upon acceptance of this proposal
- \$ 11,000.00 Installment payable upon commencement of the work
- \$ 11,550.00 Installment payable upon completion of the work

**Part 2 - South Facet Clay Tile Roof Restoration** *Not part of current work*

- A) Erect scaffold staging along the south upper main roof perimeter to provide a safe, roof-level work platform, complete with netting for debris containment.
- B) Carefully remove the existing field tiles and trim tile accessories from south upper roof facet and set aside good sound tiles for re-installation.

**Note: The majority of cut field tiles along hips will likely be lost due to the excessive buildup of roof tar and mortar.**

**Note: Due to the significant number of them, most field tiles with sealant at side laps will have to be reused.**

- C) Remove the existing gutter apron.
- D) Remove the original 2x4 hip battens and dispose of.
- E) Remove the existing underlayment from south roof facet and dispose of.
- F) Replace any deteriorated wood roof deck boards as required (\$8.50 per linear foot).

