



**AGENDA
REGULAR SESSION
HISTORIC PRESERVATION COMMISSION
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S. EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, FEBRUARY 16, 2023, 5:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at www.cityblm.org/register at least 5 minutes before the start of the meeting.

4. MINUTES

Review and approval of the minutes of the January 19, 2023, regular meeting.

5. REGULAR AGENDA

- A. BHP-34-22** Consideration of the historical or architectural significance for the structure located at 407 W. Market Street, in accordance with the demolition review procedures. PIN 21-04-158-006. (Ward 6.) ***CONTINUED FROM DECEMBER and JANUARY MEETINGS.***
- B. BHP-03-23** Consideration, review and action on an **amendment** to a request submitted by Janina King for a Funk Grant to increase the amount from \$5,000.00 for exterior painting for the property located at 901 E. Jefferson Street. PIN 21-04-303-014. (Ward 4.)
- C. BHP-14-22** Consideration, review and action on an **amendment** to a request submitted by Howard Rodgers a Funk Grant, to increase the amount from \$1,140.00 for porch repairs on the property located at 510 Mason Avenue. PIN: 21-04-362-010. (Ward 6.)

6. OLD BUSINESS

- A.** Updates regarding Bloomington Community Preservation Plan implementation

7. NEW BUSINESS

- A.** Happy 40th Birthday, HPC! - A short review of the "Birth Story" of Historic Preservation regulations in Bloomington and creation of the Historic Preservation Commission
- B.** Update on Statewide Historic Preservation Plan process
- C.** Plans for National Historic Preservation Month (May)
- D.** Discussion on designating ordinance updates and amendments (Op 1.7 & 3.1)

8. ADJOURNMENT

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



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MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, JANUARY 19, 2023 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Osborne Room at the Bloomington Police Department, at 5:05 p.m., Thursday, January 19, 2023.

The meeting was called to order by Chair Koos.

ROLL CALL

Attendee Name	Title	Status
Mr. Greg Koos	Chair	Present
Mr. Paul Scharnett	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Absent
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Absent
Mr. Jon Branham	City Planner	Present
Mr. Glen Wetterow	City Planner	Present
Ms. Kimberly Smith	Assistant Director of Economic and Community Development	Present
Mr. George Boyle	Assistant Corporation Counsel	Present

PUBLIC COMMENT

Brad Williams (613 E. Grove Street) Spoke to complement the City of Bloomington and the Historic Preservation Commission on Forty Years of existence of this Commission, created in 1983. It was noted that Chair Greg Koos was part of the original Commission membership. The Commission thanked Mr. Williams for his comment.

MINUTES

The Commission reviewed the minutes of the December 15, 2022, Historic Preservation Commission meeting. Commissioner Scharnett noted a scrivener's error on Page 11.

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Commissioner Elterich made a motion to accept the minutes, as amended. The motion was seconded by Commissioner Koos. All were in favor (5-0).

REGULAR AGENDA

A. BHP-30-22 Consideration, review and action on a request submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for the property at 809 N. McLean Street. PIN:21-04-210-001. *CONTINUED FROM NOVEMBER and DECEMBER MEETINGS.*

Mr. Branham presented the Staff Report, noting the property is already designated as within a Local Historic District and has the S-4 Zoning Overlay applied. Mr. Branham highlighted that the more appropriate action would be to amend to the current designation, as the Code does not provide for redesignation of already-designated properties.

Mr. Elterich asked for clarification on what an amendment would be. Mr. Branham explained that the amendment would be to the existing designating ordinance to allow inclusion of additional criteria that can be used in review for Certificates of Appropriateness.

Commissioner Scharnett asked what the effect of an amendment would be, and what would be voted on at the present meeting. Staff clarified that no amendment has been requested; the request is for designation. Commissioner Elterich stated the subject property is already designated, and he fails to understand why the Petitioner is asking for designation is again.

Chair Koos asked for confirmation there is no difference in how the S-4 designation is applied to Local Landmarks and Local Historic Districts. Mr. Branham concurred. Ms. Smith clarified that S-4 designation is an overlay district for zoning: the zoning map amendment is heard by the Planning Commission, with the Resolution transmitted by the Historic Preservation Commission as one of the components of the criteria for review. Landmarks and Districts are not materially different in their creation or application under the Code.

Commissioner Scharnett inquired about the Petitioner's intended effect of the application.

Chair Koos opened the public hearing.

Tim Mauer (317 E. Chestnut) Mr. Maurer noted that his comments will address agenda items A, B, and C. He explained that his intent is to designate the subject properties as Landmarks in addition to the current Historic District designation, and cited a 1983 Ordinance. Mr. Mauer noted architectural and cultural items contributing to the character of properties in area, including the subject of the case.

He stated the "S-4" designation and "Local Historic" designation are separable, citing § 44-804. Mr. Mauer indicated the 1983 Ordinance designating the Franklin Square Historic District does not identify specific architectural or historic features that contribute, and thus is insufficient for providing protection for the District. He stated the subject property has open maintenance violations, a questionable history of Certificates of Appropriateness and Funk Grants, and the visible deterioration demonstrates the ineffectiveness of the Historic District designation to protect the property. He emphasized the importance of transmitting a list of architectural details to be protected to current and future owners.

Commissioner Scharnett asked if Mr. Mauer has provided a list of the architectural features he wants protected to Staff. Mr. Maurer answered in the negative, and stated

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the City has 60 days from the Commission's recommendation of Landmark status to put together a report. Mr. Boyle stated that the 60 days discussed in the Code are from the time of application until the case is heard at a public hearing. Mr. Maurer offered to read the portion of the Code he was referring to. The Commission and Staff declined the offer as copies of the Code were present for review.

Mr. Boyle stated that the subject properties are already designated S-4 and as contributing structures in part of a Historic District, and inquired whether it would be more appropriate to request amendment of the existing designation to specifically state architectural features. He restated the Commission's question, "what do we get by changing them to Landmarks that we wouldn't get by amending the Historic District designation?" Mr. Maurer noted not all the buildings in the District are historic and contributing. Mr. Koos disagreed, and discussion ensued. Mr. Maurer stated Landmark designation for contributing structures is more impactful than amending the District.

Commissioner Scharnett noted that there is not a significant difference between the Landmark designation and Historic District nomination process, as both require features to be called out. He noted the effect of either designation is the same, with District designation benefiting more property owners. He commented that the subject applications seem to call out some properties are more important than others. Mr. Maurer noted that the problem is the properties falling into disrepair. Commissioner Scharnett clarified that there are two different possible issues at hand—a failing Ordinance or the failing execution thereof—but that redesignation would change neither. Mr. Maurer said he would defer his response until the Legal Counsel of the Foundation could be consulted.

Ms. Peters explained that the Commission does not have control over homes falling into disrepair.

Chair Koos agreed that what is supposed to be protected in Franklin Square is not well described, but disagreed that only the subject buildings need to be protected. Mr. Koos noted another method for achieving what Mr. Maurer is seeking is to acquire the architectural descriptions of all of the properties in the District and amend the designation. The City has the ability to enforce property maintenance and code compliance in court, and has demonstrated that ability in the past at 504 E. Walnut Street. Mr. Maurer noted he is not against protecting all Franklin Square buildings and would endorse amending the designation, but is concerned about the time required to complete it.

Commissioner Peters iterated there is no difference between Landmark and Historic District designation and the Preservation Plan specifically states the same feature criteria should be applied to Districts. She supports amending the designating Ordinance to reflect the contributing architectural and cultural elements.

No additional testimony was provided. Chair Koos closed the public hearing.

Commissioner Scharnett concurred with Chair Koos that the intent of the applications is admirable, but the process is not appropriate. Commissioner Elterich inquired whether the original Ordinance had been located. Discussion ensued about the process and timeline for designation of the Franklin Square Historic District. Mr. Boyle stated if there is an Ordinance prior to the 1983 Ordinance that is more specific Staff has been unable to find it.

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Commissioner Koos inquired whether there was an Ordinance that governs the Commission from 1983. Staff replied that has not been researched. Mr. Boyle noted that the Commission is currently authorized by § 44-17.

Commissioner Peters suggested an amendment be proposed that includes items to be protected, the Commission survey and amend all S-4 designations, as appropriate, and ensure that the current Code is amended to ensure the same requirement of feature identification and protection apply for both Landmarks and Districts.

Chair Koos requested a Draft Amendment propose a change of description of the property to cover the entire area, incorporating streets/gutters/sidewalks and the park. Assistant Director Smith noted that changing the boundaries and legal description of a designation would result in a new designation case, not an amendment. She also clarified the timeline and process for designation cases. Mr. Boyle recommended that the Commission make findings on the current applications at this time, and that separate application should be made for an amendment to the existing designation, for hearing at a future meeting.

Mr. Koos stated his preference to pursue amendments for all of the properties at the same time. Mr. Scharnett noted many of the properties share features that could be blanketed in an Ordinance rather than addressed separately. Mr. Boyle clarified procedure items. Chair Koos requested that related discussion be tabled until the following meeting.

Commissioner Elterich asserted that redesignating something that is already designated is superfluous. Commissioner Peters made a motion to establish findings of facts and deny the request for a S-4 Preservation District overlay designation for 809 N. McLean Street on the grounds that one already exists. Seconded by Mr. Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, and Chair Koos - Yes. (5-0). The motion passed.

B. BHP-31-22 Consideration, review and action on a request submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 901 N. McLean Street. PIN:21-04-207-005. *CONTINUED FROM NOVEMBER and DECEMBER MEETINGS.*

Chair Koos opened the public hearing.

Tim Mauer (317 E. Chestnut) stated that there is a distinction between a Landmark and a Historic District in the Code, and that the result of not designating will be detrimental to the building. He stated that Code Enforcement and the Preservation Commission have not taken any interest in ensuring it is preserved and asked that the Commission take action.

Commissioner Scharnett asked whether any of the properties have National Register Landmark Status. Mr. Maurer was unaware of any. Mr. Scharnett inquired whether the Franklin Park Foundation had considered applying for National Landmark status for any of the properties. Mr. Maurer replied that they are considering a different approach in the case of an adverse finding. Mr. Scharnett noted that National Register designation provides incentives and restrictions. Mr. Maurer discussed his objectives and how National Register designation does not achieve them.

Mr. Maurer stated that decisions on how to apply zoning are not in the purview of the Historic Preservation Commission, but the Planning Commission, and the HPC should

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only be making findings on whether the properties have historic significance. He explained his understanding of the process and duties of each step in the designation and amendment process in the current City Code. Mr. Koos stated that changing the property from being part of a District to an individual Landmark will have no impact on how the City enforces Ordinances. Mr. Maurer disagreed. Mr. Koos inquired whether Mr. Maurer had filed formal complaints about the condition of the buildings. Mr. Maurer answered in the affirmative.

Commissioner Scharnett stated that the form of the request is the problem with the case and asked for clarification on whether Mr. Maurer could return and request amendment if his current requests are denied. Mr. Boyle confirmed.

Mr. Maurer asked Mr. Boyle about the Designation process. Mr. Boyle indicated there are criteria for consideration. Mr. Maurer explained the rest of the process and requirements. Mr. Elterich read the Applicability section of the Historic Preservation District which indicates S-4 “may be applied to a single property (historic landmark) or group of properties (historic district),” stating that means they are designated the same.

Commissioner Graehling noted Community Preservation Plan Opportunity 3.2 (Prepare comprehensive design guidelines for Bloomington’s historic districts and landmarks,) and stated that completion of that work would solve the problem. Mr. Maurer asked what was being done in the meantime. Mr. Scharnett explained that is not HPC purview.

No further testimony was provided. No additional Commission discussion.

Commissioner Peters made a motion to establish findings of facts and deny the request for a S-4 Preservation District overlay designation for 901 N. McLean Street on the grounds that one already exists. Seconded by Commissioner Graehling.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, and Chair Koos - Yes. (5-0). The motion passed.

C. BHP-32-22 Consideration, review and action on a request submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 310 E. Walnut Street. PIN:21-04-202-016. *CONTINUED FROM NOVEMBER and DECEMBER MEETINGS.*

Chair Koos opened the public hearing.

No testimony was provided. No Commission discussion was held.

Commissioner Peters made a motion to establish findings of facts and deny the request for a S-4 Preservation District overlay designation for 310 E. Walnut Street on the grounds that one already exists. Seconded by Commissioner Graehling.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, and Chair Koos - Yes. (5-0). The motion passed.

D. BHP-34-22 Consideration of the historical or architectural significance for the structure located at 407 W. Market Street, in accordance with the demolition review procedures. PIN 21-04-158-006. *CONTINUED FROM DECEMBER MEETING.*

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Mr. Branham presented the applicant's request to table to following meeting. The Commission approved tabling to the February 16, 2023, regular meeting.

E. BHP-01-23 Consideration, review and action on a request submitted by Brice Wolf for a Certificate of Appropriateness for roof replacement for the property located at 305 E. Chestnut Street. PIN 21-04-209-003.

Mr. Branham presented the staff report with recommendation for approval. He noted that the applicant is making the request retroactively.

Chair Koos opened the public hearing.

Brice Wolf (909 Bunn Street) spoke on behalf of the application. In October the insurance on the property was going to be cancelled because of the condition of the roof and leaks occurring. In November they applied for a building permit and were told to stop because they needed approval because of being S-4. He started the project on November 28 to complete the project before winter. He thought the project would be approved since they were replacing black architectural shingles with black architectural shingles and improving the weatherization. He stated the work has been completed and looks good.

Commissioner Scharnett inquired about roof ventilation. Mr. Wolf explained he replaced the existing ridge vent and explained additional work and cautions taken. Mr. Scharnett inquired whether the eaves are vented. Mr. Wolf stated there are soffit vents. Mr. Scharnett asked whether the attic space is vaulted. Mr. Wolf answered in the affirmative. Mr. Scharnett asked whether insulation is applied directly to the roof deck. There are chutes for ventilation. No further questions.

Commissioner Scharnett asked the age of the roof that was replaced. Mr. Wolf stated it was likely 15-20 years old and shingles were in terrible shape.

No additional testimony was provided.

Chair Koos reminded the Commission that a recent retroactive request for a Certificate of Appropriateness was denied because no building permit had been acquired. Mr. Scharnett pointed out that in this instance there was a good faith effort made. Mr. Boyle suggested that the HPC confine their review to the work and the structure, as prescribed by the Ordinance, but stated the Legal Department can report back on whether there are enforcement actions that will be taken. Ms. Smith explained that the goal is compliance, and the applicant is seeking that by trying to gain the appropriate approvals.

Commissioner Graehling made a motion to approve the Certificate of Appropriateness. Mr. Scharnett seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, and Chair Scharnett - Yes. (5-0). The motion passed.

Mr. Branham will send a notice of approval to the applicant and the property owner.

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F. BHP-02-23 Consideration, review and action on a request submitted by Janina King for a Certificate of Appropriateness for soffit, fascia, and siding replacement for the property located at 901 E. Jefferson Street. PIN 21-04-303-014. (Ward 4.)

Mr. Branham presented the staff report with recommendation for approval. He noted that the contractor was unable to attend the hearing.

Chair Koos opened the public hearing.

Janina King (901 E. Jefferson Street), spoke in favor of the request. The intent is to repair or restore, replace only when needed, and match when possible. Most of the replacement will be facia, using poplar, and the contractor understands the property is historic. She did apply for one grant associated with the project, but the scope of work has expanded, and she will be applying for a second.

Commissioner Scharnett inquired which kind of insulation is in the walls. Ms. King was not sure. Mr. Scharnett explained it looks like there is a moisture issue from the interior causing some of the damage seen in the pictures. Ms. King explained they purchased the property mid-flip and work seemed to have been rushed; they have had multiple problems. The painter said there was no priming as part of the prior paint job which was causing some of the issues. Mr. Scharnett explained what he was seeing in the images that indicated insulation issues they may want to investigate and resolve.

Chair Koos inquired whether they have had any work done to the box gutters. Ms. King answered in the negative and stated they are one source of damage. The level of work required for the gutters is unknown until they get into the project, but they expect a lot of reframing. She does not believe they are leaking into the facia or soffits.

Commissioner Elterich inquired about the gutter lining. Ms. King stated she believed they are copper and knows they may need quite a bit of work.

Mr. Scharnett noted the drip edge is directing water back toward the facia because of over-bend. He inquired whether there is ventilation in the soffit. Ms. King answered in the negative. Mr. Scharnett recommended looking into some sort of ventilation.

No additional testimony was provided.

Commissioner Scharnett stated he does not believe poplar is appropriate for the exterior and material should be revised; crown molding, if needs to be replaced, should be as close a match as possible; examination of underlying reason for damage should be pursued. Cedar or composite materials would be appropriate. He is comfortable recommending those modifications without requiring the applicant to return with an update.

Commissioner Peters asked for clarification on paint preparation to ensure no power washing was included. Ms. King stated the contractor had not mentioned power washing.

Commissioner Graehling made a motion to approve the Certificate of Appropriateness, contingent upon submission of an appropriate methods and a materials list for use in the project. Mr. Scharnett seconded.

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Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, and Chair Scharnett - Yes. (5-0). The motion passed.

Mr. Elterich and the Commission thanked Ms. King for caring for the home. Ms. King highlighted the difficulty in finding contractors capable of completing the work and the increased expenses they have seen in the past few years, as well as her love for the home.

G. BHP-03-23 Consideration, review and action on a request submitted by Janina King for a Funk Grant in the amount of \$5,000.00 for soffit, fascia, and siding replacement for the property located at 901 E. Jefferson Street. PIN 21-04-303-014. (Ward 4.)

Chair Koos opened the public hearing.

Janina King (901 E. Jefferson Street), spoke in favor of the request to explain that the painting project they will see later is separate from the repair and restoration project before them, and she would like to submit for a second grant for that project later.

Mr. Branham explained that the Funk Grant program allows up to two grants per year for “major” restoration projects. Ms. Smith read the relevant Funk Grant guideline. Mr. Scharnett explained that they have awarded two amounts of \$5,000 at the same time before for major fire damage. Ms. Graehling noted another instance for a property on Gridley.

The Board discussed the intent of the Funk Grant program, language in the criteria and guidelines, and how it has been applied in the past. The consensus was that the language of the current item (soffit, fascia, and siding replacement) does not include the painting components of the overall project, which therefor may be applied for later, as a second annual grant for major restoration work. Ms. Peters requested an updated bid with the project costs split out. Ms. King agreed to provide such.

Commissioner Scharnett made a motion to approve the request submitted by Janina King for a Funk Grant in the amount of \$5,000.00 for soffit, fascia, and siding replacement for the property located at 901 E. Jefferson Street. Commissioner Peters seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, and Chair Scharnett - Yes. (5-0). The motion passed.

H. BHP-04-23 Consideration, review and action on a request submitted by Anthony Seckler for a Certificate of Appropriateness for front porch step replacement, and railing and newel post addition for the property located at 905 E. Jefferson Street. PIN 21-04-303-003. (Ward 4.)

Chair Koos opened the public hearing.

Anthony Seckler (905 E. Jefferson Street) Stated replacements will be with like wood and all will be painted to match. Brad Williams is conducting the work can speak to any materials specifics. A new guard rail will be added on the west porch for safety.

Chair Koos noted that the brick on the west porch looks like the porch was added after the original construction. Mr. Seckler concurred, but it was already there when he

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purchased it. Mr. Koos noted that means the proposed railings are not altering an original feature. Mr. Seckler explained the railings will match the front porch.

Brad Williams (613 E. Grove) explained the wood for replacement will be red cedar and Douglas fir to match or put back what is there. Spindles will be made to match original and in mahogany. Newel post rot will be addressed. Front steps will be completely replaced.

No additional testimony was provided. No Commission discussion was held.

Commissioner Scharnett made a motion to approve the Certificate of Appropriateness. Commissioner Elterich seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, and Chair Scharnett - Yes. (5-0). The motion passed.

- I. BHP-05-23 Consideration, review and action on a request submitted by Anthony Seckler for a Funk Grant in the amount of \$4,480.00 for front porch step replacement, and railing and newel post addition for the property located at 905 E. Jefferson Street. PIN 21-04- 303-003. (Ward 4.)**

Chair Koos opened the public hearing. No testimony was provided. No Commission discussion was held.

Commissioner Graehling made a motion to approve the request submitted by Anthony Seckler for a Funk Grant in the amount of \$4,480.00 for front porch step replacement, and railing and newel post addition for the property located at 905 E. Jefferson Street. Commissioner Elterich seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, and Chair Scharnett - Yes. (5-0). The motion passed.

OLD BUSINESS

Updates regarding the Community Preservation Plan (CPP).

Commissioner Peters noted that reference to “Theme 4” in staff memo should be to “Theme 5.” Commissioner Scharnett noted that Theme 2 had also recently met with Staff.

Chair Koos noted he was still working on the Miller Park nomination.

NEW BUSINESS

Update regarding Ch. 44 text amendments

Assistant Director Smith provided an overview of text amendments that are moving forward through the Planning Commission and the impacts to the Historic Preservation components, including minor procedural changes.

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Other New Business

Commissioners Graehling stated that she believes the Commission needs to discuss and pursue the work outlined in Opportunity 3.2 in the near future. She asked that the Commission consider and return with ideas at the next meeting.

Chair Koos supported the idea but believes it will not address the specifics of the designating ordinances where the features needs to be detailed for protection. Commissioner Koos noted he nominated Franklin Square as an Endangered Place to Landmarks Illinois, and the variety of construction and surfaces require specific discussion. The guidance piece in 3.2 is really about guiding the homeowners, not permitting guidance for Staff or future Commissioners.

Ms. Graehling explained that she was referring to a blanket discussion of broad categories that should be included for all properties. Mr. Scharnett concurred and elaborated.

Mr. Koos believes that because of the insufficiency of the existing ordinances City permitting staff felt there was a lack of guidance and may have permitted work without HPC review.

Mr. Scharnett noted a lack of clarity on what should result in a Certificate of Appropriateness on like-for-like repairs since there is no definition in the Code; materials, profiles, and colors should be included, as defined by National Parks Services. Mr. Koos referenced Code Enforcement and Permitting processes. Ms. Peters provided an example of work permitted on a garage. Ms. Smith read what requires a Certificate of Appropriateness from § 44-1710 and suggested further defining what is exempt. Mr. Scharnett concurred.

Mr. Koos questioned what can be done until all of the designating ordinances have been updated. Mr. Branham clarified that all changes, permit-requiring or not, are seen by staff to determine if review is needed. Mr. Scharnett made review process suggestions. The Commission and Staff discussed enforcement and options of preventing deterioration.

Ms. Peters inquired whether there had been any applications for new Commissioners. Mr. Branham stated that, per City Administration, there have not been any new applications made.

ADJOURNMENT

Ms. Peters motioned to adjourn. Mr. Scharnett seconded. All were in favor. The meeting was adjourned at 7:33pm.

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HISTORIC PRESERVATION COMMISSION

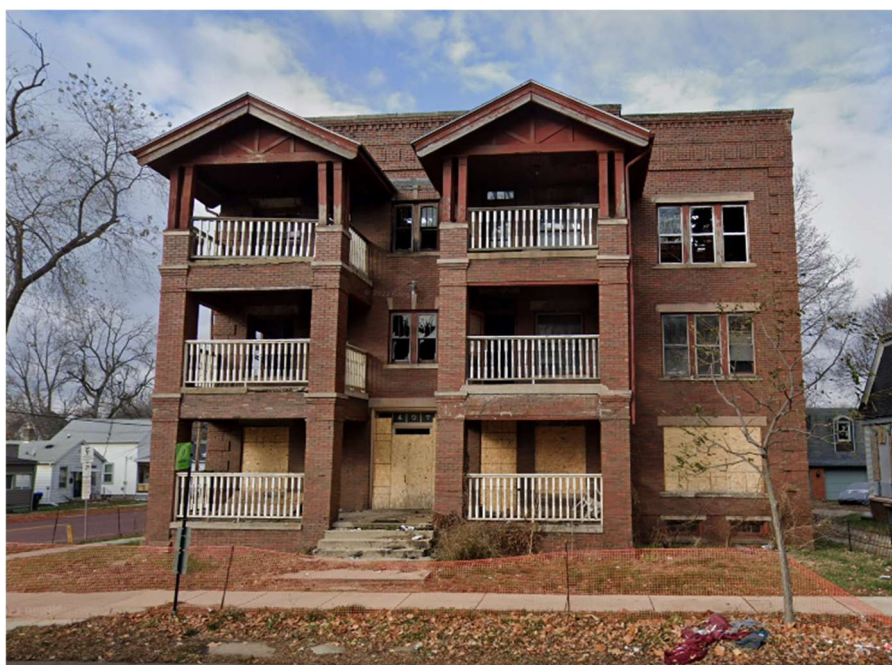
TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: February 16, 2023 (Updated)

CASE NO: BHP-34-22, Demolition Review

REQUEST: Consideration and review on a petition submitted by Sun Down Express LLC for Demolition Review for the property located at 407 W. Market Street. PIN: 21-04-158-006.



Above: The subject property at 407 W. Market Street

PROPERTY INFORMATION

Subject property: 407 W. Market Street
Existing Zoning: GAP-3 District
Existing Land Use: Multi-Family Residential
Property Size: 0.14 acres

HISTORIC INFORMATION

Year Built: 1912
Architectural Style: Craftsman
Architect: George H. Miller
Historic District: None

UPDATE

This petition was continued at the December and January meetings at the request of the Commission in order to further review additional structural information.

On February 3, 2023, a report from Primera Engineers, Ltd. (Chicago, IL) was received. The report determined that “the building structure and existing materials that remain are unsafe both structurally and environmentally,” and that the environmental remediation alone would cost approximately \$100,000 (Attachment 1) Staff has determined that, were this property subject to the restrictions of an S-4 designated property, a Certificate of Economic Hardship could be appropriately awarded which would result in approval of the demolition request despite a determination and designation of significance (44-1710G(4)(a).)

PROJECT DESCRIPTION

Background

The property was constructed in 1912 as a nine-unit apartment building. It was designed by George H. Miller and built by C.S. Conklin and C.W. Bearden. The building contains elements of the Craftsman style of architecture, with high-quality details and materials.

The building was severely damaged by a fire in July, 2022. In October, 2022, a Demolition Permit was requested from the City of Bloomington, triggering Demolition Review by the HPC.

Following the public hearing on December 15, 2022, the Commission determined that the property is architecturally significant and requested a complete structural analysis to determine criteria 9: its suitability for preservation or restoration.

DEMOLITION REVIEW GUIDELINES

Since the proposed demolition exceeds 500 square feet of gross floor area and was constructed more than 50 years before the date of the application for a demolition permit, it is subject to administrative review by the chairperson of the Historic Preservation Commission (§ 44-1711.)

The Code further states if the chairperson determines that the building is potentially significant, it shall schedule an administrative public hearing before the Preservation Commission to consider the building's historical or architectural significance. In this case, the chairperson noted the building is potentially significant, and the public hearing was scheduled.

STAFF RECOMMENDATION

Staff finds that the structure *may meet the Standards for Landmark Nomination Criteria* but that rehabilitation is not structurally or financially feasible and *recommends approval of the Demolition* request. Staff recommends that the Commission take the following actions:

Motion to *approve the Demolition request* at the property located at 407 W. Market Street.

Respectfully submitted,
Planning Staff

Attachment 1 - Primera to Sun Down Express, LLC. "Re: Bloomington Apartment Building - Existing Building Assessment." 3 Feb 2023.



February 3, 2023

Sun Down Express, LLC.
Dr. Yousuf Sayeed
1211 S. Prairie Ave., Suite 5902
Chicago, IL. 60605

Re: **Bloomington Apartment Building - Existing Building Assessment**
407 W. Market Street, Bloomington, IL. 61701

To Whom It May Concern:

Primera has visually observed the existing conditions of the building located at the above-mentioned address for Dr. Sayeed. The existing building, originally built in 1890, is a masonry structure, approximately 9,000sqft, with basement, 3-stories high with 9 apartment units. The building is a structure located on a corner lot located at West Market Street and North Lee Street. The existing structural system of the building appears to be load bearing masonry exterior and demising walls with masonry foundation, wood floor and partition construction. The building is situated on a lot adjacent to a National Historical Registered Property.

It was brought to our attention that the existing building had an extensive fire on June 29, 2022. Due to the extensive damage to the building from the fire and resultant architectural and structural damage, there is no way to enter the building safely to do any extensive inspection or testing. Our observations were conducted from the outside of the building. The fire compromised the courtyard/back of the building, floor construction in most units, windows and doors and the entire roof structure. Due to the amount of water that was needed to extinguish the fire, water settled in the basement and since then has caused additional structural damage to an already old and deteriorated 133-year-old structural foundation system. Ever since the fire occurred, the structure has been exposed to the elements, which has caused natural decay of the structure and materials, including moisture freeze and thaw cycles, highly possible mold growth and rodent infiltration. Observing the building as is, there appears to be other structural concerns that are evident that are not a factor of the fire, including but not limited to, failing concrete on the balconies, spalling masonry, deteriorating wood pillars, settling of masonry piers at the balconies, missing drainage downspouts, etc. In addition to the items previously mentioned, the entire MEP (mechanical, electrical and plumbing) systems have been completely rendered inoperative due to the fire and would require complete replacement.

Primera has been asked to assess the feasibility of salvaging some parts of the building, and eventually rebuilding the entire structure. Attempting to salvage the existing exterior walls facing the streets brings up some major concerns. The integrity of the masonry foundation walls, and existing masonry load bearing walls have been seriously compromised due to age, lack of maintenance over the many years, and now the extensive fire damage. Shoring and bracing the front facades of the building can potentially undermine the failing foundation and cause severe damage to the structure and highly likely safety concerns. It has also been determined that the existing masonry walls and building materials contain ACM, lead paint and mold which has been exacerbated by the fire and water damage. In addition, all materials would have to be remediated in a legal manner prior to beginning any work. Under the existing conditions, due to age, lack of proper maintenance, and the recent extensive fire damage, we would have major concerns with allowing access to the interior of the building for inspections, testing or renovation.

The insurance company deemed the loss in excess of \$2MM. For the sake of discussion, not feasibility, we performed a rough order of magnitude cost estimate for environmental remediation, saving existing exterior walls, and rebuilding the remaining building. We estimate environmental remediation would cost approximately \$100,000, which does not include the costs for structural renovations. The cost of demolition of the existing

550 W. Jackson Boulevard, Suite 600
Chicago, Illinois 60661
P 312/606.0910 | F 312/606.0415

PrimeraEng.com

Buildings • Transportation • Power • Consulting



407 W Market Street
February 2, 2023 • 2 of 4

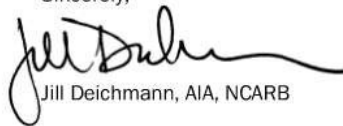
building and building another similar building, at a cost of approximately \$250/SF, we estimate would be in the range of \$2.5 - \$3.0MM.

From our knowledge of the building pre-fire, and our limited site observations post fire, we do not see any feasible way to retain any existing building elements, including but not limited to the building foundation or exterior walls. It is our professional opinion that the building structure and existing materials that remain are unsafe both structurally and environmentally and strongly suggest that the building be demolished in its entirety before considering any new construction. The future new construction of the building would be structurally sound and can replicate the aesthetic design of the existing building with similar materials.

We have attached photos of the building that were taken after the fire last June. It is our opinion that additional damage has been done to the building and building site since these photos were taken.

We appreciate the opportunity to be of service to you on this building assessment. Should you have any questions or comments regarding the items noted above, please do not hesitate to contact me.

Sincerely,



Jill Deichmann, AIA, NCARB



407 W Market Street
February 2, 2023 • 3 of 4

Attachment – Photographs

Pre- Fire





407 W Market Street
February 2, 2023 • 4 of 4

Attachment – Photographs

Post- Fire





HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: February 16, 2023

CASE NO: BHP-03-23, Funk Grant (Updated)

REQUEST: Consideration, review and action on an amendment to a request submitted by Janina King for a Funk Grant to increase the amount from \$5,000.00 to \$10,000 for exterior painting for the property located at 901 E. Jefferson Street. PIN: 21-04-303-014. Davis-Jefferson Historic District.



Above: The subject property at 901 E. Jefferson Street

PROPERTY INFORMATION

Subject property: 901 E. Jefferson Street

PIN: 21-04-303-014

Existing Zoning: R-3A (Multi-Family Residence) District with S-4 (Historic Preservation Overlay) District

Existing Land Use: Single-family home

Property Size: 100' x 175' (17,500 square feet)

HISTORIC INFORMATION

Year Built: c. 1906-1907
Architectural Style: Cornbelt Cube / Prairie Square
Architect: Unknown
Historic District: Davis-Jefferson
Alternate Name: John Harwood House

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** was approved as case **BHP-02-23** at the January 2023 meeting. A Funk Grant was also approved for up to \$5,000.00 at that meeting for soffit, fascia, and soffit work. The Funk Grant guidelines stated that, “Any one applicant may receive only one grant per fiscal year, per property, except for major restoration projects which may be considered for two.” The Commission discussed the applicant pursuing additional Funk Grant funding, as the scope of the overall rehabilitation project appeared to qualify in accordance with the Funk Grant criteria.

Request

The applicant requests an increase in the approved **Funk Grant from \$5,000.00 to up to \$10,000**, for painting the exterior of the home. Costs include labor, equipment rental, and materials.

The applicant has used the Single Source Justification to supply a single quote for the subject project.

STANDARDS FOR REVIEW

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

1. **Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program.**

This property is in the Nationally and locally-designated (S-4) Davis-Jefferson Historic District.

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

This project is an exterior project to preserve characteristics of the original structure.

3. **Soffit and Siding Projects are eligible for consideration, under certain conditions.**

This project will repair, when possible, and will replace as needed, using similar materials.

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

The applicant has not received a grant in the past ten years for painting or staining.

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

The costs associated with this project are materials (equipment rental) and skilled labor (individual proprietor, no sub-contractors).

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions have been met. No limitations apply.

STAFF RECOMMENDATION

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

Motion to establish findings that the *project is eligible* and to *approve* the amendment request by Janina King to increase the approved Funk Grant from **\$5,000.00 to up to \$10,000** to permit inclusion of the costs of exterior painting for the property located at 901 E. Jefferson Street.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Updated project cost information from Kelley Construction

Attachment 1: Project cost information



Kelley Construction Contractors Inc.

Kelley Construction Contractors Inc.
201 N 8th Street
Pekin, IL 61554

KING_JANINA-2

KING_JANINA-2

DESCRIPTION	QTY
1. Aerial Lift- 50'	1.00 WK
2. Scrape the surface area & prep for paint	2,300.00 SF
3. Exterior - seal or prime then paint with two finish coats	2,300.00 SF

Grand Total

\$16,709.16

Alex Grant
Project Consultant



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: February 16, 2023

CASE NO: BHP-14-22, Funk Grant (Updated)

REQUEST: Consideration, review and action on **an amendment** to a request submitted by Howard Rodgers for a Funk Grant **to increase the amount from \$1,890 to \$2,740.48** for porch repair and replacement for the property located at 510 S. Jefferson Street. PIN: 21-04-362-010.



Above: The subject property at 510 S. Mason Street

PROPERTY INFORMATION

Subject property: 510 S. Mason Street

PIN: 21-04-362-010

Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Overlay) District

Existing Land Use: Single-family home

Property Size: 75' x 150' (11,250 square feet)

HISTORIC INFORMATION

Year Built: c. 1853
Architectural Style: Unknown
Architect: Unknown
Historic District: None
Alternate Name: None

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** was previously requested and **approved** as case **BHP-13-22** in June, 2022. There have been no changes to the project scope. The applicant originally received a **Funk Grant in the amount of \$1,890.00** to repair damage to the front porch in June, 2022.

Request

The applicant has indicated that the project cost has been greater than the originally quoted amount and is requesting an **additional amount of \$850.48** for a new grant **total of \$2,740.48**. The additional amount was due to repairs required to rotted beam and supports that were not visible during the initial inspection, and painting, which was not initially included.

STANDARDS FOR REVIEW

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

1. **Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program.**

This property is locally-designated (S-4) Davis-Jefferson Historic District.

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

This project is an exterior project to preserve portions and characteristics of the original structure (porch).

3. **Porch Projects are eligible for consideration, under certain conditions.**

This project will repair, when possible, and will replace as needed, using historically accurate materials.

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

Exterior painting has not occurred at the property over the previous ten years.

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

The costs associated with this project are materials (equipment rental) and skilled labor (individual proprietor, no sub-contractors).

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions have been met. No limitations apply.

STAFF RECOMMENDATION

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

Motion to establish findings that the *project is eligible* and to *approve* the amendment request by Howard Rodgers to increase the approved Funk Grant from **\$1,890 to \$2,740.48** for porch repair and replacement for the property located at 510 S. Mason Street.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Brad Williams Original Project Estimate
2. Brad Williams Invoice #1
3. Brad Williams Invoice #2
4. Brad Williams Invoice #3
5. Svensson Painting & Wallcovering Invoice
6. Sherwin Williams Invoice #1
7. Sherwin Williams Invoice #2

Attachment 1: Original project estimate from Brad Williams

<u>PROPOSAL</u>	
	BRAD WILLIAMS CONSTRUCTION Carpentry & Woodworking 613 East Grove Street Bloomington, IL 61701 Home ph: 309-828-1506 Cell: 309-830-1706
Howard Rodgers 510 S. Mason Bloomington, IL Rodgersfamily7@yahoo.com	Porch repairs
Phone: 309-826-4144	Date: 4-28-2021 <u>revised 6-15-2022</u>
• Replace front porch flooring.....\$1,650.00 • Labor..... \$1,400.00 • Replace Skirt board under flooring (materials)..... \$ 150.00 • Labor.....\$ 350.00 • Patch some areas around bottom of columns (material).....\$ 30.00 • Labor..... \$ 200.00 Flooring to be tongue & groove fir. Skirting to be cedar. Painting not included. <u>Total for labor and materials: \$3,780.00</u> This proposal is valid for 90 days. Authorized signature: _____	
Acceptance of Proposal: Signature_____ Date:_____ Signature_____ Date:_____	

Attachment 2: Brad Williams Invoice #1



Brad Williams Construction
Carpentry & Woodworking
613 E. Grove Street
Bloomington, IL 61701

(309) 828-1506
(309) 830-1706

STATEMENT

DATE 12-5-22
NUMBER

HOWARD ROGERS
510 SOUTH MASON ST.
BLOOMINGTON, IL 61701

TERMS:

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

\$ _____

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD	
12-5-22	PROPOSAL FOR PORCH REPAIRS REVISED 6-15-22 AT 510 SOUTH MASON ST. →	3,780.00
	PAYMENT ON 9-30-22 FOR FLOORING AND SKIRT BOARD →	1510.50
	ADVANCE DUE FOR PROJECT COMPLETION →	2,269.50
12/15		

Brad Williams Construction

Thank You

PAY LAST AMOUNT
IN THIS COLUMN



(309) 828-1506
(309) 830-1706

STATEMENT

DATE 9-27-22
NUMBER

HOWARD RIGERS
510 SOUTH MASON
BIRMINGHAM, AL 35204

TERMS:

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

\$_____

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD	
	MATERIALS FOR PORCH FLOOR →	\$1510.50
	PAID	
	2/30	

Brad Williams Construction

Thank You PAY LAST AMOUNT
IN THIS COLUMN

Attachment 4: Brad Williams Invoice #3



Brad Williams Construction
Carpentry & Woodworking
613 E. Grove Street
Bloomington, IL 61701

(309) 828-1506
(309) 830-1706

STATEMENT

DATE 12-5-22
NUMBER

HOMER ROGERS
510 SOUTH MASON
BLOOMINGTON, IL 61701

TERMS:

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

\$ _____

DATE	CHARGES AND CREDITS	BALANCE
	BALANCE FORWARD	
	LABOR AND MATERIALS FOR ADDITIONAL REPAIRS ON FROG PORCH	
	11-28-22 - LABOR	\$ 250.00
	MATERIALS	\$ 65.13
	TOTAL	\$ 315.13
	Paid 12/15	

Brad Williams Construction

Thank You

PAY LAST AMOUNT
IN THIS COLUMN

Attachment 5: Svensson Painting & Wallcovering Invoice

Svensson Painting & Wallcovering

PO Box 234
Bloomington, IL
61702-234
309-242-7900

INVOICE



HOWARD RODGERS
510 S. MASON ST.
BLOOMINGTON, IL 61701

DATE INVOICE #
10/30/2022 19798

TERMS

WORK ORDER I.D. / PROJECT

SERVICED	QUANTITY	DESCRIPTION	RATE	AMOUNT
9/30/2022	8	SAND AND PAINT FIRST COAT ON FLOOR AND SKIRT BOARDS	60.00	480.00
10/3/2022	7.5	SAND, TACK AND APPLY SECOND COAT ON BOARDS	60.00	450.00
10/4/2022	5.5	APPLY THIRD COAT	60.00	330.00
9/30/2022		S-W # 9823-9	65.84	65.84
10/3/2022		S-W # 9280-4	59.98	59.98

Thank you for your business.

\$1,385.82

Attachment 6: Sherwin Williams Invoice #1

THE SHERWIN WILLIAMS CO.
115 KRISPY KREME DR STE 6
BLOOMINGTON IL 61701 3749



Visit www.sherwin-williams.com
Store 703877
(309) 665-0700
Fax: (309) 662-1731

**CHARGE
INVOICE**

No. 9823-9

ACCOUNT: 6677-8925-9

JOB 1 SVENSSON PTG & WALLCOVERING

PAGE 1 OF 1
PO# RODGERS
ORDER: OE0160662A703877
DATE: 09/30/2022
TIME: 08:33 AM
2-4862
E58/17438

SVENSSON PTG & WALLCOVERING
16 WALKER DR
BLOOMINGTON IL 61701 3339

* INDICATES SALE PRICE

TERMS: NET PAYMENT DUE ON OCT. 20th

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
6401-20200	GALLON	B90T104	AMSL TDPLX UTRDEEP ROYCROFT BRONZE GREEN	1	55.15	55.15
6501-66150	4 INCH	994000650	CS BLUE KNIT 4" X 1/	1	5.39*	5.39

Thank You
receipt required for refund

SUBTOTAL BEFORE TAX 60.54
8.750% SALES TAX: 1-146170100 5.30
CHARGE \$65.84

MERCHANDISE RECEIVED IN GOOD ORDER BY:
MARC

Attachment 7: Sherwin Williams Invoice #2

THE SHERWIN WILLIAMS CO.
115 KRISPY KREME DR STE 6
BLOOMINGTON IL 61701 3749



Visit www.sherwin-williams.com
Store 703877
(309) 665-0700
Fax: (309) 662-1731

**CHARGE
INVOICE**

No. 9280-4

ACCOUNT: 6677-8925-9

JOB 1 SVENSSON PTG & WALLCOVERING

PAGE 1 OF 1
PO# RODGERS
ORDER: OE0160782A703877
DATE: 10/03/2022
TIME: 11:28 AM
2-4862
E31/17319

SVENSSON PTG & WALLCOVERING
16 WALKER DR
BLOOMINGTON IL 61701 3339

TERMS: NET PAYMENT DUE ON NOV. 20th

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
6401-20200	GALLON	B90T104	AMSL TDPLX UTRDEEP ROYCROFT BRONZE GREEN	1	55.15	55.15

Thank You
receipt required for refund

SUBTOTAL BEFORE TAX 55.15
8.750% SALES TAX: 1-146170100 4.83
CHARGE \$59.98

MERCHANDISE RECEIVED IN GOOD ORDER BY:
MARC

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: February 16, 2023

CASE NO: Happy 40th Birthday, HPC!

REQUEST: A short review of the “Birth Story” of Historic Preservation regulations in Bloomington and creation of the Historic Preservation Commission.



TIMELINE OF HISTORIC PRESERVATION IN BLOOMINGTON

1892	McLean County Historical Society is created as a nonprofit
February 5, 1961	Clover Lawn/David Davis Mansion begins operation by the Illinois State Historical Library as a public museum
October 18, 1972	Clover Lawn/David Davis Mansion is the first Bloomington property to be listed in the National Register of Historic Places (Landmark in 1975)
February 12, 1979	Creation of the first version of Historic Zoning (S-4) in Bloomington and the first Local Historic Designations
December 27, 1983	Creation of the Bloomington Historic Preservation Commission and the version of the S-4 Overlay District, as we know it today
October 18, 1985	City of Bloomington becomes a Certified Local Government
January, 1988	First City of Bloomington Historic Preservation Plan is adopted (1987 Ed.)
March, 1995	Eugene Jr. Funk, Jr. Historic Preservation Grant is created
February 9, 2004	Second City of Bloomington Historic Preservation Plan is adopted (2002 Ed.)
January 4, 2000	Harriett Fuller Rust (Bloomington, Illinois Façade) Grant Program is created
September 27, 2021	Current City of Bloomington (Historic) Community Preservation is adopted

OCTOBER 18, 1972 - CLOVER LAWN/DAVID DAVIS MANSION BECOMES NATIONALLY PROTECTED

According to the National Register of Historic Places Inventory Nomination Form (Ref. No. 200754), this property began to be included in scholarly works related to the history of McLean County as 1879. The Register states, “Clover Lawn is a two story Italianate brick mansion designed by the St. Louis architect Alfred H. Piquenard in 1870...The primary significance of Clover Lawn lies in the fields of architecture and the decorative arts.” However, the contribution to local history as the home of David Davis—an associated Supreme Court Justice, and mentor and campaign manager to Abraham Lincoln—also plays prominently in the description of the nominated property and has become a focus of the heritage tourism that helps finance ongoing preservation of the property today.



The Pantagraph, 18 Nov 1972, Page 3

When the David Davis Mansion opened as a public museum in 1961 it had been in the Davis family since the time of construction. It is one of the most expansive and unaltered historic grounds and properties in the region and was recognized in 2018 as one of the “Illinois 200 Great Places” by the American Institute of Architects Illinois. Today, the David Davis Mansion receives between 25,000-30,000 visitors per year (McFarlane, WMBD, 5 Jul 2022) and remains an active part of telling the story of the history of Bloomington, Illinois, and of Abraham Lincoln.



After recognition of the David Davis Mansion, two other prominent locations were added to the National Register of Historic Places in subsequent years (McLean County Courthouse and Square in 1973 and the Stevenson House in 1974). Formal recognition of local historic preservation efforts was on the upswing.

FEBRUARY 12, 1979 - FIRST HISTORIC ZONING IS CREATED IN BLOOMINGTON, FIRST DESIGNATIONS

In 1976 the City of Bloomington began actively working on a comprehensive rewrite of the Zoning Code; the same year, Franklin Square was placed on the National Register of Historic Places. As part of the rewrite of the Zoning Code a “S-4 Historic and Cultural District” was proposed, not as an overly, but as a unique District for “general areas or for individual structures and premises...having special historic or cultural significance requiring special zoning regulations” (Ord. No. 1979-11.)

New zoning code a blueprint for the future

By Mike Glover

The proposed zoning code for the City of Bloomington is a classic case of the slow-but-steady approach.

More than two years of writing and rewriting went into the document. Radical or startling changes are few and far between. And many changes from the current code seem minor when studied individually.

However, when examined in its entirety, the new code provides a remarkably consistent blueprint for the future of the city.

It's the type of blueprint that could be provided only through a zoning code because zoning in many ways is the

Uniformity of such a basic aspect of city government as zoning eliminates a big roadblock to unification, city officials agree.

To examine where the cities are going, however, requires a brief look at where they've been.

The first zoning ordinance for Bloomington was adopted in 1940 and contained only three classifications—residential commercial and industrial. Though the present zoning code is a result of many modifications of that 1940 code, there was a problem. "The present zoning ordinance reflects many concepts adopted in 1940," Emmons said.

Perhaps the most basic holdover from

Comment

The public will have a chance to comment on a new zoning code for Bloomington during public hearings.

Those hearings have not been scheduled, but planner Kenneth Emmons said they probably will take place in February.

Copies of the proposed ordinance and zoning map are available for public inspection in the offices of the Bloomington city clerk and the McLean County Regional Planning Commission.

Copies of the map will be posted

Normal's ordinance approaches the question in much the same manner, but adds another classification for a "regional" shopping center, recognizing, perhaps, that Bloomington-Normal is a center for retail trade in this part of the state.

In addition to defining housing uses more tightly in the residential zoning classifications, the new code more accurately reflects the makeup of Bloomington, Emmons said. Since the current zoning ordinance was drawn, he said, a survey has been taken of the city describing actual land use throughout the city.

The new ordinance is based on that

ing one. Under the new ordinance, land annexed by the city is annexed in a classification which does not permit subdividing. The council must approve the concept of creating a subdivision and plans for the subdivision.

A new classification in the code is the "special" use grouping.

This category is designed, again, to reflect the city as it exists. One special category is for university-owned land. Currently, universities are located on a mix of several zoning classifications.

In Normal, Illinois State University is state-owned, so there isn't a lot the town

the many sites commemorating Abraham Lincoln. Bloomington wanted similar protection for such historical sites as the David Davis Mansion and the McLean County Courthouse.

This zoning classification prohibits modification of these historical sites without approval of the council. Further, it stipulates that the council must consider the view of the McLean County Historical Society.

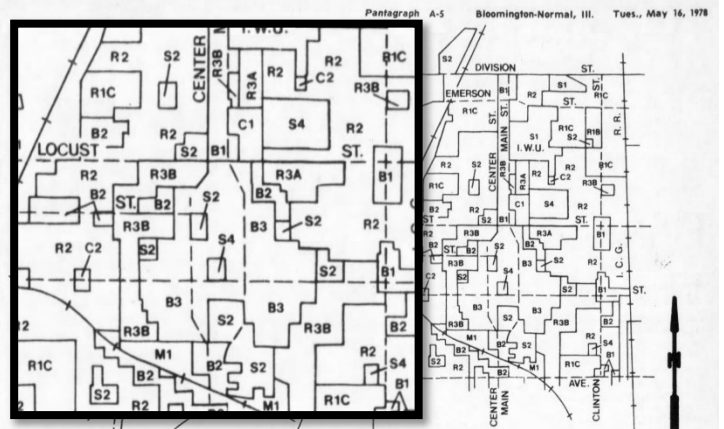
One interesting aspect of the proposed code, recognizes the possible clash between two agencies of government.

The airport zoning classification for Bloomington raises the question of how far the Airport Authority can go in

When the S-4 District was created, *all* building permits required site plan review through public hearings by the Planning Commission and approval of the City Council; advice could be sought from the McLean County Historical Society, and other such organizations, when making these decisions. The District was initially assigned a separate list of (very few) permitted uses.

As part of the comprehensive rewrite, the City adopted a completely new Zoning Map which assigned the new S-4 District to at least two areas: Franklin Square and the old McLean County Courthouse (see image.) In addition, while mages of the proposed Zoning Map for east Bloomington have not been located, evidence suggests that the Vrooman Mansion properties, the Ewing Museum properties, and the David Davis Mansion properties were also assigned to the new zoning District at this time (Glover, Pantagraph, 8 Jan 2022.)

Since the S-4 District was originally just that—a District, albeit one with intense scrutiny of every exterior change—no "Designating Ordinance" was created, like is the practice today; the new Zoning Map was simply adopted, and the subject properties became historically zoned.

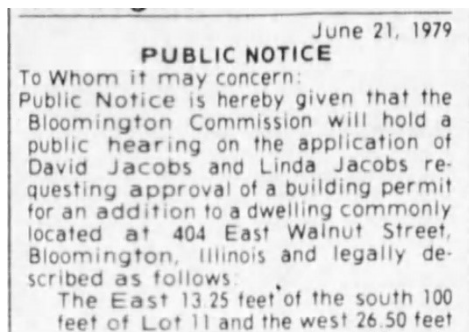


Proposed zoning map for west Bloomington

Hearing on zoning code today

A public hearing on Bloomington's proposed zoning code and map will be at 7 p.m. today at the city clerk's office.

—S4-historic and cultural district, for areas designated by the council as retail, service and amusement establishments that primarily serve the needs of the community.



Due to the level of burden and scrutiny associated with improvements and alterations in this new District, it appears that few changes were made to S-4 zoned properties in the following years (only two cases were identified in 1979 and early 1980.) As a result of the cumbersome requirements of the initial text, a text amendment was proposed and adopted in August of 1980 that reduced the application of Site Plan Review to changes affecting exterior changes only; this line on what is, and is not, governed by our historic preservation regulations remains in effect today (Ord. No. 1980-72.)

Very few new rezoning cases to move properties into the S-4 District were brought in the following years. In October of 1980, 605 E. Front Street was rezoned (1980-89,) and in 1982 a petition to rezone 707 E. Walnut was denied. No other petitions for rezoning to S-4 were identified during this time.

DECEMBER 27, 1983 - CREATION OF THE BLOOMINGTON HISTORIC PRESERVATION COMMISSION (HPC) AND THE S-4 DISTRICT THAT WE (MOSTLY) RECOGNIZE TODAY

In 1982, the City authorized the Mayor to request certification of the City's S-4 Historic and Cultural District Zoning Regulations from the National Park Service (via the Secretary of the Interior), in order to take advantage of the potential tax incentives created by the Economic Recovery Tax Act of 1981 (Resolution No. 1982-2.) The initial request for certification was denied because an appropriate review commission, design guidelines, and designation criteria were not included. In December of the following year, a proposal was brought to City Council that "would create a Historic Preservation Commission and establish new procedures and standards for the implementation of Historic Preservation in our community." With the passage of Ordinance No. 1983-93 at the December 27, 1983, Council meeting the HPC was born, along with much of the language present in today's Historic Preservation Ordinance.

Along with the creation of the HPC, designation and Certificate of Appropriateness processes, the S-4 District was converted from a "District" to an "overlay" or "combined district," triggering rezoning petitions for all of the S-4 properties, from S-4 to S-4/R-2 or from S-4 to S-4/P-2 (Ord. Nos. 1983-94 through 1983-101.) The following year, the second local Historic District—Davis Jefferson—was created and 15 new properties were added to the S-4 Overlay District.

The clear process and expectations, combined with the potential access to new access to tax credits for rehabilitation of historic properties, historic preservation in the community became a new tool for financial benefit and community preservation in Bloomington. With the follow-up permissions of Resolution 1984-4 the Mayor again sought certification from the National Park Service; this time it was granted. The City of Bloomington became a Certified Local Government in October of 1985.

Historic renovation proposal favored

By EMILIE KREBS
Pantagraph staff

Tax credits and property tax breaks for renovation of historic properties in Bloomington would be commonplace in a proposed law recommended yesterday by the Bloomington Planning Commission.

However, the proposed law drew mixed opinions from city residents living in historic districts.

The rough spot in the proposed law, and the one that brought objections from property owners in the historic Franklin Park area, is

economic hardship if property owners do not have the money to renovate property to historic standards. Either certificate is necessary to get a building permit. Without the permits, renovation work cannot be done.

Maurer said the planning commission is "creating a preservation czar" in the new preservation commission. He prefers voluntary compliance with standards and objected to language in the proposed law that leaves only one avenue of appeal — the circuit court.

Planning commission members

The Pantagraph, 15 Dec 1983, Page 3

SPRING, 1995 - LOCAL FUNDING FOR PRESERVATION TAKES OFF

LOCAL/STATE THE PANTAGRAPH, Monday, March 27, 1995, A3



A historical marker stands on the lawn of the former home of Joseph W. Fry, a governor of Illinois in the late 1820s. The McLean Street residence is on Franklin Park, one of Bloomington's historic districts. Clusters of homes in historic districts in the city might become eligible for grants for exterior renovations under a proposed city program.

Historic homes get new lease on life

Bloomington to offer grants for preservation

By KAREN HANSEN
Pantagraph staff

There is a variety of funding assistance available to people who want to renovate historic commercial properties.

Bloomington will soon begin a similar program for owners of historic homes.

After May 1, residents who live in local historic districts can apply through the Bloomington Historic Preservation Commission for grants up to \$10,000 to be used for exterior restoration or rehabilitation.

"If you're a resident in a historic district, sometimes there are things that to do things well — it's like to do them right — it's just about — it's about the quality of the work," said committee member Robert Peterson. "It would like to create some criteria for owners so they can get to go the high road."

The program is called the Eugene D. Funk Jr. Historic Preservation Grant, named for the former president of Funk Foods Co. Beginning with the 1995-96 fiscal year, the city will budget \$10,000 that can be awarded in amounts up to \$2,500. It is similar to the Robert G. Shaw Historic Preservation Grant program in Normal, created four years ago.

The grant provides funding for up to 50 percent of the cost of professional services for an exterior restoration project. Any applicant can receive no more than the grant amount.

The property must be a local landmark, or part of a state-designated historic district, then, districts include the Franklin Square area, the Davis-Jefferson district and a handful of individual sites.

Historic districts can apply through the Bloomington Historic Preservation Commission, which will review any applications and make recommendations to the City Council, which must approve all funding requests.

No interior renovations will be eligible for funding, nor will any commercial properties.

"It's kind of a little money booster for the districts," Bloomington Mayor Jesse Stuart said. "Peterson hopes the program will open additional restoration efforts, as well as interest from other jurisdictions. He might want to become local historic districts."

Local historic districts are required to adhere to historic restoration standards outlined by the commission.

Peterson said the grants add an element of leverage to the restoration assistance expected of from the state historic fund.

"The public's asking something of private owners," he pointed out. "I think there should be a little incentive, a little going back."

In 1995, the Eugene D. Funk, Jr. Historic Preservation Grant Program was created to provide the owners of the historic properties with financial assistance in the preservation, restoration or rehabilitation of the exterior architectural features. The original level of funding was only \$10,000 per fiscal year, with a maximum award of \$2,500, and only commercial properties were not eligible for funding. Today, the Funk Grant program is allocated \$55,000 per fiscal year, and property owners are eligible for up to \$5,000 per grant. Properties must hold the S-4 Zoning to be eligible for these city-funded grants.

The Bloomington, Illinois Façade Grant Program was created on January 4, 2000, to honor Harriett Fuller Rust who won multiple awards for her work in preservation as well as raising funds for rehabilitation when the McLean County Historical Society caught fire in 1972. The initial funding allocation was for \$150,000 per fiscal year for two years, following by a reduction to \$100,000 per

year—an allocation which still remains in place—with a maximum award of \$20,000 per project. Today the maximum award has been increased to \$25,000 per project. The City of Bloomington still allocates money in the General Fund each fiscal year in recognition of the positive impact that individual facade renovations can have on the overall appearance and quality of their storefronts. The target area for the Rust Grant aligns closely with the Bloomington Central Business District on the National Register.

The Pantagraph

42 pages, 5 sections **TUESDAY, January 25, 2000** Bloomington-Normal, Illinois 50¢

Parents: section A

"Pandariffic"
news just
for kids



Bloomington clears way for downtown hotel/development

By STEVE ARNEY
Pantagraph staff

The Bloomington City Council set the stage Monday for a major development, possibly a hotel, to locate downtown. In a separate action, it approved a facade renovation grant program that calls for \$300,000 in facelifts in the first year alone.

City officials will not discuss the hotel development, but sources say developers want to build a hotel at the southwest corner of Front and Madison streets, which is immediately west of the Law & Justice Center.

The city owns a parking lot on the site and leases it to the county. It renewed a lease for the parking Monday—153 spaces for \$51,769 annually. In the lease, the county agrees to let the city move its parking.

That's just what might happen if the hotel proposal comes to fruition. The city Monday bought the next block to the west. It voted 6-0 to pay \$400,000 to Robert Balle

INSIDE

■ 2 businesses forced out by plan

■ Tipton Park approved

Page A3

for the 1.3-acre block, which contains commercial buildings. Those buildings could be razed to make a new county parking lot, freeing up the existing county lot for the hotel or another development.

Questioned by citizens at the council meeting, City Manager Tom Hamilton reported that the Balle family was anxious to sell and that it is essential for the city to own land to control major developments downtown. Of a hotel coming, he replied, "Maybe, maybe not." The city wants the land regardless, and the area was identified by consultants last year as a good site for new construction.

The negative consequence is forced relocation or closing of two businesses on the

Balle land — American City Cab and Stop-n-Glo car detailing shop.

The facade grant program is named for the late Harriett Fuller Rust, a longtime preservationist and civic leader. It puts \$150,000 from the city's general fund into restorations for the first year, \$150,000 for the second and \$100,000 in subsequent years.

Building owners — and business people

See **HOTEL**, back page

Both grant programs are currently administered by the Historic Preservation Commission and require that work be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation, when technically and financially feasible. While the Rust Grant program was initially administered jointly by the "Uniquely Bloomington! Downtown Commission" and the Historic Preservation Commission, when the Downtown Commission was defunded in 2005 the work fell entirely to the HPC.

1987-2021 & BEYOND - PLANNING FOR THE FUTURE

Since the creation of the HPC, a number of formal Preservation Plans have been adopted, starting with the first in 1987, a 2004 Edition update, and a major rewrite in 2021 that included new research and visioning. The change in title from "Historic Preservation Plan" to "Community Preservation Plan" is an important recognition of the vital role that historic preservation plays in providing "a path for a more sustainability future for Bloomington," by providing "a new preservation vision and framework for action" (Community Preservation Plan, 2021, p. 8.)

Twin City historians planning five-year strategy

By JOHN O'CONNOR
Pantagraph staff

Bloomington's historic cup runneth over, a study shows.

A Historic Preservation Commission five-year plan glorifies the city's four historically important areas and earmarks 10 others.

The first-ever preservation plan in the Twin Cities wishfully scans neighborhoods from the Chicago & Alton Railroad Shops-inspired "Forty Acres" to Berenz Place on the south side.

The areas boast architecture that teaches about the past and should be saved, the report said.

The \$5,750 plan also outlines goals for the Historic Preservation Commission to seek. Federal funds paid for half of the study, which took a year to complete.

The report was researched and written by architectural historian Susan Minks-Copley, a former Bloomington resident.

The commission will look at the plan in deciding what its priorities should be in the next five years, according to William Givens, the commission's staff adviser.

"It's not 100 percent chipped in stone," Givens said. "The commission will make interpretations and change things as they go along. But it's a good foundation, a basis for future work."

The commission is charged with safeguarding historic districts in downtown Bloomington, at Franklin Square, East Jefferson Street and the Davis Mansion, East Grove Street and scattered sites.

Other significant areas, according to the report, are:

- Ewing Manor: Once a designated local district, the City Council in Sept. 1989 decided its owner, the Illinois State University Foundation, had not been properly told when it was declared historic. The city withdrew its designation.
- East Washington Street and Country Club Avenue
- East Grove Street, from Denver Street to Mercer Avenue
- White's Place, North Foll Avenue and North Clinton Boulevard
- Illinois Wesleyan University area
- Berenz Place
- Evergreen Cemetery
- Miller Park: The park's pavilion, the report

says, is "one of the most beautiful buildings in Bloomington."

— South Hill neighborhood: One of the city's oldest. It housed German immigrants on the southwest side.

— Forty Acres neighborhood

The Historic Preservation Commission will not automatically take control of the potential sites, Givens said. The commission oversees districts where residents have asked for historic designation.

But nothing stops the commission from trying to get the suggested neighborhoods excited about preservation. In the meantime, sites in the districts could be named to the National Register of Historic Places, Givens said.

The commission has no power over National Register sites. But their owners can receive federal tax credits that reduce rehabilitation costs.

The report encourages the commission to find a permanent location for its records, maps, surveys of historic sites and photographs. Records currently are scattered, Givens said.

Commissioners also should seek a bigger budget from the city so they can hire a full-time staff adviser.

The Pantagraph, 31 Jan 1988, Page 2

Despite significant accomplishments to-date, there is more work ahead of us. Thank you for your time, your care, and your commitment to enhancing Bloomington's exception places and environments.

Happy 40th Birthday, Historic Preservation Commission!

Respectfully submitted,
Alissa Pemberton
Assistant City Planner

Attachments:

1. Excerpt of Ord. No. 1979-11 creating the first S-4 "Historic and Cultural Preservation" District
2. Excerpt of Ord. No. 1983-93 creating the HPC and amending the S-4 District and process
3. Certified Local Government Letter of Approval. Illinois Historic Preservation Agency to Mayor Jesse R. Smart. 7 Nov. 1985.
4. Covers for the 1987, 2004 (2002), and 2021 Bloomington Historic/Community Preservation Plans

Attachment 1 - Excerpt of Ord. No. 1979-11 creating the first S-4 "Historic and Cultural Preservation" District

SECTION 6.44 - S-4 HISTORIC AND CULTURAL DISTRICT:

- (A) **Intent:** Within zoning districts now existing or hereafter created by this Code it is the intent of this Section to permit the creation of S-4 Historic and Cultural Districts in general areas or for individual structures and premises officially designated by the Council, pursuant to Division 48.2 of Article II of the Illinois Municipal Code, as having special historic or cultural significance requiring special zoning regulations.

Regulations within such S-4 Historic and Cultural Districts are intended to protect against destruction of or encroachment upon such areas, structures or premises; to encourage uses which will lead to their continuance, conservation, and improvement in a manner appropriate to the preservation of the cultural and historic heritage of the City; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within such districts will be in keeping with the character to be preserved and enhanced. It is further the intent of these regulations that the Planning and Zoning Commission and the Council may seek the advice and assistance of the McLean County Historical Society and/or such other organizations or groups deemed necessary in achieving the objectives set forth in this Section.

...

- (D) **Moving or Demolition Restrictions:**

No existing buildings or structures, or portions thereof, in the S-4 Historic and Cultural District shall be moved, demolished, or altered without the approval of the Council, after public hearing and recommendation by the Planning and Zoning Commission. The Council may grant such approval upon making a determination that such movement, demolition, or alteration would not adversely affect the character of the S-4 Historic and Cultural District in which such building or structure is located.

- (E) **Council Approval of New Development:**

Application for building permits in the S-4 Historic and Cultural District may be approved by the Council, after public hearing and recommendation by the Planning and Zoning Commission. The Council may grant such approval upon making a determination that such building would not adversely affect the character of the S-4 Historic and Cultural District in which it is to be located after reviewing site plans of such development in accordance with SECTION 7.30 (J) of this Code.

SECTION 6.90 SITE PLAN REQUIREMENTS IN S-4, C-2, AND C-3 ZONING DISTRICTS:

No building permit shall be authorized or issued by the Director of Building Safety for buildings in the S-4 Historic and Cultural District, the C-2

Attachment 2 - Excerpt of Ord. No. 1983-93 creating the HPC and amending the S-4 District and process

ORDINANCE NO. 1983-93

AN ORDINANCE AMENDING BLOOMINGTON CITY CODE, CHAPTER 44, ARTICLE 3.00, SECTION 3.20; ARTICLE 6.00, SECTION 6.44; ARTICLE 6.00, SECTION 6.81; ARTICLE 6.00, SECTION 6.90; AND ARTICLE 9.00, SECTION 9.10(g) BY DEFINING TERMS ASSOCIATED WITH HISTORIC PRESERVATION, BY ESTABLISHING THE BLOOMINGTON HISTORIC PRESERVATION COMMISSION AND BY ESTABLISHING NEW PROCEDURES AND STANDARDS FOR IMPLEMENTATION OF HISTORIC PRESERVATION IN THE CITY OF BLOOMINGTON, ILLINOIS

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois, provides that any municipality which has a population of more than 25,000 is a home rule unit, and the City of Bloomington, McLean County, Illinois with a population in excess of 25,000 is a home rule unit and may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to regulate the protection of the public health, safety, morals, and welfare; and

WHEREAS, movement and shifts of population and the changes in residential, commercial, and industrial use and customs threaten the destruction of certain areas, places, buildings and structures having special historical, community or aesthetic interest or value and whose preservation and continued utilization are necessary and desirable for the enjoyment and beauty of the City of Bloomington and for the welfare of the citizens of the City of Bloomington; and

WHEREAS, the City of Bloomington contains certain areas, places, building and structures which embody a sense of time and place unique to the City, or which exemplify or reflect the cultural, social economic, political, or architectural history of the nation, the State of Illinois, or the City; and

PASSED this 27th day of DECEMBER, 1983.

APPROVED this 28th day of DECEMBER, 1983.

APPROVED:
RICHARD BUCHANAN
Mayor

Attest:

Sandra Cordero
City Clerk

Published this 30th day of December, 1983.

EXHIBIT 1

3.20-10.0 - ALTERATION: As applied to a building or structure means a change or rearrangement in the structural parts or in the means of egress; or an enlargement, whether by extending on a side or by increasing in height; or the moving from one (1) location or position to another. As applied to a building or structure in the S-4 Historic and Cultural District alteration also means any act or process that changes one (1) or more of the exterior architectural features of a building or structure, including, but not limited to, the erection, construction, reconstruction, or removal of any building or structure.

3.20-33.1 - CERTIFICATE OF APPROPRIATENESS: means a certificate issued by the Historic Preservation Commission indicating its approval of plans for alteration, construction, removal, or demolition of a landmark or of a structure within a S-4 Historic and Cultural District.

3.20-33.2 - CERTIFICATE OF ECONOMIC HARDSHIP: means a certificate issued by the Historic Preservation Commission authorizing an alteration, construction, removal, or demolition, even though a

Attachment 3 - Certified Local Government Letter of Approval. Illinois Historic Preservation Agency to Mayor Jesse R. Smart. 7 Nov. 1985.

NOV 12 1985
Tom H.



Illinois Historic Preservation Agency

Old State Capitol • Springfield • 62701

November 7, 1985

Honorable Jesse R. Smart
Mayor of Bloomington
109 East Olive
P. O. Box 3157
Bloomington, IL 61701

Dear Mayor Smart:

Our office has been informed that the city's application for Certified Local Government Status has been approved by the National Park Service effective October 18, 1985. Enclosed is a copy of the Certified Local Government written agreement signed by you and Deputy State Historic Preservation Officer William G. Farrar.

The provisions of the program, particularly as they relate to the National Register of Historic Places nomination process, are now in force. All National Register nominations received by our office for properties within the city will be forwarded to you and the historic preservation commission for review and comment. You will then have a maximum of 60 days in which to solicit public input on the nomination, and formulate an opinion as to the property's eligibility for listing on the National Register. You will also be notified of any proposals that are likely to develop into National Register nominations.

Congratulations on achieving Certified Local Government status. Such a designation recognizes the fine work the city has done in preserving its cultural heritage. We look forward to working with you in furthering preservation efforts in your community.

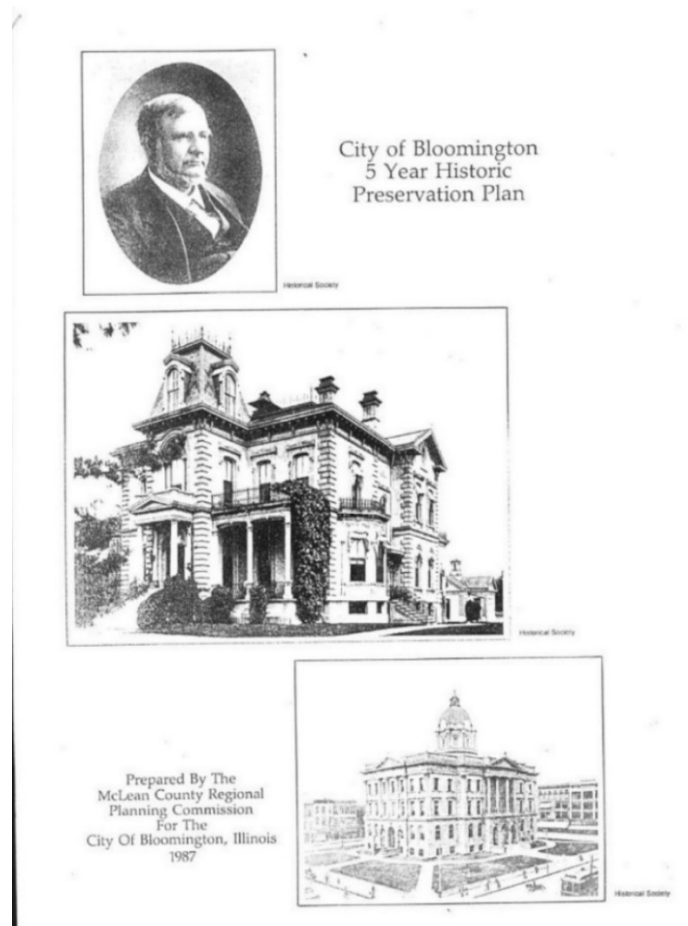
Sincerely,

A handwritten signature in cursive script that reads "Michael Ward".

Michael Ward
Local Government Services Coordinator

MW:nr
cc: Kenneth Emmons

Attachment 4 - Covers for the 1987, 2004 (2002) and 2021 City of Bloomington Historic/Community Preservation Plans



City of Bloomington
Historic
Preservation
Plan
2004 Edition

