

AGENDA
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING, 5PM
THURSDAY MARCH 15, 2018
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER BY CHAIRPERSON

2. ROLL CALL BY RECORDING SECRETARY

3. PUBLIC COMMENT

4. MINUTES:

Consideration, review and approval of minutes of the February 15, 2018 regular meeting of the Bloomington Historic Preservation Commission.

5. REGULAR AGENDA:

A. BHP-03-18 Consideration, review and approval of a **Certificate of Appropriateness** submitted by Ken and Carol Kashian, Brad Williams, Sara Simpson/Darcy Ackley, Carlo Robustelli, and Gary Justis for the placement of a post and metal sign that contains historical information pertaining to each property located at 510 E Grove, 709 E Taylor, 702 E Grove, 401 E Grove, and 612 E Grove.

B. Consideration, review and approval of a request submitted by Tim Maurer **asking for an extension to the Funk Grant project completion deadline** for Case BHP-15-16, approved on 05-19-16 by the Historic Preservation Commission for the installation of front porch railings and balusters at 319 E. Chestnut Street.

6. OLD BUSINESS:

A. CLG Survey Update

B. Awards Ceremony Update

7. NEW BUSINESS:

8. ADJOURNMENT:

For further information contact:

Izzy Rivera, Assistant City Planner

Community Development Department

115 E. Washington Street, Bloomington, IL 61701

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

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, FEBRUARY 15, 2018 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. John Elterich, Mr. Paul Scharnett, Ms. Lea Cline, Mr. Levi Sturgeon, Ms. Georgene Chissell

MEMBERS ABSENT: Ms. Ann Bailen

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:04 P. M.

ROLL CALL: Ms. Rivera called the roll. Six members were present and quorum was established.

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes of the January 18, 2018 meeting. Chairperson Graehling corrected a scrivener's error on page 2 and 3. Mr. Scharnett corrected scrivener's errors on page 2, and Ms. Chissell corrected a scrivener's error on page 2.

Mr. Elterich motioned to approve the minutes as corrected. Mr. Scharnett seconded the motion, which was **approved** by voice vote.

REGULAR AGENDA:

BHP-02-18 Consideration, review and approval of a Rust Grant submitted by Herb and Pam Eaton for \$3,450.00 for masonry, tuck-pointing, and cement repairs at 411 N Center St.

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. 411 N Center St is currently Eaton Art Gallery. The petitioner is requesting the Rust Grant to do repairs along the south and west wall. The petitioner has noticed that water is getting into the gallery and some decay and rot developing. The petitioner is proposing to repair the interior and brick wall, remove and infill a back window, and tear out the concrete curb positioned along the outside south wall.

Ms. Rivera stated the glass from the window will be retained to repair other windows, and there will be tuck-pointing and repairs as needed to the brick. Staff was able to do a site visit and

observe the problem areas. Staff was able to review both bids and noticed the bid from Garneau Construction contained much more work for the foundation. The petitioner did not observe any structural problems. Per the Secretary of Interior Preservation Brief 47, a detailed investigation of the property and surrounding area is essential to be able to be proactive with repairs. Ms. Rivera stated the petitioner elected Grubb Masonry and staff understands the work needs to be done but would like to allocate more funds if structural repairs are needed. She stated when doing tuck-pointing work, comparable materials should be used, no harsh chemicals for cleaning and a thorough foundation inspection should be done.

Ms. Rivera stated staff recommends allocating enough funds for structural repairs, if needed. Staff recommends approval of the Rust Grant for up to \$9,750.00 for repairing brick, tuck pointing, window blocking, replacing concrete curb, with the possibility of additional foundational repairs at 411 N Center.

Chairperson Graehling asked who would speak on behalf of the case. Pam Eaton, 512 E Taylor and Herb Eaton, 512 E Taylor stated they would speak on behalf of the case. Mrs. Eaton stated she is working to make the site better with the funds that are available. Mr. Eaton stated he is not concerned with the building falling down. He stated the materials used in the construction of the building were from the Bloomington Fire of 1903. Mr. Eaton stated he is concerned that when he is no longer able, his daughters will inherit the building. He would like to make sure that the condition of the wall is taken care off, he stated the wall is in bad shape and would devalue the property significantly. Mr. Eaton stated he reviewed Grubb Masonry's proposal. The repairs, including putting in a flashing and a drain pipe, will keep water out. Mrs. Eaton stated there will be some tuck-pointing as well since there are bricks in bad shape. Mr. Eaton stated it is somewhat cosmetic and he is not worried.

Mrs. Eaton stated the front of the building is more aesthetically pleasing than the side. When people are coming from the north, they see that side first. While it was built as a warehouse, she stated they would like the building to look nicer, and appear more structurally sound. Mr. Eaton stated when construction on the building happened, many more bricks should have been used. Mrs. Eaton stated she is happy that more funds are being allocated for structural repairs, because only when the brick comes out can the structure be inspected.

Mrs. Eaton stated many with old homes know that everything takes three times as longer and three times more money. Chairperson Graehling agreed.

Ms. Cline stated Mr. Grubb worked on her home over the summer and did masonry work. She stated Mr. Grubb finished under budget. Mrs. Eaton stated she is happy to hear that since she has more work to do in her own home. Ms. Cline stated Mr. Grubb's quote was reasonable and works until the work is done. She stated he did not charge her for any more than what was done. Mrs. Eaton stated Mr. Grubb and Mr. Eaton spent time going over the details.

Mr. Eaton stated the one thing done right for this building was the foundation. He stated there is a cabinet inside the gallery that is covering up the concrete abutment that has saved the building. Chairperson Graehling stated the building is part of our history and deserves the attention that it is

going to be given. The building can be enjoyed and the water issue that could produce mold can be taken care off.

Mrs. Eaton stated their priority is to maintain the building and then begin to apply for other historical designations.

Mr. Elterich asked if only one window would be taken out. Mrs. Eaton stated yes, it is the back window that is in poor condition. She stated her vision is that on the outside it will be filled with brick to look like the rest of the building. On the inside it will match the concrete board. Mrs. Eaton stated the glass will be used to replace other broken glass, if possible. She stated that the window is located by the heating vent in the back, therefore it is not as noticeable.

Mr. Scharnett asked about the brick photograph in the last picture of the report. Mrs. Eaton stated that area used to be the bathroom, where the toilet and the sink were connected into the water lines. Mr. Scharnett asked if it would be filled in with brick. Mrs. Eaton stated that it would be, and they would try to match the rest of the brick. Mr. Scharnett asked if it was a soft brick. Mrs. Eaton stated she would say yes. Mr. Eaton stated these bricks came after the fire and contain burn marks. Other bricks are street brick, which are harder. There is a mix of soft and hard bricks. He stated there may be some problems with missing brick, where a wall should be three bricks deep will have only one layer. He stated most of that has been taken care of.

Chairperson Graehling stated if this Grant is approved, there will be additional funds to cover issues that may possibly come up and will be needed.

Mr. Scharnett stated his biggest concern is the mortar. He stated bricks are taken from buildings, where the quality is unknown, whether the brick is soft or hard. He stated the mortar is the limiting capacity for the wall. Brick is typically a few hundred PSI to 800 at the lowest, all the way up to 15,000 PSI. Brick is harder than concrete, what happens if you have a soft brick and the mortar is too hard, the brick will fall apart. Mr. Scharnett stated he agrees with using lime cement mortar, as stated in the staff report. He asked if the petitioner would be filling the widths of brick or just pointing. Mrs. Eaton stated that they will be pointing inside. Mr. Eaton stated next to the wall there will be a perforated tile at the bottom, a type of rock will be placed, a plastic drainage tile will be placed and the typical gravel. He stated this will eliminate the water problem, and the black mold.

Mrs. Eaton stated that the flashing will be placed under the windows. The brick will be covered up in concrete, and be solid base.

Mr. Scharnett asked if the glass blocks are flushed with the exterior. Mrs. Eaton stated that they were. Mr. Scharnett asked if there was leaking below the windows. Mrs. Eaton stated that it is the moisture that is coming up and causing the problems, when the drain is put, it will eliminate the water and moisture. Mr. Scharnett asked what the smooth rubber float finish listed on the quote was. Mrs. Eaton stated it is the tool that is used. He asked if the material was stucco. Mrs. Eaton stated it would be "like" stucco. Mr. Scharnett recommends using stucco as it would hold better before falling off. He stated he encouraged a stucco based product that will have three coats, 2 brown and a finish coat, it will last and the expense will be the same. He stated his

concerns is also that some who work with stucco do not know how to apply stucco correctly, he advises that the brown coat stay and soak for a week, otherwise it will crack the finish coat.

Ms. Cline motioned to approve case BHP-02-18 for \$3,450.00 for masonry, tuck pointing and cement repairs, with an amended amount of no more than \$9,750.00 should the project require any foundational repairs that exceed the original amount. Mr. Sturgeon seconded the motion.

The motion was approved 6-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

OLD BUSINESS:

Ms. Chissell stated in regards to the Bloomington High School at 510 E Washington, if they are aware as to how they may apply for the S-4 local designation, she asked if the commission should recommend they do so. Chairperson Graehling stated staff said they would seek local designation after they finished the process to be on the National Registry. Ms. Simpson stated it was possible, staff has not heard if BHS will be seeking local designation. Ms. Simpson stated she asked them to consider seeking local designation once they finished the project. She said currently they are seeking state funding, therefore will have to use the Secretary of the Interior Standards, and work with the State Preservation Officer. She stated City Council and the Historic Preservation Commission can make a recommendation and the property owner can also begin this process.

Awards:

Mr. Scharnett asked what the Commission thoughts are regarding how the awards and plaques are perceived by the public. Mr. Sturgeon stated it all depends on who is asked. Ms. Cline asked if Mr. Scharnett was referring to the City Council's presentation of the awards. Mr. Scharnett stated yes. Chairperson Graehling stated the leadership could all stand to be more education on what the Historic Preservation Commission does. She stated the name of the Commission was introduced incorrectly. When she introduced herself she made sure to name the Commission correctly and honor those who received awards. Chairperson Graehling stated Ms. Chissell took photographs of the night as well. Ms. Chissell stated she has the photographs if the Commission would like to use them.

Mr. Scharnett stated he wants to find a better way to bring awareness and recognition to the public. He stated an awards ceremony could be a great opportunity to be in the Newspaper, and have more exposure about what people are doing in the community and projects. He stated for his work on a Commission for the Town of Normal, they have an appreciation dinner. He asked if the City of Bloomington had anything like that. Ms. Cline stated they do for everyone who sits on a Board or Commission, one event for everyone. Ms. Chissell stated she did not feel there was adequate representation, as many people left before others were even able to arrive at the event. Mr. Scharnett stated that could be an opportunity to show pictures of what the Commission is involved in and doing. Chairperson Graehling stated the event in May, should be done in a more grand manner.

Ms. Simpson stated if the Commission would be interested in forming a subcommittee that could plan the event in May. The Commission can elect people and work together. She stated we are working with the Town of Normal to partner and share some of the costs, as well as the Old House Society. Ms. Simpson stated staff is working with Prairie Signs to have the plaques made. Mr. Scharnett stated this event could be bigger and use the photographs to showcase more of what the Commission is doing. Ms. Simpson stated she would encourage the Commission to invite the Mayor and elected officials to attend as well. This could be a good way to educate on what the Commission does, the designations and Grants. Ms. Cline stated at the CAMP Training last year, they mentioned an ice cream social. This could be something that can be done in May, in a park setting, a joint effort and not too expensive to do. Chairperson Graehling stated Franklin Park does an ice cream social, perhaps the Commission could partner with them. Ms. Cline stated GLT has been covering stories involving historic preservation issues, the Commission could bring this event to their attention and get more promotion.

Mr. Scharnett stated the City of Bloomington has many historic properties, he would like to pursue that image and keep hold of the heritage of the City, and finding ways to express this to the community. Ms. Cline stated the Commission has also spoken about holding workshops or clinics on how to fill out S-4 paper work. The process and paperwork can be daunting, and many do not know that the city can help fund repairs for their home. Designation should be given to not only the East side mansions but the West side for the warehouses and smaller homes. Ms. Cline stated there is much research that may need to go into finding out information from homes that do now have a known architect. Chairperson Graehling stated those who would like more information on their home can go to the McLean County Museum of History, and the Museum could also be a partner. Mr. Scharnett stated he encourages the museum to be a partner. Ms. Simpson stated the Commission could create a subcommittee to handle the event planning and make it a Commission project. Mr. Sturgeon stated Ms. Chissell would be a great party planner. Ms. Cline stated there is a need to contact with the Town of Normal, and the Old House Society. She also supports Ms. Chissell being an ambassador for the Commission.

Mr. Scharnett asked how the Commission can organize a subcommittee and be compliant with the Bylaws. Ms. Simpson stated staff will verify this with the legal department, and check the wording of the Bylaws. Chairperson Graehling stated she would also like to have everyone's email address. Ms. Simpson stated the Commission should first vote to form a subcommittee and the subcommittee will be able to work together and update the rest of the Commission.

Mr. Sturgeon motioned to establish a subcommittee for the May awards ceremony/community outreach at the direction of the Chairperson and staff, the subcommittee should be led by the Chairperson, Mr. Scharnett and Ms. Chissell. Ms. Cline seconded the motion.

The motion was approved by voice vote 6-0.

NEW BUSINESS:

CLG Grant:

Ms. Simpson stated Alderman Buragas gave a presentation from the Downtown Task Force. One of the recommendations given was to consider an S -4 designation in the downtown area. Staff

thinks a reevaluation of the Downtown National Register District survey should be done first and see what structures are contributing and non-contributing, and if there are any changes. She stated there is a new CLG Grant available with a May deadline. The City of Bloomington is a certified government therefore can apply to the Grant. The original Downtown Survey was done in 1987, reevaluation would investigate its relevance today.

Ms. Cline stated she was in favor of staff applying for the Grant, she asked if the Grant category would change for those that already have the S-4 Historic Overlay. Ms. Simpson stated those are details that would be worked out. The first step would be to reevaluate the downtown district, the next step would be to look at the implications of grant and funding opportunities, owners may need to now get a Certificate of Appropriateness. The Grant deadline is in May, and it would be the same type of grant that was applied for to do the Industrial Properties Survey.

Ms. Simpson stated the consultant for the Industrial Properties Survey should be finishing up the survey cards and the Commission will have the opportunity to review the survey card for the properties next month.

Mr. Sturgeon motioned for staff to pursue a grant to fund the reevaluation of the Downtown Survey. Ms. Cline seconded the motion.

The motion was approved by voice vote 6-0.

Chairperson Graehling stated there are some Commission members whose term is expiring. She stated Ms. Bailen's term will be expiring. Chairperson Graehling asked if staff knew if Ms. Bailen was interested in renewing her term. Ms. Cline also asked if a realtor spot was a required spot. Ms. Simpson stated it was a required spot and Ms. Bailen has expressed interest in renewing her term. If she is interested, she will be able to apply online and let the Mayor know and he will be able to make the appointment.

ADJOURNMENT:

Ms. Cline motioned to adjourn; seconded by Mr. Scharnett. The meeting adjourned at 6:12 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
MARCH 15, 2018

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-03-18	Certificate of Appropriateness	510 E Grove 702 E Grove 709 E Taylor 401 E Grove 612 E Grove	Placement of post and aluminum sign	Izzy Rivera Assistant City Planner

REQUEST:	A Certificate of Appropriateness for the installation of a post and aluminum signs that contain historical information about each property located at: 510 E Grove, Victorian; 1853 702 E Grove, Queen Anne; 1882 709 E Taylor, Vertical Plank; 1852 401 E Grove, Italianate, 1874 612 E Grove, Brick Queen Anne, 1888
-----------------	---

STAFF RECOMMENDATION:	Staff recommends: In favor of the Certificate of Appropriateness (BHP-03-18)
------------------------------	---



Picture of Subject Properties

GENERAL INFORMATION	ADDRESS	PROPERTY INFORMATION
Ken and Carol Kashian	510 E Grove Reuben M. Benjamin House	Existing Zoning: R-3B, High Density Multiple Family Residence w/S-4 Historic District Overlay Existing Land Use: Single Family Home Property Size: 6,476 sqft PIN: 21-04-416-012 Historic District: Dimmit's Grove Year Built: 1853 Architectural Style: Victorian Architect: John L Routt, Builder
Brad Williams	702 E Grove Augustus Elbe House	Existing Zoning: R-2, Mixed Residence w/S-4 Historic District Overlay Existing Land Use: Multiple Family Home Property Size: 6,430 sqft PIN: 21-04-436-007 Historic District: Dimmit's Grove Year Built: 1882 Architectural Style: Queen Anne Architect: Unknown
Sara Simpson and Darcy Ackley	709 E Taylor	Existing Zoning: R-2, Mixed Residence w/S-4 Historic District Overlay Existing Land Use: Single Family Home Property Size: 11,700 sqft PIN: 21-04-481-006 Historic District: Dimmit's Grove Year Built: 1852 Architectural Style: Vertical Plank Architect: Unknown
Carlo Robustelli	401 E Grove Dr. O. Moore House	Existing Zoning: R-3B, High Density Multiple Family Residence w/S-4 Historic District Overlay Existing Land Use: Single Family Home Property Size: 13,764 sqft PIN: 21-04-418-009 Historic District: Dimmit's Grove Year Built: 1874 Architectural Style: Italianate Architect: Unknown
Gary Justis	612 E Grove Sain Welty House	Existing Zoning: R-2, Mixed Residence District w/S-4 Historic District Overlay Existing Land Use: Single Family Home Property Size: 8,221 sqft PIN: 21-04-435-010 Historic District: Dimmit's Grove Year Built: 1888

		Architectural Style: Brick Queen Anne Architect: Unknown
--	--	---

Address	Surrounding Zoning and Uses	
510 E Grove	<i>Zoning</i> North: R-2, Mixed Residence South: R-3B, High Density Single Family East: R-2, Mixed Residence District West: R-3B, High Density Single Family	<i>Land Uses</i> North: Single Family Home South: Single Family Home East: Single Family Home West: Single Family Home
702 E Grove	<i>Zoning</i> North: R-2, Mixed Residence South: R-2, Mixed Residence East: R-2, Mixed Residence West: R-2, Mixed Residence	<i>Land Uses</i> North: Single Family Home South: Single Family Home East: Single Family Home West: Single Family Home
709 E Taylor	<i>Zoning</i> North: R-2, Mixed Residence South: R-1C, Single Family Residence East: S-2, Public Lands West: R-2, Mixed Residence West: R-2, Mixed Residence	<i>Land Uses</i> North: Single Family Home South: Single Family Home East: Church West: Retail, Single Family Home West: Vrooman, Single Family Home
401 E Grove	<i>Zoning</i> North: R-3B, Multiple Family Residence South: R-3B, Multiple Family Residence East: R-3B, Multiple Family Residence West: B-3, Central Business District	<i>Land Uses</i> North: Single Family Home South: Single Family Home East: Single Family Home West: Retail
612 E Grove	<i>Zoning</i> North: R-2 Mixed Residence South: R-2 Mixed Residence East: R-2 Mixed Residence West: R-3B, Multiple Family Residence	<i>Land Uses</i> North: Single Family Home South: Single Family Home East: Single Family Home/Retail 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 Certificate of Appropriateness and Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

Dimmit's Grove Neighborhood is one of the oldest in Bloomington. The neighborhood contains homes with history that has not only impacted the City of Bloomington but the United States. Dimmit's Grove is located south east of downtown and includes 400-700 East Grove Street, bounded to the west by Gridley Street and on the East by Clinton Street. The Neighborhood contains properties which are on the National Register as well as many homes that are considered "Contributing Structures".

East Grove Street, has been considered one of Bloomington's most beautiful drive. The homes in this district were built during the mid-19th century to early 20th century. The home's architectural style range with the changing time period, income, and social values. Styles range from cottage, New England, Italianate and Queen Anne.

According to the Dimmit's Grove Neighborhood Association Website, the association was established in 1987, with its mission, among other things to "help residents and others learn about its History". In order to further this part of their mission, the Dimmit's Grove Neighborhood Association would like to place signs that will showcase the history of that home. The signs will serve as informational for anyone who is walking or driving by.

The signs will be colorful, 18" x 24", printed on aluminum. The sign height is approximately 54-60". Each sign will contain information and facts about the builder/architect, date of construction, architectural style, residents and their accomplishments. Each sign will also contain a unique QR code which will link to more information about the home on the Dimmit's Grove Neighborhood Association website.¹ The Association is prepared to install 12 signs in the upcoming year.

While the location of the sign will be determined by the homeowner and the sign committee, the sign should not be located in the right of way, and should not block visibility at the driveway.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the Architectural Review Guidelines and Rehabilitation Standards from the Secretary of the Interior Preservation Brief 25.

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the signs will not be attached to the*

¹ <https://dimmittsgrove.org/sign-application/>

home, but inserted in the ground with a metal post, the sign will be 18" x 24", and contain historical data. **The standard is met.**

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;* the sign will be placed next to the home to showcase historical information pertaining to the home, the sign will be compatible with the historical nature of the neighborhood. **The standard is met.**
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;* the signs will contain historical information pertaining to site where it is located. **The standard is met.**
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* **the standard is met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* **the standard is met.**
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;* new historical signs should be maintained and repaired, and the material should be compatible with the building. **The standard is met.**
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken;* Historical signs should be maintained and repaired as seen necessary. **The standard is met.**
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project;* **the standard is met.**
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)* The addition of the sign will educate and bring

awareness to Historical Districts to the many visitor of Dimmit's Grove, and further the mission of the Dimmit's Grove Neighborhood Association. **The standard is met.**

STAFF RECOMMENDATION:

Staff finds that case BHP-03-18, complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

Staff recommends approval of a Certificate of Appropriateness for the placement of a post and aluminum sign that contains historical information regarding each property at:

510 E Grove, Victorian; 1853

702 E Grove, Queen Anne; 1882

709 E Taylor, Vertical Plank; 1852

401 E Grove, Italianate, 1874

612 E Grove, Brick Queen Anne; 1888

Respectfully Submitted,

Izzy Rivera

Assistant City Planner

Attachments: Certificate of Appropriateness Application for each property



CITY OF BLOOMINGTON

Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

- ☐ * Property is zoned S-4, Local Historic Preservation District
- ☐ * Work on this project has not been started nor been completed
- ☐ * The project complies with the City of Bloomington Architectural Review Guidelines (R, #1,2)
 - ☐ For significant changes to buildings and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all building, structures, driveways, parking areas, and other improvements showing all dimensions
- ☐ * Specifications as to the type, quantity, dimensions, and durability of the materials are described in the drawings or an associated narrative

Application

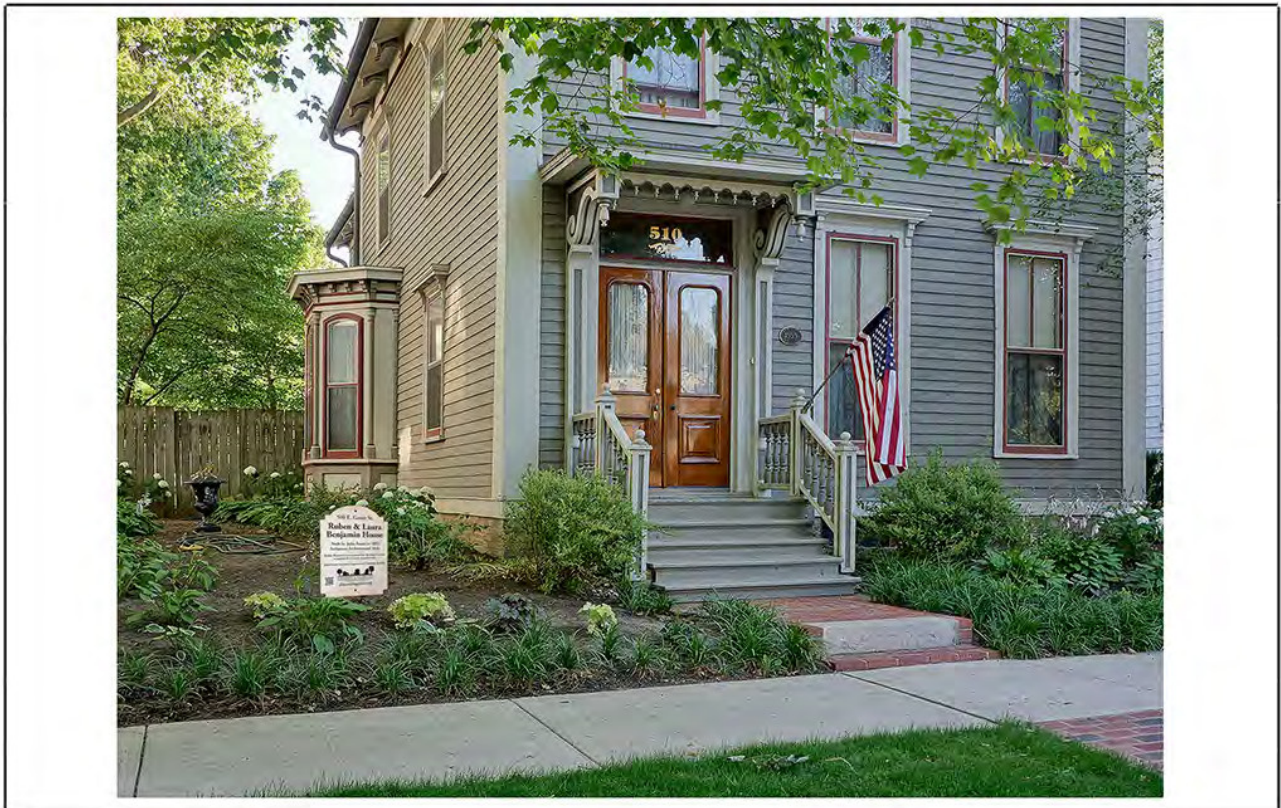
Property Address: 510 E. Grove St.

Historic District (if applicable):

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

Year Built: 1853

Architectural Style: Victorian



Proposed Restoration Work: Metal signs with home histories, attached to metal posts. The posts are buried in the ground.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Dimmitt's Grove neighborhood has a rich historical heritage. Many of our homes date from the mid-1800's, with diverse architectural styles, including Queen Anne, Italianate, and Four Square. Residents throughout our history have made important contributions to our community, with influences reaching beyond central Illinois.

We want to share our history with people who drive or walk around Dimmitt's Grove. One way to accomplish this will be to install signs in front of some of our homes that illustrates our history.

These colorful signs are 18" X 24", printed on aluminum with historical facts about each home. Information will include the builder/architect, date of construction, architectural style, residents and their accomplishments.

The content and location of each sign will be developed as a result of collaboration between the homeowner and our neighborhood sign committee. Each sign will have a unique QR code which will link "smart phone" owners to additional information on our website. If you are interested in participating, but don't know very much about your home, we can help research.

The attached photo is for illustrative purposes only. It shows the approximate position of the sign, but is not to scale.

Project Start Date: May, 2018

Expected Project Completion Date: May, 2018

Please attach the following information to the application.

☐ * Historic photos supporting the application (if available)



Applicant Name: **Ken & Carol Kashian**

Applicant Address: **510 E. Grove St.**

Phone: **309-829-9619**

Email: **kenkashian@yahoo.com**

Applicant Signature* Date  **2/19/18**

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

Property Address: 709 E. Taylor St.

Historic District (if applicable):

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

Year Built: 1852

Architectural Style: Vertical Plank



Proposed Restoration Work: A post will be installed to hold the metal sign with the home's history

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Our neighborhood, Dimmitt's Grove, is a diverse and historical area of Bloomington. Many of the homes have been deemed historical, dating from the mid-1800's and have been lovingly maintained along with the historical facts of the house.

The signs that will be installed will be used to educate visitors to our neighborhood. They will tell the history of the house and be beneficial for walking tour of these homes.

The signs are made of aluminum and are 18"x 24". Each will tell the history of the home and will include the architect/builder, architectural style, date of construction, residents and their life accomplishments.

The location and content of each sign will be developed between the homeowner and the neighborhood sign committee.

Project Start Date: May 2018

Expected Project Completion Date: May 2018

Please attach the following information to the application.

* ☐ Historic photos supporting the application (if available)

* Please see Ken/Carol Kashian's pic of sign.

Applicant Name: Sara Simpson/Darcy Ackley

Applicant Address: 709 E. Taylor St.

Phone: 309.827.5597

Email: sdbrugges@aol.com

Applicant Signature* Date



Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

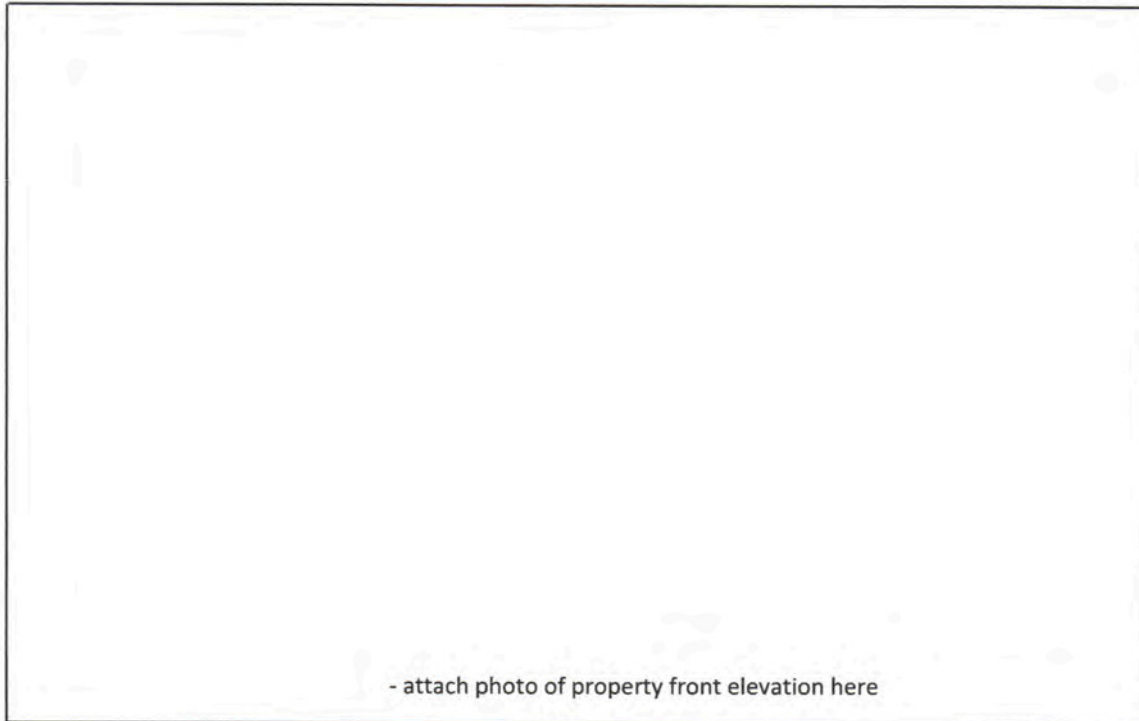
Property Address: 702 EAST GROVE

Historic District (if applicable):

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

Year Built: 1882

Architectural Style: QUEEN ANNE



- attach photo of property front elevation here

Proposed Restoration Work: HISTORIC SIGN

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

INSTALLATION OF HISTORIC
SIGN IN FRONT YARD WITH QR CODE LINK
FOR SMART PHONE. SIGN TO BE 2-3' BACK
FROM CITY SIDEWALK. FRONT OF STREET CURBING
TO BACK OF SIDEWALK IS 14'-5". SIGN
HEIGHT IS 54-60" TO TOP OF SIGN.
INSTALLATION BY BELLAS OR PENN OR HOMEOWNER

Project Start Date: 2018

Expected Project Completion Date: 2018

Please attach the following information to the application.

☒ Historic photos supporting the application (if available)

Certificate of Appropriateness Application

Applicant Name: BRAD WILLIAMS
Applicant Address: 613 EAST GROVE
Phone: 309-830-1706
Email: baw613@gmail.com

Applicant Signature* Date

[Redacted Signature]

2-18-18

Return to:

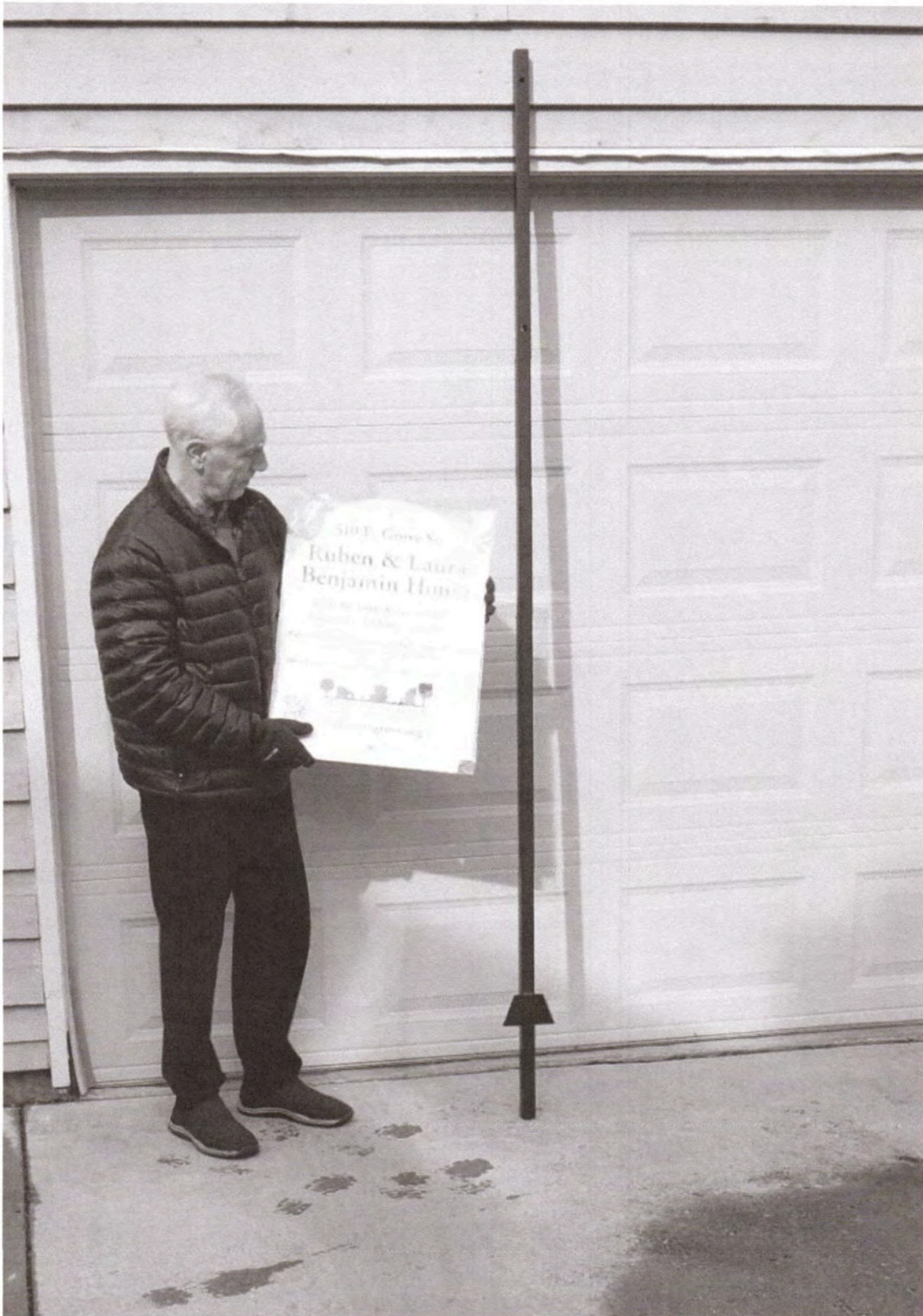
City Planner
City of Bloomington Community Development Department
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341
Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018



2/18/2018

20180218_145846.png





Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

MAR 05 2018

Application

Property Address: 401 East Grove Street, Bloomington IL 61701

Historic District (if applicable):

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

Year Built: 1874

Architectural Style: Italianate Victorian

- attach photo of property front elevation here

Proposed Restoration Work: Installation of historic sign



Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Dimmitts Grove neighborhood has a rich historical heritage. Many of our homes date from the mid-1800' s, with diverse architectural styles, including Queen Anne, Italianate, and Four Square. Residents throughout our history have made important contributions to our community, with influences reaching beyond central Illinois.

We want to share our history with people who drive or walk around Dimmitts Grove. One way to accomplish this will be to install signs in front of some of our homes that illustrates our history.

These colorful signs are 18" X 24" , printed on aluminum with historical facts about each home. Information will include the builder/architect, date of construction, architectural style, residents and their accomplishments.

The content and location of each sign will be developed as a result of collaboration between the homeowner and our neighborhood sign committee. Each sign will have a unique QR code which will link " smart phone" owners to additional information on our website. If you are interested in participating, but don' t know very much about your home, we can help research.

The attached photo is for illustrative purposes only. It shows the approximate position of the sign, but is not to scale

Project Start Date: June, 2018

Expected Project Completion Date: June, 2018

Please attach the following information to the application.



Historic photos supporting the application (if available)

Applicant Name: Carlo Robustelli

Applicant Address: 401 East Grove Street, Bloomington, IL

Phone: 3095327247

Email: carlorobustelli@gmail.com

Applicant Signature* Date

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

510 E. Grove St.

Ruben & Laura Benjamin House

Built by John Routt in 1853
Italianate Architectural Style

Ruben Benjamin was examined by Abraham Lincoln
to qualify for a license to practice law.

John Routt was elected governor of Colorado in 1876.



DIMMITT'S GROVE
NEIGHBORHOOD ASSOCIATION
BLOOMINGTON, ILLINOIS

dimmittsgrove.org



Certificate of Appropriateness

Please be sure the following information is complete before submitting application

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

MAR 07 2018

Property Address: 612 East Grove Street, Bloomington, IL 61701

Historic District (if applicable):

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

Year Built: 1888

Architectural Style: Brick Queen Anne



612 E. GROVE ST.

Proposed Restoration Work: Historic signage with information



HISTORICAL SIGN APPLICATION

Homeowner information

Present owner's name: Gary Justis and L.J. Douglas

Address: 612 East Grove Street Email: gjustis@ilstu.edu Phone: 309 829-3379

Sign Information (if known)

Address: 612 East Grove Street Year built: 1888

Name of 1st owner or historical name: Judge Sain Welty and Mrs. Gertrude Welty

Builder or architect: unknown

Architectural style: Three story brick Queen Anne with three story square tower

House facts (continue on to other sheets as needed):

This house was built in 1888 for Judge Sain and Mrs. Gertrude Welty. Judge Welty served as attorney for the city of Bloomington from 1889 to 1892, eventually becoming Judge of the Circuit Court for McLean County.

Content may be edited for length, but homeowner will have final approval. Committee can help with home history.

Homeowner cost is \$100. Checks only payable to Dimmitt's Grove Neighborhood Association. Mail application and payment to: Lacey Fritch, 503 E. Olive, Bloomington, IL, 61701

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

One of several properties propose to install identically styled historic signs that display information about the each historic house. This project is facilitated by the Dimmitt's Grove Neighborhood Association.

Project Start Date: 5-1-2018

Expected Project Completion Date: 5-1-2018

Please attach the following information to the application.



Historic photos supporting the application (if available)

Applicant Name: Gary Justis

Applicant Address: 612 East Grove Street, Bloomington, IL 61701

Phone: 309 829-3379

Email: gjustis@ilstu.edu

Applicant Signature* Date

[Redacted Signature]

3-4-18

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimmons@cityofbloomington.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

From: Timothy J Maurer · 
To: "irivera@cityblm.org" <irivera@cityblm.org>
Cc: Katie Simpson <ksimpson@cityblm.org>

Date: Monday, March 05, 2018 05:37PM

Subject: Request for Extension of Time

History:  This message has been replied to.

Hi Izzy,

In response to your letter dated January 23, 2018, and pursuant to our phone conversation this afternoon, please accept this email as a request for the BHPC to consider granting an extension of time to the Funk Grant that was approved by the BHPC on May 19, 2016 to complete the installation of front porch railing and balusters at 319 E. Chestnut St.

Current circumstances compel me to request a two month extension for the completion of the installation of the front porch balusters and railings at the referenced property.

The main reasons I require additional time are: 1) the contractor that quoted the project and was to provide the installation of the railings and balusters informed me that his work schedule was full and that he would not be available to perform the work. The replacement contractor cannot start work on the project until April 1, 2018, 2) locating and acquiring acceptable additional balusters necessary to complete the project took longer than anticipated.

Please let me know if you have any questions or require any additional information.

I regret the inconvenience but this is a complex project that requires extensive coordination of custom materials and skilled craftsmanship in order to complete the project properly. The patience of the Commission is appreciated.

Sincerely,
Tim Maurer

Websense: Click [here](#) to report this email as spam.



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

January 23, 2018

Mr. Tim Maurer
317 E Chestnut
Bloomington IL 61701

SUBJECT: EUGENE D FUNK JR REIMBURSEMENT

Dear Mr. Maurer:

Thank you for your participation in the City of Bloomington Historic Preservation Program. Your application for **\$2,500.00** for the **installation of front porch railing and balusters** at **319 E. Chestnut Street** in Bloomington, IL was approved by the City of Bloomington Historic Preservation Commission on May 19, 2016 and funds were encumbered to enable the completion of the project before the end of the fiscal year.

In order to receive payment through the grant program, please submit the following to the City of Bloomington Department of Community Development by 4:00 pm on March 16, 2018:

1. A statement that the project for which the grant was awarded is 100 percent complete.
2. Photographs taken before, during and after the restoration process.
3. Copies of the invoice(s) from your contractor(s) verifying the completion of the approved work.
4. Copies of your cancelled check(s) verifying the contractor(s) were paid for their work.

If you are not registered as a Vender with the City of Bloomington, please register online at <http://mss.cityblm.org/MSS/Vendors/Registration/Default.aspx> to be eligible to receive payment.

Please understand that if you should fail to comply with the above items it will result in you forfeiting the grant.

Should you have any questions please feel free to contact me at (309) 434-2448 or via email at irivera@cityblm.org.

Best regards,

Izzy Rivera
Assistant City Planner

BHP-14-16. Consideration, review and approval of the application submitted by Tim Maurer requesting a Certificate of Appropriateness for front porch railings and baluster installation and painting to the Francis Funk House located at 319 E Chestnut, c.1875, Italianate variation.

Chairman Williams introduced the case. Ms. Simpson provided the staff report. She stated that staff supports both the Certificate of Appropriateness and the Funk Grant for the project. Staff asks that the paint match the exterior and the design match the renderings.

Tim Maurer, 317 E. Chestnut Street, noted that he had submitted this petition in December but withdrew it for consideration in the new fiscal year. There was a discussion about the street number for the structure in question. Chairman Williams noted that the address may have changed over time.

Mr. Elterich asked the total amount of the work. Ms. Simpson referred to an email with the additional dollar amount. Mr. Maurer asked if they could approve the amount based on the final bid for the work.

Ms. Cline moved for approval of Case BHP-14-16 for approval of the Certificate of Appropriateness; seconded by Ms. Graehling. The motion was **approved** by a vote of 5-0-1 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Graehling—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Bailen—yes; Chairman Williams—yes.

BHP-15-16. Consideration, review and approval of the application submitted by Tim Maurer requesting a Funk Grant for 2,500.00 for front porch railings and baluster installation and painting to the Francis Funk House located at 319 E Chestnut, c.1875, Italianate variation.

Ms. Cline moved for approval of Case BHP-14-16 up to \$2,500 contingent upon receiving estimates for labor and materials, or invoice, for the work; seconded by Ms. Graehling. The motion was **approved** by a vote of 5-0-1 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Graehling—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Bailen—yes; Chairman Williams—abstained.

Ms. Simpson provided the petitioner with the Certificate of Appropriateness.

From: "Timothy J. Maurer" <[REDACTED]>

To: Katie Simpson <ksimpson@cityblm.org>

Date: Monday, April 25, 2016 09:37AM

Subject: Re: Case No. BHP-41-15 Receipt & New Application for Certificate of Appropriateness

Hi Katie,

My budget estimate for the porch railing project is \$5,315.

Attached is Brad Williams' written proposal of \$4,315 for the labor and material for carpentry on the proposed work, and I have a verbal quote of \$1000 to provide the labor and material to finish and paint the proposed work.

Please let me know if you need anything else.

Thanks,

Tim Maurer

Websense: Click [here](#) to report this email as spam.

 <u>Microsoft Word - Tim Maurer porch railings 319 E. Chestnut 4-24-16.docx.pdf</u>	Type: application/pdf Name: Microsoft Word - Tim Maurer porch railings 319 E. Chestnut 4-24-16.docx.pdf
--	--

On Apr 20, 2016, at 8:01 AM, Katie Simpson <ksimpson@cityblm.org> wrote:

Tim,

I processed the encumbrance of the \$2500 from the fence and gate installation for last year. For the other application you are submitting, we will need a budget. Please send me an itemized budget for the work being proposed showing costs of materials and labor.

Thank you,

Katie

Katie Simpson
City Planner
City of Bloomington, IL
(309) 434-2341
ksimpson@cityblm.org

-----"Timothy J. Maurer" <timothy.maurer@att.net> wrote: -----

To: ksimpson@cityblm.org

From: "Timothy J. Maurer" <timothy.maurer@att.net>

Date: 04/13/2016 02:30PM

Subject: Case No. BHP-41-15 Receipt & New Application for Certificate of Appropriateness

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

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

Tim Maurer
317 E. Chestnut
Bloomington, IL 61701

Porch railings
319 E. Chestnut, Bloomington, IL

Phone: 309-287-4116

Date: 4-24-16

Estimate for Cedar Porch railings at 319 E. Chestnut:

- Custom cedar milled porch railings, materials.....\$615.00
- Labor to make and install railings.....\$3,700.00

Estimate for materials and labor: \$4,315.00

This proposal is valid for 365 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____ Date: _____

Signature _____ Date: _____



CITY OF BLOOMINGTON

Eugene D. Funk Jr.
Grant Application

Historic Preservation Commission

Case No: _____

Property Address: **319 E. Chestnut St.**

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

Year Built **1876/1914** Architectural Style: **Victorian**

Grant Amount Requested: **\$2500**

Proposed Restoration Work: **Front porch railings and balusters.**

Detailed description required on following page

Applicant Name: **Tim Maurer**

Address: **317 E. Chestnut St. Bloomington Illinois 61701**

Phone: **309.287.4116** Email: **timothy.maurer@att.net**

- attach photo of property front elevation here

Certificate of Appropriateness Number _____

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

1. Installation of front porch railings and balusters.

(See attached drawings). #1-4.

[illegible]**Project Start Date: June 2016**

Project Completion Date: Completion within approximately one week.

Applicant Signature* _____ **Date** _____

**Return to: Mark Woolard, City Planner, City of Bloomington
Government Center
115 E. Washington St. Suite 201**

Agenda Item 5B
Items Pertaining to BHP-15-16







EAST ELEVATION
2012-04-11



