



**AGENDA
HISTORIC PRESERVATION
SPECIAL MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
THURSDAY, MAY 30, 2019 at 5:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. MINUTES Minutes of the May 16, 2019 meeting of the Bloomington Historic Preservation Commission will be reviewed at the next scheduled meeting on June 20, 2019.

5. REGULAR AGENDA

A. BHP-15-19 Public Hearing, review and action on a demolition permit submitted by Rick Feeney, requesting demolition of a garage-carriage house at 27 White Place. (WARD 4)

B. BHP-12-19 Public Hearing, review and action on a petition submitted by Vicki James, requesting designation and rezoning of 1301 N. Clinton Blvd from R-1C, Single-Family Residence District to R-1C with the S-4, Historic Preservation District zoning overlay. (WARD 4)

Expected Planning Commission: June 12, 2019

6. OTHER BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
MAY 30, 2019**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-15-19	Demolition Review	27 White Place	Demolition review of carriage house	Katie Simpson, City Planner

REQUEST:	Mr. Rick Feeney submitted a permit application to demolish the carriage house at 27 White Place. Given age of the structure, size of the demolition, and location of the structure, the Historic Preservation Chair requested additional review and a public hearing from the Commission prior to staff issuance of the demolition permit (Section 44.17-11).
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STAFF RECOMMENDATION:	Staff finds the carriage house meets the requirements of Section 44.8-4. <i>The building contains architectural and contextual significance to the history of the White Place neighborhood. However, the structural integrity and ability to restore the property is unclear. If demolition is to occur, staff recommends allowing the Old House Society to salvage any materials it can from the structure.</i>
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REQUEST: S-4 Historic Preservation District Zoning Overlay

GENERAL INFORMATION

Owner and Applicant: Rick Feeney

PROPERTY INFORMATION

Existing Zoning: R-1C

Existing Land Use: Multi-family

Property Size: 12,942 square feet

Structure Size: 863 square feet

PIN: 14-33-481-020

Historic District: White Place

Year Built: c. 1898

Architectural Style: Colonial Revival

Architect: Paul Moratz

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1C single-family residential

South: R-1C single-family residential

East: R-1C single-family residential

East: M-1 Restricted Manufacturing

West: R-1C single-family residential

Land Uses

North: Single-family homes

South: Single-family home

East: Constitution trail

East: Constitution trail

West: Single-family home

Analysis:

Submittals

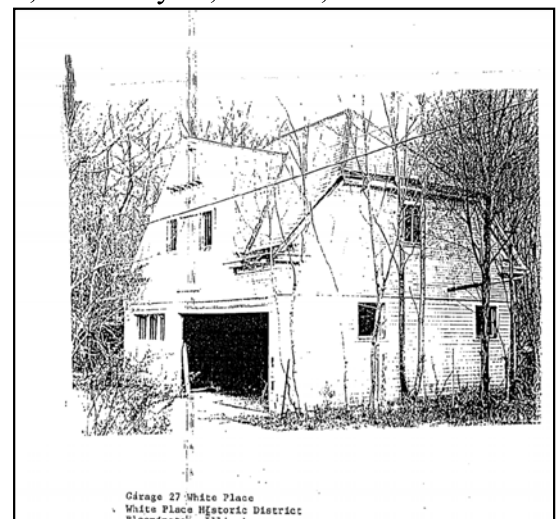
This report is based on the following documents, which are on file with the Community Development Department.

1. Application for demolition
2. National Register Survey
3. Site Photos

PROJECT DESCRIPTION: The Bloomington Historic Preservation program intends to:

1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors thereby supporting and promoting business, commerce and industry;
6. Strengthen the economy of the City; and
7. Promote the use of historic districts and landmarks for education, pleasure, and welfare

Background and Analysis: 27 White Place is located in the White Place National Register Historic District. The District, which spans from Fell St to the Constitution trail and is bounded by Empire and Emerson Streets, is a



distinct, residential district reflective of late 19th century and early 20th century architecture and construction methods. It is a local example of a ‘planned’ community and is recognizable by its prominent arch, gateway on Empire Street, tree-lined boulevards, and brick streets. The White Place National Register district nomination form (located online at <http://www.cityblm.org/home/showdocument?id=17812>) acknowledges the significance of accessory structures including carriage houses and garages to the District’s context. The garages illustrate the progression of the transition from horse drawn carriage to automobile. The District’s contains 271 structures of which 146 are buildings/homes and 123 are accessory structures. The nomination form also included the entryway and steam heating plant as the remaining two structures. The District’s period of significance is 1890-1920.

According to the nomination form, 27 White Place was constructed in 1898 by local architect Paul Moratz “and the house appears in his book Up-to-date homes (1899)” (section 7 page 10). The home was built for S.R. White, the neighborhood founder, and was his residence for four years until he move to 22 White Place. Over the years, the home has lost a few of its notable features including the slate roof, original siding and windows. Decorative eaves and cornices, as well as the porch, remain. Another remaining feature is the decorative bargeboard of the front gable.

The carriage house is constructed of wood and has a slate roof. The massing parallels the home and the carriage house has a gambrel roof with front gable, similar to the primary residence. The bargeboard of the front gable parallels the decorative front gable of the home. Much of the wood appears to be in disrepair and a number of the original windows are broken or missing. The garage door is also missing and the structure has a number of openings and holes due to exposure to the elements. Electricity is disconnected from the structure.

On March 29, 2019 the City of Bloomington Code Enforcement Department issued a property maintenance citation for the dilapidated structure (Section 302.1 of the International Property Maintenance Code). Subsequently, the City sent an order to repair or demolish the structure. On April 25, 2019 the property owner applied for a permit to demolish the carriage house.

On March 11, 2019, the City of Bloomington, as part of a comprehensive amendment to Chapter 44 of the City Code (Ord#2019-12), adopted a Demolition Review policy (Section 44.17-11) requiring initial review by staff and the Chairperson or appointee for the Historic Preservation Commission if the structure is over 50 years old and the demolition is greater than 500 square feet. Both staff and the Chair recommended review by the Preservation Commission and a public hearing to determine the historic significance, or lack thereof, for the structure. Should the Commission determine significance, the demolition permit may be delayed to provide the applicant time to work with the Commission to explore alternatives to demolition. If no alternatives can be reached, then the applicant may proceed with demolition. The delay cannot exceed 60 days.

A dilapidated structure can decrease property values of the area. Additionally, however, a demolished structure can decrease property values and the integrity of the historic district and neighborhood. Ultimately, if too many contributing buildings are lost, the neighborhood could

also lose its status as a National Register district, which would negatively affect the residents of the neighborhood as well as deprive future Bloomington residents of a culturally and historically significant resource. Zoning would prohibit the reconstruction of an accessory building of the same height in this district. Additionally, the costs of construction for a building of this style, with a slate roof, would be a barrier to rebuilding a new carriage house that resembles the older structure. If the structure it is possible to repair and restore the structure, it should be. One potential financial recourse could be to seek local historic designation of the carriage house to qualify the structure for the Eugene D. Funk Grant program.

Action by Historic Preservation Commission:

The Preservation Commission, shall upon such investigation as it deems necessary, make a determination as to whether the structure meets one (1) or more of the following criteria and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2019-12):

FINDINGS OF FACT:

- 1. *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);*** The carriage house is a contributing structure to the White Place National Register District and a representation of late 19th century architecture, construction methods, and transportation context. **The standard is met.**
- 2. *Its location as a site of a significant local, county, state, or national event;*** The White Place District is a national register and local district. The structure is contributing to the District context and character. **The standard is met.**
- 3. *Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;*** The carriage house is an accessory to 27 White Place, the home of S.R. White. **The standard is met.**
- 4. *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*** The carriage house contains original materials and represents a type of accessory structure that would not be permitted today. The building retains the original slate roof, wood siding and three by four windows. **The standard is met.**
- 5. *Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;*** The home was designed by Paul Moratz, however staff is unaware if the carriage house was also constructed by Moratz. More information is needed to determine if the standard is met.
- 6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*** The standard is met however, the condition of structure and structural integrity is unknown.

7. *Its embodiment of design elements that make it structurally or architecturally innovative; the standard is not met.*

8. *Its unique location or singular physical characteristics that make it an established or familiar visual feature;* due to a loss of similar structures throughout the community and in the White Place district, the carriage house represents a distinct type of accessory structure and use once prominent in the community. While there are a number of larger garages in the district, the nomination form identifies only two carriage houses built in the late 19th century. **The standard is met.**

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

10. *Its suitability for preservation or restoration.* The structural integrity of the carriage house is unclear. The structure appears to be highly dilapidated and professional assistance would be required to restore the carriage home.

Staff finds that in addition to meeting at least one (1) of the above mentioned criteria, the property also complies with the Design Guidelines expressed in Section 44.8-4 for height, proportions of windows and doors, relationships or building masses and spaces, roof shape, landscaping, scale, directional expression, and architectural details.

STAFF RECOMMENDATION: *The building contains architectural and contextual significance to the history of the White Place neighborhood. However, the structural integrity and ability to restore the property is unclear. If demolition is to occur, staff recommends allowing the Old House Society to salvage any materials it can from the structure.*

Respectfully Submitted,
Katie Simpson
City Planner

Attachments:
Demolition permit
Site photos



Carriage house looking NE





Carriage house looking SE



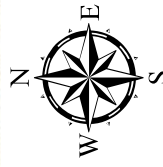


Aerial Map 27 White Place

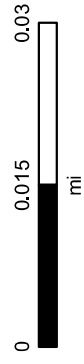
5/20/2019



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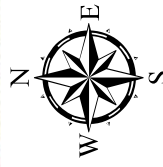


Zoning Map_27 White Place

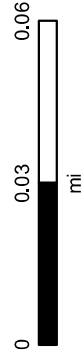
5/20/2019



McGIS, Town of Normal, McLean County, City of Bloomington, McGIS



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Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

April 29, 2019

Mr. Rick Feeney
1507 E Washington St. Apt. 1
Bloomington, IL 61701

Subject: Demolition Review Notification (27 White Place)
Application #44147

Dear Property Owner:

The City of Bloomington received an application for demolition of at the property referenced above. It has been determined that this property meets the following criteria outlined in Section 44.17-11 of the Bloomington Zoning Ordinance:

- 1). the area to be demolished exceeds five hundred (500) square feet; and,
- 2). the structure to be demolished is greater than fifty (50) years old.

As per section 44.17-11, further review of the historic significance, or lack thereof, for this property is necessary before a demolition permit can be issued. A copy of the application has been forwarded to a designee of the Historic Preservation Commission for review. The City will notify you of their recommendation. Should the property have potential historic significance, in accordance with subsection 44.8-5, then the Commission may hold an administrative public hearing on the application.

Thank you in advance for your cooperation in this matter. Should you have any questions please contact us at 309-434-2226.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Katie Simpson', with a long, sweeping horizontal line extending to the right.

Katie Simpson
City Planner

Cc: file



Community Development
BUILDING SAFETY DIVISION
115 E. Washington St., PO BOX 3157
Bloomington, IL 61702-3157
Phone: 309-434-2226
comdev@cityblm.org

Demolition Check-List

Site Address: ← 27 WHITE PL	Office Use Only
Contractor/Address/Phone: JOE BIERBAUM [REDACTED]	Application Number: 44147
Owner/Address/Phone: RICK FEENEY [REDACTED]	Permit Number:
1507 E. WASHINGTON APT1 BLOOMINGTON, IL 61701	Permit Ready to Issue: \$57.79
Description of Building/Structure: GARAGE-CARRIAGE HOUSE	Permit Fee:
Are there any accessory structures on the lot? JUST ABOVE GARAGE	Contacted: Phone Email
TOTAL COST OF PROJECT: 4000.00	Application Date:
EPA 10 Day Notification (Y/N): N/A	Anticipated Start Date:
	Anticipated End Date:
	EPA Approved Landfill Site: (If Asbestos - Provide Copy) McLEAN CO LANDFILL
☒ Residential	Proposed Use After Demolition PARKING Commercial →

WATER METER MUST BE RETURNED TO THE WATER DEPARTMENT IF NOT BEING REUSED AT SITE.

Will the water service be reused? (Y/N): N SERVICE TO BUILDING
- Lead services cannot be reused. - Water Services not being reused must be disconnected at the water main. NO SERVICE - Demolition permits will not be approved for properties with delinquent water bills.

Utilities IBC & IRC 111.3

Owner or Agent to obtain release from utility companies at the following e-mail addresses or phone numbers:	
Electric: hwest@ameren.com, lmazurek@ameren.com 309-662-5330 (Cornbelt Electric) WORK ORDER IN	Phone: harvey.c.reynolds@ftr.com
Water: water@cityblm.org Need Signoff Letter	Sewer: engineer@cityblm.org Need Signoff Letter
Gas: "Return email authorization must be requested" http://www.nicor.com/en_us/nicor_inc/contact_us/index1.htm	Cable: craig_ohmart@cable.comcast.com

Safeguards

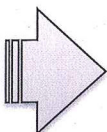
Barricades: (Contractor to provide) (Provide site plan and locations of barricades) WILL BARRICADE ALLEY WHEN DEMOLITION IS IN PROGRESS	
Engineering Approval: (If encroaching or obstructing public property) N/A	
Permit #:	Asbestos Present (Y/N): N
Has Asbestos analysis been done? (Y/N) N/A	Dust Control Method: water
IBC 3308	

* Include Site Plan & Details

Building Code (Sec. 110.4 & 110.5) Bond and Insurance Requirements. (Filed with City Clerk)
Bond = 100% of Amount of Demolition Contract. Insurance = \$500,000/\$100,000

Contractor/Applicant Signature: [REDACTED], OWNER

APR 23 2019



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

SCANNED
mf

Memorandum

To: Historic Preservation Commission Chairperson

From: Community Development Staff

Date: April 29, 2019

Subject: Demolition review for 27 White Place

The City of Bloomington received an application for demolition at the above referenced property. As Chairperson for the Historic Preservation Commission you are required to perform a preliminary review of the application (Ch.44 17-11) for historical and/or architectural significance in accordance with Division 44.8-5. Staff's recommendation is provided below. Please return the attached form within five (5) days of receipt of this memorandum.

PROJECT DESCRIPTION

Demolition of carriage house

PROPERTY INFORMATION

Existing Zoning: R-1C Single Family

Existing Land Use: Multifamily (3+ units)

Property Size: 12,942

PIN: 14-33-481-020

Year Built:

Located in a historic district:

☒	National Register District
☐	Local Register District
☐	none

Background: The National Register Nomination form for the White Place District states the following regarding the carriage house:

"It is a two-stall, frame structured topped by a hip-on-gable-with-center-gable roof, covered with slate shingles. The square structure exhibits a few Colonial Revival attributes such as dentils under the overhang in the central gable and eight-over-eight double-hung windows. One of the garage doors maintains its original folding door, while the other has been modified by a lift door. Above the garage doors, in the center gable, is a double three panel door surrounded by two eight-over-eight windows. This door probably provided access to a hayloft or storage area" (Section 7, Page 18).



STAFF RECOMMENDATION:

☐	Staff finds that the structure possesses neither historical nor architectural significance and we therefore do not have objections to issuing a demolition permit.
☒	Staff finds that this structure may possess historical and/or architectural significance in accordance with Division 44.8-5 of the City Code, and request a determination by the Historic Preservation Commission of the property's historic significance (or lack thereof).

**DEMOLITION REVIEW
HISTORIC PRESERVATION COMMISSION PRELIMINARY REVIEW**

TO: Community Development Department

FROM: Chairperson, Historic Preservation Commission

DATED: April 29, 2019

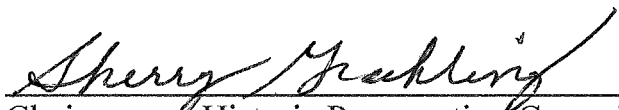
RE: 27 White Place

I have reviewed the demolition application for the property located at

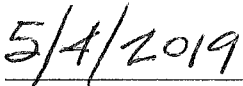
ADDRESS: 27 White Place

_____ I/We find that the structure possesses neither historical nor architectural significance and we therefore **do not** have objections to issuing a demolition permit.

☒ I/We find that the structure may possess historical and/or architectural significance and we therefore **request that the Historic Preservation Commission hold a public hearing on the application at the next regular Preservation Commission meeting.**



Chairperson, Historic Preservation Commission



Date

43626
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Historic Preservation
Commission
May 30, 2019

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for May 30, 2019 at 5:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, on a Demolition application submitted by Rick Feeney for demolition of garage - carriage house at 27 White Place, Bloomington, IL.

27 White Place
PIN: 14-33-481-020
(WHITE PLACE ADDN S10'
LOT 99 & 29 & N10' LOT 101 &
25 & ALL LOT 100 & 27)

All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting. The petition is on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.
Published: May 14, 2019



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

May 10, 2019

Dear Property Owner or Resident:

On March 11, 2019 the City of Bloomington adopted a Demolition Review policy (Ch. 44 Division 17-11) which requires a review prior to issuing a demolition permit for structures that meet the following criteria: 1). At least 50 years old; and, 2). over 500 square feet; and 3). Potentially historically or culturally significant to the City. The review is not a strict prohibition of demolition. However, if historical significance is determined the applicant may be asked to delay demolition to provide time to understand all options and explore alternative recourse. The delay shall not exceed 60 days.

The Historic Preservation Commission will hold a public hearing on Wednesday, May 30, 2019 at 5:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony for a petition submitted by Rick Feeney for demolition of the garage – carriage house at 27 White at which time all interested persons may present their views upon such matters pertaining thereto.

REQUEST

The petitioner is requesting a demolition permit for demolition of the garage – carriage house at 27 White Place, Bloomington, IL.

LEGAL DESCRIPTION: WHITE PLACE ADDN S10' LOT 99 & 29 & N10' LOT 101 & 25 & ALL LOT 100 & 27

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

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

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2341.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Katie'.

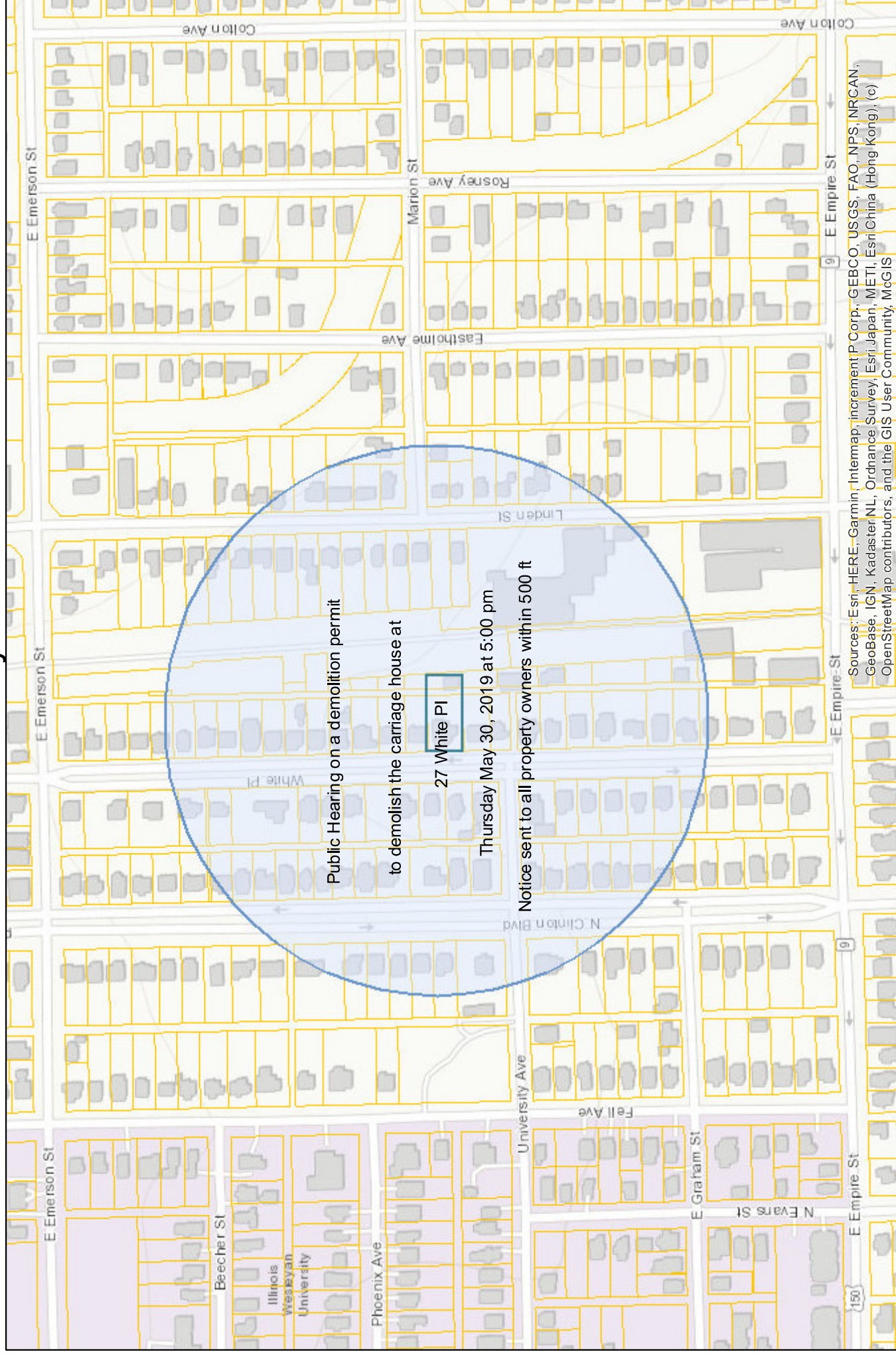
Katie Simpson, City Planner

Attachments:

Map of notified properties within 500 ft of subject property

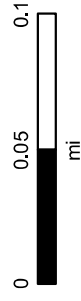
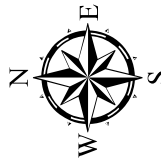
McLean County GIS Consortium

5/9/2019



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, McGIS

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DANIEL MARDIS
1328 N LINDEN ST
BLOOMINGTON, IL 61701

JANNA SOLIDAY
1317 N CLINTON BLVD
BLOOMINGTON, IL 61701

CRAIG CEBUHAR
PO BOX 292
CARLOCK, IL 61725

JOHN WYATT DANENBERGER
12 WHITES PL
BLOOMINGTON, IL 61701

URBAN & ROSEMARY KERNER
1205 N CLINTON BLVD
BLOOMINGTON, IL 61701

ISU CREDIT UNION
1309 S CENTER ST
NORMAL, IL 61761

IMIG FARM 7086
SOY CAPITAL AG SERVICES PO BOX
1607
BLOOMINGTON, IL 61702

ATTN ERIK N PRENZLER CONSTITUTION
PLACE LLC
712 E EMPIRE ST
BLOOMINGTON, IL 61701

DEBORAH ELAINE FLOCKERZI
10 WHITES PL
BLOOMINGTON, IL 61701

JOHN & PAULA HARDY
P O BOX 836
BLOOMINGTON, IL 61702

STEPHEN PERRY
1180 RED MILL BLVD
VIRGINIA BEACH, VA 23454

KENNETH TUDOR
1318 N LINDEN
BLOOMINGTON, IL 61701

SHEILA TAYLOR
9130 POLARIS DRIVE
BLOOMINGTON, IL 61705

RALPH & LINDA LEHMANN
1213 N CLINTON BLVD
BLOOMINGTON, IL 61701

JAMES & PATRICIA MORIN
DUNNINGTON
1405 N CLINTON BLVD
BLOOMINGTON, IL 61701

MATTHEW HOLAWAY
1207 N LINDEN ST
BLOOMINGTON, IL 61701

TRAN TU
35 WHITES PL
BLOOMINGTON, IL 61701

JONATHAN BLOCKMAN
1312 N CLINTON BLVD
BLOOMINGTON, IL 61701

CHRISTOPHER HAMILTON
806 MARION ST
BLOOMINGTON, IL 61701

OWEN & HELEN STREEPER
1305 N CLINTON BLVD
BLOOMINGTON, IL 61701

RYAN BERTRAND
1201 N CLINTON BLVD
BLOOMINGTON, IL 61701

ROBERT BEYERS
2217 GEORGETOWN DR
CHAMPAIGN, IL 61821

DEBORAH STOKES
30 WHITES PL
BLOOMINGTON, IL 61701

MICHAEL & NATALIE RAIKES
23 WHITES PL
BLOOMINGTON, IL 61701

MELISSA LIBERT
46 WHITES PL
BLOOMINGTON, IL 61701

STEPHANIE SHOEMAKER
1310 N LINDEN ST
BLOOMINGTON, IL 61701

GEORGE & KATHY BOYLE
16 Whites Pl
BLOOMINGTON, IL 61701

DAVID MOSS
1306 N CLINTON BLVD
BLOOMINGTON, IL 61701

KIRK & SALLY JANNSEN
1403 N CLINTON ST
BLOOMINGTON, IL 61701

SHARON ZECK
1308 N CLINTON BLVD
BLOOMINGTON, IL 61701

SHIRLEY DANNER
1303 N LINDEN
BLOOMINGTON, IL 61701

SUSAN MASTRONARDI
36 WHITE PLACE
BLOOMINGTON, IL 61701

KEVIN RYDER
1319 N CLINTON BLVD
BLOOMINGTON, IL 61701

MATTHEW KUBIAK
43 WHITES PL
BLOOMINGTON, IL 61701

STEVE & TERI PARKER
1314 N CLINTON BLVD
BLOOMINGTON, IL 61701

KIMMARIE & TERRANCE BROWN
1322 N LINDEN ST
BLOOMINGTON, IL 61701

BOB BOLENDER
1204 LIBERTY RD
NORMAL, IL 61761

ERNEST MCGRATH
41 WHITES PL
BLOOMINGTON, IL 61701

DANIEL PRILLAMAN
39 WHITES PL
BLOOMINGTON, IL 61701

JASON SMITH
1404 N CLINTON ST
BLOOMINGTON, IL 61701

ERIC & ANDREA FRENCH
38 WHITE PLACE
BLOOMINGTON, IL 61701

BRUCE & JO PORTER BERGETHON
17 WHITES PL
BLOOMINGTON, IL 61701

BRADLEY & DEANNA HASSE
1211 N CLINTON BLVD
BLOOMINGTON, IL 61701

CLIFFORD CLOSE
26 WHITES PL
BLOOMINGTON, IL 61701

JOHN & KATHLEEN LENZINI ZEMAN
21 WHITES PL
BLOOMINGTON, IL 61701

W MICHAEL & CAROL WEIS
31 WHITES PL
BLOOMINGTON, IL 61701

HENRY & ELIZABETH CANNON PARR
24 WHITES PL
BLOOMINGTON, IL 61701

MICHAEL GORMAN
1304 N CLINTON BLVD
BLOOMINGTON, IL 61701

TONY SEGOBIANO
34 WHITES PL
BLOOMINGTON, IL 61701

NANCY DENNISTON
402 N COTTAGE AVE
NORMAL, IL 61761

RYAN & JENNIFER BERTRAND
1201 N CLINTON BLVD
BLOOMINGTON, IL 61701

B&B PROPERTY GROUP LLC
P O BOX 3231
BLOOMINGTON, IL 61702

LANE OMALLEY
20 Whites Pl
BLOOMINGTON, IL 61701

MICHAEL & AMELIA BURAGAS
32 WHITES PL
BLOOMINGTON, IL 61701

RYAN & ABIGAIL KERR
9 WHITES PL
BLOOMINGTON, IL 61701

GREGORY ASHBY
1309 N CLINTON BLVD
BLOOMINGTON, IL 61701

RODERICK JAMES
1301 N CLINTON
BLOOMINGTON, IL 61701

BRENDA BRYAN
1320 N LINDEN ST
BLOOMINGTON, IL 61701

LOGAN & CARLA JACKSON ELAM
1307 N LINDEN ST
BLOOMINGTON, IL 61701

DANIEL & STACEY SHIMIZU TERKLA
18 WHITE PL
BLOOMINGTON, IL 61701

DAVID GRONEMEIER
22 WHITES PL
BLOOMINGTON, IL 61701

SHEILA TAYLOR
9130 POLARIS DRIVE
BLOOMINGTON, IL 61705

ANTHONY NIGLIACCIO
1305 N LINDEN ST
BLOOMINGTON, IL 61701

CHRISTOPHER & CHRISTINE DESANTIS
40 WHITE PLACE
BLOOMINGTON, IL 61701

NADEAU CAROLYN A SANDERS CHAD O
1212 N CLINTON BLVD
BLOOMINGTON, IL 61701

MARK HOSPELHORN
1304 N LINDEN ST
BLOOMINGTON, IL 61704

KOLTON WALKER
1819 E LAFAYETTE ST
BLOOMINGTON, IL 61701

BRITTANY MALAK
1312 N LINDEN ST
BLOOMINGTON, IL 617011939

BARBARA ADELMAN
1209 N CLINTON BLVD
BLOOMINGTON, IL 61701

FRANK, JR & KATHLEEN MONTGOMERY
BOYD
1313 N CLINTON BLVD
BLOOMINGTON, IL 61701

LANE OMALLEY
20 WHITES PL
BLOOMINGTON, IL 61701

JERRY & JANIS CRABTREE
11 WHITEPLACE
BLOOMINGTON, IL 61701

RANDEE MALONE
1310 N Clinton Blvd
BLOOMINGTON, IL 61701

C R EPPERSON CONSTRUCTION INC
110 S BELLEMONT RD
BLOOMINGTON, IL 61701

RANDY MURPHY
1205 N LINDEN ST
BLOOMINGTON, IL 61701

BRIAN LIVENGOD
1311 N CLINTON BLVD
BLOOMINGTON, IL 61701

JOHN EMMERT
29 WHITE PLACE
BLOOMINGTON, IL 61701

PHYLLIS FEENEY
1507 E WASHINGTON ST
BLOOMINGTON, IL 61701

KAITLYN GOODWIN
1219 N LINDEN ST
BLOOMINGTON, IL 61701

KATINA KRAMOS
14 WHITES PL
BLOOMINGTON, IL 61701

JESSE BROOKS
28 FETZER CT APT 9
BLOOMINGTON, IL 61704

CAROLYN SNYDER
1314 N LINDEN ST
BLOOMINGTON, IL 61701

TIM & CHRISTINE BUZICK
1313 N LINDEN ST
BLOOMINGTON, IL 61701

ALAN SYLVESTER
1401 N CLINTON BLVD
BLOOMINGTON, IL 61701

ETHAN & NANCY EVANS
507 S MOORE ST
BLOOMINGTON, IL 61701

DANIEL & PATRICIA CARLSON
HOLLAND
1208 N CLINTON
BLOOMINGTON, IL 61701

HOLLY GIBSON
1213 N LINDEN ST
BLOOMINGTON, IL 61701

SHIRLEY LINK
1215 N LINDEN ST
BLOOMINGTON, IL 61701

MARIAN YOUNGBLOOD
1301 N LINDEN ST
BLOOMINGTON, IL 61701

AMANDA HOGENSON
28 WHITES PL
BLOOMINGTON, IL 61701

JOSEPHINE HOSEA
1303 N CLINTON BLVD
BLOOMINGTON, IL 61701

PAUL & CAROLYN JARVIS
15 WHITE PL
BLOOMINGTON, IL 61701

VIRGIL TOMLIN
37 WHITES PL
BLOOMINGTON, IL 61701

CONSTITUTION PLACE SELF STORAGE
LLC
712 E EMPIRE ST
BLOOMINGTON, IL 61701

**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
MAY 30, 2019**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-12-19	Rezoning, local designation	1301 N. Clinton Blvd	Rezone to S-4,	Katie Simpson, City Planner

REQUEST:	A petition submitted by Vicki James for the rezoning of 1301 N. Clinton Blvd from R-1C Single Family Residential to R-1C with the S-4 Local Historic District zoning overlay.
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STAFF RECOMMENDATION:	Staff finds the petition to rezone 1301 N. Clinton Blvd meets the requirements of Section 44.8-4. <i>Staff recommends the Historic Preservation Commission pass a resolution recommending to the Planning Commission that the property at 1301 N. Clinton Blvd, c. 1914, L. Edwin & Mary Slick home, Craftsman style, architect Aaron T. Simmons, be recognized for historic designation and rezoned with the S-4, Local Historic Preservation Zoning Overlay.</i>
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REQUEST: S-4 Historic Preservation District Zoning Overlay

GENERAL INFORMATION

Owner and Applicant: Vicki James

PROPERTY INFORMATION

Existing Zoning: R-1C

Existing Land Use: Single Family Home

Property Size: 70 X 110

PIN: 14-33-479-019

Historic District: White Place

Year Built: c. 1915

Architectural Style: Craftsman/Prairie
Style

Architect: Aaron T. Simmons

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1C single-family residential

South: R-1C single-family residential

East: R-1C w/ S4 Overlay single-family
residential with historic overlay

West: R-1B single-family residential

Land Uses

North: Single-family homes

South: Single-family home

East: Single-family home

West: Multiple family home

Analysis:

Submittals

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

1. Application for the S-4 Historic Zoning
2. Site Photos

PROJECT DESCRIPTION:

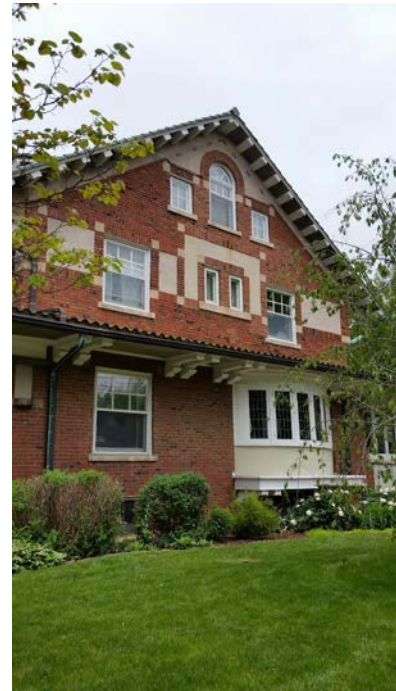
The petitioner is requesting the City of Bloomington rezone the property with the S-4 Local Historic Preservation District Zoning Overlay. The purposes behind the historic preservation district overlay are:

1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors thereby supporting and promoting business, commerce and industry;
6. Strengthen the economy of the City; and
7. Promote the use of historic districts and landmarks for education, pleasure, and welfare

Background and Analysis: 1301 N. Clinton Blvd is located in the White Place National Register Historic District. The District, which spans from Fell St to the Constitution trail and is bounded by Empire and Emerson Streets, is a distinct, residential district reflective of early 20th century architecture and construction methods. It is an early example of a 'planned' community and is

recognizable by its prominent arch, gateway on Empire Street, tree-lined boulevards, and brick streets. A heating plant, which once served the neighborhood, is located on the northeast corner of the district. Whites Place is comprised of vernacular homes as well as architecturally designed or modified homes.

Local architect Aaron T. Simmons designed the building in 1914, according to documentation provided by the petitioner. Simmons also designed a number of homes in the Cedar Crest Historic District, located north of the White Place District, in the Town of Normal. Constructed of brick, 1301 N. Clinton Blvd is built in the Craftsman Style, identified by its protruding dormer and gable roof. The home has a large front porch denoting a Prairie influence. The Prairie Style is mostly associated with Illinois architect Frank Lloyd Wright. In general, the house has maintained its original appearance and character. A number of notable features remain including leaded glass windows, decorative eaves, green Spanish-tile roof, and decorative “gingerbread” masonry elements on the porch, north and south sides of the home. One of the property’s most significant features is the wide, prominent, prairie-style front porch. The porch contains a flat, tile roof held up by large brick pillars, and a stucco and tiled baluster. The home’s massing and height complement the massing of other homes in the district.



According to the National Register District nomination form, roughly 28 homes in the White Place District have lost historic integrity. Approximately six (6) homes have the local S-4 designation, protecting them from further historically inappropriate alterations and qualifying them for façade assistance through the City’s Eugene D. Funk Grant program. Only one of those homes is located on N. Clinton Blvd. The addition of another home to the district furthers preservation of the neighborhood context and character, and provides a benefit to the District and wider community.

Action by Historic Preservation Commission:

The Preservation Commission, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2019-12):

FINDINGS OF FACT:

- 1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);*** The home is a contributing structure to the White Place National Register District and a representation of early 20th century architecture and methods. **The standard is met.**

2. *Its location as a site of a significant local, county, state, or national event;* The White Place District is a national register and local district. The home is contributing to the District context and character. **The standard is met.**

3. *Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;* The home was built for Mr. and Mrs. Slick, owners of a local grain and feed company, and representatives of Bloomington and McLean County's agrarian heritage. Other notable residents occupied the home as well. **The standard is met.**

4. *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;* The house is a unique representation of Craftsman Style architecture made from brick and stucco, with decorative wood, glass, and tile details. The brick and stucco were used to create a unique "gingerbread" affect and decorative pattern. Few residential buildings in Bloomington illustrate this style and technique and contain the level of detail. The home maintained a green, tile roof, which is also an infrequent residential roofing material. The home provides the community with a number of educational benefits pertaining to construction and architectural methods. **The standard is met.**

5. *Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;* Local architect Aaron T. Simmons designed the home in 1914. Simmons also designed the Cedar Crest neighborhood in Normal, IL. **The standard is met.**

6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;* previously discussed in Standard 4. **The standard is met.**

7. *Its embodiment of design elements that make it structurally or architecturally innovative;* previously discussed in Standard 4. **The standard is met.**

8. *Its unique location or singular physical characteristics that make it an established or familiar visual feature;* See standards 1, 2, 4, and 5.

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

10. *Its suitability for preservation or restoration.* The home remains fairly unchanged and intact. **The standard is met.**

Staff finds that in addition to meeting at least one (1) of the above mentioned criteria, the property also complies with the Design Guidelines expressed in Section 44.8-4 for height,

proportions of windows and doors, relationships or building masses and spaces, roof shape, landscaping, scale, directional expression, and architectural details. The property is compatible with its original architectural character and enhances the architectural style of the period and neighborhood.

STAFF RECOMMENDATION: *Staff recommends the Historic Preservation Commission pass a resolution recommending to the Planning Commission that the property at 1301 N. Clinton Blvd, c. 1914, L. Edwin & Mary Slick home, Craftsman style, architect Aaron T. Simmons, be recognized for historic designation and rezoned with the S-4, Local Historic Preservation Zoning Overlay.*

Respectfully Submitted,
Katie Simpson
City Planner

Attachments:
S-4 application
Site photos
Zoning map for S-4 petitions

RESOLUTION NO. _____

**A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT
1301 N. CLINTON BLVD BE REZONED WITH THE S-4 HISTORIC
PRESERVATION DISTRICT ZONING OVERLAY**

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Vicki James_ requesting that the property at 1301 N. Clinton Boulevard, legally described in Exhibit “A”, attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay;

WHEREAS, the Historic Preservation Commission determined that the nominated property meets at least one (1) of the criteria for consideration in Section 44.8(B)2 of the Bloomington City Code, 1960, as amended;

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

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 ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 901 W. MacArthur Avenue, legally described in Exhibit “A” be rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

Sherry Graehling, Chair

Katie Simpson, Secretary

Exhibit A
Legal Description

WHITE PLACE ADDITION
SOUTH 10' LOT 74 and ALL LOT 73



Historic Preservation

There are many financial and social benefits to owning a historic home. Historic preservation recognizes the importance of a continuing relationship between a building's past and the active community it resides in. The culture and personality of a community can be enriched through education, inspiration and efforts to preserve historic structures.

The City of Bloomington has over 100 properties with local historic designation. The City has six locally recognized historic neighborhoods, four of which are nationally recognized districts. The City offers two grant programs to assist with maintenance and rehabilitation of locally recognized historic properties. Grants are determined by the Historic Preservation Commission, comprised of seven community members seeking to protect the City's architectural and historic environment. Every year, the City allocates \$100,000 to the Harriet Fuller Rust Grant, created to encourage rehabilitation of the City's Downtown Historic District and \$25,000 to the Eugene D. Funk Grant, designed to supplement the costs of exterior repairs for property owners in other historic districts throughout the City.

To qualify for the Eugene D. Funk Grant a property must have the City's S-4, local historic designation. The process of acquiring this title can take approximately three months and must be reviewed by three different commissions: The Historic Preservation Commission, Planning Commission and City Council. This packet contains an application for the Historic Preservation Commission. A petition for the rezoning will also need to be submitted to the City Clerk following the Commission's decision. The cost of application is \$125.00 plus the cost of a newspaper announcement.

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

Historic Preservation S-4 Designation -Section 44.11-2

8-4

1. Property Information

Parcel Identification Number 1433479019 Size (Acreage) 70 X 110
Address 1301 N Clinton Blvd Bloomington, IL 61701
Current Zoning R1C
Current Use Single Family

2. Applicant Information

Full Name Vicki James
Address 1301 N Clinton Blvd City, State, ZIP Bloomington, IL 61701
Phone [REDACTED] Email [REDACTED]

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

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

4. Attorney/Consultant Information (if applicable)

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

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

Applicant Signature

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

[REDACTED]
Signature Vicki James
Printed Name _____

4/30/19
Date _____

Historic Name of Building (if known) CRAFTSMAN style Year Built 1914
Architectural Style CRAFTSMAN / prairie school style ORIGINATED by FRANK Lloyd Wright
Architect (if known) Paul Moratz? or Simmons C.
Is this property in a Historic District? ☒ Yes ☐ No. Which one? White Place Historic District

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

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);
Tiled roof, inlaid decorative tiles on the porch balustrade, Accenting panels on the side of the house. Squared brackets under the eaves.
2. Its location as a site of a significant local, county, state, or national event;
White place historical District.
3. Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
FIRST OWNERS of the house were L. Edwin and Mary Slick Slick dealt in "whole grain, hay, flour, and feed."
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
CRAFTSMAN / prairie school style, Brick stucco, Mortar tile, leaded glass / stained glass windows, Leaded glass Bay window
5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;
The prairie style of the house was influenced by FRANK Lloyd Wright
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
Clay tile roof, inlaid decorative tiles, BRICK, Brackets, Eaves, leaded windows, STAINED glass windows
7. Its embodiment of design elements that make it structurally or architecturally innovative;
Simple STRAIGHT lines opposed to the elaborate curves and turnings associated with the Victorian Age.
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
Located in white Place. House looks like a gingerbread house. Brick, green tile roof, inlaid decorative tiles. Front Porch with a tile floor. Leaded windows, broad eaves
9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
Craftsman style. Craftsman Architecture was a deliberate rejection of the Victorian age. intended to impart an impression of Handwork
10. Its suitability for preservation or restoration. AS oppose to planning mill mass-production.

- Grade AS house.

- THE Gift to the street Award given by Old House Society

Page 3 of 4

- Beautification Award 1989.
Listed in the Book Bloomington-Normal Lost
- LISTED several times in the National Register of Historic Places.
Inventory

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

Add pictures here

Include additional pictures as attachments

RETURN TO:

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





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Parcel ID	Property Address			Use Code	Tax Code	Tax Rate	
14-33-479-019	1301 CLINTON BLVD			R 0040	4001	0.08419	
Name				Sale Date	Sale Price	Doc #	Ratio
JAMES, RODERICK L & VICKI				5/22/2000	203900	00/13223	23.78
1301 CLINTON BLVD							
BLOOMINGTON, IL 61701							
Homestead	Senior	Freeze Amt	HIE Amt	Zoning	NH	NH Quality	Lot FF
6000	0	0	0	R1C	58	1.1925	70
							Lot Depth
							110
							Lot SF
							7777
							Acres
							0.1785
Assmt Yr	Land	Building	Total	Location	Lot Shape or Unit Level		Lake Front
2018 S/A	5993	75353	81346	Corner	Rectangular		No
							Golf Course
							No

Permit Year: 1925 Building: 1 of 1 Completion Date: N/A Last Updated: 7/23/2007

Foundation	Brick	GFLA	1334	Porch	OFF
Basement	Full/Unfinish	Total SF	2320	Porch SF	290
SF Fin Bsmt	0	Story Type	2 & 1 Story	# Decks	0
SF Crawl	0	Ext Walls	Brick	Deck SF	0
SF Slab/No Bsmt	0	Roof	Tile	Pool	No Pool
SF Fin Attic	576	Grade	A-5	Pool SF	0
Air Conditioning	0	Year Built	1995	Yr Pool Blt	0
Fireplaces	2	Eff Age	10	# Tennis Cts	0
Total Rooms	8	% Good	0.9574	Amenities	None
Bedrooms	4	Funcl Obs	0	Garage Type	Detached 2
Baths	1 1/2	Econ Obs	0	Garage SF	484
Comments	Legal				



LOW RATIO

WHITE PLACE ADDN
 S10' LOT 74 & ALL
 LOT 73

Citizens Beautification Committee

P.O. Box 3157 - Bloomington, IL 61702-3157

August 13, 2007

Mr. & Mrs. Rod & Vicki James
1301 N. Clinton Blvd.
Bloomington, Illinois 61701

Dear Rod & Vicki,

Congratulations! Your residence has been selected to receive a 2007 Beautification Award from the Citizens Beautification Committee and the City of Bloomington.

The Beautification Committee annually reviews nominations for residential and non-residential properties that represent a positive appearance to the City of Bloomington. This summer we reviewed over 60 total nominations, and selected 12 residential and 6 non-residential properties to receive awards.

We were very impressed with the exterior appearance of your property. The planting and landscaping areas are beautiful and well-maintained. Overall, the visual appeal to the street is quite outstanding. Thus, we are very pleased to acknowledge this achievement with one of our awards this year!

The 2007 Beautification Awards will be presented on Monday, August 27, 2007 at the beginning of the Bloomington City Council meeting. The City Council meeting starts at 7:30 pm in Bloomington City Hall, which is located at 109 East Olive Street in downtown Bloomington.

We request your presence at the City Council meeting to receive your award and to be recognized for your efforts towards making Bloomington an attractive community. Please plan to arrive at City Hall by 7:15 pm so that we can meet and visit with you before the presentation. If the weather is good, we will congregate outside on the sidewalk in front of City Hall before the meeting begins. Otherwise, we will gather inside near the Council chamber.

If you have any questions, or cannot attend the presentation, please call me at (309) 664-1904.

Congratulations, again! We look forward to seeing you on August 27 at 7:15 pm.

Sincerely,



Stan Cain, Chairperson
Citizens Beautification Committee

Then

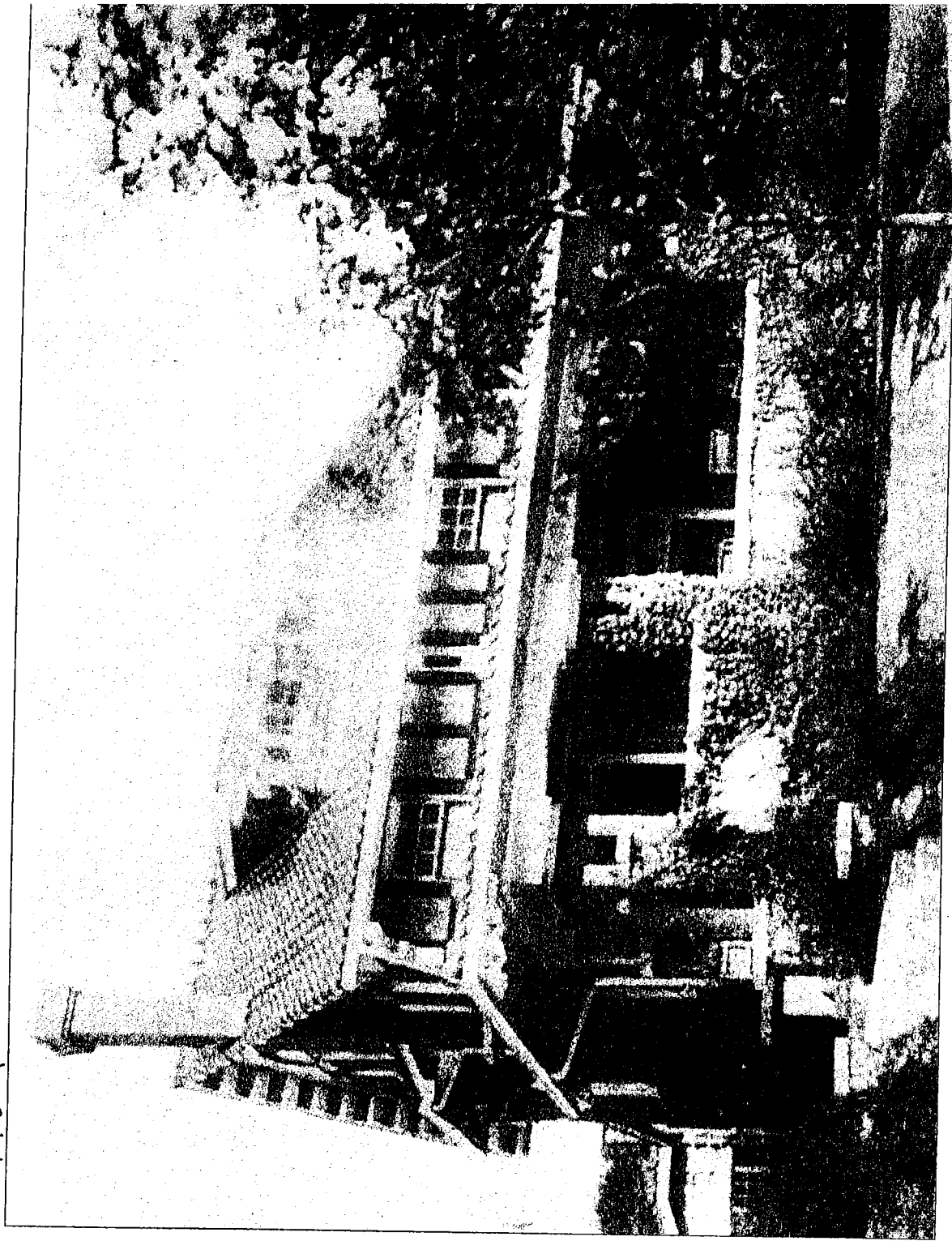


Photo courtesy of McLean County Museum of History

... *Then*

1301 N. Clinton, 1914

This house was built in 1914, in the Craftsman style. Craftsman architecture was a deliberate rejection of the Victorian age, intended to impart an impression of handwork as opposed to planing mill mass-production. In reality the planing mills welcomed the new style, as its simple straight lines were much easier (and cheaper) to manufacture than the elaborate curves and turnings associated with late 19th Century design.

Craftsman features seen on this house include the tiled roof, the inlaid decorative tiles on the porch balustrade, accenting panels on the side of the building, and squared brackets under the eaves. The broad eaves of the porch roof were borrowed from the Prairie School style, originated by Frank Lloyd Wright.

The first owners of the house were L. Edwin and Mary Slick. Slick dealt in "whole grain, hay, flour and feed" from his offices in the Livingston Building. The home was purchased in June 1919 by Price Jones and his wife Emma. Jones was later vice president of the Corn Belt Bank. Harry and Vesta Cary became the owners in the late 1940s.



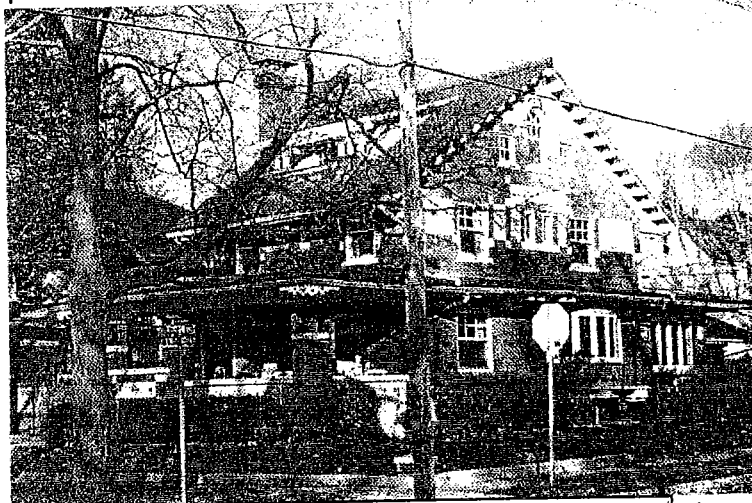
Single-family

Now . . .

rior; simple, heavy woodwork, built-in benches, buffets, shelves, and nooks; a large porch (now enclosed) which resembled an exterior room (the interior tile continuing out into the porch); wall sconces for indirect lighting; trellises on both entrances.

Several of the houses on Fell Avenue have been subsequently labeled "Craftsman Bungalow" by architectural historians. When you walk into a Craftsman Bungalow the sense of space, the openness of the rooms, and the rustic styling feel completely different from the Victorian houses still being built into the 1910's. Victorian excesses included "useless" ornamentation and gingerbread, living with a mish-mash of inconsistent patterns and style and copying "foreign" styles. The primary inspiration for the Craftsman style was to look to nature, local materials, local (nationalist or native) building traditions and to design and construct after the manner of honest craft traditions: iron and copper blacksmithing, pottery, coarse weaving and rough hewn materials.

The house at One Clinton Place, however, was not a cozy nostalgic Craftsman Bungalow, although it did have many of its elements. It felt very different from a Victorian house, but it had a distinctively modern feeling, particularly on the first floor (the second floor is much more traditional). The house is a combination of old and new design elements at a pivotal point in architectural history.



Craftsman Home at ~~1301~~ N. Broadway
Designed by Simmons in 1914

1301



Craftsman Home at ~~1301~~ N. Broadway
Designed by Simmons c. 1914

1314

In 1914, Simmons also designed two houses in northern Bloomington (1301 and 1314 N. Clinton Blvd Broadway) in the Craftsman style. Furthermore, the Ferguson House at 307 Highland Avenue in Normal, just west of the Immanuel Bible Foundation, is another lovely Craftsman home from the same period. We have no evidence that Simmons designed any other private residences before 1914.

Is Prairie-Style a term that can be applied to the house?

If the One Cedar Crest house is not a Craftsman home, it is often noticed as an example of the Prairie style, and many see resemblances to the work of Frank Lloyd Wright. "Prairie School" was a name given to a group of US architects and referring specifically to

the domestic architecture they produced between c. 1900 and c. 1920, mostly in Chicago and its suburbs. The seminal house in this style is generally taken to be Frank Lloyd Wright's Winslow House of 1893-4 and most of the architects in this 'school' worked either with Wright himself or for the employer of Wright's early years, Louis Sullivan. In addition, other architects throughout the country were influenced through the dissemination of architectural pattern books. Aaron Simmons clearly fell into this category in many regards. Other

1314 N
Blvd

houses in the subdivision bore some Prairie Style elements, such as 22 Clinton Place, and his last residential design at 8 Ridgemont Road, has definite Prairie Style leanings.

Prairie Houses are characterized by low-pitched, usually hipped, roofs with widely overhanging eaves. They are generally open-planned, of two stories with single storey wings and/or porches. The ornamental detailing of eaves, cornices and façades are generally calculated to emphasize horizontality. The house at One Cedar Crest has two single-storey wings thrusting out towards the north (the living room) and the east (the porch). Its three stories are thus disguised from the viewer until one walks around to the south side. The horizontal lines of the living room and the eaves of the upper floors subtly emphasize the horizontal design.

The First 25 Years at One Cedar Crest (1914-1939)

What was it like to live at One Clinton Place during the World War I years and leading up to World War II? Marjorie Simmons Taulbee remembers little about the years before 1919, of course; but she does recall many details about the interior from that period. Her memories of the first floor rooms are very vivid.

The house contained many modern conveniences, such as a first-floor bathroom, three-way light switches, hot water heat in every room, an incinerator for burning trash in the basement, a cistern in the basement, a separate heater in the second floor bathroom for bathing in the winter, a laundry chute on both floors, and, later, an Ice-o-Matic in the kitchen.

Like many of Simmons' houses, this house was built with nooks and crannies and oblique angles, which intensified the "craftsman" feel of the place, especially on the first floor. The first-floor woodwork was all oak and always finished with stain and varnish, not painted, and the dining, living room, and hall areas were apparently originally wallpapered with

exotic papers.

In the dining room, Marjorie recalls her mother describing how the painters "*rubbed it all with their hands, their actual hands, they would rub and rub . . . beautiful, just like satin. And it made a pattern, it was so pretty, it wasn't like a painted wood, it was just gorgeous, like a piece of furniture. And that was always lovely gray, and then the stucco in between was . . . rose. It was beautiful.*" Her mother's favorite color, she explained, was pink. There was a central, pendant chandelier, with four matching wall scones provided indirect lighting for entertaining. The dining room windows had thin curtains (almost translucent), and the dining table was a heavy, square table with extensions, which extended out into the living room on special occasions. In cases like these — big parties or meetings of the Neighborhood Club, where refreshments were served — extra help would be hired. The Neighborhood Club met monthly in various homes in the neighborhood, but most often at the Simmons' house, because of its size and accommodations.

Marjorie remembers the woodwork in the study or music room as being dark green, and matching the furniture: a desk, barrister bookcase, rocker and chairs, and a bookcase with four shelves, with a rug on the floor. It was sometimes called "the swear room" because the girls were sent there as punishment.

In the living room, she remembers translucent maroon or pinkish curtains hanging, woven in a square pattern. Furniture in the living room included a set of matching chair, couch, and rocker, upholstered in a tapestry-like cloth. *

In the hallway, leading up the stairs, Marjorie describes it as "*beautiful wood. And there [above the paneling] was kind of dark, heavy wallpaper, and this was heavy wallpaper, it was just beautiful. It had trees—browns, and grays, and it all went together. And Dad himself took it all and tore it, outlined the trees, so when he put it up, the trees were all—he was outlining, he tore the paper, and . . . it must have had a lot of rag content, because you*

City taps winners of beauty awards

BLOOMINGTON — The Bloomington Beautification Committee announced the winners of the annual beautification awards.

Twelve residences and six businesses were recognized at the Bloomington City Council meeting on Monday.

Residential award winners were Ann Kerrick, 809 N. Morris Ave.; Ruth Lowrey, 102 S. State St.; Annette Schneider and John Halkapraun, 619 E. Chestnut St.; Sonny Garcia and Larissa Bailey, 703 E. Monroe St.; Lori Dressler, 54 Ventnor Ave.; Rod and Vicki James, 1301 N. Clinton Blvd.; Scott and Gina Bradley, 1903 E. Oakland Ave.; Joan Mowrey, 2 Breckenridge Drive; Don and Belinda Franke, 3 Windsong Way; and Bill Kuffel and Susan Vittitoe, 3401 Stephanie Road.

Also recognized in the residential category were Stonebrook Court Homeowners Association and John Morris and Links Landing Homeowners Association.

Winners of the commercial and non-residential category were The Monroe Center, 200 W. Monroe St.; Central Station, 220 E. Front St.; Lady Wellness Center, 1414 Leslie Drive; Bloomington Country Club, 605 Towanda Ave.; Washington Elementary School, 1201 E. Washington St.; and Holiday Pool, 800 S. McGregor Ave.

Daily Digest 08/29/07

By Pantagraph staff

Daily Digest for August 29, 2007:

City taps winners of beauty awards

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Parcel	Property Address	Use Code	Tax Code	Tax Rate	Multiplier	School Dis	NH	Lot Front	Lot Depth	Lot Shape																																								
14-33-479-019	1301 CLINTON BLVD	R 0040	4001	0.08419	1	067	58	70	110	Rectangular																																								
JAMES, RODERICK L & VICKI 1301 CLINTON BLVD BLOOMINGTON IL 61701 Last updated on 6/8/2000																																																		
Exemption Information <table border="1"> <thead> <tr> <th>General</th> <th>Senior</th> <th>Freeze</th> <th>HIE</th> <th>Model Home</th> <th>Dis Vet</th> <th>Ret Vet</th> <th>Ret Vet</th> </tr> </thead> <tbody> <tr> <td>6000</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>				General	Senior	Freeze	HIE	Model Home	Dis Vet	Ret Vet	Ret Vet	6000	0	0	0	0	0	0	0	<table border="1"> <thead> <tr> <th>Prev EAV</th> <th>Assmt Yr</th> <th>Land</th> <th>Farmland</th> <th>Building</th> <th>Farm Bldg</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>82501</td> <td>2018 S/A</td> <td>5993</td> <td>0</td> <td>75353</td> <td>0</td> <td>81346</td> </tr> </tbody> </table> Last assessment change made by Assessor in 2018. Reason for Change: RESIDENTIAL REVALUATION <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Sale Price</th> <th>Ratio</th> <th>Prev SD</th> <th>Prev SP</th> </tr> </thead> <tbody> <tr> <td>5/22/2000</td> <td>203900</td> <td>23.78</td> <td>12/17/1996</td> <td>160000</td> </tr> </tbody> </table> Sales Use Residence or Duplex							Prev EAV	Assmt Yr	Land	Farmland	Building	Farm Bldg	Total	82501	2018 S/A	5993	0	75353	0	81346	Sale Date	Sale Price	Ratio	Prev SD	Prev SP	5/22/2000	203900	23.78	12/17/1996	160000
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Comments

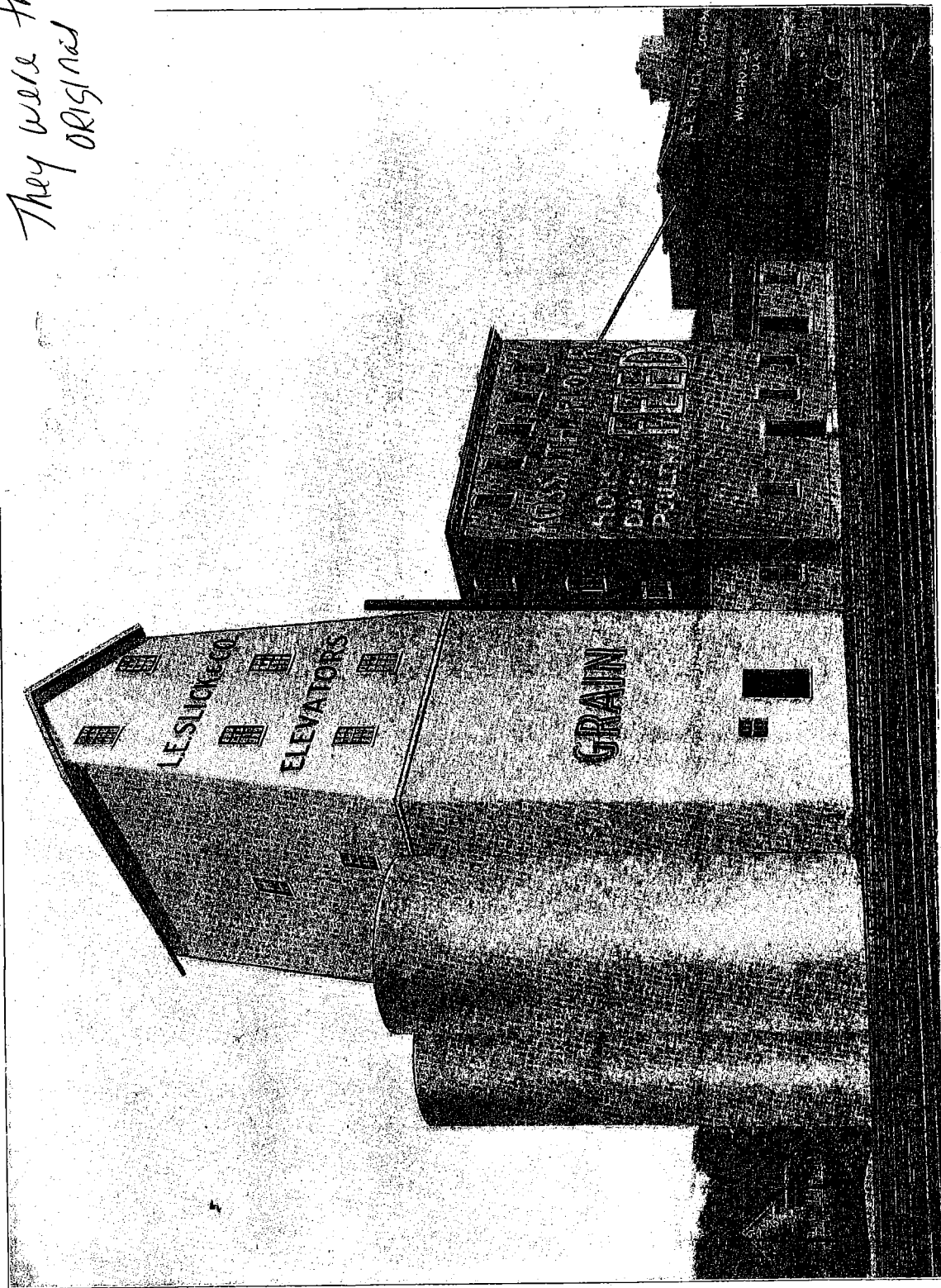
LOW RATIO

Current Permit Information

Permit Date	Permit #	Permit Amt	Permit For
3/24/2000	M0000333	750	TILE ROOF REPAIR

WHITE PLACE ADDN
S10' LOT 74 & ALL
LOT 73

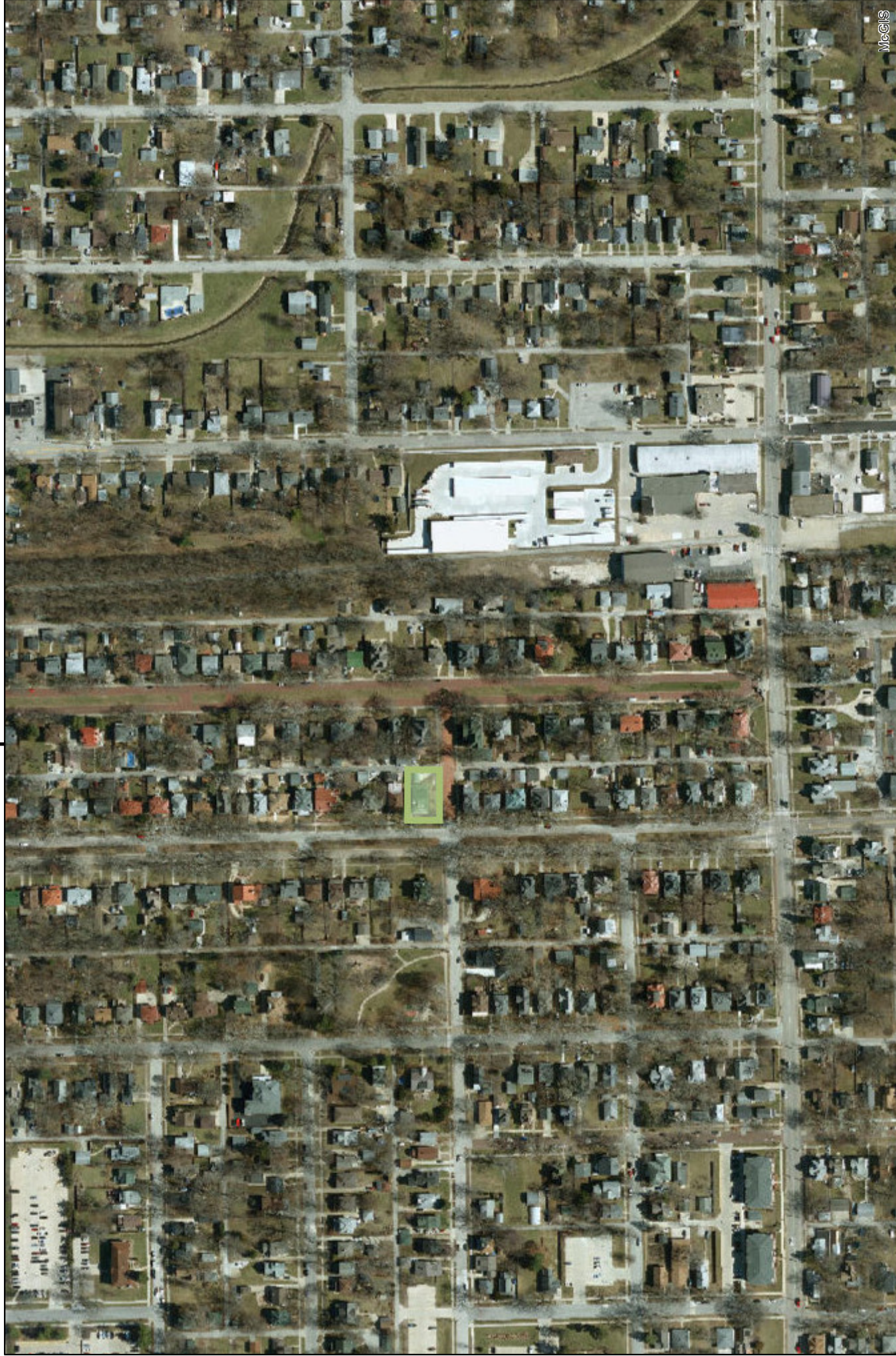
L. E. Slick & Company
They were the
original owners



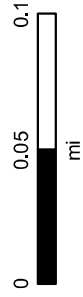
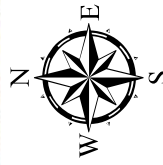
View of Grain Elevator, Mill and Sacked Grain Warehouse

L. E. SLICK & COMPANY

Grain, Flour and Feed



McGIS



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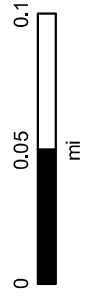


Zoning Map_ 1301 N. Clinton Blvd

5/20/2019



McGIS, Town of Normal, McLean County, City of Bloomington, McGIS



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43627
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Historic Preservation -
May 30, 2019
Planning Commission -
June 12, 2019

Notice is hereby given that the Historic Preservation Commission & the Planning Commission of the City of Bloomington, Illinois, will hold separate public hearings in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, on a petition submitted by Vicki James to designate and rezone property at 1301 N Clinton Blvd to S-4 Historic Preservation District. Historic Preservation meeting, May 30, 2019 at 5pm. Planning Commission meeting, June 12, 2019 at 4:00 p.m.

1301 N Clinton Blvd
PIN: 14-33-479-019
LEGAL DESCRIPTION:
(WHITE PLACE ADDN S10'
LOT 74 & ALL LOT 73)

All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting. The petition is on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.
Published: May 14, 2019



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

May 10, 2019

Dear Property Owner or Resident:

The Historic Preservation Commission & the Planning Commission of the City of Bloomington, Illinois, will hold separate public hearings in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony for a petition submitted by Vicki James to designate and rezone property at 1301 N Clinton Blvd to S-4 Historic Preservation District.

Historic Preservation Commission Meeting: May 30, 2019 at 5:00 pm.

Planning Commission Meeting: June 12, 2019 at 4:00 pm.

REQUEST

The petitioner is requesting to designate and rezone property at 1301 N Clinton Blvd to S-4 Historic Preservation District.

LEGAL DESCRIPTION: WHITE PLACE ADDN S10' LOT 74 & ALL LOT 73

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

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

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2341.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Simpson'.

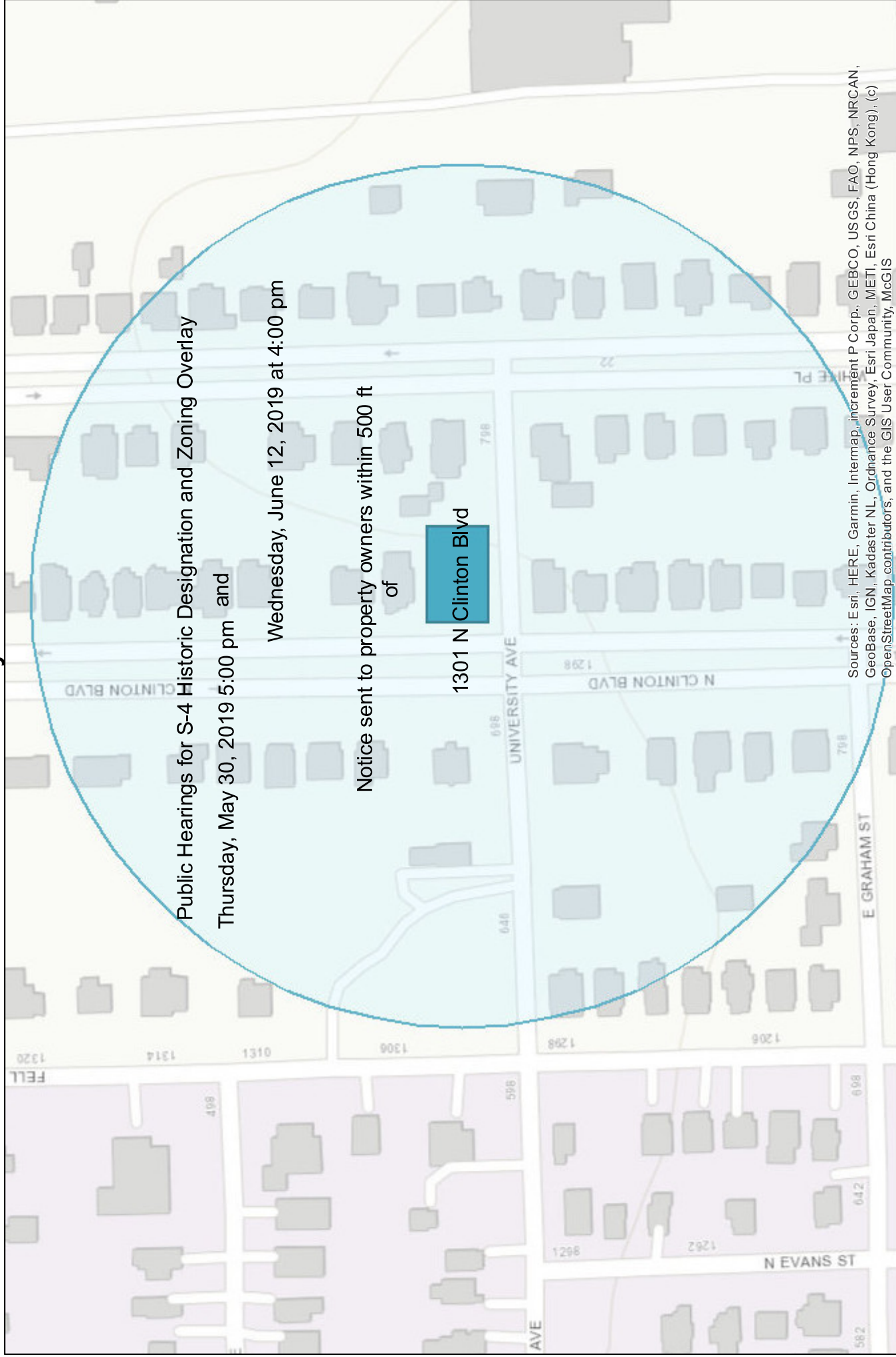
Katie Simpson, City Planner

Attachments:

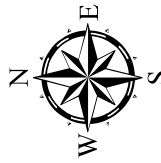
Map of notified properties within 500 ft of subject property

McLean County GIS Consortium

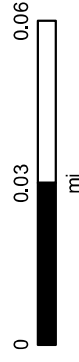
5/9/2019



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, McGIS



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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

PHYLLIS FEENEY
1507 E WASHINGTON ST
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BLOOMINGTON, IL 61701

LARRY & LAURIE LAW
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BLOOMINGTON, IL 61701

AMANDA HOGENSON
28 WHITES PL
BLOOMINGTON, IL 61701

VIRGIL TOMLIN
37 WHITES PL
BLOOMINGTON, IL 61701

BARBARA ADELMAN
1209 N CLINTON BLVD
BLOOMINGTON, IL 61701

LANE OMALLEY
20 WHITES PL
BLOOMINGTON, IL 61701

BRIAN LIVENGOD
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BLOOMINGTON, IL 61701

JAMES STRONG
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STANLEY & MARY OCONNOR
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STEPHANIE ANN BAKER
704 E GRAHAM
BLOOMINGTON, IL 61701

JOSEPHINE HOSEA
1303 N CLINTON BLVD
BLOOMINGTON, IL 61701

CONSTITUTION PLACE SELF STORAGE
LLC
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BLOOMINGTON, IL 61701

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MONTGOMERY BOYD
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BLOOMINGTON, IL 61701

JERRY & JANIS CRABTREE
11 WHITEPLACE
BLOOMINGTON, IL 61701

JOHN EMMERT
29 WHITE PLACE
BLOOMINGTON, IL 61701

JONATHAN & SMELSER SARAH HIGGINS
1203 N FELL
BLOOMINGTON, IL 61701

ALAN SYLVESTER
1401 N CLINTON BLVD
BLOOMINGTON, IL 61701

DANIEL & PATRICIA CARLSON HOLLAND
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BLOOMINGTON, IL 61701

PAUL AND CAROLYN JARVIS
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BLOOMINGTON, IL 61701

JEFFREY & JACQUELINE WEBER
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SUSAN MASTRONARDI
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BLOOMINGTON, IL 61701

BRUCE & JO PORTER BERGETHON
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BLOOMINGTON, IL 61701

MARY & JULIA EMIG COLEMAN
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KEVIN RYDER
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BRADLEY & DEANNA HASSE
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BLOOMINGTON, IL 61701

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CLIFFORD CLOSE
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BLOOMINGTON, IL 61701

MICHAEL & AMELIA BURAGAS
32 WHITES PL
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STEVE & TERI PARKER
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JOHN & KATHLEEN LENZINI ZEMAN
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RYAN & ABIGAIL KERR
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BLOOMINGTON, IL 61701

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WILMINGTON, DE 19808

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CATHY LEVERTON
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CHRIS FLUGA
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TONY SEGOBIANO
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BLOOMINGTON, IL 61701

DAVID GRONEMEIER
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BLOOMINGTON, IL 61701

CHRISTOPHER & CHRISTINE DESANTIS
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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

TODD & COURTNEY IRBY FUIST
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BLOOMINGTON, IL 61701

RICHARD & MARY SLEEVAR
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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

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SOY CAPITAL AG SERVICES PO BOX
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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

CONSTITUTION PLACE LLC
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BLOOMINGTON, IL 61701

DAVID MOSS
1306 N CLINTON BLVD
BLOOMINGTON, IL 61701

WILLIAM & KELLY ALLEN
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BLOOMINGTON, IL 61701

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DEBORAH ELAINE FLOCKERZI
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BLOOMINGTON, IL 61701

KIRK & SALLY JANNSEN
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BLOOMINGTON, IL 61701

JASON & JENNIFER BOOKER SMITH
1404 N CLINTON
BLOOMINGTON, IL 61701

OWEN & HELEN STREEPER
1305 N CLINTON BLVD
BLOOMINGTON, IL 61701

SHARON ZECK
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RYAN & JENNIFER BERTRAND
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