

**AGENDA**  
**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING,**  
**THURSDAY, AUGUST 18, 2016, 5:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE ST.**  
**BLOOMINGTON, ILLINOIS**

**1. CALL TO ORDER BY CHAIRPERSON**

**2. ROLL CALL BY RECORDING SECRETARY**

**3. PUBLIC COMMENT**

*A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.*

*Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))*

**4. MINUTES:**

Consideration, review and approval of minutes of the July 21, 2016, regular meeting of the Bloomington Historic Preservation Commission.

**5. REGULAR AGENDA:**

- A. BHP-21-16.** Consideration, review and approval of the application submitted by Mark G. Haggerty requesting a **Certificate of Appropriateness** to add an exterior staircase to the 3<sup>rd</sup> floor deck at rear of house for the Madison P. Carlock House located at **1001 E Jefferson Street**, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.  
**\*Tabled from July 21, 2016 Meeting**
  
- B. BHP-23-16** Consideration, review and approval of the application submitted by Jim White requesting a **Certificate of Appropriateness** to replace the carriage steps and

horse hitches for the property located at **1215 E Washington Street**, c.1857, Italianate Style Architecture.

**C. BHP-24-16** Consideration, review and approval of the application submitted by Jim White requesting a **Funk Grant for \$1,750.00** to replace the carriage steps and horse hitches for the property located at **1215 E Washington Street**, c.1857, Italianate Style Architecture.

**D. BHP-25-16** Consideration, review and adoption of a recommendation by resolution for the nomination submitted by Dr. Lea Kimberly Cline requesting that the property located at **931 W MacArthur Ave**, c. 1907, *Illinois Workman's Cottage (variant)*, receive a historic designation and be rezoned to have the **S-4 Historic Preservation District Zoning Overlay**.

Planning Commission: 9/14/2016 (submission deadline 8.23.16)  
City Council: 10/10/2016

**E. BHP-26-16** Consideration, review and adoption of a recommendation by resolution for the nomination submitted by Rebecca Spears requesting that the property located at **901 W MacArthur Ave**, c. 1888, *Victorian*, Contractor: Frederick Garling, receive a historic designation and be rezoned to have the **S-4 Historic Preservation District Zoning Overlay**.

Planning Commission: 9/14/2016 (submission deadline 8.23.16)  
City Council: 10/10/2016

**F. BHP-27-16** Consideration, review and adoption of a recommendation by resolution for the nomination submitted by Dean Carlson and Danell Dvorak requesting that the property located at **913 W MacArthur Ave**, c. 1907, *American four-square*, receive historic designation and be rezoned to have the **S-4 Historic Preservation District Zoning Overlay**.

Planning Commission: 9/14/2016 (submission deadline 8.23.16)  
City Council: 10/10/2016

## **6. OLD BUSINESS:**

**A. Heritage Awards Update**—Accepting Nominations. Final decisions to be announced at September Meeting.

**B. Optional Historic Preservation Training on September 13, 2016 from 12-2:30 at Normal Town Council Chambers.**

## **7. NEW BUSINESS:**

## **8. ADJOURNMENT:**

For further information contact:

Katie Simpson, City Planner

Community Development Department

115 E. Washington Street, Bloomington, IL 61701

Phone (309) 434 -2226

E- mail: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

**DRAFT MINUTES**  
**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, JULY 21, 2016, 5:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 E. OLIVE ST., BLOOMINGTON, ILLINOIS**

- MEMBERS PRESENT:** Chairman Williams, Ms. Graehling, Mr. Sturgeon,  
Ms. Bailen, Ms. Cline, Mr. Cawley.
- MEMBERS ABSENT:** Mr. Cawley, Mr. Elterich
- OTHERS PRESENT:** Ms. Katie Simpson, City Planner  
Mr. Tom Dabareiner, Community Development Director
- CALL TO ORDER:** Chairman Williams called the meeting to order at 5:06 P.M.
- ROLL CALL:** Ms. Simpson called the roll and with five members present there  
was a quorum.
- PUBLIC COMMENT:** No public comment.

**MINUTES:** The Commission reviewed the minutes from the June 16, 2016 meeting. Ms. Graehling and Ms. Cline noted a couple corrections. There being no further changes, Ms. Graehling moved for approval of the minutes as amended; seconded by Ms. Cline. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Mr. Ms. Graehling—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Chairman Williams—yes.

**REGULAR AGENDA:**

**BHP-21-16. Consideration, review and approval of the application submitted by Mark G. Haggerty requesting a Certificate of Appropriateness to add an exterior staircase to the 3<sup>rd</sup> floor deck at rear of house for the Madison P. Carlock House located at 1001 E Jefferson Street, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury. \*Tabled from June 16 Meeting**

Chairman Williams introduced the case and noted that the case was tabled last time. He stated no one was present to represent the applicant. Ms. Cline asked if the petitioner had responded since the last meeting; Ms. Simpson indicated not. Ms. Graehling stated no new information is in the packet.

Ms. Cline moved to table the case; seconded by Mr. Sturgeon. The motion to table was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Ms. Graehling—yes; Ms. Bailen—yes; Chairman Williams—yes.

**BHP-22-16 Consideration, review and approval of the application submitted by Musick Loss Management, Inc. requesting a Certificate of Appropriateness to replace the hail damaged aluminum siding for the property located at 1006 N Prairie Street, c.1925.**

Chairman Williams introduced the case. Ms. Simpson provided the staff report and recommended in favor of the petition for the Certificate of Appropriateness. She presented the location of the property and described the damaged siding and the proposed replacement siding. Mr. Sturgeon stated while the applicant was not present the information submitted was detailed and the need is evident so he had no additional concerns.

Mr. Sturgeon moved to table the case; seconded by Ms. Cline. The motion to table was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Ms. Graehling—yes; Ms. Bailen—yes; Chairman Williams—yes.

**OLD BUSINESS:**

**Updated budget for BHP-08-16 Consideration, review and approval of the updated itemized budget submitted by Green Building, LLC requesting funding for a Rust Grant for masonry repairs, windows/doors, exterior lighting and painting to the commercial structure (noncontributing) located at 111-113 E Monroe, c.1900. Monies were awarded at the meeting on 5.19.16 but the Commission needs to approve the amount.**

Chairman Williams introduced the request for a Rust Grant, in which the Commission approved the project but not the amount. Ms. Simpson stated the sconces are the same as those reviewed at the May meeting. Ms. Cline and Mr. Sturgeon discussed their recollections from the May Commission meeting regarding the sconces. Ms. Simpson read from the approved meeting minutes, which concluded that the Commission was removing the awning from the grant, but the grant includes the cost of the sconces. Ms. Cline suggested the property owner be strongly encouraged to provide a historically more accurate sconce.

Ms. Graehling moved for approval of the grant up to \$15,720.00, as amended; seconded by Ms. Cline. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Mr. Ms. Graehling—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Chairman Williams—yes.

**BHP-11-16 Updated Budget**

Chairman Williams stated that because this case was not published it can not be voted on. Mr. Dabareiner indicated this was simply information only. Ms. Simpson stated this case was approved for \$2,500.00 but the new budget is for less at \$2,200.00. Mr. Sturgeon appreciated the update.

**Heritage Awards Update**

Ms. Simpson announced that nominations are being accepted, with final decisions to be announced in September. There was an inquiry about where this was advertised, with suggestions to include it on social media and other options. Ms. Graehling suggested providing the information to alderman for discussion at their ward meetings.

**NEW BUSINESS:**

**Historic Preservation Training**

Chairman Williams stated that IHPA will provide free optional training on historic preservation from noon to 2:30 on September 13, 2016. He added he has seen these before. Ms. Simpson stated the workshop would cover the Secretary's standards for rehabilitation and will focus on modern replacement materials. Mr. Sturgeon noted that if there is a quorum attending, it would need to be posted. Commissioners were asked to let Ms. Simpson know if they were interested in attending. Ms. Cline stated that training would also be good for Bloomington residents.

**ADJOURNMENT:** Mr. Sturgeon made a motion to adjourn; Ms. Graehling seconded the motion, which passed unanimously. The meeting adjourned at 5:38PM.

Respectfully submitted,

Tom Dabareiner AICP  
Community Development Director

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**August 18, 2016**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
<b>BHP-21-16</b>	A <b>Certificate of Appropriateness</b> submitted by Mark G. Haggerty to add an exterior staircase to the 3 <sup>rd</sup> floor deck at rear of house for the Madison P. Carlock House located at <b>1001 E Jefferson Street</b> , c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.	Katie Simpson City Planner

**REQUEST:** A **Certificate of Appropriateness** submitted by Mark G. Haggerty to add an exterior staircase to the 3<sup>rd</sup> floor deck at rear of house for the Madison P. Carlock House located at **1001 E Jefferson Street**, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.

**GENERAL INFORMATION**

Owner and Applicant: Mark G. Haggerty

**PROPERTY INFORMATION**

**Existing Zoning:** R-3A, Low Density Multifamily Residential District with S-4 Overlay

**Existing Land Use:** Single Family Home

**Property Size:** 12, 831 sqft

**PIN:** 21-03-304-001

**Historic District:** Jefferson District

**Year Built:** c. 1894-1898

**Architectural Style:** Queen Anne Form

**Architect:** Arthur L. Pillsbury.

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** R-1B Single Family Residential

**South:** R-3B Low Density Multifamily Residential District

**East:** R-3B Low Density Multifamily Residential District w/ S-4 Historic Overlay

**West:** R-3B Low Density Multifamily Residential District w/ S-4 Historic Overlay

***Land Uses***

**North:** Single family homes

**South:** Single and multifamily homes

**East:** Single and multifamily homes

**West:** Single and multifamily homes

**Analysis:**

Submittals

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

1. Application for Certificate of Appropriateness
2. Application for Funk Grant
3. Proposed budget and work description
4. Site Photos

**PROJECT DESCRIPTION:**

The petitioner would like to convert the upstairs of this house into an apartment. The petitioner is proposing to add an external staircase to the 3<sup>rd</sup> floor deck at the rear of the house. The external stair case serves as a second entrance to the apartment and a fire escape. It is not visible from the front of the house. Although the staircase is not original, it does appear to be detachable and could be removed if necessary, maintaining the historic quality of the property.

**Analysis**

**Action by Historic Preservation Commission:**

**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 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 staircase could be removed if necessary and will not be mistaken for a historic feature of the house maintaining the historic quality. The standard is met.*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; the standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. Care should be taken to not disturb the porch railings and balusters. 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 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; the standard is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The staircase could be removed if necessary and will not be mistaken for a historic feature of the house maintaining the historic quality. Care should be taken to not disturb the porch railings and balusters. The standard is met.*

**STAFF RECOMMENDATION:**

Staff **supports** a **Certificate of Appropriateness** submitted by Mark G. Haggerty to add an exterior staircase to the 3<sup>rd</sup> floor deck at rear of house for the Madison P. Carlock House located at **1001 E Jefferson Street**, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.

Respectfully Submitted,

Katie Simpson  
City Planner

Attachments:

- Certificate of Appropriateness application
- Photos of proposed work



BHP-21-16



### Certificate of Appropriateness Application

*Historic Preservation Commission*

Property Address: 1001 E Jefferson St.

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

Year Built 1894 Architectural Style: Victorian

Proposed Restoration Work: Add external staircase to 3<sup>rd</sup> floor deck at rear of house  
Detailed description required on following page

Applicant Name: Mark G Haggerty

Address: 1001 E Jefferson St Bloomington, TN 61701

Phone: 309-530-5433 Fax: N/A Email: MGHSKI@hotmail.com



BNAR

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents: (Photos, drawings, specifications and sample materials info should be attached to form)

- 1001 E Jefferson St is my primary residence
- The third floor of the house has two apartments that I am planning on renting out
- I want to add an external staircase from the ground to the third floor deck to allow the tenants a secondary means of egress to the ground level
- The staircase will be at the rear of the house and will NOT be visible from the front of the house
- The staircase will be constructed of a quality pressure treated wood.
- Please see the attached drawings of the planned staircase for reference

Project Start Date: 5/28/16 Project Completion Date: 7/31/16

- I have read and am familiar with The Secretary of the Interior’s Standards for Rehabilitation info that is available at [www.cr.nps.gov/hps/tps/tax/rehabstandards.htm](http://www.cr.nps.gov/hps/tps/tax/rehabstandards.htm) from the office listed below.
- I have read and am familiar with the relevant portion of the Commission’s Architectural Review Guidelines.  
 (Check here)

Applicant Signature Mark Haggerty Date 5/9/16

Return to: Mark Woolard, City Planner, City of Bloomington  
Government Center  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341

Mail Address: Planning and Code Enforcement  
P.O. Box 3157  
Bloomington, IL 61702-3157

Certificate of Appropriateness Number \_\_\_\_\_

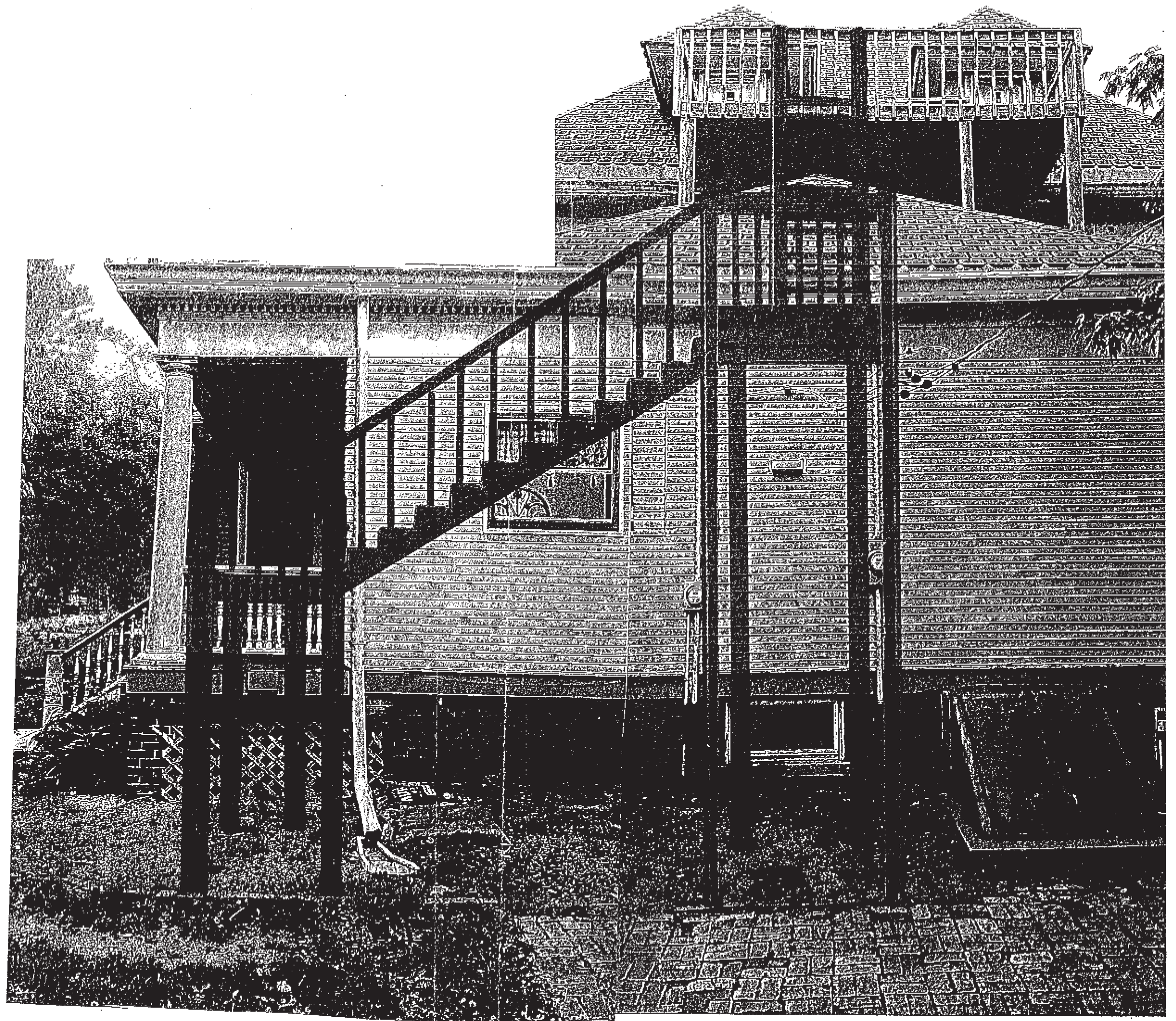
MAY 09 2016







MAY 09 2015



MAY 09 2011



MAY 09 2016

**From:** Katie Simpson/Cityblm  
**To:** MGHSKI@HOTMAIL.COM

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**Date:** Friday, July 22, 2016 03:26PM  
**Subject:** Certificate of Appropriateness Application for 1001 E Jefferson Street.

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Dear Mr. Haggerty,

I am writing to communicate that, on July 21, 2016, the Historic Preservation Commission tabled the discussion on an Application for a Certificate of Appropriateness (submitted on 5/9/16) for the addition of an external staircase to the 3rd floor deck near the rear of the house at 1001 E Jefferson Street. The Commission is requesting more information regarding the construction of the staircase and has expressed concerns about the impacts the staircase may have on the existing porch. The application will be discussed at our August 18 meeting at 5:00 pm in the City Council Chambers at 109 E Olive Street. I strongly encourage you to attend because your absence may result in the denial of the petition.

Should you have any questions please feel free to contact me at the number listed below.

Sincerely,  
Katie Simpson  
City Planner  
City of Bloomington, IL  
(309) 434-2341  
[ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)



CITY OF BLOOMINGTON  
REPORT FOR THE HISTORIC PRESERVATION COMMISSION  
August 18, 2016

SUBJECT:	TYPE:	SUBMITTED BY:
BHP-23-16 BHP-24-16	A Certificate of Appropriateness and Funk Grant for \$1,750.00 submitted by Jim White for replacing the carriage steps and horse hitches at the 1215 E Washington Street, c.1858, Italianate.	Katie Simpson City Planner

**REQUEST:** A Certificate of Appropriateness and Funk Grant for \$1,750.00 submitted by Jim White for replacing the carriage steps and horse hitches at the 1215 E Washington Street, c.1858, Italianate.

**GENERAL INFORMATION**

Owner and Applicant: Jim White

**PROPERTY INFORMATION**

**Existing Zoning:** R-1B, Single family residential with S-4 Overlay

**Existing Land Use:** Single Family Home

**Property Size:** 32,760 sq ft

**PIN:** 21-03-330-008

**Historic District:** None

**Year Built:** c. 1858

**Architectural Style:** Italianate

**Architect:**

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** R-1C, Single family residential

**South:** R-1C, Single family residential

**East:** R-1B, Single family residential

**West:** R-1B, Single family residential

***Land Uses***

**North:** Single family homes

**South:** Single family homes

**East:** Single family homes

**West:** Single family home

**Analysis:**

Submittals

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

1. Application for Certificate of Appropriateness
2. Application for Funk Grant
3. Proposed budget and work description
4. Site Photos

**PROJECT DESCRIPTION:**

The petitioner proposes to remove the cracked carriage steps and eroding horse hitching posts. The petitioner will form and pour the steps, walk and curb to original size and shape. The

concrete will be given an aged appearance. The petitioner requests to use Funk Grant monies to fund this project. The carriage step and hitching post add to the historic character of the property and are important features in the hardscape of the property and the historic streetscape of East Washington Street. Funk grant monies may be used for historically significant features of the property.

### **Analysis**

#### **Action by Historic Preservation Commission:**

#### **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 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 standard is met.
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;* the standard is met.
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* the standard is met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. The original size, style and appearance of the hitching posts should be maintained.*
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 petitioner is proposing to rebuild the existing carriage step. The new step and posts should match the historic ones in size and style.

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; care to preserve the hitching posts during removal of the concrete should be taken. The standard is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) Substitute materials may be appropriate as long as they match in size, scale, color and give the general appearance of the original material. The standard is met.*

**STAFF RECOMMENDATION:**

Staff **supports** a **Certificate of Appropriateness** submitted by Jim White for replacing the carriage steps and horse hitches at the **1215 E Washington Street, c.1858, Italianate.**

Staff **supports** a **Funk Grant for \$1,750.00** submitted by Jim White for replacing the carriage steps and horse hitches at the **1215 E Washington Street, c.1858, Italianate.**

Respectfully Submitted,

Katie Simpson  
City Planner

Attachments:

- Certificate of Appropriateness application
- Funk Grant application
- Budget estimates
- Photos of proposed work

BHP-23-16



## Certificate of Appropriateness Application

*Historic Preservation Commission*

Property Address: 1215 E Washington

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

Year Built 1857 Architectural Style: Victorian

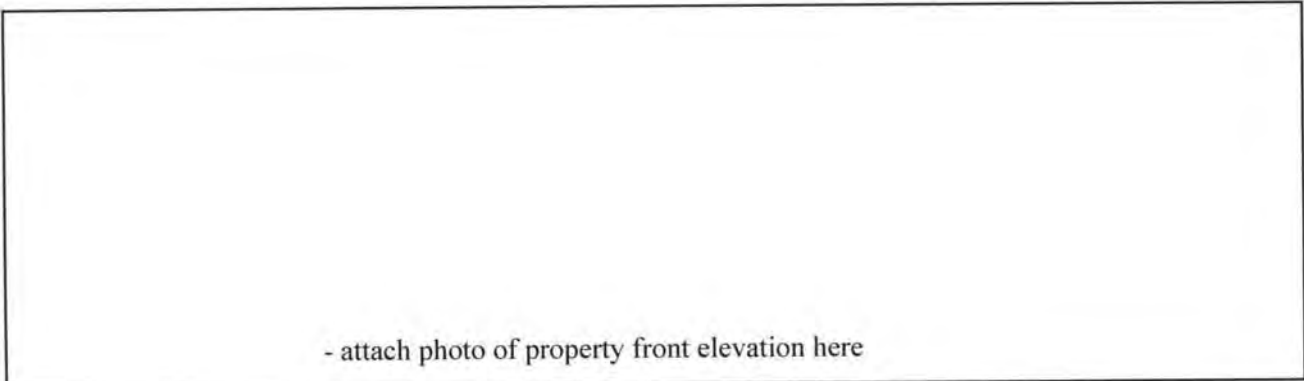
Proposed Restoration Work: Replace stoop, horse hitches with concrete (to be aged)  
Detailed description required on following page

Applicant Name: Jim White

Address: 1215 E Washington

Phone: 309-662-1978 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

\_\_\_\_\_



- attach photo of property front elevation here

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents: (Photos, drawings, specifications and sample materials info should be attached to form)

**Replace stoop, horse hitches with concrete (to be aged)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Project Start Date:** ASAP weather, contractor time **Project Completion Date:** per m. h. r.

- I have read and am familiar with The Secretary of the Interior’s Standards for Rehabilitation info that is available at [www.cr.nps.gov/hps/tps/tax/rehabstandards.htm](http://www.cr.nps.gov/hps/tps/tax/rehabstandards.htm) from the office listed below.
  - I have read and am familiar with the relevant portion of the Commission’s Architectural Review Guidelines.
- (Check here)

**Applicant Signature** *[Signature]* **Date** Aug. 6, 16

**Return to:** Katie Simpson, City Planner, City of Bloomington  
Government Center  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341

**Mail Address:** Planning and Code Enforcement  
P.O. Box 3157  
Bloomington, IL 61702-3157

Certificate of Appropriateness Number \_\_\_\_\_

JustCore Concrete Construction  
224 E. Fifth Street  
(309) 275-2572  
justcoreinc@gmail.com



# ESTIMATE

ADDRESS  
Jim White

ESTIMATE # 1152  
DATE 06/24/2016

ACTIVITY	QTY	RATE	AMOUNT
<b>04 Concrete</b> Remove existing steps & hitching post and haul away. Form and pour steps, walk & curb with hitching posts back to original size & shape. Acid wash new concrete to give aged appearance.	1	3,500.00	3,500.00

- We propose hereby to furnish material and labor-complete with accordance with the above specifications.
- All Material is guaranteed to be as specified. All work to be complete in a workman like manner according to standard practices. Any alteration from above specifications involving extra casts will be executed only upon written orders, and will become an extra charge over and above estimate.
- All agreement contingent upon strikes, accidents or delays beyond our control.
- Acceptance of Proposal- The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

**TOTAL \$3,500.00**

Accepted By

Accepted Date

Terms: Invoices are DUE ON Receipt. Accounts over 30 days past due will be subject to a 1.5% finance charge (annual rate 18%) and that cost incurred to collect past due accounts including court costs attorney fees will be added to my account.  
Note: Any additional insurance premium incurred to provide owners and contractors protective policy waivers and abrogation will be billed as an extra.



BHP-24-16



Eugene D. Funk Jr.  
Grant Application

*Historic Preservation Commission*

Case No: \_\_\_\_\_

Property Address: 1215 E Washington

Historic District: Franklin Square \_\_\_ East Grove Street \_\_\_

North Roosevelt \_\_\_ Davis-Jefferson \_\_\_

White Place \_\_\_ Downtown \_\_\_ N/A \_\_\_

Year Built 1857 Architectural Style: Victorian

Grant Amount Requested: \_\_\_\_\_

Proposed Restoration Work: \_\_\_\_\_  
Detailed description required on following page

Applicant Name: Jim White

Address: 1215 E Washington

Phone: 309 662 1978 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

*attached*

- attach photo of property front elevation here

JUL 01 2016



Certificate of Appropriateness Number \_\_\_\_\_

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

Replace stoop, horse  
bitches with concrete  
(to be aged)

Project Start Date: \_\_\_\_\_ Project Completion Date: \_\_\_\_\_

Applicant Signature\* James B White Date July 1, 16

Return to: Katie Simpson, City Planner, City of Bloomington  
Government Center  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341  
Email: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

JustCore Concrete Construction  
 224 E. Fifth Street  
 (309) 275-2572  
 justcoreinc@gmail.com



# ESTIMATE

**ADDRESS**  
 Jim White

**ESTIMATE #** 1152  
**DATE** 06/24/2016

ACTIVITY	QTY	RATE	AMOUNT
<b>04 Concrete</b> Remove existing steps & hitching post and haul away. Form and pour steps, walk & curb with hitching posts back to original size & shape. Acid wash new concrete to give aged appearance.	1	3,500.00	3,500.00

-We propose hereby to furnish material and labor-complete with accordance with the above specifications.

-All Materiel is guaranteed to be as specified. All wok to be complete in a workman like manner according to standard practices. Any alteration from above specifications involving extra casts will be executed only upon written orders, and will become an extra charge over and above estimate. All agreement contingent upon strikes, accidents or delays beyond our control.

-Acceptance of Proposal- The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

**TOTAL** **\$3,500.00**

Accepted By

Accepted Date

Terms: Invoices are DUE ON Receipt. Accounts over 30 days past due will be subject to a 1.5% finance charge (annual rate 18%) and that cost incurred to collect past due accounts including court costs attorney fees will be added to my account.

Note: Any additional insurance premium incurred to provide owners and contractors protective policy waivers and abrogation will be billed as an extra.



**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**August 18, 2016**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
<b>BHP-25-16</b>	A nomination for historic designation for the property at 931 W. MacArthur Ave and a rezoning with the S-4 Historic Preservation Zoning District Overlay	Katie Simpson City Planner

**REQUEST:** A nomination submitted by Dr. Lea Kimberly Cline for the historic designation and rezoning of the property located at **931 W MacArthur**, c. 1907, *Illinois Workman's Cottage (variant)* from R-1C, Single Family Residential to R-1C with the S-4 Historic Preservation District Zoning Overlay.

**GENERAL INFORMATION**

Owner and Applicant: Dr. Lea Kimberly Cline

**PROPERTY INFORMATION**

**Existing Zoning:** R-1C, Single family residential

**Existing Land Use:** Single Family Home

**Property Size:** 50 x 110

**PIN:** 21-08-226-035

**Historic District:** None

**Year Built:** c. 1907

**Architectural Style:** Illinois Workman's Cottage (variant)

**Architect:** Unknown

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** R-1C, Single family residential

**South:** R-2, Mixed Residential

**East:** R-1C, Single family residential

**West:** R-1C, Single family residential

***Land Uses***

**North:** Single and two family homes

**South:** Single and two family homes

**East:** Single and two family homes

**West:** Single and two family home

**Analysis:**

Submittals

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

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

**PROJECT DESCRIPTION:**

The petitioner is proposing to have their property rezoned with the S-4 Historic Preservation Zoning Overlay. The property is located on W. MacArthur Ave (formerly W. Moulton) on Bloomington's westside, near the South Hill and Forty Acres Neighborhoods. This neighborhood, currently part of the Miller Park Neighbors Association, was developed around the mid to late 19<sup>th</sup> Century. Both the South Hill and Forty Acres Neighborhoods are identified in

the Historic Preservation Plan as areas for potential historic preservation sites due their diverse cultural roots and the important role residents played in the social and economic development of the City of Bloomington. This area was originally settled by Bloomington's middle and working class German, Hungarian and Irish families, many of whom worked with the railroad. Many of the homes on this street were constructed in the Workman's Cottage style with gable roofs and projecting porches.

931 W. MacArthur Ave was platted in 1896 and the house was constructed around 1906. It is a variant of the Illinois Workman's Cottage with Queen Anne influences seen in the projecting turret on the property's east side, the assertive chimney, and varied shingle and wall surface patterns. The property maintains many of the original features: wood siding, detailed front porch. The windows and roof are newer. Staff agrees with the petitioner that, overall, the character of the house is unchanged. Additionally, the house maintains an appealing and original close range visual character as seen in the juxtaposition between the heavy brick porch and the detailed wooden balusters, the varying textures of belting, wood siding and shingles, and the detailed window and door frames.

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

### **Analysis**

#### **Action by Historic Preservation Commission:**

The Preservation Commission, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2006-137):

#### **FINDINGS OF FACT:**

*1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);* There are few houses similar to this property in our historic preservation program. This property is significant because of the role the neighborhood and the workman's cottage style architecture have played in the history of Bloomington's growth and prosperity and to the cultural heritage of the neighborhood.

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

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;*
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 Workman's Cottage was a common house during the mid to late 19<sup>th</sup> Century and beginning of the early 20<sup>th</sup> Century. Changes in technology made it easy to produce, construct and customize this style of house, the Queen Anne detailing makes this particular cottage unique.
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;*
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.*

Staff finds that in addition to meeting at least one (1) of the above mentioned criteria, the property also complies with the Design Guidelines expressed in Section 44.11-2D for height, proportions of windows and doors, relationships or building masses and spaces, roof shape, landscaping, scale, directional expression, and architectural details. Although the subject property has been improved with new windows and roof, the property is compatible with its original architectural character and enhances the architectural style of the period and neighborhood.

**STAFF RECOMMENDATION:** Staff recommends that the Historic Preservation Commission adopt a resolution recommending to the Bloomington Planning Commission that the property at 931 W. MacArthur Ave be recognized with a historic designation and be rezoned to have the S-4 Historic Preservation District Zoning Overlay.

Respectfully Submitted,  
Katie Simpson  
City Planner

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 931 WEST MACARTHUR AVENUE BE REZONED WITH THE S-4 HISTORIC PRESERVATION DISTRICT ZONING OVERLAY**

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Dr. Lea Kimberly Cline requesting that the property at 931 W. MacArthur Avenue, legally described in Exhibit "A", attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay;

WHEREAS, the Historic Preservation Commission determined that the nominated property meets at least one (1) of the criteria for consideration in Section 44.11-2 of the Bloomington City Code, 1960, as amended;

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

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

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

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 931 W. MacArthur Avenue, legally described in Exhibit "A" be rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

\_\_\_\_\_  
Brad Williams, Chair

\_\_\_\_\_  
Tom Dabareiner, Secretary

Exhibit A  
Legal Description

KLEINES PLACE ADD LOT 14



Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 45-21-08-226-035 Size (Acreage) 50 x 110 (5535 sq ft)

Address 931 W MacArthur Ave (previously 931 W Moulton)

Current Zoning R-1C (High Density Single-Family Residence District)

Current Use residential

2. Applicant Information

Full Name Dr. Lea Kimberly Cline

Address 931 W MacArthur Ave City, State, ZIP Bloomington, IL 61701

Phone 512-203-6552 Email lea.cline@gmail.com

3. Owner Information (Check  if same as Applicant)

Full Name \_\_\_\_\_

Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

4. Attorney/Consultant Information (if applicable)

Full Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

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

Applicant Signature

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

Lea K. Cline  
Signature

7-8-2016  
Date

Lea K. Cline  
Printed Name

Historic Name of Building \_\_\_\_\_ (none) \_\_\_\_\_ Year Built c.1907

Architectural Style Illinois Workman's Cottage (variant)

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

Is this property in a Historic District?  Yes  No. Which one? \_\_\_\_\_

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

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)

Kleine's Place Addn. 14

The plot appears in an August 1896 plat made on behalf of Henry Klein, owner, by George P. Ela, civil engineer and it was approved by the city engineer, W. P. Butler on September 9 that year. The notes on this plat include an explanation for the creation of this plat: "I, George P. Ela a civil engineer and surveyor...do hereby certify that I have surveyed for Henry Klein the east end of lot number seventeen in the subdivision of the north east quarter of section eight in township twenty three north range two east of the 3<sup>rd</sup> P.M. and have subdivided the same into sixteen lots as shown in the annexed plat. Iron harrow teeth ten inches long were used to mark the corners of all lots and are hereby referred to as monuments from which to make future surveys."

Therefore, this is a revision or extension of the original subdivision of Klein's place. This is the only plat that the City of Bloomington has for this block (i.e. they do not have the original plat, laying out the terms of the original addition). I could not find, having searched back to 1831, any record of Henry Klein buying the property or its official incorporation into the City of Bloomington.

### **Date**

Determining the exact construction date of this house has proven impossible given that the City has not kept records of plans or permits for construction dating back to the early 1900s. Therefore, the approximate date of construction must be estimated based on the following:

#### **Deeds for the sale of property**

- Henry and Margarethe Klein (St. Louis, MO) sell the land to Willis and Ina Shireman for \$800 on February 16, 1900 (no.18701, book 213, page 190)
- Willis and Ina Shireman (Bloomington) sell to Elmer and Nellie Murray (Bloomington) for \$1200 on February 16, 1905 (no. 1363, book 241, page 114)
- Elmer and Nellie Murray (Bloomington) sell to Michael Judge (Bloomington) for \$2,255 on October 21, 1908 (no. 28295, book 265, page 575)

#### **Sanborn Maps**

- The house appears for the first time on the 1907 Sanborn map.
  - Sanborn maps were made of Bloomington in 1886, 1892, 1896, 1901, 1907, 1922, 1940, and 1941.
  - The footprint of the house is the same, save for the addition (estimated to have been added in the 1940s) that extended the then-porch off the kitchen into a pantry and half bath, and further extension of the porch around the back of the house. This plan also includes an outbuilding (marked as a stable in 1907, later updated as a car garage) in the extreme northwest corner of the plot, where the current shed is.

#### **City of Bloomington Registry**

- First mention of 931 W Moulton Street in city directories is 1907; years prior list other numbers on the street (not many) but not 931.
- The city registry of 1907 lists Elmer Murray (and wife Nellie) as the owners of this house.

Therefore, given the escalation in price between the sale of the land in 1905 and in 1908, I think it is reasonable to assume that the house was under construction (or recently finished) in 1907 when the Sanborn map was produced and entry made in the city registry. By the end of 1908, the house was sold to Michael Judge and he and his family appear in the city registry as owners of the house until the early 1940s.

### **Architectural Style**

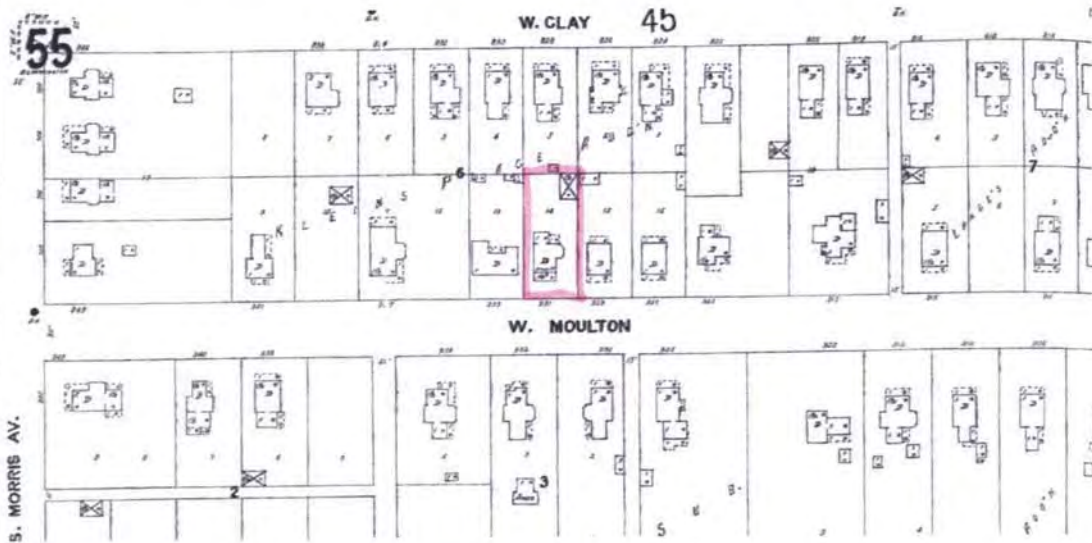
The architectural style of this house is a hybrid of an Illinois Workman's Cottage and a modest Queen Anne. The most common house type on the west side of Bloomington in the early 1900s, as well as most working class neighborhoods across Illinois, is the Workman's Cottage. Workman's Cottages are typically larger than a traditional cottage, generally 1.5 stories with a pointed roof, and are distinguished by their simple construction (making them inexpensive and quick to build) and easily customizable façades (i.e. with small differences in porch articulation or window placement). This house, though, is larger and has more ornate detailing than the typical Workman's Cottage; that detailing is indicative of the Queen Anne style of house, popular in Bloomington between 1890 and 1910, much more opulent examples of which can be found on E. Grove Street. The asymmetry and the intricacy of the façade (with an inverted pedimental roof, sculpted porch railings, and fish scale shingles on the upper story) are indicative of Queen Anne style homes.

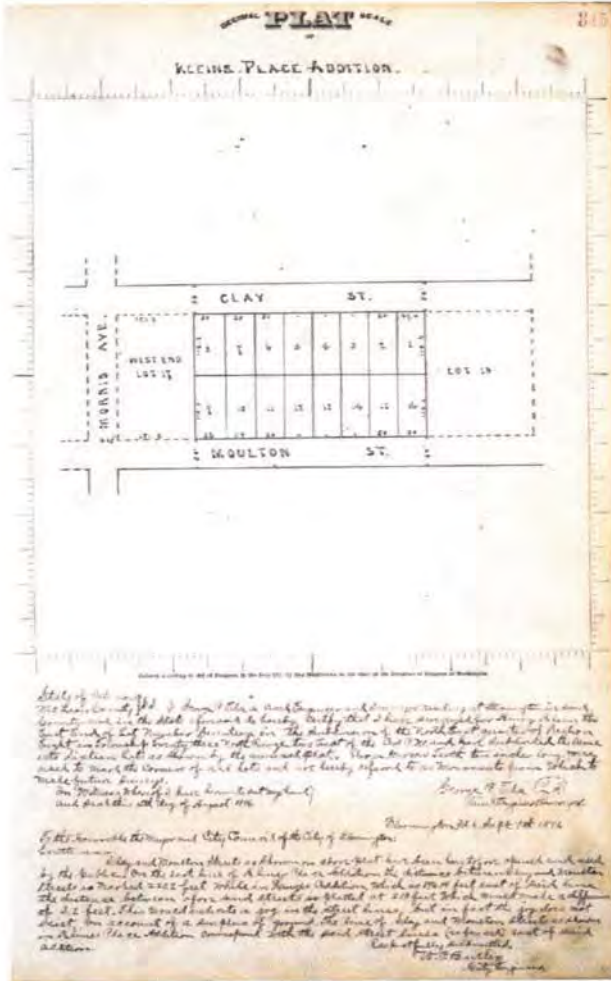
So, the home at 931 W Moulton Street appears to be a hybrid of these two styles—either a very elaborate Workman's Cottage or a very modest Queen Anne made in emulation of the grander homes on the East side. Although the windows have been replaced in this house, the wood siding remains uncovered, the front porch is intact, and the overall character of the house unchanged.

931 W MacArthur (2016)



Sanborn Map (1907)





Deed of Sale between the Kleins and Shiremans, February 1900 (\$800)

190

213

THIS INSTRUMENT WITNESSETH that on the 17th day of February 1900, the undersigned, George F. Tuley, Jr. of the County of St. Louis, State of Missouri, for and in consideration of the sum of \$800.00 to John H. Klein and John H. Shireman the parties of the second part, did give, sell, grant, convey and confirm unto the said parties of the second part, all that certain lot or lots of land in the City of St. Louis, Missouri, to-wit: Lot 19 in Block 19 in the Hornes Place Addition in the City of St. Louis, Missouri.

Witness my hand and seal of the City of St. Louis this 17th day of August 1896.

George F. Tuley, Jr.  
City Clerk

---

Printed in the County of St. Louis, in the State of Missouri, at the office of the Recorder of Deeds, on the 17th day of February 1900.

STATE OF MISSOURI  
County of St. Louis

George F. Tuley, Jr. City Clerk

John H. Klein and John H. Shireman

*Witness my hand and seal of the County of St. Louis, Missouri, this 17th day of February 1900.*

Deed of Sale between the Shiremans and Murrays, February 1905 (\$1200)

114

241

This Indenture Witnesseth, that the grantors *Willie Shireman and Ida Shireman* of the County of *Madison* State of *Illinois* do hereby sell and in consideration of the sum of *Twelve Hundred Dollars* (\$1200) to and in behoof of *Clara Murray and Nellie Murray his wife* of the County of *Madison* State of *Illinois* the following described real estate to-wit:

*Lot 7 Section 16 in Township 36 North Range 10 West City of Bloomington*

situated in the County of *Madison* in the State of *Illinois*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of this State.

*Subject to the taxes now due.*

Dated this *14th* day of *February* A.D. 1905

*Willie Shireman*  
*Ida Shireman*

STATE OF ILLINOIS,  
County of *Madison*.

*John E. Hoffman* a Notary Public  
do hereby certify that *Willie Shireman and Ida Shireman* personally known to me to be the grantors herein named, did subscribe to the foregoing instrument, executed before me this day in person, and acknowledged that she is a single, legal, and unmarried woman, and that she is the wife of *Willie Shireman* as such, including the release and waiver of the right of homestead.

Witness my hand and Notarial Seal this *14th* day of *February* A.D. 1905.

*John E. Hoffman*  
Notary Public

my. *14th* A.D. 1905. at 2:30 P.M. in O.K.

Deed of Sale between the Murrays and Michael Judge, October 1907 (\$2255)

265

575

This Indenture Witnesseth, that the grantors *Clara Murray and Nellie Murray his wife* each in their own right and as husband and wife of the County of *Madison* State of *Illinois* do hereby sell and in consideration of the sum of *Two Thousand Two Hundred Fifty Five Dollars* (\$2255) to and in behoof of *Michael Judge* of the County of *Madison* State of *Illinois* the following described real estate to-wit:

*Lot 7 Section 16 in Township 36 North Range 10 West City of Bloomington*

*Subject to the taxes for the year 1907.*

situated in the County of *Madison* in the State of *Illinois*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of this State.

Dated this *22nd* day of *October* A.D. 1907

*Clara Murray*  
*Nellie Murray*

STATE OF ILLINOIS,  
County of *Madison*.

*John L. Rankin* a Notary Public  
do hereby certify that *Clara Murray and Nellie Murray* personally known to me to be the grantors herein named, did subscribe to the foregoing instrument, executed before me this day in person, and acknowledged that she is a single, legal, and unmarried woman, and that she is the wife of *Michael Judge* as such, including the release and waiver of the right of homestead.

Witness my hand and Notarial Seal this *22nd* day of *October* A.D. 1907.

*John L. Rankin*  
*Notary Public*

my. *October 22nd* A.D. 1907. at 11:00 A.M. in O.K.



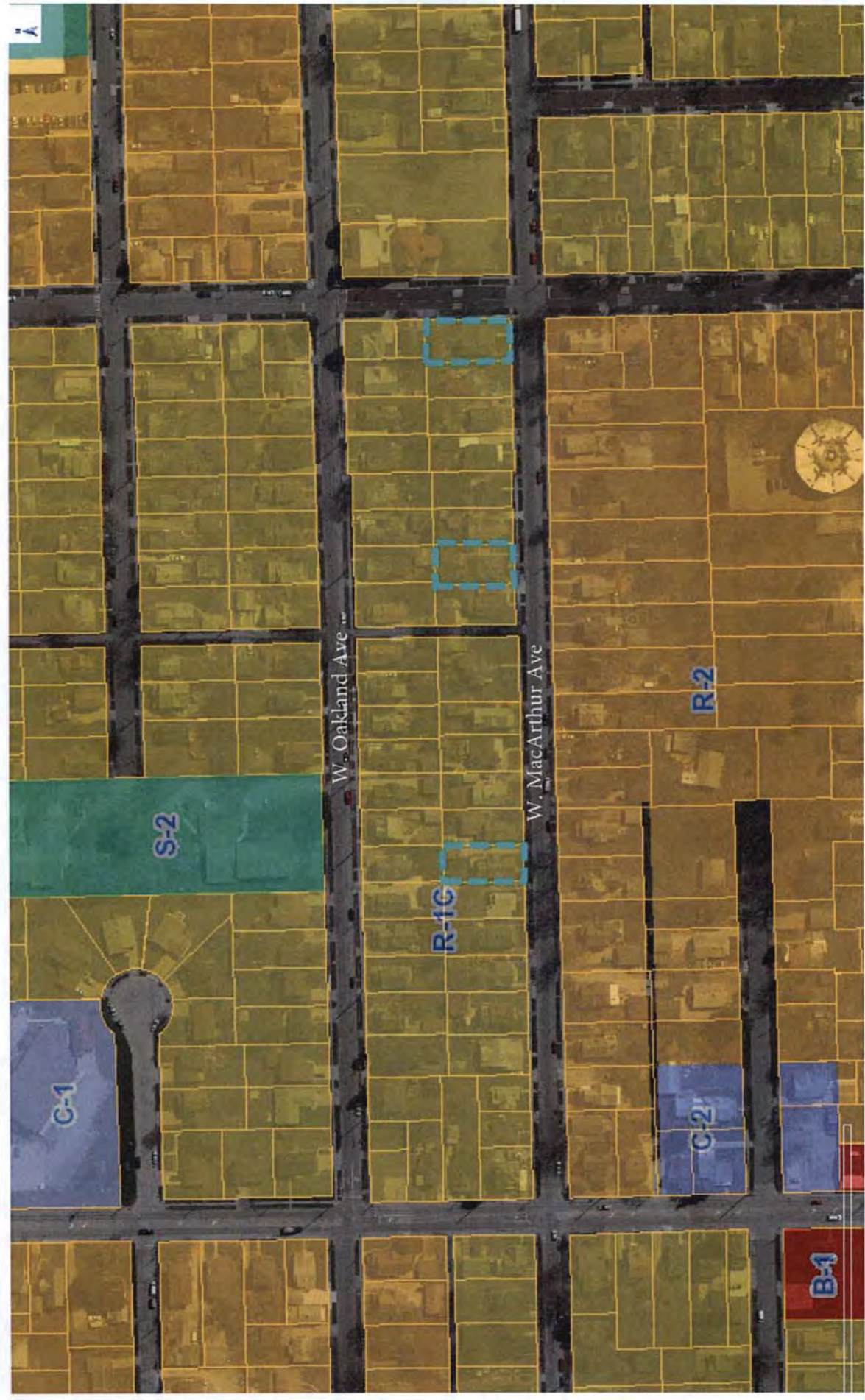








# S-4 Historic Preservation District Nominations on MacArthur Ave



**Notes**  
Properties outlined in blue

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**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**August 18, 2016**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
<b>BHP-26-16</b>	A nomination for historic designation for the property at 901 W. MacArthur Ave and a rezoning with the S-4 Historic Preservation Zoning District Overlay	Katie Simpson City Planner

**REQUEST:** A nomination submitted by Matthew and Rebecca Spears for the historic designation and rezoning of the property located at **901 W MacArthur**, c. 1888, *Victorian* from R-1C, Single Family Residential to R-1C with the S-4 Historic Preservation District Zoning Overlay.

**GENERAL INFORMATION**

Owner and Applicant: Matthew and Rebecca Spears

**PROPERTY INFORMATION**

**Existing Zoning:** R-1C, Single family residential

**Existing Land Use:** Single Family Home

**Property Size:** 58 x 116

**PIN:** 21-08-226-048

**Historic District:** None

**Year Built:** c. 1888

**Architectural Style:** Victorian

**Architect:** Unknown

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** R-1C, Single family residential

**South:** R-2, Mixed Residential

**East:** R-1C, Single family residential

**West:** R-1C, Single family residential

***Land Uses***

**North:** Single and two family homes

**South:** Single and two family homes

**East:** Church

**West:** Single and two family home

**Analysis:**

Submittals

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

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

**PROJECT DESCRIPTION:**

The petitioner is proposing to have their property rezoned with the S-4 Historic Preservation Zoning Overlay. The property is located on 901 W. MacArthur Ave (formerly W. Moulton) on Bloomington's Westside, near the South Hill and Forty Acres Neighborhoods. This neighborhood, currently part of the Miller Park Neighbors Association, was developed around the mid to late 19<sup>th</sup> Century. Both the South Hill and Forty Acres Neighborhoods are identified in the Historic Preservation Plan as areas for potential historic preservation sites due their diverse

cultural roots and the important role residents played in the social and economic development of the City of Bloomington. This area was originally settled by Bloomington's middle and working class German, Hungarian and Irish families, many of whom worked with the railroad.

901 W. MacArthur Ave was originally built at 901 S. Grove Street and later relocated to W. Moulton Street which was changed to W. MacArthur. The house was constructed around 1888 by Fred Garling, a prominent local general contractor. Many of the houses on Bloomington's Westside, E. Grove, White Place and South Hill area were constructed by Garling (see the petitioner's nomination form for a more complete list of properties constructed by Garling). The property stayed within the Garling family for a number of years. Around 1930 it was improved upon with a "mother-in-law" apartment on the south and west side of the property.

901 W. MacArthur Ave has a directional expression compatible for the area. Its symmetrical L-shape complements its corner lot location. The home is relatively simple in layout but with ornate details such as the shingling and wood siding, the projecting bay window on the east side of the property, the projecting front porch with Tudor arched openings, and the detailed pediments located on the front and side gables. The detail of the pediments parallels the detail on the house's transom windows. The property maintains many of the original features: wood siding, detailed front porch and window reveals. The windows and roof are newer. Staff believes that, overall, the character of the house is unchanged. The house also continues to have an appealing and original close range visual character as seen in the detailed balusters on the side entrance, the contrast between the wooden shingles and siding, and the decorative brackets on the pediments and under the bay window. Although the original character of the property was altered in 1930, the "mother-in-law" addition adds to the historic character and story of this particular dwelling.

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

### **Analysis**

#### **Action by Historic Preservation Commission:**

The Preservation Commission, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2006-137):

**FINDINGS OF FACT:**

1. *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);* There are few houses similar to this property in our historic preservation program. This property is significant because of the contractor who built it and lived here as well as the style of architecture and its relationship to the residents of this area in the early 20<sup>th</sup> century. Like the workman's cottage, changes in technology allowed many Victorian style houses to be easily constructed (some ordered from catalogs) and then personalized with intricate details.
2. *Its location as a site of a significant local, county, state, or national event;*
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;* Fred Garling was responsible for the construction of a number of Bloomington Normal homes and landmarks. His contributes were significant to the development of Bloomington.
4. *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;* The house represents a number of techniques and methods relevant to late 19<sup>th</sup> Century and early 20<sup>th</sup> Century construction and architecture.
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;* This house was constructed by Fred Garling, a prominent local general contractor for Bloomington.
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;*
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.*

Staff finds that in addition to meeting at least one (1) of the above mentioned criteria, the property also complies with the Design Guidelines expressed in Section 44.11-2D for height, proportions of windows and doors, relationships or building masses and spaces, roof shape, landscaping, scale, directional expression, and architectural details. Although the subject

property has been improved with new windows and roof, the property is compatible with its original architectural character and enhances the architectural style of the period and neighborhood.

**STAFF RECOMMENDATION:** Staff recommends that the Historic Preservation Commission adopt a resolution recommending to the Bloomington Planning Commission that the property at 901 W. MacArthur Ave be recognized with a historic designation and be rezoned to have the S-4 Historic Preservation District Zoning Overlay.

Respectfully Submitted,  
Katie Simpson  
City Planner

Attachments:  
S-4 application  
Site photos  
Zoning map for S-4 petitions (see item 5D)

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 901 WEST MACARTHUR AVENUE BE REZONED WITH THE S-4 HISTORIC PRESERVATION DISTRICT ZONING OVERLAY**

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Matthew and Rebecca Spears requesting that the property at 901 W. MacArthur Avenue, legally described in Exhibit "A", attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay;

WHEREAS, the Historic Preservation Commission determined that the nominated property meets at least one (1) of the criteria for consideration in Section 44.11-2 of the Bloomington City Code, 1960, as amended;

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

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

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

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

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

\_\_\_\_\_  
Brad Williams, Chair

\_\_\_\_\_  
Tom Dabareiner, Secretary

Exhibit A  
Legal Description

KINGS ADD E8' LOT7 & ALL LOT 8



Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 21-08-226-048 Size (Acreage) 58 x 116 ft., 6,728 square feet

Address 901 W. MacArthur Ave. (Formerly 901 S. Grove and 901 W. Moulton St.)

Current Zoning R-2

Current Use residential

2. Applicant Information

Full Name Matthew and Rebecca Spears

Address 901 W. MacArthur Ave. City, State, ZIP Bloomington, IL 61701

Phone (309)242-7526 Email rebecca.nicoles@gmail.com

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

Full Name \_\_\_\_\_

Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

4. Attorney/Consultant Information (if applicable)

Full Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

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

Applicant Signature

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

Rebecca Spears  
Signature

7/19/16  
Date

Rebecca Spears  
Printed Name

Historic Name of Building \_\_\_\_\_ (none) \_\_\_\_\_ Year Built 1888

Architectural Style Victorian

Architect (if known) \_\_\_\_\_ Frederick (Fred) Garling (Formerly Gerling) \_\_\_\_\_

Is this property in a Historic District? Yes No. Which one? \_\_\_\_\_

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

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)

In 1887, Fred Garling purchased the land at 901 S. Grove to begin building a home for his new bride. The family lived in the home for 10 years, then began renting it out. Garling was a builder and as his business grew, he built spec homes that the family would live in until they were sold. The home originally built at 901 S. Grove later changed to 901 W. Moulton and eventually to its current address 901 W. MacArthur.

Fred Garling became a prominent general contractor, building many of the finest homes on E. Grove, E. Washington, White's Place, West side, and the South Hill area. He was also involved in construction of the heating plant for Illinois Wesleyan University, the Animal House at Miller Park Zoo (where you can still find his name listed as a contractor on the outside of the building's entrance), and many other fine buildings all over the city.

After Fred passed away, his wife Elizabeth moved from their massive E. Grove home back to the family's original home on Moulton St. The Garlings owned rental properties throughout the city, and in 1929 when Elizabeth died, each of their 5 children received a home. Fred and Elizabeth's daughter, Marguerite, and her husband, Louis Koehler, received 901 W. Moulton. Marguerite was a homemaker and her husband worked for the Alton Railroad. To supplement their income, they turned

The south and part of the west sides of the home into a "mother-in-law" apartment.

The same family owned the property from 1887 until 1977. In 1977, Louis Koehler passed away and the home was sold to a man that bought it as an investment property. He made a few minor improvements, and then sold the home. Since then, the home has been sold 4 times, most recently in 2008 to Matthew and Rebecca Spears.

### **Rental and Ownership History**

1887-1928: Property owned by Fred and Elizabeth Garling

1897: Property rented by Fred L. Lang, 7<sup>th</sup> Ward Alderman and clerk at My Store

1899: Property rented by Fred L. and Lena M. Lang, Fred was then Chief of Police

1905: Property rented by Elbert E. and Nellie P. Searl, Elbert was a salesman and advertiser for C.W. Klemm

1913: Property rented by George W. and Alice Piper of Piper and Lott Farm Implements

1917: Property rented by Myron J. and Helen Perry, Myron worked as a ticket agent for C & A

1920: Property rented by Ralph E. and Ruby Kauffold of Stone's Tea Store

1923: Property rented by Frank L. and Julia Bramwell, farmers. Also on the rental record was one Miss Bernadine Bramwell, student/nurse.

1929-1977: Property owned by Louis F. and Marguerite Koehler. The Koehlers had many tenants throughout the years who occupied the one bedroom mother-in-law suite. The tenants' occupations from machinists and linemen to firemen, drivers, clerks, Caterpillar plant workers, musicians, salesmen, and students.

### **Other Bloomington Properties Built by Garling (listed by street name and house numbers, year in parentheses) (\*Not all properties are currently in existence with their original house numbers/addresses)**

#### W. MacArthur:

901 (1888)

903 (1887 and again in 1903)

810 (1890)

1107 (1890)

1106 (1892)

1104 (1892)

707 (1893)

705 (1895)

1101 (1901)

937 (1904)

934 (1904)

827 (1888)

E./W. Oakland

832 (1892)  
622 (1896)  
1898 (1898)  
620 (1899)  
630 (1903)

N. Allin

605 (1909)  
603 (1911)  
601 (1911)

S. Allin

805 (1903)  
808 (1897)  
803 (1912)

S. Morris

307 (1890)  
802 (1904)

S. Wood

508 (1893)

White's Place

11 (1915)  
17 (1904)  
30 (1909)  
31 (1919)  
51 (1919)

W. Washington

809 (1894)  
705 (1898)  
213  
1020  
602 (apartment 1917)  
604 (remodel 1920)

E. Washington

1009 (1901)  
803 (1904)  
1508 (1909)  
1228 (1926)  
1303 ½ (1911)

E. Lincoln

706 (1894)  
714 (1896)  
710 (1889)  
702 (remodel)

E. Grove

1402 (1909)  
1323 (Fred and Elizabeth's home after 901 W. Moulton, 1909)  
803 (1910)  
803 ½ (1911)  
805 (1911)  
805 ½ (1911)  
402 (remodel, apartment 1925)  
1017 (1914)

N. Clinton

105 (1907)  
1204 (1911)  
1010 (1925)  
1303 (remodel 1918)

S. Clinton

1002 (1889)  
203 (1906)

The home at 901 W. MacArthur has original redwood siding. There have been no additions made to the house since the mother-in-law apartment was added in 1930.



The house earned a Gift to the Street Award on May 15, 1996, thanks to former owners Rick and Julie Scogin.

1996 "Gift to the Street" Committee

- Ernst Nemeth
- Martin Wyckoff
- Marty Seigel
- Craig Drone
- Jan Prillaman, Chairman
- Allene Gregory, President
- Old House Society

Special Thank You

- Ken Kashian - Photographing the homes and creating all the slides today
- Ken Lewis - Attaching the plaques to the homes for the owners
- Normal Theatre and Town of Normal - Reciprocity accommodations, Old House Society funded the ticket booth with proceeds from the 1992 Old House Tour
- P NUT Catering and Delivery - Provided today's refreshments

1996 "Gift to the Street" Award Recipients

- 118 West Washington, Bloomington 1856
- Russell Francois, owner
- 901 West MacArthur, Bloomington 1888
- Rick and Julie Scogin, owners
- 401 East Grove, Bloomington 1874
- James and Lucy Koehler, owners
- 1603 East Washington, Bloomington 1911
- James and Anne Waldorf, owners
- 615 Normal Avenue, Normal 1914
- Ralph and Carol Weisheit, owners



**Old House Society**  
OF BLOOMINGTON-NORMAL

1996

"Gift To The Street"  
Award Presentation

Wednesday, May 15, 1996  
Normal Theatre  
5:30 p.m.



### Tuning in Tonight.

A complete list of broadcasting stations with their locations and wave lengths, appears in this column every Saturday

- 6:00 p. m.—WLS (244.6) Chicago. De Cortez Opera company.
  - 7:00 p. m.—KPNY (299) Shenandoah. Harmonica contest.
  - 7:30 p. m.—KPRO (290.9) Houston. D. O. K. K. Fraternal band.
  - 8:00 p. m.—WOOO (416.4) Minneapolis-St. Paul. Minnesota U. program.
  - 8:00 p. m.—WHAZ (379.5) Troy, N. Y. Rensselaer Poly. Institute students' night.
  - 8:00 p. m.—WTAM (389.4) Cleveland. Willard Symphony and assisting artists in excerpts from "Pagliacci."
  - 8:30 p. m.—KPRO (290.9) Houston. Kiwanis Glee club.
  - 9:00 p. m.—WEAF (491.5) New York. Operatic concert, also WOAE, WJAR, WTAB, WOO, WCAF.
  - 10:00 p. m.—KFI (487) Los Angeles. Pasadena Artists' Students' club.
  - 11:00 p. m.—KGW (491.5) Portland. Order of Lake Merritt Ducks, guest night, Knights of Pythias.
- 5:00.  
 KGO, studio program. WAAM, entertainment, music. WGX, concert. WCAP, Post hour. WEAF, dinner program. WGBS, Uncle George, orchestra. WREO, concert. WGN, organ. WMCA, ensemble. WTAM, music. WWJ, music.
- 5:05.  
 WIP, Franklin orchestra.
- 5:15.  
 KDKA, music. WOR, talks, orchestra.
- 5:30.  
 KPRC, kiddies' hour. WBZ, theater organ. WOAE, concert. WOOO, children's hour. WGR, orchestra. WGY, orchestra. WGBU, orchestra. WJZ, N. Y. U. course. WMCA, Golden orchestra. WOR, dinner music. WSOE, children's stories. WTIC, Bone trio.
- 5:45.  
 WPG, organ recital. WOC, chimes concert.
- 6:00.  
 KMA, music. WAMD, concert. WDAF, "School of the Air." WBAI, hotel orchestra. WBBM, orchestra, solos. WEAF, pianist. WEAB, theater orchestra. WEEI, Big Brother. WGBS, orchestra. WGY, program. WHAD, orchestra. WILLAM, theater orchestra. WJZ, Uncle Wip. WJR, orchestra, soloists. WJZ, Commodore orchestra. WLS, opera company. WNUO, varied program. WOAW, organ. WOK, orchestra, musical program. WPG, trio.
- 6:05.  
 WBZ, psychology lecture.
- 6:15.  
 WIBC, Roeb's orchestra.
- 6:25.  
 WEAF, baritones, instrumental trio.
- 6:30.  
 KDKA, stories. WBZ, theater orchestra. WCAE, Uncle Maybee, orchestra. WOOO, ensemble. WFAA, orchestra. WHAR, review. WHN, dance orchestra. WLIT, Dream Daddy. WLW, theater review. WOAW, songs. WOO, orchestra. WOR, recital. WBM, orchestra. WSBM, dinner concert.
- 6:45.  
 WING, Harmony Kings. WEEI, Santa Claus. WGI, music. WSOE, "Hog Raising." WMAK, musicale. WTIC, "Earthquakes."
- 6:50.  
 WOAW, Fontenelle orchestra.
- 7:00.  
 KPNY, harmonica contest. KFRU, educational hour. KDKA, Light Opera hour. KBD, "Fur Hour," xylophonist. WAAM, instrumental and vocal. WBZ, Plaza orchestra. WCAU, music. WBBM, news, flute. WGX, musical program. WEAF, trio, entertainers. WGHP, soloists. WHAR, hotel trio. WHN, talk, orchestra. WJE, revelers. WJAK, spring time. WLW, concert. WMAK, serenaders. WMCA, Family Circle. WNYC, instrumental, and vocal. WRNY, orchestra. WTAG, serenaders. WTAM, excerpts from Pagliacci. WWJ, News orchestra.
- 7:10.  
 WLIT, "Current Events."
- 7:15.  
 WEEI, Anonymous orchestra.
- 7:30.

## DEATH SUMMONS FRED GARLING

Veteran Building Contractor  
 Passed Away Sunday After  
 Long Illness.

### WAS NATIVE OF GERMANY

Fred Garling, 1323 East Grove street, for 43 years a prominent general contractor of this city, died at the home of his daughter, Mrs. Marguerite Koehler, 903 West Moulton street, yesterday afternoon at 3:45 o'clock, following an illness of three years' duration from heart trouble.

Mr. Garling was one of the old school of craftsmen, having learned his carver's trade at the old Evans planing mill on North Center street, and was designer of many of the old Bloomington stove patterns. He later went into the contracting business with his brother, forming the firm of Garling Brothers, which, in the course of time, dissolved, to be reformed as the firm of Fred Garling & Son. He was the builder of many of the finest homes on East Grove and East Washington streets, the heating plant for the Illinois Wesleyan university, the animal house at Miller park and many other fine buildings over the city. He retired from business two years ago, leaving his son, Rudolph, in charge.

Fred Garling, son of Jacob and Johanna Garling, was born in Mecklenburg, ~~Schleswig~~, Germany, in 1863. He came to America with his parents in 1874, and resided in New York until January, 1875, when they came to Bloomington to spend the remainder of their lives. His father died here in 1898 and his mother in 1894. He attended the old German school, Main street at Lincoln, for a number of years.

Mr. Garling was united in marriage with Elizabeth Haugh, of Bloomington, in 1887. They were the parents of the following children: Rudolph, 604 West Washington street; Walter H., of Detroit, Mich.; Mrs. Marguerite Koehler, 903 West Moulton street; Raymond E., Croxton avenue, and Robert, at home, and three children who preceded their father in death. He also leaves four grandchildren and the following brothers and sisters: Herman Garling, 1002 South Clayton street; Ritchie Schultz, of Pumroy, Ia., and Sophia Lenike, of Minnesota. Four brothers and a sister, Jucon, Carl, Minie, John and Theodore, preceded him in death.

Close Operations on Route 39.

## Bloomington Elks to Stage Banquet About December 1

Arrangements are being perfected by the entertainment committee, Bloomington lodge, No. 231, B. P. Elks, for a big banquet and entertainment, which is expected to be the largest one in many years at the lodge, to be staged about the middle of December. This affair planned as the first of a series to be given during the winter, and entertainment will be limited to 100 members, at least 300 of whom are expected to be in attendance.

Notices of the banquet will be sent out to members within the next few weeks. Roast goose, roast duck, a suckling pig will be some of the features of the menu for the banquet. Following the banquet there will be made by some of the hotel officials from out of the city, at which a number of notes, representing the floating indebtedness against the lodge, which have recently been paid, will be burned, and a financial report will be made. Orchestral music and other forms of entertainment will follow the banquet.

## Funeral Rites Held for Luther Beasley

Funeral services for Luther Beasley were held from the Baptist church in Lexington at 2 o'clock yesterday afternoon, with the pastor, Rev. Edwin Erickson, in charge. A quartet composed of Mesdames Gilbert Jenkins and Estelle Mowdy and Messrs. Joe Leach and Ira Whiteman, sang.

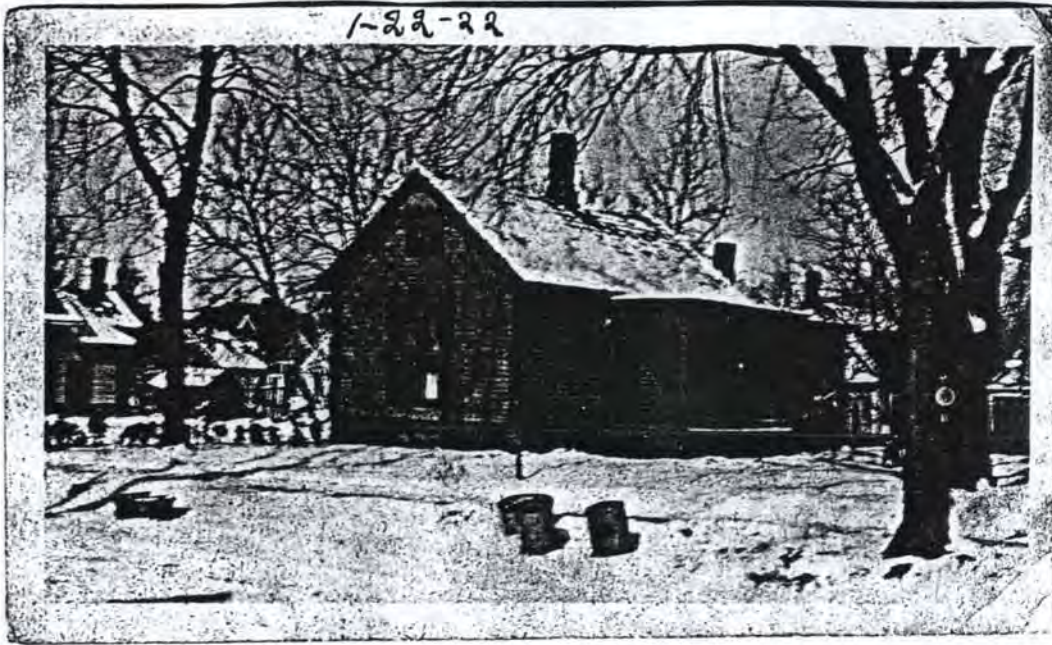
The pallbearers were: William Anderson, Clayton Ballinger, Max Wick, Edward Murphy, Tilden Patton and H. E. Fleisher. Interment was made in the Lexington cemetery.

Those from a distance in attendance were: Lillian Taylor and Mrs. Bessie Corbon of Reva, Va. All of the children were present except Felix of Detroit.

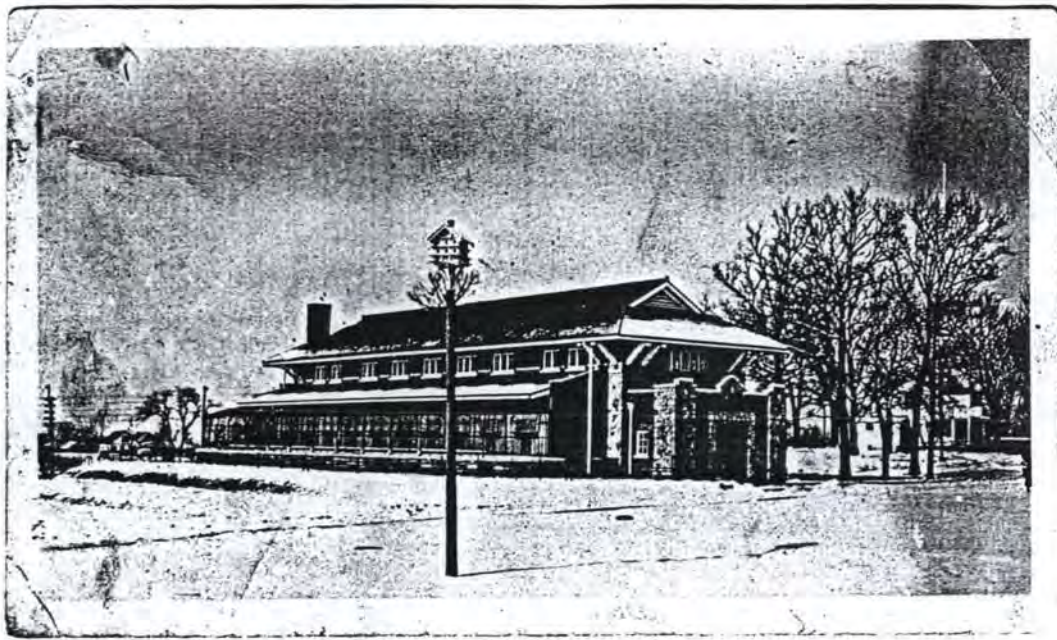
## GEORGE W. BURNETT OF HOLDER DIED SUNDAY

George W. Burnett of Holder died yesterday afternoon at 4:15 o'clock at the home of his brother-in-law Lyle Moran in Leroy, from a sudden attack of heart trouble.

He is survived by his wife, formerly Miss Hattie Fogle of Leroy; a son, Elmer, 1024 East Front street; two sisters, Mrs. James Creel, of Holder, and Mrs. Louie Bradbury of Bellflower, and three brothers, Harry of Downs; Eddie Saybrook, and Charles in Montana. Funeral services will be held Wednesday afternoon at 2 o'clock at the home of his brother-in-law.



903 W.  
Moulton



Miller  
Park  
Bldg



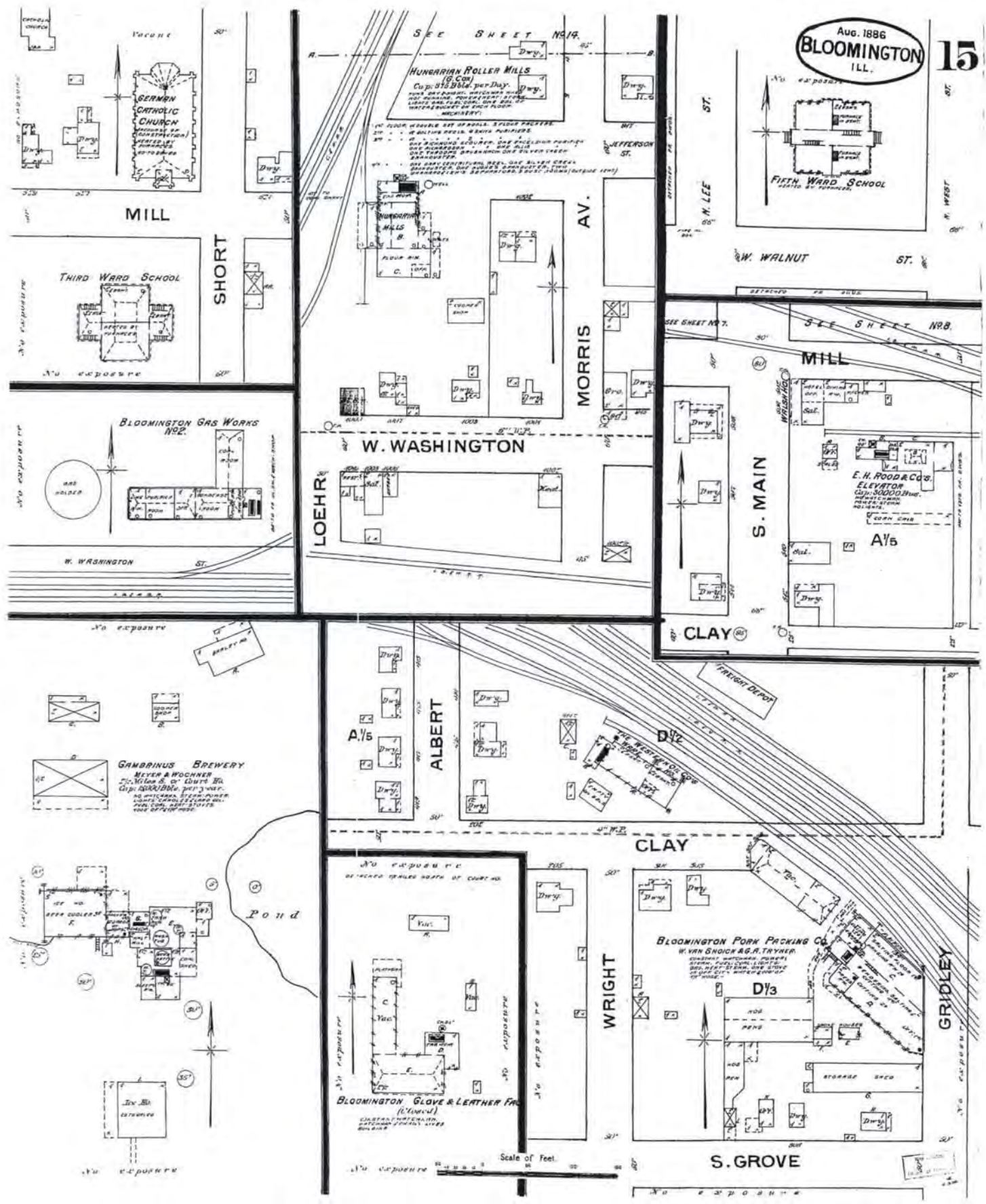
Family photo  
and hauling log (tall man)











CITY OF BLOOMINGTON  
REPORT FOR THE HISTORIC PRESERVATION COMMISSION  
August 18, 2016

SUBJECT:	TYPE:	SUBMITTED BY:
BHP-27-16	A nomination for historic designation for the property at 913 W. MacArthur Ave and a rezoning with the S-4 Historic Preservation Zoning District Overlay	Katie Simpson City Planner

**REQUEST:** A nomination submitted by Dean Carlson and Danell Dvorak for the historic designation and rezoning of the property located at **913 W MacArthur**, c. 1907, *American four-square* from R-1C, Single Family Residential to R-1C with the S-4 Historic Preservation District Zoning Overlay.

**GENERAL INFORMATION**

Owner and Applicant: Dean Carlson and Danell Dvorak

**PROPERTY INFORMATION**

**Existing Zoning:** R-1C, Single family residential

**Existing Land Use:** Single Family Home

**Property Size:** 55 x 110 (5999 sqft)

**PIN:** 21-08-226-042

**Historic District:** None

**Year Built:** c. 1907

**Architectural Style:** American four-square

**Architect:** Unknown

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** R-1C, Single family residential

**South:** R-2, Mixed Residential

**East:** R-1C, Single family residential

**West:** R-1C, Single family residential

***Land Uses***

**North:** Single and two family homes

**South:** Single and two family homes

**East:** Single and two family homes

**West:** Single and two family home

**Analysis:**

Submittals

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

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

**PROJECT DESCRIPTION:**

The petitioner is proposing to have their property rezoned with the S-4 Historic Preservation Zoning Overlay. The property is located on 913 W. MacArthur Ave (formerly W. Moulton) on Bloomington's westside, near the South Hill and Forty Acres Neighborhoods. This neighborhood, currently part of the Miller Park Neighbors Association, was developed around the mid to late 19<sup>th</sup> Century. Both the South Hill and Forty Acres Neighborhoods are identified in the Historic Preservation Plan as areas for potential historic preservation sites due their diverse cultural roots and the important role residents played in the social and economic development of



the City of Bloomington. This area was originally settled by Bloomington's middle and working class German, Hungarian and Irish families, many of whom worked with the railroad.

931 W. MacArthur Ave was platted in 1896 and the house was constructed around 1906. It is a classic American four-square home recognizable by its square shape, hipped roof-line and matching projecting dormers, and front porch that stretches the entire width of the house. Many homes in this area lost their historic character because repairs have been made with modern materials. Although the siding on the dormers has been replaced, the property at 913 W. MacArthur has maintained many of its traditional materials and original features: wood siding, decorative pillars, the hipped belt course, and original storm windows. Additionally, the house has many intricate details that enhance its close range visual character such as the second story wood medallion, a south facing picture window with leaded glass, and three west facing diamond patterned leaded glass windows. The house also has an attached garage which complements the house. Staff is unsure of the historic quality of the garage.

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

### **Analysis**

#### **Action by Historic Preservation Commission:**

The Preservation Commission, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2006-137):

#### **FINDINGS OF FACT:**

*1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);* The American four-square is a classic architectural style found throughout Bloomington's historic districts. This style of house was easily produced and replicated, and relatively in-expensive. While 913 W. MacArthur has had some non-historic repairs, the majority of the original features have been maintained. Since a number of houses have also lost their historic character, preserving this structure creates an educational reference point for the neighborhood and contributes to the preservation of the cultural heritage of one of Bloomington's middle and working class neighborhood.

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

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;*
4. *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;* This property maintains many of the distinct architectural features of the four-square house. Historic designation would help ensure that those that may have been removed can eventually be added again in the property style and material for the period.
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;*
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.*

Staff finds that in addition to meeting at least one (1) of the above mentioned criteria, the property also complies with the Design Guidelines expressed in Section 44.11-2D for height, proportions of windows and doors, relationships or building masses and spaces, roof shape, landscaping, scale, directional expression, and architectural details. Although the subject property has been improved with new roof, new siding on the dormers and the balusters have been removed the property is compatible with its original architectural character and enhances the architectural style of the period and neighborhood.

**STAFF RECOMMENDATION:** Staff recommends that the Historic Preservation Commission adopt a resolution recommending to the Bloomington Planning Commission that the property at 913 W. MacArthur Ave be recognized with a historic designation and be rezoned to have the S-4 Historic Preservation District Zoning Overlay.

Respectfully Submitted,  
Katie Simpson  
City Planner

Attachments:  
S-4 application  
Site photos  
Zoning map for S-4 petitions (see item 5D)

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 913 WEST MACARTHUR AVENUE BE REZONED WITH THE S-4 HISTORIC PRESERVATION DISTRICT ZONING OVERLAY**

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Dean Carlson and Danell Dvorak requesting that the property at 913 W. MacArthur Avenue, legally described in Exhibit "A", attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay;

WHEREAS, the Historic Preservation Commission determined that the nominated property meets at least one (1) of the criteria for consideration in Section 44.11-2 of the Bloomington City Code, 1960, as amended;

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

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

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

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 913 W. MacArthur Avenue, legally described in Exhibit "A" be rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

\_\_\_\_\_  
Brad Williams, Chair

\_\_\_\_\_  
Tom Dabareiner, Secretary

Exhibit A  
Legal Description

LANGES ADD E5' LOT 5 & ALL LOT 6 BLK 7

**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](mailto:ksimpson@cityblm.org)  
Fax: 309-434-2857

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 45-21-08-226-042 Size (Acreage) .55x110 (5999 sq ft)

Address 913 W. MacArthur Avenue (previously 913 W. Moulton)

Current Zoning R-1C (High Density Single-Family Residence District)

Current Use residential

2. Applicant Information

Full Name Dean Carlson and Danell Dvorak

Address 913 W. MacArthur Avenue City, State, ZIP Bloomington, IL 61701

Phone 309.828.2363 Email danelldvorak@gmail.com

3. Owner Information (Check  if same as Applicant)

Full Name \_\_\_\_\_

Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

4. Attorney/Consultant Information (if applicable)

Full Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

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

Applicant Signature

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

  
Signature

7-20-16 7-20-16  
Date

Dean Carlson Danell Dvorak

Printed Name

Historic Name of Building \_\_\_\_\_ (none) \_\_\_\_\_ Year Built \_\_\_\_\_ c. 1907 \_\_\_\_\_

Architectural Style \_\_\_\_\_ Four Square (Foursquare) \_\_\_\_\_

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

Is this property in a Historic District?  Yes  No. Which one? \_\_\_\_\_

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

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)

The Four Square at 913 W. MacArthur Avenue retains most of the residences' original exterior characteristics and is located on a busy street and designated snow route near Miller Park, a vital city landmark. Many homes in this west side neighborhood have been altered to a point where most architectural significance is lost.

The architectural style of this house is American Four Square (Foursquare), built between 1890 to the mid-nineteen thirties. This style is found throughout the nation and was among the most popular, economical styles for both urban and rural communities. Variations in this style are often regional in the choice of cladding and foundation materials, and incorporate design details from other architectural styles.

Four Squares characteristically include: a box-like shape, a full-width front porch with columnar supports and wide steps, two and one-half stories, a low-hipped roof with wide eaves and hipped dormers. In addition to the above, 913 W. MacArthur features these typical Four Square characteristics: a raised brick foundation, wood siding on all but the three dormers, and large windows on all sides.

Other 913 W. MacArthur Foursquare exterior design details include: a centered, two-panel wood and glass front door with transom window above; a defined, hipped belt course; a south-facing, second story, wood medallion; a south-facing picture window with leaded glass; and three, west-facing, windows with diamond-patterned leaded glass, all with original storm windows. The detached garage features three, hinged, sliding wooden doors with centered glass windows.



July 2016



1993



**Date**

We were not able to find the exact construction date for Lot Six (6) and the East Five (5 feet) of Lot Five (5) all in Block Seven (7) in Lange's Addition to the City of Bloomington, due to the lack of building plans and permits in this time period.

Using deeds of sale and City of Bloomington Registry, we were able to determine that the Four Square at 913 W. Moulton (MacArthur) was built c. 1907. \*Copies of these deeds are enclosed.

Warranty Deed #10537, September 25, 1882. The lot was sold by Mary Olinger and William Olinger, her husband for the sum of \$400 to Fannie Hoffman, "about one half acre".

1884 Registry: J.H. Hoffman, blacksmith with Hoffman and Chapman, address listed as "r. w. end S. Grove", (residence west end S. Grove)

1893 Registry: Mrs. Fannie Hoffman, widow of John H., and son Jesse (now listed as lawyer, formerly listed as student at IWU).

1904 Registry: same as above, but with addition of Clara I. Hoffman (wife of Jesse).

1907 Registry: Indicates that the 913 address has been parceled. Prior to this, there is no listing of a 915 address. 913 residents are James A. and Emma O. Keeran. 915 residents are Fannie Hoffman, James and Clara Hoffman.

Deed #17252, February 26, 1907. Land was purchased to facilitate building a residence and garage. Fannie Hoffman for the sum of \$550 to James A. Keeran of Bloomington: Lot 6 and the East five feet of Lot 5 in Block 7 Lange's Addition to the City of Bloomington."The intention of this deed is to convey fifty-five feet (50+feet of ground being the East fifty five feet of lots 6 and 5 taken together."

Deed #9250, March 3, 1914. James A. Keeran and Emma O. Keeran convey and warrant for \$4,000 to Terrance McDonald. "Lot 6 and the east five feet all in block 7 in Lange's Addition to the City of Bloomington."

\*The large increase in sales price reflects the sale of a residence, not an undeveloped lot.

No. 10537 WARRANTY DEED.

\*THIS INDENTURE WITNESSETH, That the Grantors: Mary Olinger and William Olinger her husband

of the County of McLean and State of Illinois for and in consideration of the sum of Four Hundred DOLLARS, in hand paid, CONVEY AND WARRANT to

Fanny Hoffman of the County of McLean and State of Illinois

the following described real estate, to-wit:

The West half of the South one fourth or quarter of the following tract of land to-wit all of that part of lot six (6) of the Assessor's Subdivision of the South half of section five, & Town Twenty three & Range Two & East of the third P.M. lying South of the South line of South Water Street in the City of Bloomington and State of Illinois also lot eighteen (18) of the Assessor's Subdivision of section eight & Town Twenty three, & Range Two & East of the third P.M. all in the land here conveyed being about one half acre

situated in the County of McLean, in the State of Illinois, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of this State.

With the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said party of the first part doth hereby covenant and agree with the said party of the second part, that at the time of the delivery hereof, the said party of the first part is the lawful owner of the premises above granted, and seized thereof in fee simple absolute, that he will warrant and defend the above granted premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns forever, and that they are free from all incumbrances whatsoever.

Dated this 25<sup>th</sup> day of September A. D. 1882

WITNESS:

Mary Olinger  
William Olinger

STATE OF ILLINOIS,  
County of McLean SS.

C. D. Myers  
a Notary Public in and for the City of Bloomington  
said County, in the state aforesaid, do hereby certify that Mary Olinger and William Olinger her husband personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and official seal, this 25<sup>th</sup> day of September A. D. 1882

C. D. Myers  
Notary Public

Seal

Filed Oct 19<sup>th</sup> 1882 H 20 o'clock P. M.

\*THIS I Maria

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Dated this

M.

STATE OF  
County of Mc

Filed Ca

This Indenture Witnesseth, That the Grantor, Fannie Hoffman  
(a widow)

of the Bloomington County of McLean and State of Illinois for and in  
consideration of the sum of Five Hundred Fifty (\$550.00) DOLLARS,  
in hand paid, CONVEY AND WARRANT TO James A. Keran  
of the Bloomington County of McLean and State of Illinois.

the following described real estate, to-wit:

Lot Six (6) and the East Five (5) feet of Lot Five (5)  
in Block Seven (7) Langer's Addition to the City of  
Bloomington.

situated in the County of McLean, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead Exemption laws of this State.

The intention of this deed is to convey fifty five (55) feet  
of ground being the East fifty five (55) feet of the  
two lots 6 x 5 taken together,

Dated this 20th day of February A. D. 1907

WITNESS:

Fannie Hoffman



STATE OF ILLINOIS.

County of McLean.

SS.

I, Jesse E. Hoffman a Notary Public

in and for the McLean said County, in the State aforesaid, do hereby certify that Fannie Hoffman (a widow)

Jesse E. Hoffman  
Notary at Law and  
Notary Public  
Bloomington  
McLean Co. Ill.

personally known to me to be the same person whose name as subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 20th day of February A. D. 1907

Jesse E. Hoffman  
Notary Public

Filed Feb 26th A. D. 1907, at 4:45 o'clock P. M.

This Is  
(a copy)

of the deed  
consideration  
in hand paid  
of the deed  
the following

Sum

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laws of this :

L. P. &  
Linn

Dated this

STATE  
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Filed

No. 9250

No. 9267

This Indenture Witnesseth, That the Grantor James A. Keran and Emma A. Keran  
his wife

of the Bloomington County of McLean and State of Illinois  
for and in consideration of the sum of Four Thousand (4000<sup>00</sup>) DOLLARS,  
in hand paid, Convey and Warrant to Dessane M. Donald

of the Bloomington County of McLean and State of Illinois  
the following described Real Estate, to-wit:

Lot six (6) and the East five (5) feet of Lot five (5) all in Block  
Seven (7) in Lange's Addition to the City of Bloomington

situated in the County of McLean, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of this State.

Subject to a \$1300<sup>00</sup> mortgage now on the premises which grantor  
assumes + agrees to pay with interest at 6% from Jan. 7<sup>th</sup> 1914.

Dated this 2nd day of March A. D. 1914

WITNESS:

James A. Keran  
Emma A. Keran



STATE OF ILLINOIS, }  
COUNTY OF McLEAN, }



I, Jesse E. Hoffman a Notary Public  
in and for the McLean County, in the State aforesaid, DO HEREBY  
CERTIFY that James A. Keran and Emma A. Keran  
his wife

personally known to me to be the same persons whose names are subscribed to the foregoing  
Instrument, appeared before me this day in person and acknowledged that they signed, sealed,  
and delivered said instrument as their free and voluntary act, for the uses and  
purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 2nd day of February  
A. D. 1914.

Jesse E. Hoffman  
Notary Public

Filed March 3rd A. D. 1914, at 10<sup>00</sup> o'clock A. M.

This Indenture Witne:

of the Town of Bloomington  
for and in consideration of the sum of \_\_\_\_\_  
in hand paid, Convey and Warrant to \_\_\_\_\_

of the Town of Bloomington  
the following described Real Estate:

The west 1/2  
Eight (8) Sec. 8  
(R.S.) East of T

situated in the County of McLean, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of this State.

Dated this 28<sup>th</sup> day of \_\_\_\_\_ A. D. 1914  
WITNESS:

STATE OF ILLINOIS, }  
COUNTY OF McLEAN, }



Given under my hand and  
A. D. 1914.

Filed March 3



