



**AGENDA  
REGULAR SESSION  
HISTORIC PRESERVATION COMMISSION  
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM  
305 S. EAST STREET, BLOOMINGTON, IL 61701  
THURSDAY, JANUARY 19, 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](mailto: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](http://www.cityblm.org/register) at least 5 minutes before the start of the meeting.

**4. MINUTES**

Review and approval of the minutes of the December 15, 2022, regular meeting.

**5. 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. (Ward 4.) ***CONTINUED FROM NOVEMBER and DECEMBER MEETINGS.***
- 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 the property at 901 N. McLean Street. PIN:21-04-207-005. (Ward 4.) ***CONTINUED FROM NOVEMBER and DECEMBER MEETINGS.***
- 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 the property at 310 E. Walnut Street. PIN:21-04-202-016. (Ward 7.) ***CONTINUED FROM NOVEMBER and DECEMBER MEETINGS.***
- 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. (Ward 6.) ***CONTINUED FROM DECEMBER 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. (Ward 4.)

- 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.)
- 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.)
- 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.)
- 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.)

## 6. OLD BUSINESS

- a. Updates regarding Bloomington Community Preservation Plan implementation.

## 7. NEW BUSINESS

- a. Update regarding Ch. 44 text amendments.

## 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](mailto:mhurt@cityblm.org).





**DRAFT**  
**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, DECEMBER 15, 2022 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the 4<sup>th</sup> Floor Council Chambers of the Government Center at 5:00 p.m., Thursday, December 15, 2022.

The meeting was called to order by Chair Scharnett.

**ROLL CALL**

| <b>Attendee Name</b>  | <b>Title</b>           | <b>Status</b> |
|-----------------------|------------------------|---------------|
| Mr. Paul Scharnett    | Chair                  | Present       |
| Mr. Greg Koos         | 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           | Present       |
| Mr. Jon Branham       | City Planner           | Present       |
| Ms. Alissa Pemberton  | Assistant City Planner | Present       |

**PUBLIC COMMENT**

**Ellen Schroeder Conklin** spoke, as the owner of 907 N. McLean, about her interest in installing a wrought iron fence in the Spring, between her property at the neighboring property at 905 N. McLean. She would like an opportunity to work with a subcommittee to prepare the project in advance, so her application review goes smoothly.

**MINUTES**

The Commission reviewed the minutes of the November 17, 2022, Historic Preservation Commission meeting. Commissioner Graehling noted scrivener's errors on pages three and four. Commissioner Elterich made a motion to accept the minutes, as amended. The motion was seconded by Commissioner Graehling. All were in favor (5-0).

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**MEETING MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS  
THURSDAY, DECEMBER 15, 2022**

## REGULAR AGENDA

- A. **BHP-29-22 Consideration, review and action on a request submitted by David R. Dow & James A. Neeley Trust for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 33 Sunset Road. PIN:14-34-402-016. CONTINUED FROM NOVEMBER MEETING.**

Mr. Branham presented the Staff Report with recommendation to adopt the Resolution and attached Nomination Report. He thanked Mr. Koos for leading the subcommittee and drafting the Nomination Report.

The Petitioner provided additional information on the property, indicating that evidence from the Ewing Manor archives shows documentation of over 1,000 bluebell bulbs purchased in 1928 for planting along Sunset Road, so the bluebells onsite are from that collection.

Mr. Koos made a motion to adopt the proposed Resolution. Ms. Graehling seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (6-0). The motion passed.

Mr. Branham noted that the case will proceed to the Planning Commission on the first Wednesday in February, 2023.

Chair Scharnett noted that the next three items (BHP-30-22, BHP-31-22, and BHP-32-22) have been tabled, at the request of the applicant.

- B. **BHP-30-22 Consideration, review and action on a request submitted by Franklin Park Foundation an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 809 N. McLean Street. PIN:21-04-210-001. CONTINUED FROM NOVEMBER MEETING; REQUESTED BY APPLICANT TO TABLE TO JANUARY.**
- C. **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 MEETING; REQUESTED BY APPLICANT TO TABLE TO JANUARY.**
- D. **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 MEETING; REQUESTED BY APPLICANT TO TABLE TO JANUARY.**

Chair Scharnett noted that he believes the public should have a chance to comment on both of the following cases, as they are architecturally unique and may be historically significant. He also recognized that the building at 407 W. Market Street is burnt out and that Holiday Drive is vacant and has been for a long time.

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**E. 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.**

Mr. Branham presented the staff report with a recommendation for approval of the Demolition Permit. He stated that, due to the severity of the damage and unsafe condition of the building it is no longer suitable for Landmark designation, which is the criteria for review. He acknowledged Mr. Koos' contribution to researching the history of the property and noted key characteristics of the history and architecture.

Chair Scharnett opened the hearing. No public testimony was received.

The Chair stated that he disagrees that Landmark nomination criteria takes into account the condition of a property after a fire, and that it is primarily related to history, significance, and characteristics. He noted that brick does not burn easily.

The Chair inquired whether the building had been evaluated by a structural engineer. Mr. Branham replied that he was not aware of what work had been completed to evaluate the structural condition of the building. The Chair stated that, until a full evaluation of the property has been completed and shows evidence that there is no potential of reuse, he is not supportive of demolition.

Ms. Peters stated she concurs with the Chair, but is unsure that the Commission has the ability to require a structural review. The Chair clarified that they have the ability to find that it is a historic structure, delay the demolition process, and ask for further discussion.

Mr. Branham explained that Staff would speak with the Building Official and see what structural information is available.

Mr. Koos inquired whether the person at the City who would review the results of any report would have the credentials to appropriately analyze such. He concurred that a professional opinion is needed regarding the structural condition of the building before proceeding with demolition.

Mr. Elterich inquired whether Staff is aware of what the owner has planned for after demo. Mr. Branham stated he did not. Mr. Koos stated the landowner is absentee, and he believes that whatever new building is placed there will not meet the same density due to current Code and so will not provide the same tax base.

Chair Scharnett stated that the Commission's purview is about finding whether the structure is significant or not, then they are permitted to delay the demolition.

Ms. Peters stated that she believes it is significant.

The Chair reviewed the nomination criteria:

1. The building does have some value as part of the landscape of the City.
2. The building does not possess this characteristic.

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3. The building was designed by George Miller.
4. The building does is representative of the work of George Miller.
5. The building was designed by George Miller.
6. The kind of brick that is used in the subject building is very hard to make and very hard to get in that same quality today.
7. The building is not innovative; it recalls its period.
8. The building has been a visual fixture at that location for a long time, and he noted concerns about the condition and longevity of the adjacent house if this building is demolished.
9. This criterion is unknown; additional information is needed for this item to be properly evaluated.

He noted that only one of the criteria must be met to be considered architecturally significant, and this building meets multiple criteria. He stated his belief that the building is architecturally significant.

Ms. Peters made a motion to find that the property is architecturally significant. Seconded by Mr. Elterich.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (6-0). The motion passed.

The Chair asked that Staff return with a completed structural analysis to allow review of the last criterion.

**F. BHP-35-22 Consideration of the historical or architectural significance for the structure located at 1225 Holiday Drive, in accordance with the demolition review procedures. PIN 14-35-451-021.**

Mr. Branham presented the staff report with a recommendation for approval of the Demolition Permit. He acknowledged Mr. Koos' contribution to researching the history of the property and noted key characteristics of the building's history and architecture.

Chair Scharnett opened the public hearing.

**Aaron Freeman (1032 Adlai Stevenson Drive, Springfield, IL)**, representing U-Haul, spoke on behalf of the project. He stated they have visited the neighbors in the area and they are in support of the proposed development. He provided information on adaptive reuse projects and historic dedications in their other locations. He noted the roof has significant damage and much of the interior has been destroyed, but they are interested in salvaging and using items that are not damaged to set up a mini-museum in the showroom.

Mr. Elterich asked to clarify whether the other buildings were demolition or reuse. Mr. Freeman stated the others were reuse but the subject building is not in a condition to reuse.

Mr. Koos inquired about the square footage of the current and proposed buildings. Mr. Freeman responded that the current building is about 30,000 square feet and the

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proposed project will result in about 90,000 square feet. Ms. Peters clarified that the project includes the adjacent lot as well and asked Staff to show the Planning Commission information on the project. Mr. Branham provided additional information on the project, as approved through the Legislative Site Plan Review process. Mr. Freeman provided additional details.

Ms. Peters stated that she believes the building is architecturally significant, but that the demolition request should be approved. She stated it does meet criteria “f.”

Mr. Elterich noted that Gene Asbury was well-known local architect as well.

The Chair stated that the building is innovative; Google style was focused on innovation. Mr. Koos agreed; clear span for that period is significant.

Ms. Peters stated she is interested in how the historic information and homage could be communicated, including incorporation of some of the design elements in the new buildings. Chair Scharnett stated that he disagrees on the finer points but understands the intent.

Mr. Koos suggested that, as a level of mitigation, they could ask that a measured drawing be made of the principal façade and photographic documentation of all four sides of the building be prepared for archival preservation of Asbury’s work in Bloomington. The Chair concurred. Ms. Graehling inquired whether the original blueprints might be available somewhere. U-Haul agreed to the terms and requested to consult the Commission in the future as they develop the interpretive presentation.

Mr. Elterich noted procedural concerns; an approved site plan and vacant property is irrelevant from the perspective of applying the criteria for landmark nomination. Ms. Peters concurred. The Chair stated that the HPC is the final decision maker on whether a property is determined to be significant.

Ms. Pemberton noted some procedural items.

Chair Scharnett noted the differences between this and the previously reviewed property; one has architectural features still intact from the exterior, the one currently under review has exterior architectural features that are in disrepair and not enduring. He noted that this is precedent as a review of mid-century architecture which will become more common. The materials are more questionable, expect discussions surrounding adaptive reuse and retaining feature styles (e.g. proportion and scale) rather than specific elements, with goal of retaining the spirit and ideology, despite materials being more subject to deterioration.

Mr. Koos concurred that the two buildings hold substantially different types of challenges, while appearing to be similar cases on the surface.

Ms. Peters noted that discussions about materials is important and should be kept in mind while working on the Preservation Plan, as materials affect preservation ability.

Ms. Peters made a motion to find the building at 1225 Holiday Drive is historically significant based on criteria a, d, e, f, g, and h. Mr. Elterich seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (6-0). The motion passed.

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Ms. Peters made a motion to approve the demolition permit, with the condition that an exterior survey with measurements and photographs be performed. Ms. Graehling seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - No, Ms. Miller - Yes, and Chair Scharnett - Yes. (5-1). The motion passed.

**G. BHP-37-22 Consideration, review and action on a request submitted by Sarah Lindenbaum for a Certificate of Appropriateness for front porch repair on the property located at 1001 N. Evans Street. PIN: 21-04-226-008.**

Staff requested permission to review case BHP-37-22 and case BHP-40-22 together, as they are related to the same property. There were no objections. Mr. Branham presented the staff report with recommendation for approval of both requests.

Chair Scharnett opened the public hearing.

**Sara Lindenbaum (1001 N. Evans)** spoke on behalf of the project. She indicated the porch is deteriorating but was once beautiful when constructed with the original home. She noted the shape was changed decades ago, but much of the detail work is still present and the plan is to repair what can be repaired, replace what can not, but goal is to keep visual consistent with the original style and character of the home.

Mr. Koos and Mr. Elterich thanked the Petitioner for their dedication to property.

Ms. Peters inquired whether they planned to keep the current shape of the porch. Ms. Lindenbaum replied in the affirmative.

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

Ms. Peters made a motion to accept the findings of fact as presented by the Staff and approve the Certificate of Appropriateness for front porch repair. Mr. Elterich seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (6-0). The motion passed.

**J. BHP-40-22 Consideration, review and action on a request submitted by Sarah Lindenbaum for a Funk Grant in the amount of \$4,600.00 for front porch repair on the property located at 1001 N. Evans Street. PIN: 21-04-226-008.**

Ms. Peters made a motion to award a Funk Grant in the amount of up to \$4,600.00 for front porch repair at 1001 N. Evans Street. Mr. Elterich seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (6-0). The motion passed.

**H. BHP-38-22 Consideration, review and action on a request submitted by Linda Gerard for Certificate of Appropriateness for slate roof repair on the property located at 402 E. Walnut Street. PIN: 21-04-203-012.**

Staff requested permission to review case BHP-38-22 and case BHP-39-22 together, as they are related to the same property. There were no objections. Ms. Pemberton presented the staff report with a recommendation for approval of both requests.

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Chair Scharnett inquired about the additional estimate from 2020 on a different property. Staff identified the document as a quote for a similar scope of work on the adjacent property (which is a mirror image) that was available in older files. While the quoting agency is no longer in business, it provides perspective on costs and appropriateness of the scope. The Funk Grant request uses the sole source justification for providing a single estimate.

The Chair opened the public hearing.

**Mr. Paul Stauffer (1920 Dunraven Road)** spoke on behalf of the project. He discussed slate roofs and stated he believes in repair and protecting the historic aspects of the materials. He stated he has completed other similar projects and listed past projects and qualifications. The owner has a fair amount of slate and he has access to more, if necessary.

Chair inquired about the longevity of this kind of repair. Mr. Stauffer explained that this is gray slate, likely from Pennsylvania. He discussed the longevity of different kinds of slate. He plans to replace any significantly degraded slates identified during work, he may need to replace some pieces of metal with newer materials since the kind of metal used on this roof is no longer available.

The Chair asked for clarification on whether he believes the proposed budget is reasonable. Mr. Stauffer explained that the project is a partial repair, not a complete replacement, the proposed budget should accomplish the scope of work. \$10,000.00 is a good ballpark based on the size of the job and other similar projects he has completed.

**Rick Gerard (404 E. Walnut Street)** spoke on behalf of the project. He thinks they have selected the right contractor for the job. He stated they have been trying to find someone to complete the work for a long time; the roof has been leaking, and the need has become urgent. He noted that the unit is a rental and the current residents have moved out due to water damage. He provided additional details about building.

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

Ms. Graehling made a motion to accept the findings of fact as presented by the Staff and approve the Certificate of Appropriateness for slate roof repair. Mr. Elterich seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (6-0). The motion passed.

**I. BHP-39-22 Consideration, review and action on a request submitted by Linda Gerard for a Funk Grant in the amount of \$5,000.00 for slate roof repair on the property located at 402 E. Walnut Street. PIN: 21-04-203-012.**

Ms. Peters made a motion to award a Funk Grant in the amount of up to \$5,000.00 for slate roof repair at 402 E. Walnut Street. Ms. Graehling seconded.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (6-0). The motion passed.

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## OLD BUSINESS

### Consideration, review and possible action on changes to the Rust Grant Guidelines and application timeline.

Mr. Branham explained the changes made to the Guidelines, at the request of the Commission.

Mr. Koos stated his concern that 30 days may not be enough time for applicants, particularly due to the limited availability of tradespeople qualified to do this kind of work. Ms. Peters clarified that the dates noted in the documentation are for the application window. The Chair noted that project preparation and estimates can (and should) be done before the grant application, and that a mid-year review may result in an additional application window. Mr. Koos stated that his concerns are addressed.

Chair Scharnett asked to clarify that advertisement will occur initially and for the mid-point application window. Staff replied in the affirmative.

Mr. Koos stated his concern regarding confusion between this grant and COVID-related money allocated in the same district, particularly as related to Prevailing Wage. Ms. Pemberton explained that Federal funding has specific guidelines that may include Prevailing Wage. She clarified that the subject (ARPA) funds target area overlap the Rust Grant area, but is not identical.

Mr. Koos inquired whether the projects funded by the ARPA funds will be brought before the HPC for review. Ms. Pemberton explained that Federally-funded City projects (CDBG, etc.) are reviewed for nomination criteria before the grants are awarded. As a Certified Local Government (CLG), Staff completes those reviews, but does have the ability to seek the HPC's assistance in cases where there are questions or concerns about potential significance. She cited a recent example where Staff went the extra mile to investigate a property to ensure that potentially architecturally significant features would not be negatively impacted by the project proposed for funding. Ms. Pemberton noted that the City's Building Official is a licensed Architect. She clarified that non-designated (S-4) properties do get review prior to funding, they are just reviewed through a different process than S-4 properties.

Ms. Graehling made a motion to accept and adopt the changes to the Rust Grant Guidelines, as proposed by Staff. Ms. Peters seconded.

Ms. Miller inquired whether marketing has already started. Ms. Pemberton replied that the lead time to begin is short, materials have already been discussed at the Staff level. Mr. Branham explained that there is some flexibility of timeline. Ms. Pemberton noted that marketing can overlap with application review process. Mr. Branham stated that the target audience would be properties within the Rust area only.

Chair Scharnett stated appreciation for Mr. Wetterow's work on improving the accuracy of the City's GIS data. He called the question.

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Ms. Pemberton clarified that the motion on the table is to accept and adopt the Rust Grant Guideline updates as presented by Staff.

Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (6-0). The motion passed.

Chair Scharnett called a five-minute recess.

The meeting resumed at 6:21 p.m. with the same Commissioners and Staff present.

### **Updates regarding the Community Preservation Plan (CPP).**

Ms. Pemberton presented a proposal from Staff on how to proceed with accomplishing some of the priority work set out in the Community Preservation Plan (CPP). She noted that many of the designated and non-designated properties of the same age seem to be experiencing similar issues related to maintenance and owner turnover, and that more than anecdotal evidence is needed to identify the root causes and to justify any changes needed to improve the condition of historic properties in the City. Staff proposes a structured research and data-gathering project, with outcomes related to all five themes in the CPP.

In summary, the steps are to select a Pilot Project area and:

1. Gather in-office data and populate the chosen platform (mobile app likely)
  - a. Designating Ordinances, when applicable
  - b. Historic photos and relevant property information
2. Work with volunteers or consultants to gather in-field data
  - a. Blight indicators
  - b. Current photos
  - c. Condition of designated or architecturally significant features
3. Review and validate field data, develop condition and preservation scores, fill in missing information, identify trends and conclusions
4. Present tailored results of in-office and in-field data in a public format such as “walking tour” or “virtual visit,” as part of cultural tourism and history education.
5. Propose new or adjusted programs, policies, or ordinances to address gaps and issues identified during the project.
6. Repeat for next area, to help achieve survey goals of Theme 1 while improving data about HP Ordinance and the City, in general.

Mr. Koos asked about self-analysis of the data on whether the Ordinance is working. Ms. Pemberton replied in the affirmative.

Ms. Pemberton emphasized the importance of gathering Ordinances and historic images prior to onsite review of properties, to allow comparison. She noted that data gathering can result in difficult conversations about what that data means and asked the Commission to start thinking about how to have those productively.

Ms. Pemberton proposed that the Franklin Square Historic District serve as the Pilot Project due to the limited geographic scope, duration of designation, and variety in use and condition.

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Ms. Pemberton outlined the next steps and draft timeline for the Commission. She noted that some of the duties that will fall on the Commission are related to communicating with other Stakeholders in the community to ensure efforts are complimentary and not duplicative.

Chair Scharnett noted that working with the Ecology Action Center could be beneficial in multiple ways, both by educating them on the potential damage that modern energy improvement techniques can have on historic homes, and furthering the discussion about appropriate methods. Commissioner Koos mentioned the importance of discussing the “embodied energy” of historic homes and the wide-scale energy savings associated with retaining existing materials and structures, when done well. He noted it would be valuable to document what the actual replacement cost of a 100-year-old building is, with same materials and workmanship.

Chair Scharnett highlighted the importance of considering the future of historic preservation as the “trigger” of 50 years ago moves into the 70s and 80s, and how “lovability” can factor into where the energy and resources of a community are spent, even if materials and craftsmanship may not equivalent to that of buildings from 150 years ago. Sustainability needs to consider preservation and reuse. Commissioner Graehling concurred. Condition and the current criteria may not—and should not—always be the primary deciding factor on which buildings are saved. Current criteria may be insufficient. How do we measure and codify “embodied energy” and “lovability?”

Commissioner Peters indicated her support for the concept and how to move forward. She inquired about the overlap between Bloomington and Normal and whether an organization could be created that would hold membership from the City and the Town, Old House Society, etc. to improve efficiencies.

Commissioner Koos noted the importance of recognizing that data has limitations. Personality and stories are important. Ms. Pemberton concurred. He noted that neighborhood associations should be incorporated in the planning and action to have the greatest impact.

Chair Scharnett inquired who was going to be responsible for different components of the project. Ms. Pemberton explained that the day-to-day work of moving the project forward would be conducted by Staff, discrete projects may be assigned to consultants, on-site survey work will be conducted by a combination of volunteers and Staff.

Ms. Pemberton explained that the goal is to provide ongoing volunteer opportunities that are meaningful and result in long-term commitment to the results of the project. She noted that efforts should strive to result in multiple layers of historic interpretation/education—local, tourist, next generation—always with a desired action in mind during the communication (think/feel/do). The primary task of the HPC though the effort will need to be as social marketers and facilitators.

Commissioner Graehling stated that she likes the structure and direction of the project.

Ms. Pemberton invited questions and concerns. She stated that she will email a copy of the presentation to the Commission.

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## **NEW BUSINESS**

### **Election of new Chairperson**

Chair Scharnett noted his term is up and a new Chair must be elected.

Commissioner Koos nominated Commissioner Elterich for Chair. Commissioner Elterich declined the nomination.

Commissioner Graehling inquired about a procedural issue. She nominated Commissioner Koos for Chair. Mr. Koos accepted the nomination.

Chair Scharnett nominated Commissioner Peters for Chair. Commissioner Peters declined the nomination.

There were no additional nominations.

Ms. Peters inquired whether election of a Vice-Chair was also required. Ms. Pemberton answered in the affirmative. Ms. Peters inquired about the status of new members. Staff committed to investigating the status prior to the next meeting. Ms. Pemberton clarified the requirements for Commission membership.

Chair Scharnett called the question on the election of Commissioner Koos as Chair. Ayes - 6, Nays - 0. The motion passed.

Ms. Peters and Mr. Elterich nomination Commissioner Scharnett as Vice Chair. Commissioner Scharnett accepted the nomination.

Commissioner Scharnett nominated Commissioner Peters. Commissioner Peters declined the nomination.

There were no additional nominations.

Chair Scharnett called the question on the election of Commissioner Koos as Chair. Ayes - 6, Nays - 0. The motion passed.

### **Discussion of future project review protocols.**

Chair Scharnett brought up the issue of reviewing projects that have not formally submitted for Certificates of Appropriateness (CoA), per the public comment at the beginning of the meeting.

Ms. Pemberton explained that owners of historic properties that are *not* designated would still benefit from the knowledge and expertise of the Commission, as well as designated properties that would like to consult at the start of their projects to facilitate appropriate selection and development and make it easier once they are ready to move forward with the formal CoA process. She explained that the Plan asks the Commission to assist with community education through multiple themes and Staff has discussed how a process for formalizing pre-review might look. Commissioner Peters inquired whether Staff can provide the assistance. Ms. Pemberton explained that Staff does provide guidance, but the Commission has special expertise that may be beyond what current Staff can provide. Mr.

DRAFT

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Elterich noted that it is not uncommon for applicants to come before the HPC with no idea how they should be proceeding on certain projects, so a version of preliminary reviews make sense. Ms. Peters asked about single person or subcommittee formats. Ms. Pemberton stated Staff has discussed both.

Commissioner Koos inquired whether this means the decision or opinion of a single member of the HPC would be expected to be binding. Ms. Pemberton explained that public bodies can not take any action outside of open meetings, so applications would still need to follow the normal process. She recommended that anything not cut and dry could be added to the regular agenda as a discussion item. Chair Scharnett asked whether a subcommittee could be delegated the responsibility for review of certain items. Ms. Pemberton answered in the affirmative, but that formal approvals would still be required at the regular meeting to validate the subcommittee's decision. Staff recommendation is to use the term "consultation" and carefully state the advisory nature of those consultations. Commissioner Graehling cautioned against any process that might result in confusion from residents, or would perpetuate a negative perception of the Commission. Staff will bring recommendations for how to proceed back at a future meeting.

Chair Scharnett discussed mid-century architecture and how to guide residents on preservation of such. He noted that materials tend to be more likely to deteriorate, so scale/form/proportion analysis tend to be more relevant for reviews. Massing for additions and modifications are going to be important. Design guidelines may need to be discussed and communicated differently. He noted that as we look at the Ordinance in the future these discussions will become important. Ms. Peters inquired whether there are State or Federal guidelines for mid-century issues. Chair Scharnett explained that the issue is just starting to arise, so guidance is limited. Landscaping may be a greater factor since so many mid-century residences are ranches (addressing flatness).

Mr. Scharnett noted that mid-century ranches are commonly demolished in favor of building something else. Commissioner Koos noted this trend is already showing up around Sunset Road. He stated his belief that landscape may need to be defined in future nominations. Chair Scharnett mentioned that landscape is very important in some areas, like Washington Street or Franklin Square. Mr. Koos mentioned accessory dwelling units should be considered as well.

## **ADJOURNMENT**

Ms. Peters motioned to adjourn. Ms. Graehling seconded. All were in favor. The meeting was adjourned at 7:15pm.

DRAFT

MEETING MINUTES

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## HISTORIC PRESERVATION COMMISSION

---

**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** January 19, 2023 (Reissued)  
**CASE NO:** BHP-30-22, S-4 Historic Preservation Overlay District  
**REQUEST:** Consideration, review and action on a petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 809 N. McLean Street. PIN: 21-04-210-001. ***CONTINUED FROM NOVEMBER and DECEMBER MEETINGS.***

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**Above:** The subject property at 809 N. McLean Street.

### PROPERTY INFORMATION

Subject property: 809 N. McLean Street  
Applicant: Franklin Park Foundation  
Existing Zoning: R-2, (Mixed Residence) District with S-4 (Historic Preservation Overlay) District  
Existing Land Use: Multi-Family Residential  
Property Size: 110' x 165' (18,150 square feet)  
PIN: 21-04-210-001

## HISTORIC INFORMATION

Year Built: c. 1882  
Architectural Style: Mid-American Victorian  
Architect: George Miller  
Historic District: Franklin Square Historic District

## SURROUNDING ZONING AND LAND USES

|       | Zoning                                                                           | Land Uses                 |
|-------|----------------------------------------------------------------------------------|---------------------------|
| North | R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay) District | Multi-Family Residential  |
| South | R-2 (Mixed Residence) District                                                   | Multi-Family Residential  |
| East  | R-2 (Mixed Residence) District                                                   | Single Family Residential |
| West  | R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay) District | Single Family Residential |

## UPDATE

This petition was continued at the November and December meetings at the request of the applicant.

## PROJECT DESCRIPTION

### *Background:*

809 N. McLean Street, known as the “Kerrick House,” was constructed c. 1869 as a two-story single-family residence. According to the applicant, the structure is significant with respect to its architectural character and identification with the Funk and Kerrick families. The property is one of the sixteen contributing buildings listed in the Franklin Square Historic District, which was designated in 1976. The property originally received the S-4 local overlay designation around 1978-79.

### *Petitioner’s Request:*

The petitioner is requesting S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for the property, which is already designated as such.

## S-4 HISTORIC PRESERVATION DISTRICT - INTENT

The purpose of the S-4 Historic Preservation District is to:

- (1) Effect and accomplish the protection, enhancement, and perpetuation of such improvements and of such districts that represent or reflect elements of the City's cultural, social, economic, political, and architectural history;
- (2) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the beauty and noble accomplishments of the past;
- (5) Protects and enhance the City's attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry;
- (6) Strengthen the economy of the City; and
- (7) Promote the use of historic districts and landmarks for education, pleasure, and welfare of the people of the City.

## STANDARDS FOR REVIEW

The Preservation Commission shall, upon such investigation as it deems necessary, make a

determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria:

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

The applicant has indicated the property meets items a, b, c, d, f, h and j. See attached supplementary application materials for details and qualifications.

#### **S-4 HISTORIC PRESERVATION DISTRICT - AMENDMENTS**

Chapter 44, 8-4 of the S-4 Designation Ordinance provides an option for amendments and rescission of designations. It states that designation may be amended or rescinded upon application to the Preservation Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

The Commission may wish to consider whether an amendment to the existing S-4 designation for the property may be a more appropriate action.

#### **RECOMMENDATION**

The Commission should review whether the nomination meets the Criteria for Consideration of Nominations, establishes significance and integrity or lack of significance and integrity, and whether to recommend approval or denial of the S-4 (Historic Preservation Overlay) District. If there is consensus, the Commission may take the following action:

1. Motion to establish findings of fact and motion to recommend approval or denial of the petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 809 N. McLean Street.

With a positive or negative recommendation from the Historic Preservation Commission this case would proceed to the Planning Commission as a Zoning Map Amendment seeking the S-4

overlay be applied to the property. The Planning Commission will then make a recommendation to City Council who will ultimately then approve or deny the Zoning Map Amendment.

Respectfully submitted,  
Jon Branham  
City Planner

**Attachments:**

- Attachment 1: Application for S-4 (Historic Preservation Overlay) District
- Attachment 2: National Register Background Information
- Attachment 3: Recent Property Photo



Attachment 1: Application

Historic Name of Building (if known) Leonidas Kerrick & Sallie (Funk) Kerrick Home Year Built 1882

Architectural Style Two-Story Single Family Residence - Mid-American Victorian

Architect (if known) \_\_\_\_\_

Is this property in a Historic District? ☒ Yes ☐ No. Which one? Franklin Square Historic District

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

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

This landmark building is one of the sixteen contributing buildings listed in the Nomination Form for the National Register of Historic Places inventory which was Certified as a National Register Historic District by the Keeper of the National Register of Historic Places on January 7, 1978. This landmark building was also constructed during the Franklin Square Historic District target restoration period of 1885-1905 as recommended by General Design Inc in the Franklin Square Project prepared for the City of Bloomington in 1978.

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

This landmark building is located on the east side of the Franklin Square Historic District which is the City of Bloomington's first city park and was the home of Leonidas Kerrick and Sallie Funk Kerrick.

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

Leonidas Kerrick was a Illinois State Representative in 1871 and Sallie Funk Kerrick was the only daughter of Isaac Funk.

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

This landmark building is typical of its historic era and represents the nature and character of Franklin Square.

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

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

The exterior architectural elements of this landmark building embody the design, material and craftsmanship of middle class homes in the late industrial and early progressive era. This building's exterior architectural elements require special historic designation by the City of Bloomington as a Landmark Structure to preserve and protect the architectural integrity of the essential contributing buildings in the Franklin Square Historic District.

7. Its embodiment of design elements that make it structurally or architecturally innovative;

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

This landmark building is located in a National Register Historic District and in a City of Bloomington Historic District.

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

10. Its suitability for preservation or restoration.

This building is suitable for preservation and restoration but is in a severely deteriorated and altered condition and risks experiencing further significant adverse deterioration and alterations unless its exterior appearance is designated and protected as a Historic Landmark of the City of Bloomington Illinois.

*Attachment 1: Application (photo)*



*Mr. L. H. KERRICK, Corner Chestnut and McLean.*

*Attachment 2: National Register Background Information*

Kerrick/Barry House  
1882  
809 North McLean

D.L. Carmoudy  
809 North McLean  
Bloomington, IL 61701

Architect: George Miller

The Leonidas Kerrick house has been characterized as combining elements of "Gothic and Romanesque Revival with some features from the Chicago school of architecture in residential designs" from which "the Victorian influence was freely adopted". Mr. Kerrick was a lawyer, a legislator, and a breeder of prized polled angus cattle. He was born in Franklin county, Kentucky, in October of 1846 and he came to Illinois as a young boy, with his family and settled in Woodford county. He was a graduate of Illinois Wesleyan University and later in his life served on their board of trustees, as well as the board for the University of Illinois. Among his professional associations, include holding a variety of offices among various cattle related organizations. The home's second owner was Edward Burry, a McLean county circuit court judge, who occupied the bench from 1920 to 1933.

The house is a two and one-half storey, irregular framed structure, with shiplap siding. The house has a truncated hipped roof with an off-center center front gable. The house has three dormers, all of which are slightly different but are of the gable with over-hang variety. The eaves type is that of a cornice boxed, with brackets. Most windows on the house have a rectangular shaped opening with a decorated wood lintel and a logsill. The windows are two sash, double hung, with one over one lights. The main door is located in the center of the main facade. It has a rectangular opening with plain trim on the top and moulded trim along the sides. The door is of the double leaf variety with each leaf having one fully glazed panel. Over the door is a flush lighted transom panel. The house has a one-storey verandah running across the front, this porch is supported by brick piers and wooden posts. The stairs are straight and centrally located. The railings on the porch are not original and appear to have been replaced recently. There

appears to be an addition on the south east corner of the house, the date of its construction is unknown. Items of interest include half-round leaded glass windows over the French doors on the north side of the house.



*Attachment 3: Recent Property Photo (2019)*





## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** January 19, 2023 (Reissued)  
**CASE NO:** BHP-31-22, S-4 Historic Preservation Overlay District  
**REQUEST:** Consideration, review and action on a petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 901 N. McLean Street. PIN: 21-04-207-005. ***CONTINUED FROM NOVEMBER and DECEMBER MEETINGS.***

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**Above:** The subject property at 901 N. McLean Street.

### PROPERTY INFORMATION

Subject property: 901 N. McLean Street  
Applicant: Franklin Park Foundation  
Existing Zoning: R-2, (Mixed Residence) District with S-4 (Historic Preservation Overlay) District  
Existing Land Use: Multi-Family Residential  
Property Size: 100' x 165' (16,500 square feet)  
PIN: 21-04-207-005

## HISTORIC INFORMATION

Year Built: c. 1869  
Architectural Style: Italianate  
Architect: N/A  
Historic District: Franklin Square Historic District

## SURROUNDING ZONING AND LAND USES

|       | Zoning                                                                                       | Land Uses                 |
|-------|----------------------------------------------------------------------------------------------|---------------------------|
| North | R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay) District             | Single Family Residential |
| South | R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay) District             | Single Family Residential |
| East  | R-2 (Mixed Residence) District                                                               | Single Family Residential |
| West  | P-2 (Public Lands & Institutions) District with S-4 (Historic Preservation Overlay) District | Park                      |

## UPDATE

This petition was continued at the November and December meetings at the request of the applicant.

## PROJECT DESCRIPTION

### *Background:*

901 N. McLean Street, known as the “Stevenson House”, was constructed c. 1869 as a two-story single-family residence. According to the applicant, the structure is significant with respect to its architectural character and identification with the Stevenson family. The property is one of the sixteen contributing buildings listed in the Franklin Square Historic District, which was designated in 1976. The property originally received S-4 overlay designation around 1978-79.

### *Petitioner’s Request:*

The petitioner is requesting S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for the property, which is already designated as such.

### *S-4 Historic Preservation District Intent:*

The purpose of the S-4 Historic Preservation District is to:

- (1) Effect and accomplish the protection, enhancement, and perpetuation of such improvements and of such districts that represent or reflect elements of the City's cultural, social, economic, political, and architectural history;
- (2) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the beauty and noble accomplishments of the past;
- (5) Protects and enhance the City's attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry;
- (6) Strengthen the economy of the City; and
- (7) Promote the use of historic districts and landmarks for education, pleasure, and welfare of the people of the City.

## **STANDARDS FOR REVIEW**

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

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

The applicant has indicated the property meets items a, b, c, d, f, h and j. See attached supplementary application materials for details and qualifications.

## **S-4 HISTORIC PRESERVATION DISTRICT - AMENDMENTS**

Chapter 44, 8-4 of the S-4 Designation Ordinance provides an option for amendments and rescission of designations. It states that designation may be amended or rescinded upon application to the Preservation Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

The Commission may wish to consider whether an amendment to the existing S-4 designation for the property may be a more appropriate action.

## **RECOMMENDATION**

The Commission should review whether the nomination meets the Criteria for Consideration of Nominations, establishes significance and integrity or lack of significance and integrity, and whether to recommend approval or denial of the S-4 (Historic Preservation Overlay) District. If there is consensus, the Commission may take the following action:

1. Motion to establish findings of fact and motion to recommend approval or denial of the petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 901 N. McLean Street.



With a positive or negative recommendation from the Historic Preservation Commission this case would proceed to the Planning Commission as a Zoning Map Amendment seeking the S-4 overlay be applied to the property. The Planning Commission will then make a recommendation to City Council who will ultimately then approve or deny the Zoning Map Amendment.

Respectfully submitted,  
Jon Branham  
City Planner

**Attachments:**

- Attachment 1: Application for S-4 (Historic Preservation Overlay) District
- Attachment 2: National Register Background Information
- Attachment 3: Recent Property Photo

Attachment 1: Application Items

Historic Name of Building (if known) Adlai Stevenson I Home Year Built 1869

Architectural Style Two-Story Single Family Residence - Mid-American Victorian

Architect (if known) \_\_\_\_\_

Is this property in a Historic District? ☒ Yes ☐ No. Which one? Franklin Square Historic District

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

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

This landmark building is one of the sixteen contributing buildings listed in the Nomination Form for the National Register of Historic Places inventory which was Certified as a National Register Historic District by the Keeper of the National Register of Historic Places on January 7, 1978. This landmark building was also constructed during the Franklin Square Historic District target restoration period of 1885-1905 as recommended by General Design Inc in the Franklin Square Project prepared for the City of Bloomington in 1978.

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

This landmark building is located on the east side of the Franklin Square Historic District which is the City of Bloomington's first city park and was the home of Adlai Stevenson I, when he served as Vice President of the United States from March 4, 1893 to March 4, 1897.

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

The home of Adlai Stevenson I and Letitia Green Stevenson.

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

This landmark building is typical of its historic era and represents the nature and character of Franklin Square.

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

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

The exterior architectural elements of this landmark building embody the design, material and craftsmanship of middle class homes in the late industrial and early progressive era. This building's exterior architectural elements require special historic designation by the City of Bloomington as a Landmark Structure to preserve and protect the architectural integrity of the essential contributing buildings in the Franklin Square Historic District.

7. Its embodiment of design elements that make it structurally or architecturally innovative;

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

This landmark building is located in a National Register Historic District and in a City Historic District.

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

10. Its suitability for preservation or restoration.

This building is suitable for preservation and restoration but is in a severely altered condition and risks experiencing further significant adverse alterations unless its exterior appearance is designated and protected as a Historic Landmark of the City of Bloomington Illinois.

*Attachment 1: Application Items (continued)*



Attachment 1: Application Items (continued)

\* ORIGINAL CONDITION AND  
APPEARANCE OF BUILDING IS SHOWN  
COLORS USED ARE ONLY TO SHOW  
CONTRAST AND TONES OF ORIGINAL  
FINISH. ONLY BLACK & WHITE PHOTO-  
GRAPHIC OF ORIGINAL EXIST. EXACT  
COLORS NOT KNOWN UNTIL THEY  
CAN BE CONDUCT BY  
ARCHITECTS.





*Attachment 2: National Register Background Information*

The Dodson-Stevenson House  
1869  
903 North McLean

Peoples Bank Trustee  
McLean County T.R. 424  
Bloomington, IL 61701

Architect: Unknown

The house at 903 North McLean was built in the Italianate style in 1869, for William K. Dodson, a wholesale and retail dealer in foreign and domestic liquors. The most notable resident of the house was Adlai E. Stevenson, who was the Vice President of the United States under Grover Cleveland from 1892-1896. Adlai Stevenson II, a Governor of Illinois, Democratic presidential nominee, and U.S. Ambassador to the United Nations also spent part of his youth here.

The house is a two storey brick structure. The brick pattern used in construction was a stretcher bond.

The house has been somewhat altered over the years. Originally it had several decorative porches with high columns, as well as a widow's walk, which have been removed. The original ornate brackets still remain on the cornice boxed eaves. The main windows on the ground floor have keystone arch heads with voussiors. The casement windows are surrounded with cut stone and brick and have cut stone logsills. The original double hung, two over two, semi-elliptical window still remains in the pediment on the main facade. The main door is at the center of the main facade, and has a curved head over it. The single leaf, six panel door, also has a recessed fan and architrave side panels with recessed lights. The round stairway on the main floor, and the verandah are not original, possibly replaced after the Stevenson's sold the home in 1913. A one-storey wing has also been added to the northeast corner of the house.

*Attachment 3: Recent Property Photo*



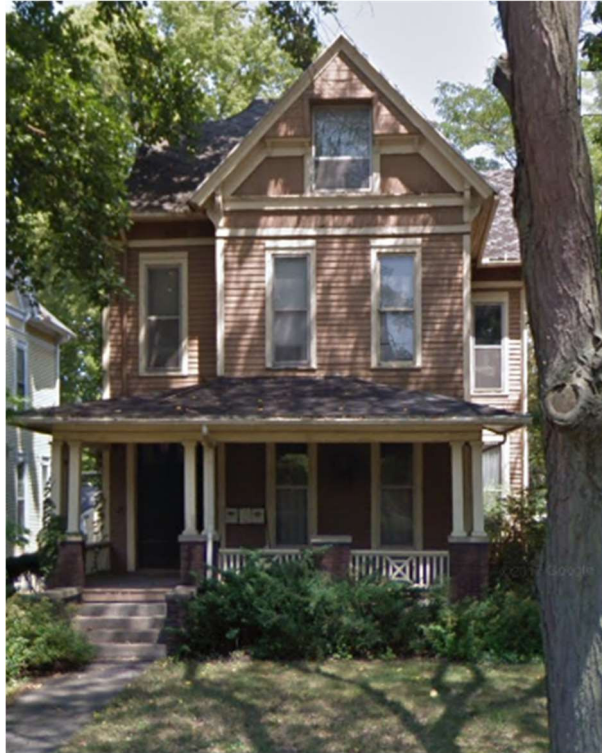


## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** January 19, 2023 (Reissued)  
**CASE NO:** BHP-32-22, S-4 Historic Preservation Overlay District  
**REQUEST:** Consideration, review and action on a petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 310 E. Walnut Street. PIN: 21-04-202-016. ***CONTINUED FROM NOVEMBER and DECEMBER MEETINGS.***

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**Above:** The subject property at 310 E. Walnut Street.

### PROPERTY INFORMATION

Subject property: 310 E. Walnut Street  
Applicant: Franklin Park Foundation  
Existing Zoning: R-2, (Mixed Residential) District with S-4 (Historic Preservation Overlay) District  
Existing Land Use: Multi-Family Residential  
Property Size: 50' x 150' (7,500 square feet)  
PIN: 21-04-202-016



## HISTORIC INFORMATION

Year Built: c. 1884-1886  
Architectural Style: Victorian  
Architect: Unknown  
Historic District: Franklin Square Historic District

## SURROUNDING ZONING AND LAND USES

|       | Zoning                                                                                       | Land Uses                 |
|-------|----------------------------------------------------------------------------------------------|---------------------------|
| North | R-2 (Mixed Residence) District                                                               | Multi-Family Residential  |
| South | P-2 (Public Lands & Institutions) District with S-4 (Historic Preservation Overlay) District | Park                      |
| East  | R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay) District             | Single Family Residential |
| West  | R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay) District             | Multi-Family Residential  |

## UPDATE

This petition was continued at the November and December meetings at the request of the applicant.

## PROJECT DESCRIPTION

### *Background:*

310 E. Walnut Street, known as the “Mary A. Sweeney Home,” was constructed c. 1884-1886 as a two-story single-family residence. According to the applicant, the structure is significant with respect to its architectural character and its identification with the Sweeney family. The property is one of the sixteen contributing buildings listed in the Franklin Square Historic District, which was designated in 1976. The property originally received S-4 overlay designation in 1978-79.

### *Petitioner’s Request:*

The petitioner is requesting S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for the property, which is already designated as such.

### *S-4 Historic Preservation District Intent:*

The purpose of the S-4 Historic Preservation District is to:

- (1) Effect and accomplish the protection, enhancement, and perpetuation of such improvements and of such districts that represent or reflect elements of the City's cultural, social, economic, political, and architectural history;
- (2) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the beauty and noble accomplishments of the past;
- (5) Protects and enhance the City's attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry;
- (6) Strengthen the economy of the City; and
- (7) Promote the use of historic districts and landmarks for education, pleasure, and welfare of the people of the City.

## **STANDARDS FOR REVIEW**

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

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

The applicant has indicated the property meets items a, b, c, d, f, h and j. See attached supplementary application materials for details and qualifications.

## **S-4 HISTORIC PRESERVATION DISTRICT - AMENDMENTS**

Chapter 44, 8-4 of the S-4 Designation Ordinance provides an option for amendments and rescission of designations. It states that designation may be amended or rescinded upon application to the Preservation Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

The Commission may wish to consider whether an amendment to the existing S-4 designation for the property may be a more appropriate action.

## **RECOMMENDATION**

The Commission should review whether the nomination meets the Criteria for Consideration of Nominations, establishes significance and integrity or lack of significance and integrity, and whether to recommend approval or denial of the S-4 (Historic Preservation Overlay) District. If there is consensus, the Commission may take the following action:

1. Motion to establish findings of fact and motion to recommend approval or denial of the petition submitted by Franklin Park Foundation for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property located at 310 E. Walnut Street.

With a positive or negative recommendation from the Historic Preservation Commission this case would proceed to the Planning Commission as a Zoning Map Amendment seeking the S-4 overlay be applied to the property. The Planning Commission will then make a recommendation to City Council who will ultimately then approve or deny the Zoning Map Amendment.

Respectfully submitted,  
Jon Branham  
City Planner

**Attachments:**

- Attachment 1: Application Items for S-4 (Historic Preservation Overlay) District
- Attachment 2: National Register Background Information
- Attachment 3: Site Photo

Attachment 1: Application Items

Historic Name of Building (if known) Mary A. Sweeney Home Year Built 1885

Architectural Style Two-Story Single Family Residence

Architect (if known) \_\_\_\_\_

Is this property in a Historic District? ☒ Yes ☐ No. Which one? Franklin Square Historic District

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

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

This landmark building is one of the sixteen contributing buildings listed in the Nomination Form for the National Register of Historic Places Inventory which was Certified as a National Register Historic District by the Keeper of the National Register of Historic Places on January 7, 1978. This landmark building was also constructed during the Franklin Square Historic District target restoration period of 1885-1905 as recommended by General Design Inc in the Franklin Square Project prepared for the City of Bloomington in 1978.

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

This landmark building is located on the north side of the Franklin Square Historic District which is the City of Bloomington's first city park and is also in the Franklin Square National Register Historic District.

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

Mary A. Sweeney was a Bloomington Public Schools teacher.

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

This landmark building is typical of its historic era and represents the nature and character of Franklin Square.

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

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

The exterior architectural elements of this landmark building embody the design, materials and craftsmanship of middle class homes in the late industrial and early progressive era. This building's exterior architectural elements require special historic designation by the City of Bloomington as a Landmark Structure to preserve and protect the architectural integrity of essential contributing buildings in the Franklin Square Historic District.

7. Its embodiment of design elements that make it structurally or architecturally innovative;

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

This landmark building is located in a National Register Historic District and in a City Historic District.

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

10. Its suitability for preservation or restoration.

This building is suitable for preservation and restoration but is in a severely deteriorated condition and risks being demolished or experiencing significant adverse alterations unless it's exterior appearance is designated and protected as a Historic Landmark of the City of Bloomington Illinois.

Attachment 1: Application Items (continued)



Attachment 2: National Register Background Information

Mary Sweeny House  
1884-1886  
310 East Walnut

Harold Munger Ford  
310 East Walnut  
Bloomington, IL 61701

Architect: Unknown

The Mary Sweeny house is a Victorian-era, two and one-half storey irregular shaped, balloon framed structure. The house is believed to have been built some time in the early 1880's after the death of her husband John. What we know about Mary Sweeny is from her husband, Dr. John Sweeny. Dr. John Sweeny was a Civil War surgeon from Rhode Island, he settled in Bloomington after the war, and was medical attendant at the Soldiers and Orphans home in Normal. While working at the home he met Mary E. Hughes who was a teacher there. The couple was married, but soon after John was struck down with a rheumatic ailment from which he suffered for three years, before his death in 1883. After John's death, Mary returned to teaching; she sold the house some time after 1891 and is not noted in the city directories thereafter.

This clapboard sided house has a three bay main facade and is capped by a medium hipped cross-gabled roof. The house has two dormers, a shed and a triangular shaped variety both on the west side of the house. It has wooden projecting eaves and pediment shaped roof-trim raking on the front facade and east side. The house on both floors is characterized by long, narrow decorated moulded windows, which are two sash, double hung, and contains one over one lights. The house's one-storey verandah has a hipped roof, supported by wooden columns which rest upon brick piers. The entrance to the house is on the left side of the facade but the type and details of the door are unknown. The house has at least one apartment, through which occupants enter through a door facing north or towards the alley, on the east side of the building.

*Attachment 3: Site Photo*







## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** January 19, 2023 (Reissued)  
**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.

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This item may be tabled to the next regular meeting, pending receipt of additional information from the applicant.



## HISTORIC PRESERVATION COMMISSION

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

**FROM:** Economic & Community Development Department

**DATE:** January 19, 2023

**CASE NO:** BHP-01-23, Certificate of Appropriateness (COA)

**REQUEST:** Consideration, review and action on a request submitted by Brice Young for a Certificate of Appropriateness for roof replacement on the property located at 305 E. Chestnut Street. PIN: 21-04-209-003. Franklin Square Historic District.

---



Above: Subject property, current day

### PROPERTY INFORMATION

Subject property: 305 E. Chestnut Street

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

Existing Land Use: Single-family home

Property Size: 50' x 150' (7,500 square feet)

## HISTORIC INFORMATION

Year Built: c. 1860s  
Architectural Style: Cottage (Victorian Era)  
Architect: Unknown  
Historic District: Franklin Square (Designated 1979)  
Alternate Name: Martin Burkhardt House

## PROJECT DESCRIPTION

### *Background*

The residence was constructed in the 1860s with a gable roof and single-story front porch. According to the applicant's proposal, the work is necessary due to the age of the shingles (cupping and granular loss) and a potential loss of insurance coverage. The current owner purchased the property in September of 2022. In 2010, a Certificate of Appropriateness was received for roof repair, but details of that approval were unavailable.

### *Request*

The applicant is requesting a Certificate of Appropriateness to **replace** the roof on three sides (front part of the house on the east side, the west side, and the west rear side.) The new addition is not included. Also, no front porch work is proposed. The proposal includes matching the same style and same color as the new addition style roof. No changes in the size, shape, or visual impact of the roof are included in the proposal.

**Please note that the modifications proposed have already been completed, without obtaining a building permit nor a Certificate of Appropriateness. The applicant is retroactively seeking the approval.**

## STANDARDS FOR REVIEW

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

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

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

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



No changes to the distinctive architectural features of the home are proposed. The roof will be replaced and will maintain the same size and style elements.

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

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

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.

No significant architectural changes have occurred near this portion of the residence. N/A.

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

The architectural shingle style of the roof will be replaced and maintain existing characteristics.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

The roof will be replaced using the same materials that have been used for previous replacement (new addition).

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

N/A.

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

N/A.

9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)

The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features as the roof will be replaced and maintain original features.

## ARCHITECTURAL REVIEW GUIDELINES

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

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

Repair procedures for roofs include the following:

- Repair rather than replace roofing materials unless it is technically infeasible to do so.
- If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials...
- Changes to the roof slope are not acceptable, unless earlier, non-historic changes are being reversed.

## STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the Standards for Review and complies with the Roofing Policies*** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to ***approve*** the scope of work and request for a Certificate of Appropriateness, as submitted by Brice Young for roof replacement at the property located at 305 E. Chestnut Street.

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

1. Property Information from Designation Support Materials
2. Image(s) of Property and Project Area



*Attachment 1: Property Information from Designation Support Materials*

Martin Burkhardt House  
circa 1860's  
305 East Chestnut

Timothy Maurer  
305 East Chestnut  
Bloomington, IL 61701

Architect: Unknown

The Martin Burkhardt house is said to have been built in the late 1860's, although our research first shows him residing at the Chestnut street location in 1874. Mr. Burkhardt was a harness and saddlemaker who lived at the address until 1904. The house can be characterized as a small mid-Victorian-era cottage. The house appears to have retained much of it's integrity although it is said to originally have had an ornate porch with columns and bannisters. The facade is characterized by a set of rounded shutters, surrounded by a plain moulding. The house has a front sloping, one storey verandah, which is supported by wooden posts. The door is on the left side of the gable facade, it is a single door with four glazed panels. The windows are surrounded by a plain moulding, with a slipsill which is wood, they are two sash, double hung, with two over two lights. The house has an addition coming off the east side, near the rear of the building. This addition looks to be authentic and does not take away from the home's original integrity.

*Attachment 2: Petitioner Submission: Project Quote*

We at B Wolf Roofing and Construction and Schaefer Roofing have inspected the roof at 305 E Chestnut Street Bloomington IL and due to age of shingles (cupping and curling and granular loss) and Insurance wants roof replaced or coverage will be dropped  
We recommend the following work to be performed  
Complete replacement

**House Roof**

- Remove all existing Shingles from house (3 sides) (Front part of the house east and west side and west back side) The new addition has already been roofed with architectural style shingles (No front porch roof work)
- 16 Square total roof replacement (No new addition work will be done on front porch)
- Haul away all Debris
- Replace any damaged decking (up to 3 sheets of 7/16 OSB)
- Fasten down any loose sheathing that may have come loose during tear off
- Remove box vents and replace
- Install ice and water barrier around all extrusions (Code to Bloomington)
- Install ice and water barrier on eaves and walls (Code to Bloomington)
- Remove and replace soil pipe boot
- Install synthetic underlayment on roof deck.

- 
- Install new drip edge/gutter apron (rakes/eaves).
  - Install Starter strip on eaves and rakes. Increases wind warranty up to 130 MPH
  - Install CertainTeed Landmark shingles on House (235 lb.) (17 Sq. 10% waste included) on roof
  - Install proper ventilation
  - Install Ridge cap on apex
  - Caulk and seal all extrusions
  - Tuck point chimney and back Plaster and counter flash
  - Clean entire job thoroughly.
  - Dispose of all debris (Recycle)

Roof system come with a 50 yr. warranty thru CertainTeed

Workmanship warranty 5 Years from B Wolf Roofing and Construction and Schaefer Roofing

|                                          |                   |
|------------------------------------------|-------------------|
| House (17 sq.) (With 10% waste included) | \$6,100.00        |
| Disposal (Recycled)                      | <u>\$500.00</u>   |
| <b>Total</b>                             | <b>\$6,600.00</b> |
| Tuck point Chimney                       | \$300.00          |
| Permit                                   | <u>\$100.00</u>   |
| <b>Total</b>                             | <b>\$7,000.00</b> |

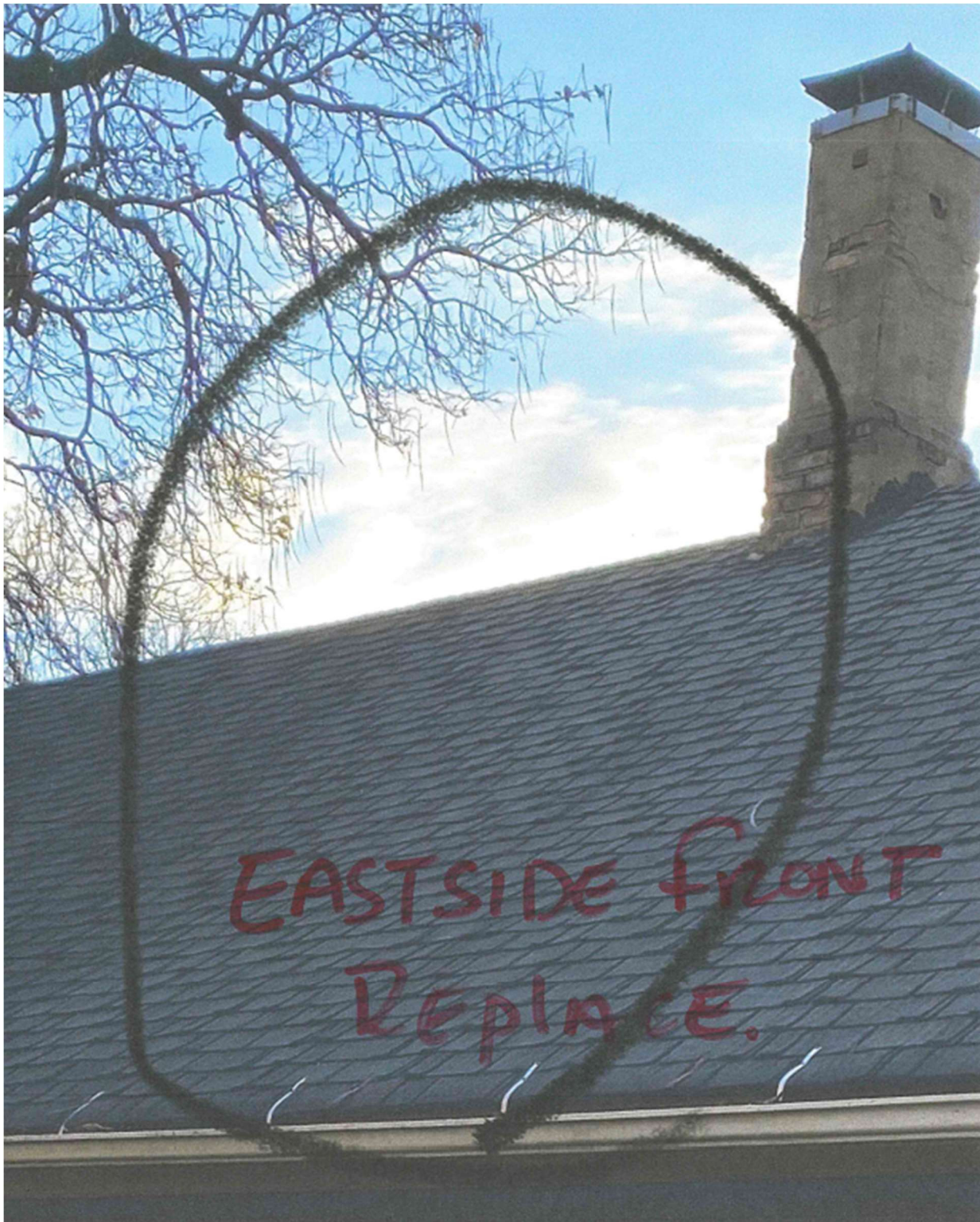
Attachment 3: Image(s) of Property and Project Area



















## HISTORIC PRESERVATION COMMISSION

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

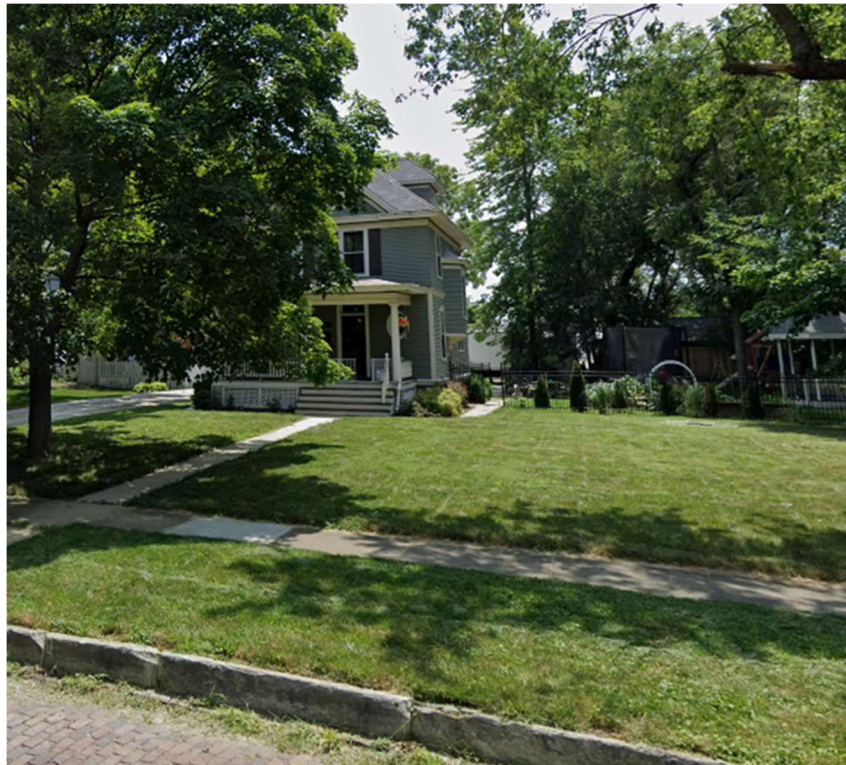
**FROM:** Economic & Community Development Department

**DATE:** January 19, 2023

**CASE NO:** BHP-02-22, Certificate of Appropriateness (COA)

**REQUEST:** Consideration, review and action on a request submitted by Janina King for a Certificate of Appropriateness for soffit, fascia, and siding replacement on the property located at 901 E. Jefferson Street. PIN: 21-04-303-014. Davis-Jefferson Historic District.

---



Above: Subject property, current day

### PROPERTY INFORMATION

Subject property: 901 E. Jefferson Street

Existing Zoning: R-3A (Multiple 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: 1906-1907  
Architectural Style: Cornbelt Cube / Prairie Square  
Architect: Unknown  
Historic District: Davis-Jefferson  
Alternate Name: John Harwood House

## PROJECT DESCRIPTION

### *Background*

The residence was constructed in 1906-1907 as a two-story balloon framed, square shaped building. Additional historic background information, as completed for the Davis-Jefferson National Register nomination form, is contained in full as an attachment to the report.

The current owner purchased the property in April of 2012. A Certificate of Appropriateness at the property was obtained in 2017 for a shed and a deck. A fence has also been previously approved in 2013.

### *Request*

The applicant is requesting a Certificate of Appropriateness to repair damage to the soffit, fascia and siding of the home. The proposal includes replacing damaged or extremely worn materials with similar items, including poplar (see attached contractor estimate). **No changes in the size, shape, or visual impact of the structure are included in the proposal.**

## STANDARDS FOR REVIEW

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

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

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

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

No changes to the distinctive architectural features of the home are proposed. The soffit, fascia, and siding will be replaced and will maintain the same size and style elements.

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

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

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.

No significant architectural changes have occurred at the residence. N/A.

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

The original soffit, fascia, and siding will be replaced and maintain existing characteristics.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

The original soffit, fascia, and siding will be replaced using the same materials that have been used for previous repairs at the property.

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

N/A.

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

N/A.

9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)

The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features as the soffit, fascia, and siding will be replaced and maintain original features.

## ARCHITECTURAL REVIEW GUIDELINES

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

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

Repair procedures for siding and soffit work include the following:

- Repair rather than replace siding and soffit materials unless it is technically infeasible to do so.
- If replacement of siding and soffit materials is necessary, replacement materials shall be the same color, texture and type of material as that which is being replaced, unless it is technically infeasible to do so
- Do not sandblast siding and soffits.
- Do not high-pressure water blast siding and soffits.
- Where synthetic siding or soffits exist, it is recommended to remove it and repair the original historic siding under it unless it is technically infeasible to do so.
- The Commission will not approve new synthetic siding or soffits.
- No new trim or moldings may be added to historic exterior surfaces unless it can be shown that such trim would have been historically used for that type of building.

## STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the Standards for Review and complies with the Siding and Soffit Policies*** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to ***approve*** the scope of work and request for a Certificate of Appropriateness, as submitted by Janina King for fascia, soffit, and siding replacement at the property located at 901 E. Jefferson Street.

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

1. Property Background Information
2. Petitioner Submission: Project Description and Information
3. Image(s) of Property and Project Area

*Attachment 1: Petitioner Submission: Project Description and Information*

John Harwood House  
1906-1907  
901 East Jefferson

William C. Wallace  
901 East Jefferson  
Bloomington, IL 61701

Architect: Unknown

The John Harwood house is a two-storey balloon framed, square shaped building. Its style is characteristic of that which is called the Cornbelt Cube house, also referred to as a Prairie Square house. John Harwood was a Bloomington business man and proprietor of an establishment called the Nickelodeon. Beside this information, no other information could be found out about the home's second owner, a Mr. Lincoln E. Slick, it seems that he was sought for income tax evasion in Peoria, some years after leaving Bloomington.

The house has a medium-hipped roof with a central gable and a pair of hipped dormers with overhangs on the sides. Within the pediment shaped front central gable is a palladian window. The house is clapboard sided and the eaves are of a corniced boxed variety with a plain frieze. The second storey windows have a rectangular opening and are surrounded by a plain moulding. They are two sash, double hung and have one over one lights. The first storey window is also two sash, the upper window being leaded glass. The main door location is off-center on the main facade. The entrance way is topped by a decorative lintel and has plain moulding along the sides. The door has arecessed -lighted plain transom panel. The door itself is of the single leaf variety with two panels, the lower being a recessed bevelled one and the upper being a glazed panel.

The house has a one-storey verandah which is supported by rusticated cement piers and wooden columns. The house appears to have a one-storey addition on the back of it which does not date to the original construction. Items of interest include a round window to the left of the front door and dissimilar oriels on the east and west sides of the house.



The Jefferson Street survey includes eighteen structures on East Jefferson Street in Bloomington. The eighteen houses lie on East Jefferson between Elder and Towanda streets in Davis' second addition to the city of Bloomington. The houses are thought to have been built between 1873 and 1904. The project area is characterized by a variety of house styles, all from the Victorian-era. The styles represented include Queen Anne, Italianate and Colonial Revival.

Many prominent citizens built their homes on East Jefferson Street. One such person was James Neville (1101 East Jefferson), who was the mayor of Bloomington in the early 1900's. Other prominent citizens living on East Jefferson included John A. Wilcox (1104 East Jefferson), the president of the Union Gas and Electric Company, and John W. Gray (1107 East Jefferson), a prominent business man in Bloomington for over fifty years.

The neighborhood still has brick streets that are lined with limestone curbing. Some of the homes still have iron hitching posts in the front yards. The Henry S. Swayne House (1102 East Jefferson), has an original brick fence and a carriage house in the rear, across the alley.

Attachment 2: Petitioner Submission: Project Description and Information

Certificate of Appropriateness Application

Application

Property Address: *901 E Jefferson 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 *1906-1907*

Architectural Style: *Prairie Square*



Proposed Restoration Work: *Soffit, fascia, + siding repair / replacement if needed, then painting whole exterior of home same colors.*

Certificate of Appropriateness Application

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

No changes are being made to existing look/style/material. Areas need repaired or replaced, depend upon damage in order to paint. Will replace to match if needed. Painting some colors.

Project Start Date: *end of 10/22* Expected Project Completion Date: *2-3 wks once started*  
*beginning of Nov 3*  
Please attach the following information to the application.

- ☐ Historic photos supporting the application (if available)

KING\_JANINA

| KING_JANINA<br>DESCRIPTION                                               | QTY         |
|--------------------------------------------------------------------------|-------------|
| 1. Aerial Lift- 50' 2.00 WK                                              |             |
| 2. 1" x 6" lumber - pressure treated 305.00 LF                           |             |
| 3. Prime & paint exterior fascia - wood, 6" - 8" wide 305.00 LF          |             |
| 4. Crown molding - 3 1/4" 305.00 LF                                      |             |
| 5. Seal & paint crown molding - two coats 305.00 LF                      |             |
| 6. Soffit - wood 504.00 SF                                               |             |
| 7. Prime & paint exterior soffit - wood 504.00 SF                        |             |
| 8. Scrape the surface area & prep for paint 2,300.00 SF                  |             |
| 9. Exterior - seal or prime then paint with two finish coats 2,300.00 SF |             |
| Grand Total                                                              | \$41,666.86 |

*Attachment 3: Image(s) of Property and Project Area*













## HISTORIC PRESERVATION COMMISSION

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

**FROM:** Economic & Community Development Department

**DATE:** January 19, 2023

**CASE NO:** BHP-03-22, Funk Grant

**REQUEST:** 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. Davis-Jefferson Historic District.

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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** is requested as case **BHP-02-22**. The applicant has not received a Funk Grant since 2017 (BHP-24-17).

### *Request*

The applicant is requesting a **Funk Grant in the amount of \$5,000.00** to repair damage to the soffit, fascia and siding 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 portions and 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 request by Janina King for a Funk Grant in the amount of **up to \$5,000.00** for soffit, fascia, and siding replacement for the property located at 901 E. Jefferson Street.

Respectfully submitted,  
Jon Branham  
City Planner

#### Attachments:

1. Project cost information from Kelley Construction



Attachment 1: Project cost information

KING\_JANINA

KING\_JANINA  
DESCRIPTION

QTY

- 
1. Aerial Lift- 50'            2.00 WK
  2. 1" x 6" lumber - pressure treated            305.00 LF
  3. Prime & paint exterior fascia - wood, 6"- 8" wide            305.00 LF
  4. Crown molding - 3 1/4"            305.00 LF
  5. Seal & paint crown molding - two coats            305.00 LF
  6. Soffit - wood            504.00 SF
  7. Prime & paint exterior soffit - wood            504.00 SF
  8. Scrape the surface area & prep for paint            2,300.00 SF
  9. Exterior - seal or prime then paint with two finish coats            2,300.00 SF
- 

Grand Total

\$41,666.86



## HISTORIC PRESERVATION COMMISSION

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

**FROM:** Economic & Community Development Department

**DATE:** January 19, 2023

**CASE NO:** BHP-04-22, Certificate of Appropriateness (COA)

**REQUEST:** Consideration, review and action on a request submitted by Anthony Seckler for a Certificate of Appropriateness for porch replacement on the property located at 905 E. Jefferson Street. PIN: 21-04-303-003. Davis-Jefferson Historic District.

---



Above: Subject property, current day

### PROPERTY INFORMATION

Subject property: 905 E. Jefferson Street

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

Existing Land Use: Single-family home

Property Size: 90' x 120' (11,250 square feet)

## HISTORIC INFORMATION

Year Built: 1888-1889  
Architectural Style: Queen Anne variant  
Architect: Unknown  
Historic District: Davis-Jefferson  
Alternate Name: Edmund O'Connell House

## PROJECT DESCRIPTION

### *Background*

The residence was constructed in 1888-1889 as a two-story, irregularly shaped, balloon frame clapboard sided structure. As noted in the historic background provided from the Davis-Jefferson National Register nomination (included in full as an attachment), the porch at the residence appears to be supported by brick piers upon which rest wooden columns.

The current owners purchased the property in June of 2015. The current owners and previous owners have obtained several Certificates of Appropriateness over the past 20+ years for repairs to the residence, including fascia and soffit, tuckpointing, roof, and fence.

### *Request*

The applicant is requesting a Certificate of Appropriateness to repair and replace elements of the main porch along the north side of the home and the side porch along the western side of the home. The proposal includes replacing 26 floorboards on the main front porch, seven floorboards on the west porch and the stairs on the front porch. Also, a guardrail and newel posts will be added on the west porch. Finish materials will be western red cedar and treated yellow pine. **No changes in the size, shape, or visual impact of the roof are included in the proposal.**

## STANDARDS FOR REVIEW

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

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

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

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

No changes to the distinctive architectural features of the home are proposed. The porch will be repaired and replaced and will maintain the same size and style elements.

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

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

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.

No significant architectural changes have occurred near this portion of the residence. N/A.

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

The original porch will be repaired and replaced and will maintain existing characteristics.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

The original materials will be repaired and replaced using the similar materials that have been used for previous repairs at the property.

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

N/A.

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

N/A.

9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)

The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features as the porch will be repaired and replaced and maintain original features.

## ARCHITECTURAL REVIEW GUIDELINES

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

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

Under the Porch Policy of the Architectural Review Guidelines, the following criteria is provided:

1. Historic porches visible from the street shall be maintained and repaired.
2. If existing historic porches have deteriorated or become badly damaged they may be replaced in the same size and shape with appropriate new materials. Retain as much of the existing porch materials unless it is technically infeasible to do so.
3. If historic porches which have been enclosed in the past are proposed to be remodeled or altered, they shall be restored to their appearance during the period of significance, unless the enclosure, by nature of its age, architectural significance, or other special circumstance, has achieved historic significance of its own.
4. Proposed new porches shall be similar to historic porches which have been removed with regard to size, style and detail, to the extent that such historic porch can be documented. Where inadequate documentation exists for original porch, proposed new porches shall be typical of those built in the style of the historic building.
5. Porches may be enclosed, as long as the construction of the enclosing elements are readily reversible, and as long as no character-defining features are damaged or obscured by the enclosure. Removable, wood framed seasonal storm windows or screens are recommended. Scale-changing triple-track storms and screens or jalousie windows for porch enclosures shall not be permitted.
6. Proposed new railings and balusters on existing and new porches shall use materials and shall be designed in style similar in appearance to historic balusters and railings characteristic of the style of the historic building.
7. New and existing wood which is visible from the street shall be painted unless it can be documented that the original wood was unpainted or stained (unpainted, pressure-treated wood will not be permitted).
8. Porch floors shall be of a type characteristic of the style of the historic building. Spaced planks shall not be used where painted tongue-and-groove boards would have been used historically.
9. Concrete steps and porches will be permitted if it can be shown that they existed on the building historically or if they are characteristic of the style of building (e.g. Art Deco).



## STAFF RECOMMENDATION

Staff finds that the scope of work *meets the Standards for Review and complies with the Porch Policies* as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to **approve** the scope of work and request for a Certificate of Appropriateness, as submitted by Anthony Seckler for porch replacement at the property located at 905 E. Jefferson Street.

Respectfully submitted,  
Jon Branham  
City Planner

### Attachments:

1. Property Background Information
2. Project Information Provided by Applicant
3. Project Estimate from Contractor
4. Image(s) of Property and Project Area

*Attachment 1: Property Background Information*

Edmund O'Connell House  
1888-1889  
905 East Jefferson

Kenneth Brooks  
905 East Jefferson  
Bloomington, IL 61701

Architect: Unknown

The Edmund O'Connell house is a two-storey, irregular shaped, balloon frame clapboard sided structure. The house type, appears to be built in a variant of the Queen Anne style, although it lacks most of the strong definable characteristics. Edmund O'Connell, the owner, was a prominent attorney, who came to Bloomington in 1873. He is known for practicing law out of the same office in the Griesheim building for forty-three years. Along with being an attorney he also served in public office, four terms as an alderman from the first ward and two terms in the Illinois House of Representatives. Contributions of local significance include helping to found the Fairview Tuberculosis Sanatorium in Normal.

The house on the main facade, has an off-center cross-gable roof. On the roof over the main facade is a pediment-shaped dormer. The eaves type is a cornice boxed decorated variety with a decorated frieze. The roof trim raking type on the front gable resembles a pediment. Underneath the eaves on all the corners on the main facade are ornate wooden brackets. Special roof trim features include metal "horn" shape projections on the gable ends. The main windows' structural openings are flat with entablature heads and slipsills, both of which are made of wood. The first storey windows are one sash and fixed. The second storey windows have a different head, are two sash, double hung and have one over one lights.

The main door structural opening is rectangular in shape. The head is entablature shaped with plain moulding along the sides. It has recessed architrave side lights and a lighted flush transom panel. The main door type is unknown because it is obscured by an outer screen door. The house has a one-storey verandah with a central straight stairway. The porch appears to be supported by brick piers upon which rest wooden columns.

Attachment 2: Project Information Provided by Applicant

Application

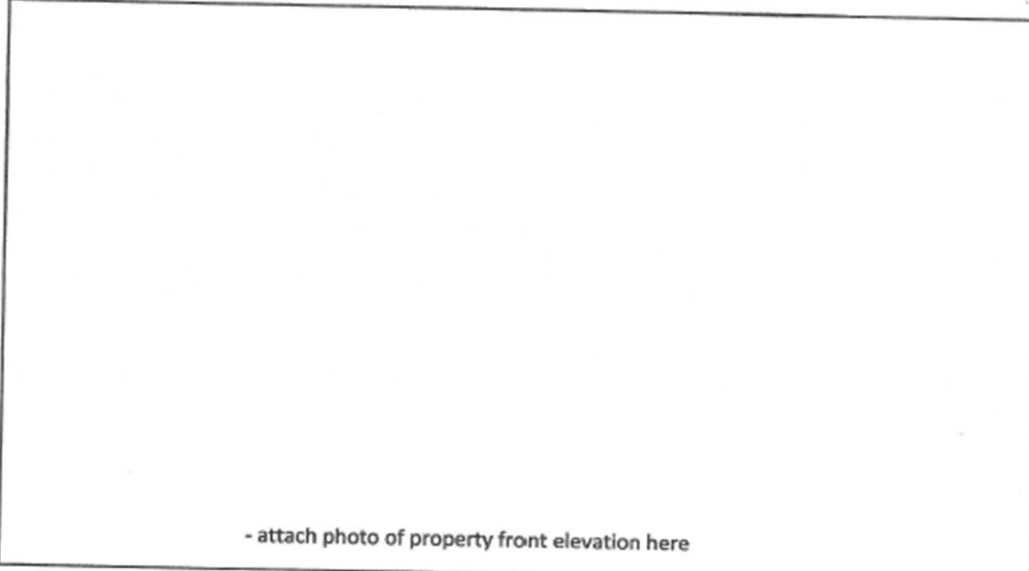
Property Address:

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 1898

Architectural Style: Victorian



- attach photo of property front elevation here

Proposed Restoration Work: Fix and replace front porch stairs, newel post

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

2

Revised 12/28/2018

**Certificate of Appropriateness Application**

Railings, spindles & 26 Porch Floor Boards,

Replace 6 West Side porch Boards and Newel post  
Railings and spindles. Will be identical to front  
porch and constructed with like wood.

Pictures submitted with Funks Grant Application.

Project Start Date: 12/22

Expected Project Completion Date: 02/23

Attachment 3: Project Estimate from Contractor

| <b><u>PROPOSAL</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <div><div><b>BRAD WILLIAMS CONSTRUCTION</b><br/>Carpentry &amp; Woodworking<br/>613 East Grove Street<br/>Bloomington, IL 61701<br/>Home ph.: 309-828-1506<br/>Cell: 309-830-1706</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                         |
| Anthony Seckler<br>905 E. Jefferson St.<br>Bloomington, IL 61701<br>Email: seckler17@yahoo.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Front porch and stairway and west porch |
| Phone: 309-256-5217                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Date: 7-12-2021, updated 8-23-2022      |
| <ul style="list-style-type: none"><li>• Labor &amp; material to replace 26 floor boards on front porch..... \$2,100.00</li><li>• Labor &amp; material to replace front stairs.....\$5,460.00*</li><li>• Labor &amp; material to replace 7 porch floor boards on West porch.....\$ 675.00</li><li>• Labor &amp; material to add guardrail and newel post on west porch..... \$ 725.00</li></ul> <p>*Price includes custom made spindles to match the originals.<br/>Finish materials will be western red cedar and treated yellow pine.<br/>These prices <b>do not</b> include any painting.</p> <p><b><u>Total for labor and materials: \$8,960.00</u></b></p> <p>This proposal is valid for 90 days.</p> <p><b>Authorized signature:</b> _____</p> |                                         |
| <p><b>Acceptance of Proposal:</b></p> <p>Signature _____ Date: _____</p> <p>Signature _____ Date: _____</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         |



*Attachment 4: Image(s) of Property and Project Area*



West Porch View



Main Porch Stairs



## HISTORIC PRESERVATION COMMISSION

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

**FROM:** Economic & Community Development Department

**DATE:** January 19, 2023

**CASE NO:** BHP-05-22, Funk Grant

**REQUEST:** Consideration, review and action on a request submitted by Anthony Seckler for a Funk Grant in the amount of \$4,480.00 for porch repair and replacement for the property located at 905 E. Jefferson Street. PIN: 21-04-303-003. Davis-Jefferson Historic District.

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Above: The subject property at 905 E. Jefferson Street

### PROPERTY INFORMATION

Subject property: 905 E. Jefferson Street

PIN: 21-04-303-003

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

Existing Land Use: Single-family home

Property Size: 90' x 125' (11,250 square feet)

## HISTORIC INFORMATION

Year Built: c. 1906-1907  
Architectural Style: Prairie Square  
Architect: Unknown  
Historic District: Davis-Jefferson  
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** is requested as case **BHP-04-22**. The applicant has not received a Funk Grant since 2021 (BHP-11-21).

### *Request*

The applicant is requesting a **Funk Grant in the amount of \$4,480.00** to repair damage to the front (north) porch and west porch. Costs include labor, equipment, and materials.

The applicant has used the Single Source Justification to supply a single quote for the subject project and has provided documentation demonstrating the Sole Source condition.

## 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 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.**

This is not an exterior painting and/or staining project. N/A.

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 request by Anthony Seckler for a Funk Grant in the amount of **up to \$4,480.00** for porch repair and replacement for the property located at 905 E. Jefferson Street.

Respectfully submitted,  
Alissa Pemberton  
Assistant City Planner

Attachments:

1. Project cost estimate from Brad Williams



Attachment 1: Project cost estimate from Brad Williams

| <b><u>PROPOSAL</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: center;"> <h2 style="margin: 0;">BRAD WILLIAMS CONSTRUCTION</h2> <p style="margin: 0; font-size: 0.8em;">Carpentry &amp; Woodworking<br/>613 East Grove Street<br/>Bloomington, IL 61701<br/>Home ph.: 309-828-1506<br/>Cell: 309-830-1706</p> </div> </div>                                                                                                                                                                                                                                                                                                                                                                                               |                                         |
| Anthony Seckler<br>905 E. Jefferson St.<br>Bloomington, IL 61701<br>Email: seckler17@yahoo.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Front porch and stairway and west porch |
| Phone: 309-256-5217                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Date: 7-12-2021, updated 8-23-2022      |
| <ul style="list-style-type: none"> <li>Labor &amp; material to replace 26 floor boards on front porch..... \$2,100.00</li> <li>Labor &amp; material to replace front stairs.....\$5,460.00*</li> <li>Labor &amp; material to replace 7 porch floor boards on West porch.....\$ 675.00</li> <li>Labor &amp; material to add guardrail and newel post on west porch..... \$ 725.00</li> </ul> <p style="margin-top: 10px;">*Price includes custom made spindles to match the originals.<br/>                 Finish materials will be western red cedar and treated yellow pine.<br/>                 These prices <b>do not</b> include any painting.</p> <p style="margin-top: 10px;"><b><u>Total for labor and materials: \$8,960.00</u></b></p> <p style="margin-top: 10px;">This proposal is valid for 90 days.</p> <p style="margin-top: 10px;"><b>Authorized signature:</b> _____</p> |                                         |
| <p><b>Acceptance of Proposal:</b></p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>Signature_____</div> <div>Date:_____</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>Signature_____</div> <div>Date:_____</div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                         |



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** January 19, 2023

**REQUEST:** Community Preservation Plan Update

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### BACKGROUND

At previous meetings, the Commission has discussed the themes from the Community Preservation Plan (CPP). Staff will present updates on meetings with theme leaders; a brief summary of the key points from each conversation is below.

#### THEME 3

- Recommendation to update “owner” language to “51% of owner(s)” to permit self-nomination for districts
- Minor corrective amendments will proceed to Planning Commission in February
- Comprehensive review and recommendations for amendment will need to proceed as a separate package at a later date, and include SHPO review
- Possibility of adding a plaque/marker component as part of the Designation process to assist with education and recognition (would need to ID funding source)

#### THEME 4

- “Practical Living in Old Homes” handouts and workshops
- “Coffee with a Commissioner” - Project consultation on how to find/address issues, develop Bloomington-specific short videos, YouTube resource
- Professional education needed - Realtors (financial opportunities), Home Inspectors
- Resident education on how code violations are addressed, internal conversation about special considerations for older homes (duration and cost of repair)

#### THEME 1

- Desire to move community perception of HPC and City HP work toward “consultant” and partner relationship to encourage designation.
- Educate on how to succeed, but make sure residents in historic areas and homes know that enforcement does and will occur, including and up to ending up in court for noncompliance.
- “Window 101” handouts and workshop
- Historic Preservation Month possibilities.

## IMPLEMENTATION

- Approximately 50% of the Designating Ordinances have been located, and about 25% of the nomination case files.
- Property research (compliance and alteration) being conducted on Franklin Square properties.
- Technology Platform Review
  - Survey123 (<https://youtu.be/mxwF0k39fG0>) \*
  - Fulcrum (<https://youtu.be/M5ZCeSAcj8k>)
  - Process Street (<https://youtu.be/CyDHCv1YBb0>)

## RECOMMENDATION

The Commission should continue to discuss and review the goals and opportunities identified by the CPP and plan implementation.

- A. Theme Leader Reports: accomplishments and status of year-one opportunities
  - 1. Protecting and Preserving the Next Generation of Bloomington's Historic Landmarks and Places (G. Koos)
  - 2. Promoting Community Sustainability, Livability and Vitality (P. Scharnett)
  - 3. Enhancing the local historic preservation program (S. Graehling, J. Elterich)
  - 4. Telling the Bloomington Heritage Narrative (K. Miller)
  - 5. Enhancing Local Awareness and Capacity (D. Peters)
- B. Discussion on prioritizing remaining year-one opportunities
- C. Discussion of status and priorities of future year(s) opportunities