



**AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
109 EAST OLIVE ST.
BLOOMINGTON, IL 61701
THURSDAY, JULY 16, 2020 at 5:00 P.M.**

**THIS MEETING WILL BE HELD VIRTUALLY.
LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

Those persons wishing to provide public comment or testify must register at www.cityblm.org/register at least 15 minutes before the start of the meeting. Members of the public may also attend the meeting at City Hall. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall Covid-19 protocols and social distancing.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. MINUTES Consideration, review and approval of minutes from the meeting on, February 20, 2020 meeting.

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. BHP-28-19** Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay. (Ward 6) **DUE TO THE COVID-19 PANDEMIC THIS ITEM HAS BEEN LAID OVER FROM THE MARCH 19, 2020 MEETING**

- B. BHP-09-20** Consideration, review and action on a Rust Grant application in the amount of \$17,957.50 submitted by Paul Brown for masonry repairs, replacement and repair of parapet caps, and replacement of downspouts and chimney repairs at the Corn Belt Bank Building at 103 W Jefferson Street, c.1901, George Miller, Architect, Early Commercial Style, contributing (Ward 6).
- C. BHP-12-20** Consideration, review and action on a Rust Grant application in the amount of \$24,494.78 submitted by Fred Wollrab for replacing and repairing transom windows at the BS Green Buildings at 115 E Monroe Street, c.1901, Arthur Pillsbury, Architect, Early Commercial contributing (Ward 6).

6. OTHER BUSINESS

- A.** Heritage Award Nominations and Ceremony.

7. NEW BUSINESS

- A.** Recognition of Mr. John Elterich for service
- B.** Recognition of Mr. Levi Sturgeon for service
- C.** Welcome Mr. Castillo

8. ADJOURNMENT

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, FEBRUARY 20, 2020 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

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

MEMBERS ABSENT: Mr. Levi Sturgeon

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Council

I. CALL TO ORDER: Chairperson Lea Cline called the meeting to order at 5:01 P.M.

II. ROLL CALL. Ms. Weeks called the roll. Six members were present and quorum was established.

III. PUBLIC COMMENT. No public comment

IV. MINUTES. The Commission reviewed the minutes of the December 19, 2019 meeting. Mr. Scharnett made a motion to approve as amended, Mr. Elterich seconded. The motion was approved (6-0-0) with Voice Vote.

V. REGULAR AGENDA

A. BHP-05-20 Public Hearing, review and action on a Rust Grant for \$25,000 for rehabilitating the facade to its 1856-1857 design, 113 W. Front St.; 1856, contributing to the Downtown Historic District. (Ward 6)

Ms. Weeks gave the staff report recommending approval of the proposed design with the exception to the concrete overlay that is proposed to go over the historic brick façade. The concrete overlay does not allow the brick to breath which can damage the historic brick. The difference between concrete overlay and stucco is that stucco contains lime and allows moisture and minerals to escape from the brick and mortar, and the concrete overlay does not. The Secretary of Interior’s Standards number seven states, “Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”

Mr. Douglas Johnson was present representing his father and applicant, Mark Johnson, and The Johnson Law Group. We would like to bring back the building to what it

historically looked like. This is the oldest block in the state designed by a professional architect.

Mr. Scharnett asked whether the brick was stuccoed or not. It is difficult to tell from the photo a discovery will need to be done and remove a portion of the existing cedar siding to determine if there is stucco on the brick. The applicant is proposing to replicate the building treatment at 115 W. Front Street that has the concrete overlay and arched windows on the second floor. Hardie board is already on the first floor of the façade. They are not proposing hardie board on the second and third floors.

Mr. Scharnett still has questions regarding why the applicant is proposing to use the concrete overlay rather than stucco. It is unclear how much of the original brick façade remains under the existing siding. If masonry is installed cost of the project would increase. Mr. Scharnett is concerned about the longevity of the materials that are proposed for the façade. Will taxpayer's money be used for construction that will last only ten years?

In the historic photo there are ornamental dart details under the cornice, if those are remaining, will they be preserved? The applicant will definitely preserve those ornamental details if they do exist. There does appear to be some remaining stucco on the bricks. If there is a concrete overlay over the brick, the face of the brick tends to peel. The architect will need to do more research in order to determine the existing conditions and materials of the façade and what is most appropriate to replace the façade.

The ground level of the building will not be altered. There is no historic precedent for a concrete overlay treatment. The buildings at 113 and 115 W. Front Street are two separate buildings and do not need look identical. The Commission will need more information on existing conditions and alternate treatments to make sure the façade treatment is appropriate. Mr. Scharnett will send an email with questions to the applicant so that questions can be answered for the meeting next month. Mr. John Elterich will conduct research at the Mclean County Museum for historic photos.

Ms. Graehling made a motion to table BHP-05-20 until next month in order to do a discovery of the existing conditions of the façade and determine alternate treatments to the concrete overlay, Ms. Chissell seconded. Role call vote: Ms. Sherry Graehling - Yes, Georgene Chissell - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett - Yes, Mr. John Elterich - Yes, Ms. Chairperson Lea Cline – Yes. The motion was approved (6-0-0)

B. BHP-06-20 Public Hearing, review and action on a Funk Grant for \$5,000.00 to cover the labor to replace the roof at 410 E. Walnut St., John A Kerr-Frank Hamilton House; Eastlake influence, c1874 (Ward 4)

Ms. Weeks gave the staff report recommending approval of the Funk Grant covering the labor to replace the roof at 410 E. Walnut St. The COA was approved via a subcommittee in January.

Shelley Pysell owner and applicant spoke at the meeting. Ms. Pysell replaced the porch roof with similar material that was previously there. Because of the historic

nature of the house and increased costs and challenges associated with replacing the roof, the Commission has awarded past grants for labor minus the material cost of the asphalt shingles. Ms. Graehling mentioned the numerous slopes and peaks on this roof creating challenges and increased cost to replace it.

Mr. Scharnett made a motion to approve BHP-06-20 for a Funk Grant to cover eligible expenses associated with the labor to replace the roof in the amount of \$5,000, Ms. Chissell seconded. Role call vote: Ms. Sherry Graehling - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett - Yes, Mr. John Elterich - Yes, Ms. Georgene Chissell - Yes, Chairperson Lea Cline – Yes. The motion was approved (6-0-0)

VI. OTHER BUSINESS:

A. Preservation Plan

- i. Finalized logo
- ii. Review and approve Steering Committee (List enclosed)

Ms. Graehling made a motion to approve the Community Preservation Plan steering committee list and logo, Ms. Chissell seconded. Approved by voice vote (6-0-0).

The Lakota Group consultants will be in Bloomington for about four days, and staff has scheduled meetings for listening sessions in order to get feedback from the community. HPC members are invited to attend one of these listening sessions. Please encourage neighborhood associations and underserved populations of the community to attend. Ms. Chissell will forward invitations to churches. In order to prevent a violation of the Open Meetings Act there cannot be three HPC members at a meeting.

VII. NEW BUSINESS:

A. Heritage Awards

- i. **Tentative date**—Tuesday, May 12, 2020. Mclean County Museum of History.
- ii. **Tentative timeline for applications**—Deadline March 26, 2020. Review April 16, 2020.

Please review the nomination form to make any necessary changes before it is posted. Can we contact previous applicants, so they may apply again? The nominations will be reviewed and chosen at the April meeting, so they can be presented on May 12th at the awards ceremony in the McLean County History Museum. We may also want to do a recognition at City Council between April and May.

Levi Sturgeon's term expires at the end of April. If you know someone who would like to apply for appointment, the application is on the City website.

Mr. Scharnett attended a workshop for building codes and historic preservation with Mike Johnson a preservation architect, Frank Heitzman, and John Curley in coordination with the Association for Preservation Technology International, Codes and Standards Technical Committee. The workshop focused on accessibility, fire safety, and other building code regulations. Workshop attendees discussed issues like the Illinois State Capital building previously had a guardrail on the front stairs which was removed, since it is not historically accurate. The workshop also addressed energy conservation codes.

Mr. Scharnett also spoke with Lisa Dichiera of Landmarks Illinois regarding the challenge of younger generations not being involved in historic preservation. We need to advocate for younger generations. There is a division in Bloomington The City of Aurora had implemented a Chapter 34 and now Chapter 14 survey of infill buildings in which buildings are surveyed using a point system for a compliance path that helps to look at code regulations. It goes through and allows alternatives to building code regulations for historic buildings. The city then retains the survey documents for future investors to incentivize economic development.

Preservation month is May, Ms. Weeks encouraged Commission members to organize and promote historic preservation at the farmer's market giving tours or promoting dining in history at restaurants in historic buildings.

The status of the local designation of the State Farm building will be on hold until March or April, probably March. The owner is waiting to get some plans in order.

Ms. Bailen heard from the owner of the White Place Heating Plant. There are a couple court proceedings that are ongoing. City staff and administration is working on determinations and doing outreach. The demolition delay is only a delay, and it is up to the property owner in how they want to comply by demolishing the building or selling it. The liens have stopped accruing. The City has about \$50,000 worth of liens on the property.

VIII. ADJOURNMENT:

Mr. Scharnett motioned to adjourn, seconded by Ms. Bailen. The motion was approved unanimously by voice vote (6-0-0). Adjourned at 6:21 PM.

Respectfully Submitted,
Casey Weeks, Assistant City Planner

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
March 19, 2020

| CASE NO: | TYPE: | ADDRESS | SUBJECT: | REPORT BY: |
|-----------|-------------------|-------------------|----------------------------------|------------|
| BHP-28-19 | Local designation | 112 E. Washington | Nomination and designate to S-4, | City Staff |

| | |
|-----------------|--|
| REQUEST: | A petition submitted by the Franklin Park Foundation for the nomination and designation of 112 E. Washington Street D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay. |
|-----------------|--|

| | |
|------------------------------|---|
| STAFF RECOMMENDATION: | Staff finds the petition to nominate 112 E. Washington Street does not meet the requirements of Section 44.8-4. <i>Staff recommends the Historic Preservation Commission deny a resolution recommending to the Planning Commission that the property at 112 E. Washington Street, State Farm Building, Art Deco style, be recognized for historic designated with the S-4, Local Historic Preservation Zoning Overlay.</i> |
|------------------------------|---|



NOTICE The application has been filed in conformance with applicable procedural requirements and legal, public notice for the hearing was published in *The Pantagraph* on November 4, 2019.

GENERAL INFORMATION

Applicant: The Franklin Park Foundation
Owner: Urban Equity Properties, LLC (UEP)

PROPERTY INFORMATION

Existing Zoning: D-2
Existing Land Use: Commercial office building
Property Size: 66 X 120
PIN: 21-04-334-007

Historic District: Bloomington Central Business District (CBD) (Downtown Historic District)
Year Built: 1929
Architectural Style: Art Deco
Architect: Schaeffer and Hooten

SURROUNDING ZONING AND LAND USES

Zoning

North: D-2 Downtown Transitional District
South: D-2 Downtown Transitional District
East: D-2 Downtown Transitional District
West: D-1 Central Business District

Land Uses

North: Parking garage
South: Government Center
East: Bank
West: Bank

Analysis:

Submittals

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

1. Application for nomination and designation of the S-4 Historic Zoning Overlay
2. Site Photos

PROJECT DESCRIPTION:

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

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

Background:

The City of Bloomington received an application nominating the property at 112 E. Washington Street with the S-4 Local Preservation District. The application was submitted by the Franklin Park Foundation. The Foundation has no ownership interest in the building, nor any ownership interest surrounding the building or within the downtown district. 112 E. Washington Street is located in the Bloomington CBD Historic District, which is listed as a National Register Historic District. The building was once headquarters to State Farm Insurance. In 2017, the company closed the offices at 112 E. Washington Street and vacated the building. The building was on the market for approximately a year before State Farm announced intentions to demolish the building.

In October 2019, Urban Equity Properties, the property owner, purchased the building with the intention of redeveloping the property into mixed-use space. The project is estimated at \$40 million dollars¹ According to a newspaper article published in *the Pantagraph*², the developer intends to use Historic Tax Credits to finance the project. Any project using historic tax credits must follow the Secretary of the Interior's Standards for Rehabilitation and must also be reviewed by the Illinois State Historic Preservation Officer. Additionally, tax credit projects have a minimum 5-year recapture period when, following the close of the project, no alterations nor demolition on the building can occur.

Analysis:

The application (attached) provided an explanation for six of the ten nomination standards and attached a copy of the National Register Nomination form for the Bloomington CBD Historic District as its supporting documentation. The National Register Nomination form is relatively silent on the significance of 112 E. Washington Street. No additional information regarding the significant architectural features for the property was provided. Additionally, the applicant did not provide supplemental information to support the standards stated in their application.

As stated in the National Register Nomination Form (and the application it is attached to), "The Bloomington CBD Historic District has both historical and architectural significance. The historical significance stems from the association of the area with people and events of national, statewide and, in particular, local importance. These events and people are particularly important in the fields of commerce, exploration and settlement, industry, and politics and government, but also examples from virtually every other category of significance recognized by the National Register. The architectural significance stems primarily from the survival of some 125 commercial structures from 1842 to 1942 and of entire blocks or significant portions of blocks representing all of the major structural and stylistic trends typical of commercial core areas in Illinois from 1855 to the present. The association of these buildings with each other and with other features combine to preserve an overall downtown landscape which has significance as an integral unit which is beyond that of any of its constituent structures. The area contains buildings

¹ <http://rockrivertimes.com/2019/09/12/urban-equity-properties-purchases-former-state-farm-insurance-headquarters/>

² https://www.pantagraph.com/business/sold-state-farm-downtown-building-on-track-toward-future-as/article_5c06142d-9697-50ea-b781-626ed1ad037b.html

and clusters of buildings of significant aesthetic value designed by architects of recognized merit. The district also demonstrates to a significant extent the use of local building material and the development of local building technology, typical for a land-locked Midwestern City.”

The State Farm Building is listed as a contributing structure in the National Register Nomination form for Bloomington CBD Historic District. According to the nomination, “In all the Central Business District stands as a coherent document to Bloomington’s past. It is highly representative of not only the nationwide trends of thought and design which existed in the nineteenth and twentieth centuries but also of how a community using primarily its own material and intellectual resource was able to create an environment which it can claim to be uniquely its own.”

The applicant provided the following explanations that the standards were 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);*** The original headquarters building of the most important employer in Bloomington.
2. ***Its location as a site of a significant local, county, state, or national event;*** The original office site of a local business venture that positively impacted the massively transformed the City of Bloomington and the United States.
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;*** Many thousands of residents of the City of Bloomington worked in this building.
4. ***Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*** The tallest building in Bloomington.
8. ***Its unique location or singular physical characteristics that make it an established or familiar visual feature;*** The most iconic and historic building in Bloomington, IL.
10. ***Its suitability for preservation or restoration.*** Highly suitable for preservation because it is in excellent physical condition.

Unfortunately, the applicant did not provide documentation necessary to meet the criteria for consideration of nominations as set forth in Chapter 44, 8-4, B. 2. in the City Code. The lack of appropriate documentation for addressing the required standards sets a poor precedence for considering this and other S-4 map amendments. The Preservation Commission and City Council do not have a history of designating S-4 properties without the consent of the owner. Additionally, there are only two commercial property with S-4 designation in the Bloomington CBD Historic District, the McLean County Courthouse and the synagogue at 315 N. Prairie Street. These properties were designated at the request of the owner. Applications regarding the potential designation of historic landmarks should properly document the historic and architectural significance, so that the Preservation Commission is not placed in a position of making arbitrary determinations and the integrity and reputation of the preservation program is not compromised.

The Preservation Commission will have to make a report to the Planning Commission explaining the significance or lack of significance and integrity of the nominated landmark as well as the significant architectural features that should be protected as well as the types of construction, beyond those requiring a permit, that should be reviewed. The report must also include proposed design guidelines, the relationship of the nominated landmark to the ongoing effort of the preservation commission, and recommendations pertaining to permitted uses, height, area, minimum dwelling unit size, floor area, sign area etc. (44-804d). *The information provided by the applicant does not provide the Preservation Commission with adequate information to form their report and recommendation to the Planning Commission.* Staff recommends that the application is moved forward with a **negative** recommendation to the Planning Commission due to a lack of supporting documentation related to the property's historic significance.

The Planning Commission will make a determination considering the recommendation of the Preservation Commission. Additionally, the Planning Commission will hold a public hearing on the application and consider the standards for a zoning map amendment. In their determination the Planning Commission will have to weigh the relative gain and hardship of the public versus the hardship or gain of the property owner resulting from the regulation. Given that this is one of the first instances of designating a commercial property without the property owner initiating the designation, staff is concerned that the restriction will create a barrier, real or perceived, to redevelopment of the building. It is in the public's best interest to have the building functioning, operational, and occupied. Furthermore, given the amount of investment and oversight provided by historic tax credits balanced against the lack of information provided in the application and the poor precedent a local nomination could establish at this time, staff recommends denying the application. Lastly, staff recommends that the Preservation Commission evaluate a strategy for preserving commercial buildings while updating the preservation plan this year.

STAFF RECOMMENDATION: *Staff recommends the Historic Preservation Commission deny a resolution recommending to the Planning Commission that the property at 112 E. Washington Street, Art Deco style, be recognized for historic designation and rezoned with the S-4, Local Historic Preservation Zoning Overlay.*

Respectfully Submitted,

City Staff

Attachments:

- S-4 application
- Site photos
- Zoning map
- Notice to applicant
- Notice to property owner
- Neighborhood notice and newspaper notice
- List of notified property owners

RESOLUTION NO. 2020-

A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 112 E. WASHINGTON STREET BE RECOGNIZED AND REZONED WITH THE S-4 HISTORIC PRESERVATION DISTRICT ZONING OVERLAY

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Franklin Park Foundation requesting that the property at 112 E. Washington Street, legally described in Exhibit "A", attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay; and

WHEREAS, the Historic Preservation Commission determined that the nominated property meets at least one (1) of the criteria for consideration in Chapter 44 8-4 (B) 2 of the Bloomington City Code, 1960, as amended; and

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

WHEREAS, the Historic Preservation Commission has the power to adopt this resolution and make a recommendation to the Bloomington Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Bloomington, McLean County, Illinois:

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 112 E. Washington Street legally described in Exhibit "A" be rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this 19 day of March, 2020.

APPROVED this 19 day of November, 2020.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

Lea Cline, Chair

Casey Weeks, Secretary

Exhibit A
Legal Description

ORIG TOWN 10' ALLEY BET & ALL LOTS 43 & 48

July 19, 2019

City of Bloomington
Department of Community Development
Attn: Katie Simpson, City Planner
115 E. Washington St., Room 201
Bloomington IL 61702-31157

Dear City of Bloomington:

Please find enclosed the Historic Preservation S-4 Designation nomination for the State Farm Downtown Building located at 112 E. Washington St. Bloomington Illinois.

We request that a Special Meeting of the Bloomington Historic Preservation Commission be called by Chairperson Cline as soon as possible to consider this nomination. Time is of the essence in protecting this structure with an S-4 Historic Preservation overlay zoning classification.

Sincerely,

Timothy J. Maurer

A black rectangular redaction box covering the signature of Timothy J. Maurer.

Franklin Park Foundation

COPY

JUL 26 2019

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 21-04-334-007 Size (Acreage) 66' x 120'
Address 112 E. Washington St. Bloomington IL 61701
Current Zoning B-3
Current Use Office

2. Applicant Information

Full Name Franklin Park Foundation
Address 317 E. Chestnut St. City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

3. Owner Information (Check if same as Applicant)

Full Name State Farm Mutual Automobile Insurance Company
Address 1 State Farm Plaza City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

4. Attorney/Consultant Information (if applicable)

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

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

Applicant Signature

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

[Redacted Signature]
Signature

July 19, 2019
Date

Timothy Maurer
Printed Name

COF

JUL 26 2019

Historic Name of Building (if known) State Farm Headquarters Building Year Built 1929

Architectural Style Office Building

Architect (if known) _____

Is this property in a Historic District? Yes No. Which one? Downtown Bloomington 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);

The original headquarters building of the most important employer in Bloomington IL

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

The original office site of a local business venture that positively impacted and massively transformed the City of Bloomington and the United States.

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;

Many thousands of residents of the City of Bloomington worked in this building.

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;

Tallest building in Bloomington.

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;

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;

The most iconic and historic building in Bloomington IL

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.

Highly suitable for preservation because it is in excellent physical condition.

COPY

JUL 26 2019

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

Add pictures here

Include additional pictures as attachments

RETURN TO:

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

COPY

JUL 26 2019

Photos of the State Farm Building at 112 E. Washington Street



Figure 1 South and east elevations of the subject property, 112 E. Washington.



Figure 2 South Entrance of the subject property.



Figure 3 South Entrance of the State Farm Building at 112 E. Washington Street.



Figure 4 West Elevation of the State Farm building.



Figure 5 South portion of east elevation.



Figure 6 Portion of east elevation showing the 1929 build and the later addition on the right side.



Figure 7 Northern portion of east elevation.



Figure 8 Northeast corner of the building showing the detailed cornice.



Figure 9 North elevation of the State Farm building.

Zoning Map of the Bloomington Central Business District



Figure 1 The property outlined in yellow is the State Farm building at 112 E. Washington.

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 21-04-334-007 Size (Acreage) 66' x 120'
Address 112 E. Washington St. Bloomington IL 61701
Current Zoning B-3
Current Use Office

2. Applicant Information

Full Name Franklin Park Foundation
Address 317 E. Chestnut St. City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

3. Owner Information (Check if same as Applicant)

Full Name State Farm Mutual Automobile Insurance Company
Address 1 State Farm Plaza City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

4. Attorney/Consultant Information (if applicable)

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

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

Applicant Signature

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


Signature

August 3, 2019
Date

Timothy Maurer
Printed Name

Historic Name of Building (if known) State Farm Headquarters Building Year Built 1929

Architectural Style Office Building

Architect (if known) _____

Is this property in a Historic District? Yes No. Which one? Downtown Bloomington 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);

The original headquarters building of the most important employer in Bloomington IL

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

The original office site of a local business venture that positively impacted and massively transformed the City of Bloomington and the United States.

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;

Many thousands of residents of the City of Bloomington worked in this building.

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;

Tallest building in Bloomington.

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;
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;

The most iconic and historic building in Bloomington IL

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.

Highly suitable for preservation because it is in excellent physical condition.

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

Add pictures here
Include additional pictures as attachments

RETURN TO:

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



STATE
FARM
INSURANCE

THE CHAFFNE
CLOTHE



Chitral Photo
1944



Bloomington Central Business District
National Register Nomination Form (1974)

[Link on the City website](#)

§ 44-804. Historic Preservation District.

A. Applicability.

- (1) The S-4 Historic Preservation District is an overlay district which shall be applied in combination with one or more underlying base zoning districts, as shown on the Official Zoning Map. The S-4 Historic District designation may be applied to a single property (historic landmark) or group of properties (historic district) subject to the nomination process defined herein.
- (2) In an S-4 Historic Preservation District, all regulations of the underlying Agriculture District, Residence District, Business District, Manufacturing District or Public Interest District shall apply, except insofar as such regulations are in conflict with the special regulations applicable to the S-4 Historic Preservation District, and in the event of such conflict, the regulations governing such S-4 District shall apply. All permitted uses or special uses otherwise allowable in the underlying Agriculture District, Residence District, Business District, Manufacturing District or Public Interest District shall continue to be allowable uses except as provided in the designating ordinance, described in § 44-804B(6) of this Code.

B. Designation of Landmarks and Historic Districts.

- (1) Nominations. A nomination for a historic landmark or historic district may be submitted by a member of the Preservation Commission, owner of record of the nominated property or structure, City Council, or any other person or organization and shall be made on a form prepared by it by the Preservation Commission.
- (2) Criteria for consideration of nominations. 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.
- (3) Preservation Commission review procedures.
- (a) Timeline. Within 45 days from receipt of a completed nomination, unless as extended by mutual agreement of the property owner(s), applicant and Director of Community Development, the Preservation Commission shall conduct a public hearing on the nomination of a historic landmark or historic district.
 - (b) Public notice. Notice of the public hearing shall be distributed at least 15 days prior to the hearing, in the following manner:
 - [1] By mail. Notice shall be sent by mail to the owner(s) of record and to the nominators, as well as to

property owners adjoining the nominated historic landmark or historic district. Notice shall include the date, time, place, and purpose of the public hearing and a copy of the completed nomination form.

- [2] Newspaper. Notice shall also be published in a newspaper having general circulation in the City. Notice shall include the date, time, place, and purpose of the public hearing and shall state the street address and legal description of the nominated landmark and/or the boundaries of a nominated historic district.
- (c) Public hearing. Oral or written testimony concerning the significance of the nominated historic landmark or historic district shall be taken at the public hearing from any person concerning the nomination. The owner of any nominated landmark or of any property within a nominated historic district shall be allowed reasonable opportunity to present evidence regarding significance and shall be afforded the right of representation by counsel and reasonable opportunity to cross-examine expert witnesses. The hearing shall be closed upon completion of testimony.
- (d) Recommendation and report. Within 60 days from receipt of a completed nomination, the Preservation Commission shall make findings and a recommendation as to whether the nominated landmark or historic district meets the criteria for designation and adopt such findings by resolution. The resolution shall be accompanied by a report to the Planning Commission containing the following information:
 - [1] Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation;
 - [2] Explanation of the integrity or lack of integrity of the nominated landmark or historic district;
 - [3] In the case of a nominated landmark found to meet the criteria for designation:
 - [a] The significant exterior architectural features of the nominated landmark that should be protected;

- [b] The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that should be reviewed for appropriateness pursuant to the provisions of § 44-1105 of this Code.
 - [4] In the case of a nominated historic district found to meet the criteria for designation:
 - [a] The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;
 - [b] The types of alterations and demolitions that should be reviewed for appropriateness pursuant to the provisions of § 44-1105 of this Code.
 - [5] Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district;
 - [6] The relationship of the nominated landmark or historic district to the ongoing effort of the Preservation Commission to identify and nominate all potential areas and structures that meet the criteria for designation;
 - [7] Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling unit size, floor area, sign regulations, and parking regulations necessary or appropriate to the preservation of the nominated landmark or historic district;
 - [8] A map showing the location of the nominated landmark and the boundaries of the nominated historic district.
- (e) Transmittal to Planning Commission. The recommendations and report of the Preservation Commission shall be sent to the Planning Commission within seven days following the vote on the resolution and shall be available to the public in the Office of the City Clerk.
- (4) Planning Commission review procedures.

- (a) Timeline. The Planning Commission shall schedule a public hearing on the nomination within 30 days following receipt of a report and recommendation from the Preservation Commission regarding a nomination for a historic landmark or historic district.
- (b) Public notice. Notice of the public hearing shall be distributed at least 15 days prior to the hearing, in the following manner:
 - [1] By mail. Notice shall be sent by mail to the owner(s) of record and to the nominators, as well as to property owners adjoining the nominated historic landmark or historic district. Notice shall include the date, time, place, and purpose of the public hearing and a copy of the completed nomination form.
 - [2] Newspaper. Notice shall also be published in a newspaper having general circulation in the City. Notice shall include the date, time, place, and purpose of the public hearing and shall state the street address and legal description of the nominated landmark and/or the boundaries of a nominated historic district.
- (c) Public hearing. Oral or written testimony concerning the significance of the nominated historic landmark or historic district shall be taken at the public hearing from any person concerning the nomination. The Preservation Commission may present expert testimony or present its own evidence regarding the compliance of the nominated historic landmark or historic district with the criteria for consideration of a nomination set forth in § 44-804B(2). The owner of any nominated landmark or of any property within a nominated historic district shall be allowed reasonable opportunity to present evidence regarding significance and shall be afforded the right of representation by counsel and reasonable opportunity to cross-examine expert witnesses. The hearing shall be closed upon completion of testimony.
- (d) Determination by Planning Commission. Within 30 days following close of the public hearing, the Planning Commission shall make a determination, based upon the evidence presented, as to whether the nominated historic landmark or historic district meets the criteria for

designation. Such a determination shall be passed by resolution of the Planning Commission and shall be accompanied by a report stating the findings of the Planning Commission concerning the relationship between the criteria for designation in § 44-804B(2) and the nominated historic landmark or historic district and all other information required by § 44-804B(3). A concurring vote by a 2/3 of Planning Commission members then holding office shall be required to reach a determination that a nominated historic landmark or historic district does not meet the criteria for designation.

- (e) Notification of determination. Within seven days following determination by the Planning Commission, notice of the Planning Commission's determination, including a copy of the commission's resolution and report, shall be sent to the following parties:
 - [1] By regular mail to the nominator, owner of record of a nominated historic landmark and/or all owners of record of properties within a nominated historic district; and
 - [2] By hard copy or electronic transmittal to the City Council.
- (5) Appeal. A determination by the Planning Commission that the nominated historic landmark or historic district does not meet the criteria for designation shall be a final administrative decision reviewable under the Illinois Administrative Review Act provided, however, that the nominator or any owner of the nominated landmark or of property within the nominated historic district may within 30 days after the postmarked date of the notice of the determination, file with the City Clerk a written appeal to the Council pursuant to the procedures contained in Article XVII of this Code.
- (6) City Council action.
 - (a) Timeline. The City Council shall act upon a nomination to designate a historic landmark or historic district, or upon an appeal of the Planning Commission's findings to deny such nomination, within 60 days after receiving the Planning Commission's recommendation or a written appeal. The Council's action to deny historic designation or to reject an appeal shall be made in the form of a

resolution; approval shall be made by ordinance. Any resolution or ordinance shall be accompanied by a written statement explaining the reasons for the Council's action.

- (b) Public hearing. The City Council may hold a public hearing before enacting the resolution or ordinance and provide notice and take testimony in the same manner as provided in § 44-804B(4)(a) and (b).
 - (c) Notification of action. Within seven days following City Council action on a nomination or appeal, the City Clerk shall provide written notification of the action of the Council by regular mail to the nominator, the appellant, and/or the owner(s) of record of the nominated landmark or all owners of record of properties within a nominated historic district. The notice shall include a copy of the designation ordinance or resolution passed by the Council. A copy of each designation ordinance shall be sent to the Preservation Commission, the Planning Commission, and the Director of Community Development.
 - (d) Designating ordinance. Upon designation, the historic landmark or historic district shall be classified as a "S-4 Historic Preservation District" overlay district as provided in § 44-804A of this Code. The designating ordinance may prescribe the significant exterior architectural features; the types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that should be reviewed for appropriateness; the design guidelines for applying the criteria for review of appropriateness; and sign regulations. Procedures for issuance of certificates of appropriateness are contained in Article XVII of this Code.
- (7) Interim control. No building permit shall be issued by the Director of Community Development for alteration, construction, demolition, or removal of a nominated historic landmark or of any property or structure within a nominated historic district from the date of the Preservation Commission meeting at which a nomination form is first presented until the final disposition of the nomination by the City Council unless such alteration, removal, or demolition is authorized by formal resolution of the City Council as necessary for public health, welfare, or safety. Unless extended by mutual

agreement of the property owner(s), applicant and Director of Community Development, the delay of the permit shall not exceed 180 days.

C. Amendment and rescission of designation. 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.

D. Bulk regulations.

(1) The following bulk regulations shall apply to all permitted uses:

(a) Lot regulations. To the extent that existing lot patterns, including lot size, shape, and orientation, contribute to the character of the S-4 Historic Preservation District, it is the intent of this section to encourage continuation of such patterns and prevent future fragmentation of landownership in a manner that would be inconsistent with, or have adverse effects on such character.

[1] Lots or portions of lots existing at the time of the S-4 Historic Preservation District designation may be combined subject to compliance with the designating ordinance and the general exceptions cited in § 44-902 of this Code.

[2] Lots or combinations of lots or portions thereof may only be reduced in width, depth, or area subject to compliance with the standards of the underlying zoning district, the designating ordinance, and approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.

(b) Yard regulations. Subject to the general exceptions cited by § 44-902 of this Code and compliance with the standards of the underlying zoning district and designating ordinance, front yards, side yards, rear yards or portions thereof may be reduced in width, depth, or area only upon approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.

(c) Height regulations.

- [1] Existing buildings or structures. Subject to the general exceptions cited by § 44-902 of this Code and compliance with the standards of the underlying zoning district and designating ordinance, the height of buildings or structures or portions thereof may be altered only upon approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.
 - [2] New buildings or structures. Subject to the general exceptions cited by § 44-902 of this Code and compliance with the standards of the underlying zoning district and designating ordinance, a building or structure may be constructed, placed, or erected to any height above grade only upon approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.
- (d) Building permit review. A building permit authorizing a new building or structure, or an exterior alteration or addition to any existing building or structure shall only be issued by the Director of Community Development subject to compliance with the designating ordinance and subsequent to review and approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Franklin Park Foundation
c/o Timothy J. Maurer
317 E Chestnut St.
Bloomington, IL 61701

Subject: Notice of Public Hearing

Dear Mr. Maurer:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:

Thursday, March 19, 2020

at 5:00 p.m. in the

City Council Chambers,

109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you submitted a nomination application. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearings. Included with this letter is a copy of the nomination form you submitted. In addition to the form you submitted a copy of the Downtown Bloomington National Register nomination form available online at <https://www.cityblm.org/home/showdocument?id=17832>.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,

Planning Division Staff
City of Bloomington, IL

Encl: Nomination Form



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Urban Equity Properties
401 E. State Street, 4th Floor
Rockford, IL 61101

Subject: Notice of Public Hearing

To whom it may concern:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:

Thursday, March 19, 2020

at 5:00 p.m. in the

City Council Chambers,

109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you are the property owner of the Subject Property. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearings. Included with this letter is a copy of the submitted nomination form. In addition to the form, the applicant submitted a copy of the Downtown Bloomington National Register nomination available online at <https://www.cityblm.org/home/showdocument?id=17832>.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,

Planning Staff
Community Development
City of Bloomington, IL

Encl: Nomination form



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Dear Property Owner or Resident:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination applications (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

- 1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:
Thursday, March 19, 2020
at 5:00 p.m. in the
City Council Chambers,
109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you own property within a 500 foot radius of the Subject Property. All interested persons may present their views upon said nomination application, or ask questions related to the applicants' requests at the scheduled public hearing. Copies of the submitted application are available for public review at the Community Development Department, 115 E. Washington St. Suite Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,
Planning Division Staff
City of Bloomington, IL

Encl: Map



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Dear Property Owner:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

- 1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:
Thursday, March 19, 2020
at 5:00 p.m. in the
City Council Chambers,
109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you own property adjacent to the Subject Property. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearing. Attached is a copy of the nomination form. Along with the form, the applicant submitted a copy of the Downtown Bloomington National Register District nomination, which is available online at <https://www.cityblm.org/home/showdocument?id=17832>.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,
Planning Division staff
City of Bloomington, IL

Encl: Nomination form

75965
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Historic Preservation
Commission
Thursday, March 19, 2020

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing on a S-4 Local Historic Preservation District nomination application (listed below) for property at 112 E. Washington Street, Bloomington, IL ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1. A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held during the regular Historic Preservation Commission meeting on Thursday, March 19, 2020 at 5:00 p.m. in the City Council Chambers of City Hall Building at 109 E. Olive St., Bloomington, Illinois.

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

All interested persons may present their views upon such matters pertaining thereto at the hearing. The applications are on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240 X 0, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: March 3, 2020

121 North Main LLC
121 N Main St. Fl 4
Bloomington, IL 61701

Fred Drake
Heartland Bank & Trust Company
P.O. Box 67
Bloomington, IL 61702

| | | |
|--|--|---|
| 121 NORTH MAIN LLC 121 N MAIN ST 4TH FL BLOOMINGTON, IL 61701 | 121 NORTH MAIN LLC % ROBERT VARNEY 121 N MAIN ST 4TH FL BLOOMINGTON, IL 61701 | 203 FRONT INC C/O JAMES T FINEGAN 111 W FRONT BLOOMINGTON, IL 61701 |
| 6 PROPERTY LLC 116 EASTVIEW DR NORMAL, IL 61761 | BOYD, HAROLD & RHEA A EDGE 313 N MAIN ST BLOOMINGTON, IL 61701 | BROWN, PAUL PO BOX 3367 BLOOMINGTON, IL 61701 |
| CME REAL ESTATE INVESTMENTS LLC 1404 KURT DR BLOOMINGTON, IL 61701 | DEVYN CORP 307 E GROVE BLOOMINGTON, IL 61701 | EDMUND NELSON REVOCABLE TRUST % LINDA L BEATY 16016 E HARVARD AVE AURORA, CO 80013 |
| FIRST OF AMERICA BANK TRUST C/O J ANET 15638 CRESTWICK DR BLOOMINGTON, IL 61704 | FRANCOIS ASSOCIATES ARCHITECTS 118 W WASHINGTON ST UNIT A BLOOMINGTON, IL 61701 | FRED WOLLRAB 107 HILL TOP BLOOMINGTON, IL 61701 |
| GREEN BUILDING LCC 3102 HARVEST HILL AVENUE BLOOMINGTON, IL 61705 | GREGOR, MARLENE 205 B LILY LN BLOOMINGTON, IL 61701 | HEARTLAND BANK & TRUST CO 401 N HERSHEY RD BLOOMINGTON, IL 61704 |
| HERITAGE ENTERPRISES, INC PO BOX 3188 BLOOMINGTON, IL 61701 | HOFFMAN, FRANK E 3003 WISTERIA LN BLOOMINGTON, IL 61704 | INN FRONT LLC 103 M ROBINSON STREET BLOOMINGTON, IL 61701 |
| KNOBLOCH, DENNIS K 115 W JEFFERSON STE 200 BLOOMINGTON, IL 61701 | LANCASTER, JAN % BISTRO 316 N MAIN ST BLOOMINGTON, IL 61701 | LAWRENCE, PAUL G 108 W MONROE ST BLOOMINGTON, IL 61701 |
| MANDULA BAY LLC 16133 INVERRARY LN BLOOMINGTON, IL 61705 | MCCLELLAND, MICAH AND MELISSA 1106 E. GROVE BLOOMINGTON, IL 61701 | MCLEAN COUNTY HISTORICAL SOCIETY 200 N MAIN ST BLOOMINGTON, IL 61701 |
| MCLT 49 B 032400 PO BOX 3696 BLOOMINGTON, IL 61702 | MCLT M541 317 N MAIN ST BLOOMINGTON, IL 61701 | MCLT PBB-299%PEOPLES BANK TRUST DEPT P O BOX 68 BLOOMINGTON, IL 61702 |
| MIDCITY PROPERTIES LLC 312 N MAIN ST BLOOMINGTON, IL 61701 | NATIONAL CITY BANK ONE NATIONAL CITY PKWY K-A14- KALAMAZA00, MI 49009 | NURCESKI, MEMED (MIKE) 110 W WASHINGTON BLOOMINGTON, IL 61701 |

OFB PROPERTIES
102 N MAIN
BLOOMINGTON, IL 61701

PUBLIC BUILDING COMMISSION %
DARRELL OEHLER
115 W JEFFERSON STE 200
BLOOMINGTON, IL 61701

RJV PROPERTIES
3102 HARVEST HILL AVE
BLOOMINGTON, IL 61705

STATE FARM MUTUAL ATTN: TAX DEPT
ONE STATE FARM PLAZA
BLOOMINGTON, IL 61710

STUCKEY, CHARLES
2101 WOODFIELD RD
BLOOMINGTON, IL 61704

WANNEMACHER, STEVE
2507 NORTH POINTE DR
BLOOMINGTON, IL 61704

WERDERITS, JOHN R & WENDY M
15643 GOLF CT
BLOOMINGTON, IL 61704

XI VIXENS LLC
209 E WASHINGTON UNIT 1
BLOOMINGTON, IL 61701

PARKER MCLEAN COUNTY
ENTERPRISES LLC
511 MCCLUN ST
BLOOMINGTON, IL 61701

REAL ESTATE HOLDINGS LLC
PO BOX 3636
BLOOMINGTON, IL 61702-3636

SECOND PRESBYTERIAN CHURCH
404 N PAIRIE ST
BLOOMINGTON, IL 61701

STATE FARM MUTUAL COPROPRATE TAX
DEPARTMENT
ONE STATE FARM PLAZA
BLOOMINGTON IL 61710

SZYNKAREK, RYAN J
54 AVON RD
ELK GROVE VILLAGE, IL 60007

WEINTRAUB, ALAN
2006 WOODFIELD
BLOOMINGTON, IL 61704

WOLLRAB, JOHN
116 EASTVIEW DR
NORMAL, IL 61761

ZCV3 LLC
419 N MAIN ST APT B
BLOOMINGTON, IL 61701

PRAIRIELAND INVESTMETN PARTNERS,
LLC
P O BOX 10
LINCOLN, IL 62656

REDBIRD PROPERTY MANAGEMENT CO
200 N LINDEN ST
NORMAL, IL 61761

STARK, DAVID
209 E WASHINGTON ST UNIT 5
BLOOMINGTON, IL 61701

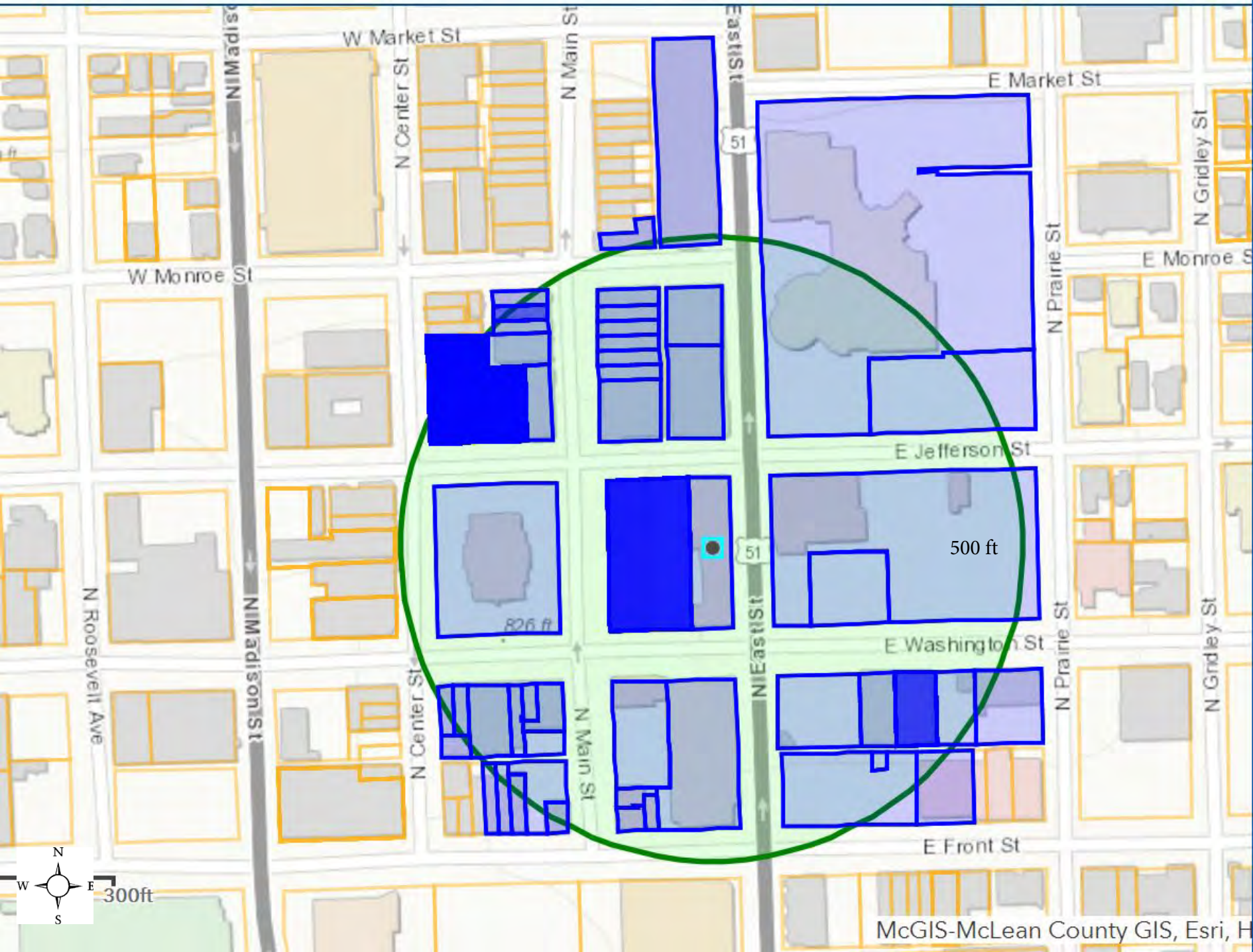
STEINMAN, ROBERT M
44 ALTEZA
SANTA FE, NM 87508

TRUST CJG-21-0185-HBT 421,
HEARTLAND BANK & TR CO
200 W COLLEGE AVE
NORMAL, IL 61761

WEINTRAUB, ALAN I & NAOMI H
2006 WOODFIELD
BLOOMINGTON, IL 61704

WONDERLIN, BEN HART C/O REDBIRD
PROPERTY MGMT INC
200 N LINDEN ST
NORMAL, IL 61761

McLean County Public Notification Public Hearing 3/19/2020 for a S-4 Designation of 112 E Washington St.





Community Development Department
Planning Division
115 E Washington St. Suite 201
Bloomington IL 61701
planning@cityblm.org

Memorandum

To: City Manager or Community Development Director
From: Planning Division Staff
Date:
Subject:

On March 26, 2020 the Bloomington City Council and Mayor Tari Renner approved an Ordinance Declaring a Local Emergency Due to the CoVID-19 VIRUS & Enacting Various Emergency Measures. Pursuant to the approved Emergency Measures, the City of Bloomington City Manager, and Community Development Director (and in the absence of the Director, City Planner) have the authority to administratively approve Historic Preservation Grants, Certificates of Appropriateness, and Site Plans not requiring a Special Use Permit.

The City of Bloomington received an application on

CASE NUMBER
PROJECT TYPE
APPLICANT
PROJECT
DESCRIPTION
AMOUNT
REQUESTED

PROPERTY INFORMATION

Existing Land Use Existing Zoning Historic District

Property Size Year Built
PIN Architect

ADJACENT PROPERTY INFORMATION

Zoning District Use
North North
South South
East East
West West



ANALYSIS

| STANDARD | MET | Comments: |
|---|-----|-----------|
| (a) Consistency with the Grant Guidelines | | |
| i. This project requires prevailing wage | | |
| (b) Consistency with the Secretary of the Interior's Standards for Rehabilitation | | |
| (c) Consistency with the City of Bloomington Architectural Review Guidelines | | |
| Additional Comments: | | |
| Conditions: | | |

STAFF RECOMMENDATION:

| | |
|------------------------------|--|
| | Staff finds that the application and attachments comply with the requirements of City code. Staff recommends administrative approval of this case with the abovementioned development conditions. |
| Recommended amount approved: | |

| | |
|--|--|
| | Staff finds that the application and attachments do not comply with the requirements of this code. Staff refers the application to the Historic Preservation Commission for consideration, review and action. |
|--|--|

Administrative Determination

I have reviewed the grant application for the property located at:

ADDRESS:

| | |
|--|--|
| | I find that the application and attachments comply with the requirements of this code. I administratively approve this case with the abovementioned development conditions. |
| | I find that the application and attachments do not comply with the requirements of this code. I refer the application to the Historic Preservation Commission for consideration, review and action. |

Signature

Date

Print Name

Title

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
JULY 9, 2020

| CASE NO: | TYPE: | ADDRESS | SUBJECT: | REPORT BY: |
|-----------------|--------------|----------------------|---|-------------------|
| BHP-09-20 | Rust Grant | 103 W. Jefferson St. | Repoint parapet wall, replace and repair caps on parapet, replace downspout, repair chimney | Planning staff |

| | |
|-----------------|--|
| REQUEST: | Rust Grant for \$17,957.50 to repoint parapet wall, replace and repair caps on parapet, replace downspout, and repair chimney at 101-103 W Jefferson, CornBelt Bank Building, ca. 1901, contributing, Architect: George Miller |
|-----------------|--|

| | |
|------------------------------|--|
| STAFF RECOMMENDATION: | The proposed work will increase in the longevity of the building. However, staff is concerned about the use of the proofer, the bronze cap, and the PVC downspout. The Commission may choose to recommend alternative materials or to remove these items from the eligible funding. Staff recommends approval of the grant, but the amount should be determined by the Commission. |
|------------------------------|--|



Figure 1 103 W. Jefferson Street

GENERAL INFORMATION

Owner and Applicant: Paul Brown

PROPERTY INFORMATION

Existing Zoning: D-1 Central Business District
Existing Land Use: Commercial
Property Size: 5,040 ft² (42' x 120')
PIN: 21-04-328-028

Historic District: Downtown Historic District
Year Built: 1901
Architectural Style: Early Commercial
Architect: George Miller

SURROUNDING ZONING AND LAND USES

Zoning

North: D-1 Central Business District
South: P-2 Public Lands and Institutions District w/S-4 Historic Preservation District
East: D-1 Central Business District
West: D-1 Central Business District

Land Uses

North: Commercial
South: Museum
East: Commercial
West: Commercial

Analysis:

Submittals

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

1. Application for Rust Grant
2. Estimates for the proposed work
3. Site Photos
4. Site Visit

BACKGROUND:

The Harriet Fuller Rust Façade program is designed to assist with façade improvements ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures. Approval is contingent upon the Historic Preservation Commission finding that the grant application is in substantial compliance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

103 W. Jefferson St. is in the Downtown National Register Historic District. The building was designed by local architect George Miller. It was constructed circa 1901 and is a contributing structure to the Downtown Historic District. It is a six-story commercial masonry building constructed on the corner of Main Street and Jefferson Street. The structure is narrow and long. The first façade is six-stories tall, red terra cotta brick on the upper stories and heavy stone on the street level. The second façade is a lighter, speckled brick, with a painted brick first floor façade. The applicant is proposing work to the parapet of the taller façade, and replacement of the downspout on the shorter façade. The parapet is visible from the street and downspout is visible from the alley.

PROJECT DESCRIPTION:

The applicant is requesting a **Rust Grant in the amount of \$17,957.50** to repoint the back side of the south and east parapet walls, to repair the chimney on the northwest corner and build and install two metal caps, to repoint parapet walls on both sides with type n mortar, to repair and replace caps on parapet wall, to apply three coats of Sherwin Williams Loxon XP masonry water proofer to the back of the parapet wall, and to replace the cast iron downspout on the north side of the building in the alley.

The applicant has provided two estimates for the work. Both scopes of work are similar. The first estimate is from R.J.V. Construction Inc. Construction estimate is \$35,915.00. Half of this cost would be \$17,957.50.

Their proposal includes:

Remove old mortar and caulk from parapet caps on lower and upper areas on south and east elevation, tuck point back side of south and east parapets, apply NP Masterseal polyurethane to joints and cracks on cap, tuck point the parapet wall as needed on both sides with type n mortar, repair chimney on northwest corner and build and install two metal caps, apply three coats of Sherwin Williams Loxon XP masonry water proofer to back of parapet wall, remove parapet caps on north, east and south walls and install approximately 140 LF treated 2x8 on top of walls, ice and water membrane over top of wall, and bronze 29 gauge metal cap on top of wall, cut cast iron downspout off at ground level and install six feet of PVC-6" to connect to galvanized down spout. The total for the R.J.V.

The second estimate is from Garneau Construction. The total for the Garneau Construction estimate is \$46,100.00. (This amount would increase due to the Rust Grant requiring prevailing wage.) The Commission would need a revised estimate if this firm is selected. The largest grant award possible would be \$25,000.00. This scope of work includes:

tuck point the back side of the south and east parapet walls, remove old mortar and caulk from parapet caps on lower and upper areas on south and east elevation, apply NP Masterseal polyurethane to joints and cracks on cap, tuckpoint the parapet wall as needed on both sides with type n mortar, apply three coats of Sherwin Williams Loxon XP masonry water proofer to back of parapet wall. Additional work includes: remove parapet caps on north, east, and south walls (approx. 140 LF), install treated 2x8 on top of walls, install ice and water membrane over top of wall, install bronze 29 gauge metal cap on top of wall, cut cast iron downspout off at ground level and replace with 6' of PVC-6" to connect with galvanized down spout. The project has been priced at out standard wage. Prevailing wage requirements will change the labor amount.

In McLean County, as per the Department of Labor, the prevailing wage for skilled labor is \$31.05/hour and a laborer is \$30.05/hr. The minimum hourly rate paid will need to match the State's prevailing wage guidelines for McLean County.

Analysis

Mortar analysis should be done in order to determine the appropriate mortar composition that is compatible with the brick. Mortar needs to be softer than the brick to allow moisture to escape. Cracks on the cap should be repaired with like materials rather than with polyurethane. Staff has

concerns about the application of the Sherwin Williams Loxon XP water proofer to the back of the masonry parapet wall since this material is not recommended by the National Park Service Preservation Brief 2. While the back of the parapet appears to have been painted before, staff is concerned the proofer may interfere with the bricks' ability to respire leading to additional damage. If the Commission is concerned about the proofer, the Commission may choose to recommend an alternative material or to not fund this portion of the project.

Both scopes of work propose replacing the top cap of the parapet wall with treated 2x8 and bronze 29ga metal cap. The existing cap appears to be terra cotta from the photos provided by the applicant and the bronze cap will not match the existing material. Similarly, if the Commission believes this cap is inappropriate, they could recommend an alternative or choose not to fund this material.

The applicant is proposing to replace a cast iron downspout with PVC. The rest of the down spout has been replaced with galvanized steel, although staff is unsure when. While the PVC is not visible from the street, it would be visible from the alley. Staff recommends replacing the cast iron down spout with galvanized steel not PVC for consistency.

FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; The building is currently being used as a commercial building. **The Standard is met.***
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; The existing mortar should be analyzed and matched, so that historic bricks are not damaged due to incompatible mortar composition. Mortar should always be softer than the brick. The final mortar and pointing should match the original in color, size, and texture. The cap on the parapet wall should be repaired and replaced with like materials. Powerwashing or abrasive cleaning methods should be avoided. **The Standard is not met.***
- 3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; Alterations to the design of the building have not been proposed. **The Standard is met.***
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; The proposed work should match existing brick and mortar. **The Standard is met.***

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; The proposed work does not alter the features of the building. **The Standard is met.***

6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; The existing mortar should be analyzed and matched, so that historic bricks are not damaged due to incompatible mortar composition. Mortar should always be softer than the brick. The cap on the parapet wall should be repaired and replaced with like materials. **The Standard is met.***

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; Power washing or spraying the brick exterior shall not be undertaken. **The Standard is met***

8. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project; **The Standard is not applicable.***

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) New construction is not proposed in the scope of work. **The Standard is met.***

STAFF RECOMMENDATION: The proposed work will increase in the longevity of the building. However, staff is concerned about the use of the proofer, the bronze cap, and the PVC downspout. The Commission may choose to recommend alternative materials or to remove these items from the eligible funding. Staff recommends approval of the grant, but the amount should be determined by the Commission.

Respectfully Submitted,
Planning Staff

Attachments: Photos of building, Rust Application, Estimates with Scope of Work



Figure 2 103 W. Jefferson St. is on the northwest corner of Main and Jefferson Streets.



Figure 3 Downspout on the rear elevation located in the alley showing the transition from steel to the cast iron portion to be replaced.



Figure 4 Downspout located on the rear elevation in the alley leading to the cast iron downspout to be replaced.



Figure 5 Lower portion of downspout made of cast iron to be replaced.

HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission
The program provides funding for up to 50% of the total cost of eligible exterior projects within Bloomington's central downtown district. This grant offers a maximum award amount of \$25,000 per project. \$50,000.00 may be awarded to buildings determined by the Historic Preservation Commission to be in extreme and dangerous states of disrepair.

ELIGIBILITY

If your project does not meet all of the factors listed below, it may be ineligible for funding:

- Property is within the program's target area
- The project is an **eligible** preservation, restoration or rehabilitation improvement:
 - Brick cleaning and tuck pointing
 - Window restoration
 - Painting
 - Restoration or original architectural features visible from the street
 - Signs
 - Remodeling window display areas
 - Exterior lighting
 - Window and/or door replacement
 - Awnings
 - Eligible non-façade work such as roof repairs/replacements, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing
 - Detailed architectural design work
 - Structural inspection or analysis by a licensed architect or engineer
 - Asbestos and/or lead paint removal
- I am the owner of the property, or can provide consent from the owner.
- Work on this project has not been started nor been completed
- The project complies with the City of Bloomington Architectural Review Guidelines
- This project includes prevailing wages for labor

APPLICATION

Property Address: 103 W Jefferson

Year Built

Architectural Style:

Architect:

Scope of work (please select the option that best describes the type of work): See Estimate

Cost of Proposed Work (Estimate 1): 35,915.⁰⁰

Cost of Proposed Work (Estimate 2): 46,100.⁰⁰

Grant Amount Requested: \$17,957.⁵⁰

Please see Attached

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

Please see estimate

Project Start Date: 5/1/20

Expected Project Completion Date: 7/1/20

Please attach the following information to the application.

- Design plan
- Outline work specification prepared by an architect (if applicable)
- Overall budget for the project
- Minimum two (2) estimates for the project
- Sample materials (if possible)
- Historic photos of the subject property showing the appropriateness of improvements (when possible)

Applicant Name: Paul Brown

Applicant Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature

Date

[REDACTED Signature]

3/16/20

RETURN TO:

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

| Submission Deadline | Hearing Date |
|-----------------------|-----------------------|
| 12/24/2018 | 1/17/2019 |
| 1/28/2019 | 2/21/2019 |
| 2/19/2019 | 3/21/2019 |
| 3/25/2019 | 4/18/2019 |
| 4/22/2019 | 5/16/2019 |
| 5/24/2019 | 6/20/2019 |
| 6/24/2019 | 7/18/2019 |
| 7/22/2019 | 8/15/2019 |
| 8/26/2019 | 9/19/2019 |
| 9/23/2019 | 10/17/2019 |
| 10/21/2019 | 11/21/2019 |
| 11/25/2019 | 12/19/2019 |

R.J.V. Construction Inc.
3102 Harvest hill Ave
Bloomington, IL 61705
(309) 275-4331

Estimate

Prepared for:
Paul Brown
12/13/2019

| Proposal | Total |
|---|--------------|
| Exterior masonry repair | |
| Remove old mortar & caulk from parapet caps on lower and upper areas on south and east elevation | |
| Tuck point back side of south and east parapets | |
| Apply NP Masterseal polyurethane to joints and cracks on cap | |
| Tuck point the parapet wall as needed on both sides with type n | |
| Repair chimney on N.W. corner, and build 2 metal caps and install | |
| Provide 86' man lift | |
| Apply 3 coats of Sherwin Williams Loxon XP masonry water proofer to back of parapet wall | |
| Disposal of all debris Labor rate prevailing wage | |
| Total | \$ 24,950.00 |
| ADD- Option 1 | |
| Remove parapet caps on north, east and south walls Approx 140 LF | |
| Install treated 2x8 on top of walls | |
| Install ice & water membrane over top of wall | |
| Install Bronze 29 Ga. Metal cap on top of wall | |
| Cut clay downspout off at ground level Install cuppling and 6' of PVC-6". Connect to galvanized down spout | |
| Haul off all debris | |
| Total | \$ 10,965.00 |

By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.

| | |
|--------------|--------------|
| Subtotal | \$ 35,915.00 |
| TOTAL | \$ 35,915.00 |

x _____
Robert J. Vericella R.J.V. Inc. Member

x _____
Authorized agent

Garneau Construction Proposal

12/12/19

Scope

Tuckpoint the back side of the South and East parapet walls.

Remove old mortar and caulk from parapet caps on lower and upper areas on South and East elevation.

Apply NP Masterseal polyurethane to joints and cracks on cap.

Tuckpoint the parapet wall as needed on both sides with Type N mortar.

Repair chimney on Northwest corner and build two metal caps and install.

Provide 86' man lift.

Apply 3 coats of Sherwin Williams Loxon XP masonry water proofer to back of parapet wall.

Labor and Materials: \$32,000

Scope –Additional Work

Remove parapet caps on North, East, and South walls (aprox. 140lf).

Install treated 2x8 on top of walls.

Install ice and water membrane over top of wall.

Install Bronze 29 Ga. metal cap on top of wall.

Cut clay downspout off at ground level.

Install cuppling and 6' of PVC-6". Connect to galvanized down spout.

Labor and Materials: \$14,100

Items Not Included

We request the customer supply water for mixing and electricity.

We request a material location in close proximity to the building.

The material costs listed allow for \$.60 per brick. Materials exceeding these costs will change the material price. The labor is at Prevailing Wage requirements.

All debris will be removed.

After three months, if Garneau Construction has not contracted work on this project, the material costs are subject to review and revision due to increases or decreases in the price of materials.

Cold Weather

In the occurrence of cold weather the labor amount will increase to cover the cost of tarping in scaffolding. The customer will be billed for the kerosene and propane

Garneau Construction Proposal

needed to heat the work. Work cannot be performed if the temperature drops below 25 degrees. Calcium Chloride will be added to the mortar in measured quantities to accelerate the set time.

Brick cleaning may have to wait for warmer weather. Even if the masonry is tarped, washing the brick puts too much moisture into the unit. This water could freeze.

The project has been priced at our standard wage. Prevailing wage requirements will change the labor amount.

Garneau Construction is fully covered by worker's compensation and liability insurance. Proof of insurance and a reference list will be supplied upon request. A portfolio of our work is also available on our website.

www.garneauconstruction.com

Thank you for the opportunity to serve your masonry construction needs. I look forward to working with you on this exciting project. Please feel free to contact me with any questions.

Sincerely

E.J. Garneau

Garneau Construction

Mobile: 309-275-8720

Office: 309-664-5684

Fax: 309-661-0370

PO Box 877

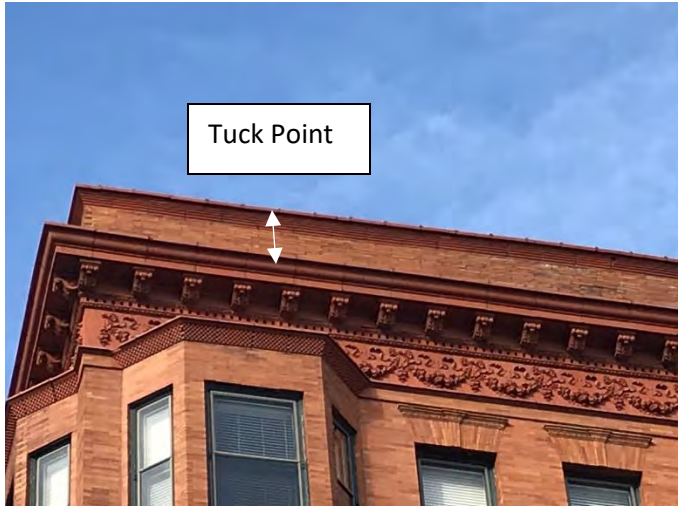
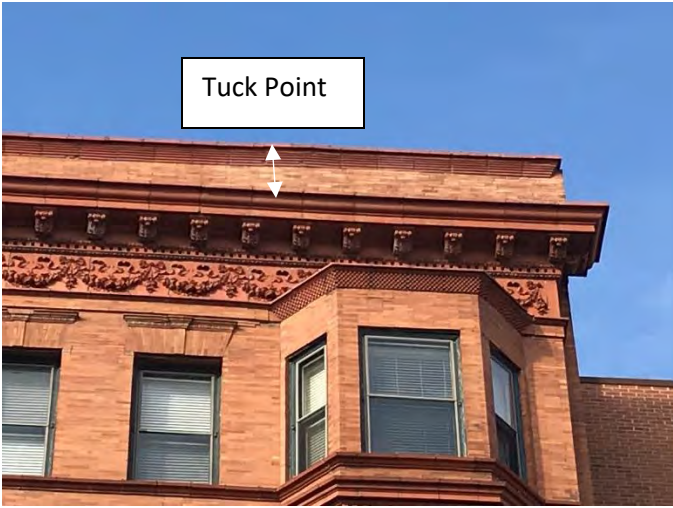
Normal, IL 61761

Acceptance/Contract

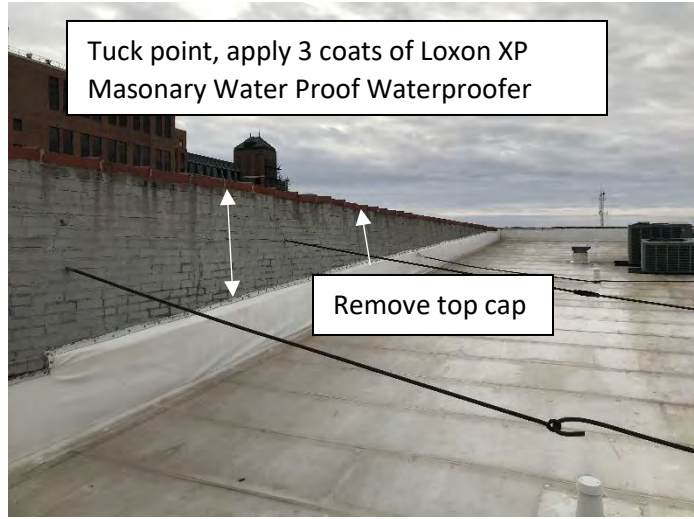
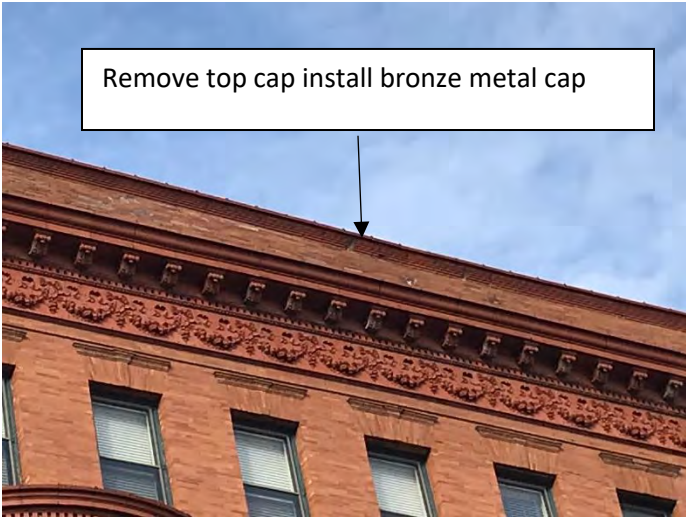
All payments are due when invoiced. Garneau Construction began working on site on _____

Customer date

Garneau Construction date



Top 4' of East and South wall





Memorandum

To: City Manager or Community Development Director
From: Planning Division Staff
Date: 5/26/2020
Subject: BHP-12-20 Rust Grant for 115 E. Monroe

On March 26, 2020 the Bloomington City Council and Mayor Tari Renner approved an Ordinance Declaring a Local Emergency Due to the CoVID-19 VIRUS & Enacting Various Emergency Measures. Pursuant to the approved Emergency Measures, the City of Bloomington City Manager, and Community Development Director (and in the absence of the Director, City Planner) have the authority to administratively approve Historic Preservation Grants, Certificates of Appropriateness, and Site Plans not requiring a Special Use Permit.

The City of Bloomington received an application on 3/27/2020

CASE NUMBER BHP-12-20
PROJECT TYPE Harriet Fuller Rust 10015420-79985
APPLICANT Fred Wollrab
PROJECT DESCRIPTION Replace and reframe transom windows on first floor
AMOUNT REQUESTED \$24,494.78

PROPERTY INFORMATION

| | | | |
|--------------------------|------------------------------------|--------------------------|-------------------------------------|
| Existing Land Use | Commercial | Historic District | Downtown National Register District |
| Existing Zoning | D-2 Downtown Transitional District | Contributing | Rehabilitation |
| Property Size | 8,096 square feet | Year Built | 1901 |
| PIN | 21-04-194-006 | Architect | Arthur Pillsbury |

ADJACENT PROPERTY INFORMATION

| | |
|---|------------------------------|
| Zoning District | Use |
| North D-2 Downtown Transitional District | North Commercial |
| South D-2 Downtown Transitional District | South Mixed Use |
| East D-2 Downtown Transitional District | East Place of worship |
| West D-1 Central Business District | West Mixed use |



Community Development Department
 Planning Division
 115 E Washington St. Suite 201
 Bloomington IL 61701
 planning@cityblm.org

ANALYSIS

| STANDARD | MET | Comments: |
|---|--------------------------|---|
| (a) Consistency with the Grant Guidelines | <input type="checkbox"/> | The project does not comply with the Secretary of Interior's Standards for Rehabilitation |
| i. This project requires prevailing wage | <input type="checkbox"/> | |
| (b) Consistency with the Secretary of the Interior's Standards for Rehabilitation | <input type="checkbox"/> | No, the proposed new transom windows do not reflect the same size and configuration in the historic photos. |
| (c) Consistency with the City of Bloomington Architectural Review Guidelines | <input type="checkbox"/> | |
| Additional Comments: | | |
| Conditions: | | |

STAFF RECOMMENDATION:

Staff finds that the application and attachments comply with the requirements of City code. Staff recommends administrative **approval** of this case with the abovementioned development conditions.

Recommended amount approved:

Staff finds that the application and attachments **do not** comply with the requirements of this code. Staff refers the application to the Historic Preservation Commission for consideration, review and action.

Administrative Determination

I have reviewed the grant application for the property located at:

ADDRESS:

I find that the application and attachments comply with the requirements of this code. I administratively **approve** this case with the abovementioned development conditions.

I find that the application and attachments **do not** comply with the requirements of this code. I refer the application to the Historic Preservation Commission for consideration, review and action.

R. G. Mahrt
 Signature

6/1/2020
 Date

R. G. MAHRT
 Print Name

Community Development Director
 Title

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
March 19, 2020

| CASE NO: | TYPE: | ADDRESS | SUBJECT: | REPORT BY: |
|-----------------|--------------|-------------------|---|---|
| BHP-12-20 | Rust Grant | 115 E. Monroe St. | Replacing and reframing transom windows on first floor above storefront windows and doors | Casey Weeks, Assistant City Planner |

| | |
|-----------------|---|
| REQUEST: | Rust Grant for \$24,494.78 to replace and reframe transom windows ca. 1910, contributing to the Downtown National Register Historic District. |
|-----------------|---|

| | |
|------------------------------|--|
| STAFF RECOMMENDATION: | 115 E. Monroe St. is a contributing building in the National Register Downtown Historic District. Its design is compatible with the historic context and the period of significance for downtown. The Rust Grant funds are intended to prioritize preservation and restoration of contributing structures. <i>Staff recommends the Historic Preservation Commission not grant the request for a Rust Grant for \$24,494.78 to replace and reframe transom windows on the first floor, since it does not comply with the Secretary of Interior's Standards for Rehabilitation.</i> |
|------------------------------|--|



Figure 1 115 E. Monroe Street

GENERAL INFORMATION

Owner and Applicant: Fred Wollrab

PROPERTY INFORMATION

Existing Zoning: D-2 Downtown
Transitional District

Existing Land Use: Commercial
Property Size: 8,096 ft² (88' x 92')
PIN: 21-04-194-006

Historic District: Downtown Historic
District
Year Built: 1901, B.S. Green Building
Architectural Style: contributing
Architect: Arthur Pillsbury

SURROUNDING ZONING AND LAND USES

Zoning

North: D-2 Downtown Transitional District
South: D-2 Downtown Transitional District
East: D-2 Downtown Transitional District
West: D-1 Central Business District

Land Uses

North: Commercial
South: Mixed Use
East: Place of worship
West: Mixed Use

Analysis:

Submittals

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

1. Application for Rust Grant
2. Estimates for the proposed work
3. Site Photos
4. Site Visit

BACKGROUND:

115 E. Monroe St. also known as the B.S. Green Building, is located in the Central Business District and Downtown National Register Historic District. The building was constructed circa 1901 and is a contributing structure to the Downtown Historic District. It is a five-story commercial masonry building with large storefront windows on the first floor. This building received a Rust Grant in 2012 in the amount of \$25,000 for new double hung Andersen windows. There is a plaque on this building memorializing the Great Fire of 1900. The plaque states, "The efforts of a generation were gone in an instant – But from the gray ashes was heroically built a bigger and better Bloomington. Placed by the Bloomington Association of Commerce June 19th, 1918."

The Harriet Fuller Rust Façade program is geared to façade improvements ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures. Approval is contingent upon the Historic Preservation Commission finding that the grant application is in substantial compliance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The applicant is requesting a **Rust Grant in the amount of \$24,494.78** replace and reframe transom windows on the first floor of the building above the storefront windows and doors.

NPS Preservation Brief 11 – Rehabilitating Historic Storefronts

Display Windows and Transoms

By evaluating the components of a storefront as well as their existing condition, a successful rehabilitation is more likely. Are the display windows and transoms single panes of glass or are they subdivided? Are they flush with the facade or are they recessed? What is the proportion of area between the display windows and transom? Are there window openings in the base panels to allow natural light into the basement?

Windows

Glass windows are generally the most prominent features in historic storefronts, and care should be taken to ensure that they are properly maintained. For smaller paned windows with wooden frames, deteriorated putty should be removed manually, taking care not to damage wood along the rabbet. To reglaze, a bead of linseed oil-based putty should be laid around the perimeter of the rabbet; the glass pane pressed into place; glazing points inserted to hold the pane; and a final seal of putty beveled around the edge of the glass. For metal framed windows, glazing compound and special glazing clips are used to secure the glass; a final seal of glazing compound then is often applied. If the glass needs replacing, the new glass should match the original in size, color and reflective qualities. Mirrored or tinted glass are generally inappropriate replacements for historic storefronts. The replacement of cracked or missing glass in large windows should be undertaken by professional glaziers.

NPS Preservation Briefs: **Planning Successful Rehabilitation Projects**

Replacement windows on the primary, street-facing or highly visible elevations of tall buildings above a distinct base must match the historic windows in size, design and all details that can be perceived from ground level. Substitute materials can be considered to the extent that they do not compromise other important visual qualities.

PROJECT DESCRIPTION:

The applicant submitted a Rust Grant application to request funding for replacing and reframing transom windows on a commercial building at 115 E. Monroe Street. The existing transom windows are not historic. Staff was unable to find a building permit on record to see when the existing transom windows were replaced. Both estimates are proposing to replace the transom windows with insulated glass. The applicant has provided two estimates for the work. The first estimate is from R.J.V. Construction Inc. Their proposal includes: Exterior Transom Windows – remove all transom windows and plywood, remove bad framing, frame openings with treated 2x8, caulk and seal as needed, install vicor flashing, install black metal wrap, install kauneer aluminum framing, install clear insulated glass, lift and scaffold usage, disposal, all materials included, labor based on prevailing wage. The total for the R.J.V. Construction estimate is \$48,989.57.

**Agenda item 5.E
REPORT**

The second estimate is from D.W. Scott Interior Construction. Their proposal includes Windows: Replace exterior transom windows on first floor – remove existing windows and plywood, repair/replace framing as needed, install new jambs and exterior casing, temporarily cover new openings w/plywood to protect interior of building, install kawneer aluminum storefront framing w/clear insulated glass in new openings, wrap jambs and exterior casing w/ black aluminum trim coil, install flashing/ sealant as needed. Estimate includes labor (prevailing wage) and materials needed to complete the work outlined above. The total for the D.W. Scott Interior Construction estimate is \$54,600.00.

In McLean County, as per the Department of Labor, the prevailing wage for skilled labor is \$31.05/hour and a laborer is \$30.05/hr. The minimum hourly rate paid will need to match the State's prevailing wage guidelines for McLean County.

Analysis

In order to comply with the Secretary of Interior's Standards for Rehabilitation, the replacement windows will need to be configured as they appear in the historic photos. The historic photos show on the north elevation the transoms are divided in thirds of equal size above the storefront window and door. The transom windows at the corner on the east elevation are also divided into thirds identical to the north elevation. The three transom windows in the middle on the east elevation have a larger transom in the middle with two smaller ones of equal size on each side.

The doors on the east elevation have been altered from the original build. If the length of the transoms above each door is identical, they should be symmetrical and have one larger transom in the middle with two smaller transom lights of equal size on each side. The transoms above the right door are currently recessed and should be flush with the transoms on the left.

The transom windows are being replaced with insulated glass to be more energy efficient. RJV Construction has submitted photo examples and a drawing of the proposed project. The drawing proposes the transom windows on the north elevation are divided into four lights of equal size. On the east elevation they are proposing to divide the smaller transoms equally with three lights, and the larger window on the corner the transoms are divided equally in four lights. This configuration does not match historic photos and does not comply with the Secretary of Interior's Standards for Rehabilitation.

It appears much of the window framing is not original to the construction of the building. There is metal detailing above the transom windows and doors on the east elevation of the building that should be retained and preserved (See photo figures 10 and 11 below).

FINDINGS OF FACT:

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

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

*use a property for its originally intended purpose; The building is currently being used as a mixed use building. **The Standard is met.***

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; The configuration of the proposed transom lights do not match the historic photos. **The Standard is not met.***
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; Proposed alterations to the size and framing of the transom windows from their historic configuration do not comply with the Secretary of Interior's Standards for Rehabilitation. **The Standard is not met.***
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; The proposed lights sizes to not match the configuration in historic photos. The proposed lights to not match in size. **The Standard is not met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; The proposed work alters the features of the building. **The Standard is not met.***
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; Staff is unsure how much of the existing window framing is original to the construction of the building. Some of the existing light sizes of the transoms match the historic photos. The proposed light sizes do not match the historic photos. **The Standard is not met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; **The Standard is not applicable.***
8. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project; **The Standard is not applicable.***
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,*

**Agenda item 5.E
REPORT**

*color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The proposed sizes of the transom windows do not match the historic photos. **The Standard is not met.***

STAFF RECOMMENDATION: 115 E. Monroe Street is a contributing building in the Downtown National Register Historic District. Its design is compatible with the historic context and the period of significance for downtown. *Staff recommends the Historic Preservation Commission not grant the request for a Rust Grant for \$24,494.78 to replace and reframe transom windows, since the project does not comply with the Secretary of Interior's Standards for Rehabilitation.*

Respectfully Submitted,

Casey Weeks
Assistant City Planner

Attachments: Photos of building, Rust Application, Estimates with Scope of Work



Figure 2 North elevation of 115 E. Monroe Street.



Figure 3 Northeast view of 115 E. Monroe Street at the southwest corner of E. Monroe and N. East Street.



Figure 4 Front entrance on north elevation facing E. Monroe Street.



Figure 5 Transom windows on north elevation of 115 E. Monroe St.



Figure 6 First floor windows on east elevation facing N. East Street.



Figure 7 Transom windows on east elevation.



Figure 8 Transom windows on east elevation.



Figure 9 Door and transom windows on east elevation.



Figure 10 Entrance and transom windows on east elevation.



Figure 11 Photo showing detail at the top of the transom window above the east entrance pictured in Figure 10



Figure 12 Transom windows above doors on the east elevation.



Figure 13 Historic photo of subject property.



Figure 14 Historic photo showing north elevation of the subject property.



Figure 15 Historic photo of the east elevation of the subject property facing N. East Street.

HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects within Bloomington's central downtown district. This grant offers a maximum award amount of \$25,000 per project. \$50,000.00 may be awarded to buildings determined by the Historic Preservation Commission to be in extreme and dangerous states of disrepair.

ELIGIBILITY

If your project does not meet all of the factors listed below, it may be ineligible for funding:

- Property is within the program's target area
- The project is an **eligible** preservation, restoration or rehabilitation improvement:
 - Brick cleaning and tuck pointing
 - Window restoration
 - Painting
 - Restoration or original architectural features visible from the street
 - Signs
 - Remodeling window display areas
 - Exterior lighting
 - Window and/or door replacement
 - Awnings
 - Eligible non-façade work such as roof repairs/replacements, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing
 - Detailed architectural design work
 - Structural inspection or analysis by a licensed architect or engineer
 - Asbestos and/or lead paint removal
- I am the owner of the property, or can provide consent from the owner.
- Work on this project has not been started nor been completed
- The project complies with the City of Bloomington Architectural Review Guidelines
- This project includes prevailing wages for labor

APPLICATION

Property Address: 115 E Monroe

Year Built 1910

Architectural Style:

Architect:

Scope of work (please select the option that best describes the type of work):

Replace Transom / upper store Front windows. Install new trim around Frames. CAulk and paint as needed

Cost of Proposed Work (Estimate 1): \$54,600.⁰⁰

Cost of Proposed Work (Estimate 2): \$48,989.⁵⁷

Grant Amount Requested: \$24,494.78

see Attached

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

See Attached

Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.

- Design plan
- Outline work specification prepared by an architect (if applicable)
- Overall budget for the project
- Minimum two (2) estimates for the project
- Sample materials (if possible)
- Historic photos of the subject property showing the appropriateness of improvements (when possible)

Applicant Name: *Fred Wollrab*

Applicant Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature

Date

[REDACTED SIGNATURE]

3/27/20

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

| Submission Deadline | Hearing Date |
|---------------------|--------------|
| 12/24/2018 | 1/17/2019 |
| 1/28/2019 | 2/21/2019 |
| 2/18/2019 | 3/21/2019 |
| 3/25/2019 | 4/18/2019 |
| 4/22/2019 | 5/16/2019 |
| 5/24/2019 | 6/20/2019 |
| 6/24/2019 | 7/18/2019 |
| 7/22/2019 | 8/15/2019 |
| 8/26/2019 | 9/19/2019 |
| 9/23/2019 | 10/17/2019 |
| 10/21/2019 | 11/21/2019 |
| 11/25/2019 | 12/19/2019 |

R.J.V. Construction Inc.

3102 Harvest hill Ave

Bloomington, IL 61705

(309) 275-4331

Estimate

Prepared for:

Green Building LLC

115 E. Monroe

Bloomington, IL 61701

3/13/2020

Proposal

Total

Exterior transom windows

Remove all transom windows and plywood

Remove bad framing

Frame openings with treated 2x8

Caulk and seal as needed

Install Vicor flashing

Install Black metal wrap

Install kauneer aluminum framing

Install clear insulated glass

Lift and scaffold usage

Disposal

All materials included

Labor based on prevailing wage

Total

\$ 48,989.57

By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.

Subtotal

\$ 48,989.57

TOTAL

\$ 48,989.57

x _____
Robert J. Vericella R.J.V. Inc. Member

x _____
Authorized agent

D. W. Scott Interior Construction

911 W. MacArthur Ave.

Bloomington, IL 61701

(309)-533-8789

dwscottconstruction@gmail.com



Proposal

ADDRESS

Green Building, LLC

115 E Monroe

Bloomington, IL 61701

PROPOSAL #

DATE 03/18/2020

ACTIVITY

QTY

RATE

AMOUNT

Windows

Replace exterior transom windows on 1st floor.

1

54,600.00

54,600.00

- Remove existing windows & plywood
- Repair/ replace framing as needed
- Install new jambs & exterior casing
- Temporarily cover new openings w/ plywood to protect interior of building
- Install kawneer aluminum storefront framing w/ clear insulated glass in new openings
- Wrap jambs & exterior casing w/ black aluminum trim coil
- Install flashing/ sealant as needed

Estimate includes labor (prevailing wage) & materials needed to complete the work outlined above. Also includes equipment rental, disposal, & permits/ fees.

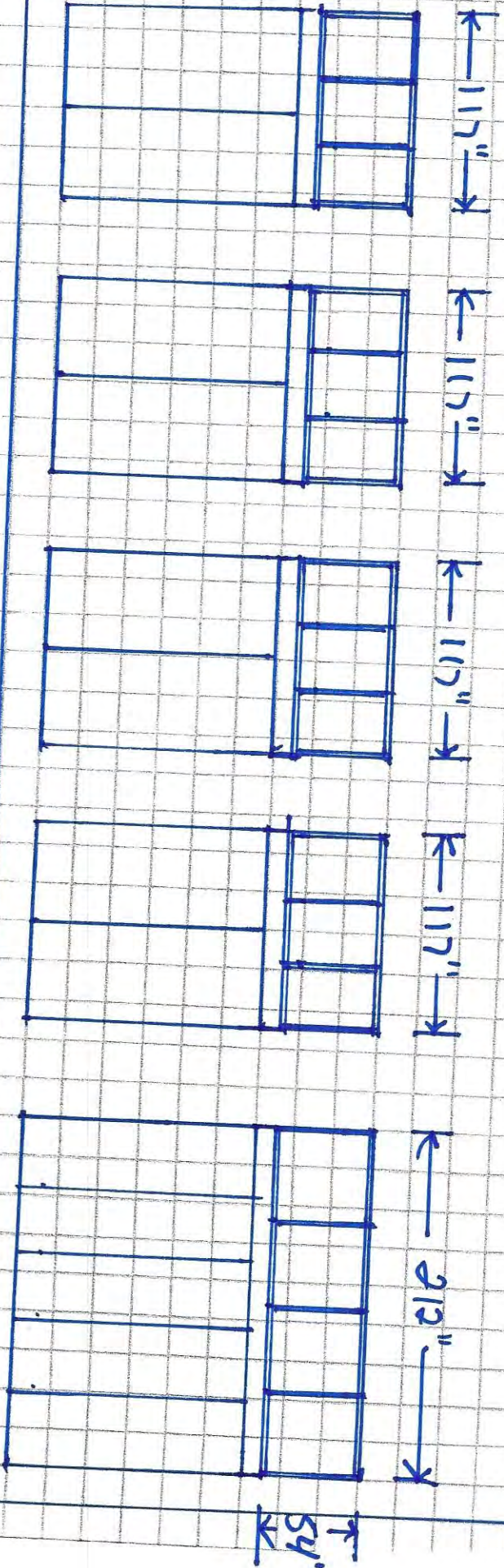
TOTAL

\$54,600.00

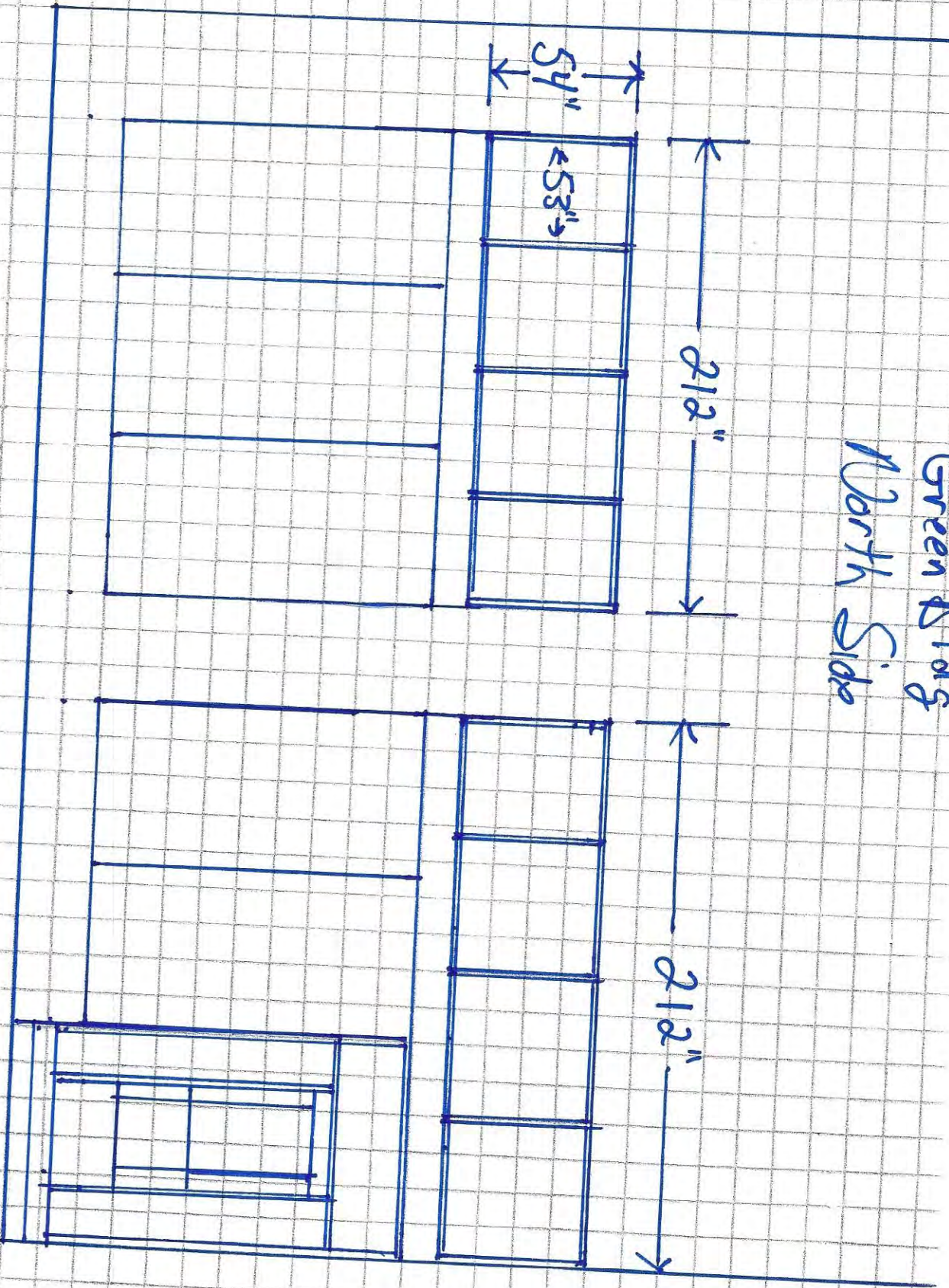
Accepted By

Accepted Date

Green Bldg
East Side



Green Blids
North Side

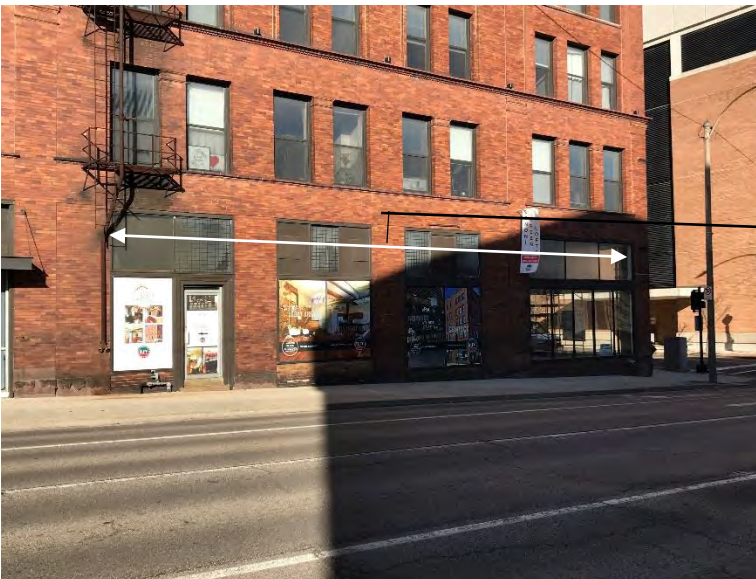




- Remove upper transom windows
- Reframe all openings
- Install flashing
- Install Kawneer alumni frame
- Wrap exterior with black #40 metal
- Install clear insulated glass panel



- Remove upper transom windows
- Reframe all openings
- Install flashing
- Install Kawneer alumni frame
- Wrap exterior with black #40 metal
- Install clear insulated glass panel



- Remove upper transom windows
- Reframe all openings
- Install flashing
- Install Kawneer alumni frame
- Wrap exterior with black #40 metal
- Install clear insulated glass panel



Figure 1 Example showing transom windows proposing to be installed at 115 E. Monroe.



Figure 2 Example of transom windows proposing to be installed at 115 E. Monroe.

Heritage Award
Nominations
2020

City of Bloomington Heritage Awards

Project Nomination:

Restoration of ca. 1856 Barn/Stable at the David Davis Mansion State Historic Site



Award Categories (check those that best represent the project being nominated):

- **RESTORATION** – Returning a structure or a significant part of it to the original design/condition through repair or by matching the original architectural detailing with replacement materials.
- **REHABILITATION** – Renovating and/or “greening” a structure through alterations or additions that are compatible in materials, scale, and character with the original design.
- **ADAPTIVE RE-USE** – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.
- **LANDSCAPE RESTORATION** – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.
- **LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.
- **INDIVIDUAL COMMITTED TO PRESERVATION** – An individual who has shown dedication to Historic Preservation in the Bloomington Community.

Address of Property: 1000 Monroe Drive, Bloomington

Year Built: 1856

Year Purchased: In 1960, the house was donated to the State of Illinois; today, it is operated as a state historic site by the Illinois Department of Natural Resources (IDNR).

Owner(s): State of Illinois and operated by the Illinois Department of Natural Resources

Address: 1000 Monroe Drive, Bloomington

Nominated by/Contact info:



PROJECT DESCRIPTION and REASONS FOR NOMINATION:

David Davis was born in Cecil County Maryland and educated in Ohio and Massachusetts. In 1835 he established a law practice in Pekin IL and later moved to Bloomington where he purchased Jesse Fell's law office and practice. In 1838, Davis married Sarah Walker of Lenox MA., and the newlyweds established their first home in Bloomington. Davis rode the 8th Judicial Circuit of Illinois with other lawyers including Abraham Lincoln and was elected Judge of that circuit. In 1844, Davis acquired the 1200-acre Jesse Fell farm east of Bloomington and remodeled the existing farm house for the growing family. Davis is attributed as "Lincoln's Manager" in the nomination and subsequent election of Lincoln to the Presidency in 1860. In 1862, President Lincoln named his friend David Davis to the US Supreme Court, a position he held until 1872 when he was elected to the US Senate.

The current Mansion was built for the Judge and Sarah in 1870-72 and was their home until the Judge's death in 1886, then home to son George Davis and his family and then to the 3rd generation, David Davis III and his family. In 1960, the Mansion and 4 acres were gifted by the Davis heirs to the State of Illinois. The property was entered on the National Register of Historic Places in 1972 and in 1975 was declared a National Historic Landmark.

The David Davis Mansion Foundation is a 501c3 not-for-profit organization, incorporated in June 1986, to help the IDNR engage, enlighten and entertain visitors with the stories of the site, of the David Davis household, and of their special relationship with Abraham Lincoln and others. Although the State of Illinois provides funding for day-to-day operations at the site, the Foundation plays an important role in publicizing the site, funding educational and special events, and fundraising for preservation, restoration and reconstruction at the site.

THE "Lincoln Era" BARN/STABLE: The remaining buildings at the site include the Barn/Stable (ca. 1856), which predates the David Davis Mansion and Woodhouse (1870-1872), as well as the nearby Carriage Barn (ca 1868) and the Foaling Shed (ca. 1872).

The Barn/Stable is a post and beam structural construction with Greek revival details dating from the 1840's and 1850's. It is built primarily of circular sawn pine. The structure features a one-room entry to the south and a loft level on the east and west. To the north is the attached stable of 7 stalls for the horses. For the comfort of the horses, each stall is elevated at the front end and has a window.

The Barn/Stable is often referred to as "Lincoln-era". Due to the Barn/Stable's documented age and other documentation that Abraham Lincoln visited the Davis family often at their earlier farm house, it is likely that Lincoln boarded his horse in the Barn/Stable on occasion.

Evidence of the Barn/Stable appears in the 1873 "Birds-Eye View of the City of Bloomington" photo, housed at the McLean County Museum of History. That photograph shows the Davis estate in the country to the east of Bloomington. In December 1856, Judge Davis's son, George Davis (then 14 years old) wrote to an uncle that "our barn is most (sic) done....Father thinks it will cost Two Thousand Dollars....." This could very well refer to the barn still standing at the Davis Mansion.

The Barn/Stable has undergone numerous alterations through its life. The first documented work involves construction of a cistern on the building's west side in 1868. The building's system of gutters and downspouts is known to have supplied a brick cistern still present below grade in the Barn/Stable's crawl space. Post-1872 alterations include the seven horse-stall windows along the north elevation, the central gable dormer on the loft's north side and the addition of wooden vent grilles in the gable tops of the east and west elevations.

THE 2017-2019 RESTORATION OF THE BARN/STABLE: By 2016, the Barn/Stable was in need of major renovation with the primary challenge being the holes in the roof threatening structural damage to the building. Given the state's budget challenge, the David Davis Mansion Foundation set the course for a major fund-raising campaign which was kicked off at the October 2017 Judge's Jubilee.

Fundraising success over several years resulted in \$34,000 to replace the barn's roof. Thanks to a generous gift of \$3,000 from the Bloomington-Normal Realtors Association, the windows were replaced. Another \$10,500 was raised to replace the heating and cooling system. Remaining funds plus a generous gift from the McLean County Barnkeepers group purchased the paint needed to restore the barn's exterior to a shade of brown original to the 1870's. Barnkeepers also gave a gift of a sign designating our Barn/Stable as a "Century Barn" in McLean County.

All historic preservation standards were met, with emphasis on matching original materials. The old shingles were completely removed. There was some decking repair and the entire roof was redone with individual red cedar shingles. The replacement windows on the second floor were not original but had been done during the restoration in the early 1990's. 6 over 6 windows were purchased and then had to be cut to fit each unique openings. During this process it was discovered the current exterior color was not the original paint scheme determined in the historic structures report, and with the aid of that report and the old windows, the barn was repainted. The color is now an olive brown vs. the previous chocolate brown exterior.

USE OF THE 1856 BARN/STABLE TODAY: Mansion visitors and event participants are invited into the barn to learn more about David Davis and Abraham Lincoln in the unique exhibit *PROLOGUE TO THE PRESIDENCY: ABRAHAM LINCOLN ON THE ILLINOIS EIGHTH JUDICIAL CIRCUIT*.

The now temperature controlled Barn/Stable is currently used for a number of educational programs for youth including an annual History Careers day-camp and archaeological dig, Mansion programs for Girl Scouts and as a bad-weather alternative location for the spring and fall 3rd grade programs. It was recently used for a program about the restoration of Sarah's Garden, presentations during the annual History of Bicycles show, a LincolnFest performance by The Historic Acting Troupe, and winter planning meetings for the David Davis Mansion Foundation Board.

Today, the Barn/Stable and the David Davis Mansion play host to thousands of guests each year, and remains one of McLean County's most popular tourist attractions. Restoration projects like this are vital to telling our community's storied history and provide residents and visitors alike a glimpse into what our area was like many years ago.

Date Started: 2017

Date Completed: 2019

Name/Address of Architect:

Middleton Associates, Inc. – Randy Middleton (Normal, IL)

Department of Natural Resources – Jane Rhetta (Springfield, IL)

David Davis Mansion – Jeff Saulsbury, Site Manager (Bloomington, IL)

Name/Address of Contractor:

Western Specialty Contractors (Peoria, IL)



Structurally, the barn has remained unchanged for nearly 160 years, and appears very much the same today as it did in the during the Davis family's time at Clover Lawn.



After more than a century of use, the Barn/Stable received extensive repairs during the restoration of the Davis properties from 1987- 1992.



By 2016, the nearly 30-year old roof was showing signs of deterioration. Holes developed, allowing the elements to enter the barn which threatened to create extensive structural damage if not repaired.



Today, thanks to a major fundraising effort and generous donations from local supporters, the roof was repaired, windows were replaced, a new HVAC system was installed and the Barn/Stable received a new coat of paint to restore to its original color.

City of Bloomington Heritage Awards

Deadline for Submission: March 26, 2020

Application will be reviewed at the Historic Preservation Commission Meeting on
Thursday, April 16, 2020 at 5:00 p.m.

Award Categories (check those that best represent the project being nominated):

- RESTORATION** – Returning a structure or a significant part of it to the original design/condition through repair or by matching the original architectural detailing with replacement materials.
- REHABILITATION** – Renovating and/or “greening” a structure through alterations or additions that are compatible in materials, scale, and character with the original design.
- ADAPTIVE RE-USE** – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.
- LANDSCAPE RESTORATION** – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.
- LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.
- INDIVIDUAL COMMITTED TO PRESERVATION** – An individual who has shown dedication to Historic Preservation in the Bloomington Community.

Address of Property: 212 N. Roosevelt Ave. Year Built: 1854 Year Purchased: 2011
Owner(s): Matt Erickson

Address: 212 N. Roosevelt Ave. Bloomington Contact info: [REDACTED]

Nomination by: [REDACTED] Contact info: [REDACTED]

PROJECT DESCRIPTION and REASONS FOR NOMINATIONS (attach additional pages if needed):

Matt Erickson has been a pillar of the arts community in Bloomington/Normal for decades. He's given young artists an insurmountable amount of opportunities and is a pivotal worker in keeping the archives of the towns legendary artists. His lifelong project at Cometogether {} is a culmination of all of those things. The artists studios and gallery space he is building has the potential to put the town on the map and bring many of these artists to a national stage. The building is set to be a gathering space of all

Date Started: 2011 Date Completed: On going

****PLEASE INCLUDE ANY BEFORE AND AFTER PICTURES/PHOTOS & DRAWINGS****

Name/Address of Architect (if applicable): _____

Name/Address of Contractor (if applicable): _____



Send or E-mail Entries to:

Planning Division, City of Bloomington

115 E. Washington Street, Suite 201. Bloomington IL, 61702

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

generations and talents, and will benefit the community for generations to come. The renovation of any building is an unending list of projects, especially one that will be tailored to house local and visiting artists with varying practices. To help his vision is to help aspiring and established artists connect with their supporters, and will help his continued vision of making a one of a kind space for the community and visitors to Cometogether.

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Thursday, April 16, 2020 at 5:00 p.m.

Award Categories (check those that best represent the project being nominated):

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- LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.
- INDIVIDUAL COMMITTED TO PRESERVATION** – An individual who has shown dedication to Historic Preservation in the Bloomington Community.

Address of Property: N/A Year Built: _____ Year Purchased: _____
Owner(s): _____

Address: _____ Contact info: _____

Nomination by: [REDACTED] Contact info: [REDACTED]

PROJECT DESCRIPTION and REASONS FOR NOMINATIONS (attach [REDACTED] *sm*)

See attached

Date Started: _____ Date Completed: _____

****PLEASE INCLUDE ANY BEFORE AND AFTER PICTURES/PHOTOS & DRAWINGS****

Name/Address of Architect (if applicable): _____

Name/Address of Contractor (if applicable): _____



Send or E-mail Entries to:
Planning Division, City of Bloomington
115 E. Washington Street, Suite 201. Bloomington IL, 61702
Phone: (309) 434-2226 – E-mail: planning@cityblm.org

I am nominating the Dimmitt's Grove Neighborhood Association (DGNA) for the 2020 Heritage Award in the category of Preservationist of the Year. I hope that you will consider the combined efforts of many individuals committed to preservation, working together with one voice, as an appropriate fit for this category.

Dimmitt's Grove is bounded by Washington Street on the north, Clinton Street on the east, Oakland Street on the south, and Gridley on the west. Part of Bloomington's historic core, these 26 blocks of residences and businesses preserve much of the rich history of Bloomington. The neighborhood was home to both elite members of the community in the 19th and 20th century, as well as to the workers and their families who built Bloomington's economy. Among the more famous residents from our past are:

- Delmar Darrah, who wrote and directed *The American Passion Play* (702 E. Front)
- Marie Litta, famous opera star (512 E. Taylor)
- Carl Vrooman, Asst. Sec of Agriculture in Wilson Administration (701 E. Taylor)
- Oscar Mandel, owner of My Store (originally 507 E. Washington, now 402 E. Grove)
- William Dimmitt, an original settler of "Blooming Grove" (611 E. Taylor)
- Ezra Prince, Lawyer, and Friend of A. Lincoln, co-founder of McLean County Historical Society (418 E. Grove)
- Paul Mowrer, Pulitzer Prize winning war correspondent (also 418 E. Grove)

Throughout Dimmitt's Grove, there are a large number of historic and well-preserved homes that reflect a mixture of styles and sizes; there is also a strong sense of community. Both of these assets undeniably enrich our appreciation of Bloomington's history and our sense of place. These accomplishments did not happen overnight. DGNA was organized in 1987, and recognized as an official city neighborhood association and watch at that time. The handful of individuals who are regarded as our contemporary neighborhood pioneers began investing in residential restoration as early as the 1970s, building on the work of residents who never left. It was their willingness to see past outside perceptions of an old neighborhood in decline, and their vision to re-energize a local historic district that we now find here.

There are many other reasons to consider this neighborhood association for the City's HPC award. These are enumerated here, with related attachments and links to documents as appropriate:

- ❖ The East Grove Street Historic District assessment¹, completed by Greg Koos in 1985, was a key qualifying document that established Grove Street from Gridley to Clinton Streets as a National Register of Historic Places site known as the East Grove Street Historic District. Many homes have also received the City of

Bloomington S-4 designation and some are also designated individually on the National Register of Historic Places.

- ❖ In 2015-16, DGNA worked with the McLean County Regional Planning Commission to develop a proto-type neighborhood plan that could serve as a blueprint for other neighborhoods to help them construct their own neighborhood plans. Approved by the Bloomington City Council in 2019, the [Dimmitt's Grove Neighborhood Plan](#) formally established the district as a Preservation Neighborhood, and laid forth targeted strategies to educate and celebrate the history of the neighborhood.
- ❖ Among the most successful outcomes of the Neighborhood Plan has been the introduction of [historic signs](#) in front of residences, highlighting the architecture and various historic figures who lived in or frequented these homes. Currently DGNA has 13 signs installed, with another 14 ready for review and installation. The cost of each sign is shared 50-50 by DGNA and the property owner. DGNA's portion is funded through bake sales and ticketed neighborhood events, as noted below.
- ❖ The Historic Day in Dimmitt's Grove, started in 1999 and held occasionally since then, is an invitation to our community to visit homes and gardens and experience activities that would have occurred in the late 1800s and early 1900s in the neighborhood. DGNA has found this event to be a fruitful way to share our history, and proceeds have helped the neighborhood to pay for not only 50% of historic signs but also 50% of the property owner's responsibility for the city 50-50 sidewalk program.
- ❖ DGNA has created a walking map that highlights our history and showcases why this neighborhood is justifiably proud of our heritage. The brochure (<https://www.visitbn.org/wp-content/uploads/2018/04/Dimmitts-Grove-Self-Guided-Walking-Biking-Tour-Brochure-2018.pdf>) is also available at the Museum of History/Route 66 Visitors Center and through our Convention & Visitors Bureau. This map brings many city visitors through Dimmitt's Grove to see the architecture and learn the history.
- ❖ In 2004, the [Mandel/Cohn house](#), originally situated at 507 E. Washington St., was moved to 2 vacant lots at the northeast corner of E. Grove and S. Gridley. Designed by George Miller, this massive brick mansion was built for Oscar Mandel who arrived from Chicago to Bloomington to open a department store. Oscar Cohn, his grandson, left the home virtually untouched for decades. With collaboration between homeowners, the City of Bloomington, The Old House Society, and Wesley United Methodist Church, the home was moved in 2004 and has garnered a number of awards for its restoration of both the home and the

gardens, including a 2012 shout-out from the *This Old House* journal for its curb appeal.

The Dimmitt's Grove Neighborhood Association presents a success story that is built on a solid foundation of appreciation for our history, our architecture, and our commitment to working together as a neighborhood. The stewardship of many people over decades has not only preserved a significant part of Bloomington's past but also has set the stage for its continued growth. DGNA serves as an inspiration to other older neighborhoods found throughout Bloomington's historic core.

¹ Koos, Greg. *East Grove Street architectural/historical survey : project report #17-85-9302.501* Bloomington, IL: McLean County Regional Planning Commission, 1985.

Resolution of Appreciation

*Whereas, John Elerich has faithfully served as a member of the
Bloomington Historic Preservation Commission for eleven years,
(2009 – 2020)*

*Now therefore be it resolved that the Bloomington Historic Preservation Commission
on this 18th day of June, 2020
hereby expresses its sincere and heartfelt appreciation to*

Levi Sturgeon

*for his dedicated, loyal, and excellent service
to the City of Bloomington, Illinois as a member of the Historic Preservation Commission.*

Attest:

Bob S. Mahrt

Bob Mahrt, Community Development

Lea Cline, Chairperson

Resolution of Appreciation

*Whereas, Levi Sturgeon has faithfully served as a member of the
Bloomington Historic Preservation Commission for 6 years,
(2014 – 2020)*

*Now therefore be it resolved that the Bloomington Historic Preservation Commission
on this 18th day of June, 2020
hereby expresses its sincere and heartfelt appreciation to*

Levi Sturgeon

*for his dedicated, loyal, and excellent service
to the City of Bloomington, Illinois as a member of the Historic Preservation Commission.*

Attest:

Bob Mahrt

Bob Mahrt, Community Development

Lea Cline, Chairperson