

AGENDA
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JUNE 15, 2017
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 May 18, 2017 regular meeting of the Bloomington Historic Preservation Commission

5. REGULAR AGENDA:

A. BHP-08-17 Consideration, review and approval of a Rust Grant for \$10,675.00 for masonry and steel lintel repairs at 301 E. Grove Street, the Oaks and Ashael Gridley house, Italianate, c. 1859.

B. BHP-09-17 Public hearing, review and action on the City of Bloomington’s Brick Streets Master Plan, 2009.

6. OLD BUSINESS:

A. CLG Matching Grant—discussion on next steps and identifying properties for review by consultant.

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

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, MAY 18, 2017 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. Levi Sturgeon, Ms. Lea Cline, Mr. Gabe Goldsmith

MEMBERS ABSENT: Mr. John Elterich, Ms. Ann Bailen

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Mr. Tom Dabareiner, AICP, Community Development Director; Mr. Jim Karch, Public Works Director; Mr. Michael Hill, Miscellaneous Technician in Public Works Administration

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:05 P.M.

ROLL CALL: Ms. Simpson called the roll and with four members present there was a quorum.

PUBLIC COMMENT: No public comment.

MINUTES: The Commission reviewed the minutes of the April 20, 2017 meeting. Ms. Cline corrected a scrivener's error on page 3. Mr. Sturgeon made a motion to approve the minutes as corrected; seconded by Ms. Cline. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

REGULAR AGENDA:

BHP-03-17 Consideration, review and approval of a Certificate of Appropriateness for repairing the rotted bases of existing columns and replacing rotten rails and spindles of the front porch at 606 E. Grove Street, Charleston Stevenson House; late Victorian Style, c. 1903, East Grove Historic District (NC).

BHP-04-17 Consideration, review and approval of a Funk Grant for \$2725.00 for repairing the rotted bases of existing columns and replacing rotten rails and spindles of the front porch at 606 E. Grove Street, Charleston Stevenson House; late Victorian Style, c. 1903, East Grove Historic District (NC).

Chairperson Graehling introduced cases BHP-03-17 and BHP-04-17. Ms. Simpson presented the staff report and explained staff is recommending in favor of the Certificate of Appropriateness and the Funk Grant request of \$2725.00. Ms. Simpson described the zoning. She mentioned that at the time of the original East Grove District Survey this home was considered noncontributing however, since then the home has regained historic importance. Ms. Simpson provided a brief

overview of the restoration efforts conducted by the current homeowners. Ms. Simpson described the scope of work presented in the Certificate of Appropriateness and grant applications. She explained staff determined the Secretary of the Interior's Standards to be met. She stated that staff would like to see the final porch primed and painted or finished since it is visible from the street.

Terri Clemons, the petitioner, 606 E. Grove St, stated that when she bought the home the porch was enclosed. She explained that she has since removed the porch and discovered the railings which were constructed of indoor wood. She explained a woman who lived at the home presented pictures of the house from 1950 that show the original porch and they have found spindles that match the original. Mr. Sturgeon asked if Ms. Clemons intends to keep the decorative eye. Ms. Clemons explained that they do not intend to keep that feature. Chairperson Graehling and Mr. Sturgeon agreed the decorative eye was not a necessary feature to keep. Chairperson Graehling applauded Ms. Clemons on her contributions to historic preservation and the restoration of this home.

Ms. Cline motioned to approve case BHP-03-17, a Certificate of Appropriateness for porch repairs at 606 E. Grove St.; seconded by Mr. Goldsmith. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Goldsmith—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

Ms. Cline motioned to approve case BHP-04-17, a Funk Grant in the amount of \$2,725.00 for porch repairs; seconded by Mr. Sturgeon. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

BHP-05-17 Consideration, review and approval of a Certificate of Appropriateness for replacing the roof and tuck-pointing the chimney at 905 N. McLean Street, Frank Baker House, Queen Anne Style with Georgian Revival Influence; c. 1894, Franklin Square Historic District.

Chairperson Graehling introduced case BHP-05-17. Ms. Simpson presented the staff report and explained staff is recommending in favor of the Certificate of Appropriateness. Ms. Simpson described the home and the Franklin Park Historic District. She explained the home has a slate roof but the homeowner stated that they are unable to afford the maintenance required of a slate roof. She stated the homeowner is requesting to remove the slate roof and replace it with asphalt shingles that resemble slate. Ms. Simpson stated that, according to the application, the petitioner intends to keep the slate roofing on the turret. Ms. Simpson stated the City of Bloomington's Architectural review guidelines identify asphalt shingles as an acceptable replacement material for slate. She described the proposed shingles would be gray and the petitioner is trying to maintain a similar appearance to the original roof, in accordance with the Secretary of the Interior's Standards.

Ms. Cline motioned to approve case BHP-05-17 for a Certificate of Appropriateness for a roof at 905 N. McLean Street; seconded by Mr. Sturgeon. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

BHP-06-17 Consideration, review and approval of a Certificate of Appropriateness for replacing the roof with asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Charles E Perry House; front-gable type c. 1880's, Davis Jefferson Historic District.

BHP-07-17 Consideration, review and approval of a Funk Grant for \$5,000.00 for replacing the roof with asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Charles E Perry House; front-gable type c. 1880's, Davis Jefferson Historic District.

Chairperson Graehling introduced case BHP-06-17 and BHP-07-17. John Wyssman, the Petitioner, 1011 E. Jefferson Street described the current state of the roof. He stated the roofer completing the project recently finished a roof on another house in the district. He explained they are hoping to replace the roof on both the home and garage. He stated the home was built in 1885 and 1886.

Ms. Simpson presented the staff report. She stated staff is recommending in favor of the Certificate of Appropriateness and the grant amount of \$5,000 to cover the cost of repairs on the home. Ms. Simpson described the home and stated the Architectural Review Guidelines allow asphalt shingles as an appropriate replacement for a wooden roof but disallow wood shake shingles and heavy asphalt shingles giving that appearance. She stated the petitioner submitted sample materials which were passed around to the board for review.

Ms. Cline stated she has no question of the Certificate of Appropriateness and asked if the Funk Grant could be used for asphalt roofing. Ms. Simpson stated the grant guidelines allow the grant funds to cover modern roofing materials that are mimicking historic materials in appearance and durability and usability of the roof. Ms. Cline asked if the petitioner could use smooth, round gutters and rounded out downspouts which are more architecturally appropriate for the home.

Mr. Sturgeon asked if the commission has historical precedent for approving asphalt shingles. Ms. Simpson stated that this would be the first case she has seen, but that the commission had a grant specifically for asphalt shingles at one point. Mr. Sturgeon asked Mr. Wyssman about the timeline of his project. He stated he hoped to begin sometime this summer. Ms. Cline asked if Mr. Wyssman would be able to provide additional information regarding the durability and price difference of the proposed shingles from regular shingles and if rounded gutters are available. Chairperson Graehling asked if the product he is proposing will extend the longevity of the roof.

Mr. Wyssman stated he would research the additional information requested by the commission. Mr. Sturgeon asked staff to review past cases and determine the last time asphalt shingles were funded through the Funk Grant by the commission.

Mr. Sturgeon motioned to table cases BHP-06-17 and BHP-07-17 until the petitioner is able to return with additional information about the longevity, durability and costs of the roof and the availability of round gutters and downspouts; seconded by Ms. Cline. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

Mr. Wyssman commented that he appreciated having a brick street in his neighborhood and stated it is important to the character of the neighborhood. He stated it has lasted a long time.

OLD BUSINESS:

Presentation, discussion and review on the City of Bloomington's Brick Streets Master Plan, 2009. Presentation by Jim Karch, Director of Public Works.

Chairperson Graehling introduced Jim Karch, Director of Public Works. Mr. Karch stated that the intention of the presentation is to receive feedback from the commission about next steps for the Brick Street Plan. He provided background on his experience as a civil engineer and director with public works. He explained the previous Brick Street Plan process including public hearings held before the Historic Preservation Commission. He stated the goal of the original plan was to prioritize the maintenance and preservation of the 3.5 miles of brick streets in Bloomington. He explained there are many pieces of the plan he would like to revisit. He presented a brief history of brick streets in Bloomington. He stated the city inventoried the bricks that have been removed but the city is having difficulty protecting their stockpile of bricks. Mr. Karch explained additional challenges faced by the city including finding contractors experienced in brick street preservation and updating the methodology and criteria used in the 2009 plan.

Mr. Karch asked the commissioners to drive the brick streets and provide feedback on the conditions and quality of the streets. Mr. Karch stated the three classifications in the original plan: restore, repair and reconstruct, should be updated. He stated he hopes city council will be able to allocate \$500,000 annually for maintenance and repair. He stated he would like the commission to prioritize the streets. Mr. Karch explained the timeline for the plan. He stated Public Works would like feedback from the Commission on the following issues: historic brick vs modern pavers; preservation of all streets vs resurfacing streets in poor condition; guidance regarding historic curbs and ADA compliance; designated no-truck routes on brick streets; other neighborhood components that should be included; tying the brick streets plan with the comprehensive plan and other plans; lifecycle costs of brick streets; and, funding mechanisms.

Mr. Sturgeon thanked Mr. Karch for the presentation. He asked about brick streets which have been covered with asphalt. Mr. Karch stated that the Public Works Department will implement a pilot project removing the asphalt on Grove Street to reveal the brick streets. Ms. Cline asked if Mr. Karch was able to research bulk pricing of brick maintenance. Mr. Karch stated that buying in bulk can reduce costs from \$250/sqyd to \$160/sqyd and a firm in Oswego could provide a maintenance contract. He stated we need to research the success of new pavers. Ms. Cline stated we are in an opportune position because other cities are also restoring their brick streets and can provide a resource for the city. Ms. Cline asked about a hole in Summit Street, a brick street and the level of damage that could happen. Mr. Karch stated the residents living on brick streets will have to be diligent and report these items to staff. Ms. Cline stated there is a lack of brick streets on the Westside and she is concerned about a temporary patch on the brick streets. She stated it is important to see if we can patch this area with bricks instead of gravel. Mr. Karch stated that if there is additional funding available he would be interested in pursuing a maintenance contract to repair the hole. Mr. Karch stated he is also interested in feedback from the commission on new brick streets such as in front of the David Davis Mansion or in the downtown. He would like the Master Plan to address this.

There was discussion on the past experiences trying to preserve the street in front of David Davis Mansion and in the Jefferson District. Ms. Cline asked for clarification about the Commission's role in the development of the plan. There was discussion about gathering input from

stakeholders. Ms. Cline stated she is interested in guidance on rating and prioritizing streets. Mr. Karch suggested the historic neighborhoods should be a priority.

Ms. Terri Vice Williams, 613 E. Grove, stated she thinks a survey distributed door-to-door would be helpful and that she would be willing to help distribute a survey. She stated that even renters are interested in preserving the streets. She explained she feels repairing and preserving the brick streets we have are more important than creating new brick streets. Ms. Cline states she thinks creating brick streets whether in the historic areas or downtown could incentivize people to participate in the preservation of our brick streets. Mr. Dabareiner explained that the Comprehensive Plan established a commitment to brick streets; he stated we have the direction to preserve the streets but we have to be mindful of the staff time analyzing information. He stated this is a great opportunity for the commission to give recommendations. He stated we will publish the meetings and we can mail notices to neighbors. Mr. Karch briefly described the PASER rating system.

Ms. Cline stated she feels the commission should begin by reevaluating the assumptions on page 8. She would like public comment as the commission rewrites them. Mr. Karch proposed returning to the list of assumptions at the next meeting and reevaluating them. Chairperson Graehling requested staff provide best practices regarding assumptions. Mr. Karch stated staff is working on providing an updated draft but this is a work-in-progress. He stated staff intends to send out updates as they go.

NEW BUSINESS:

None.

ADJOURNMENT: Mr. Sturgeon made a motion to adjourn; Ms. Cline seconded the motion, which passed unanimously by voice vote. The meeting was adjourned at 6:25 pm.

Respectfully submitted,

Katie Simpson, City Planner
Secretary

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
JUNE 15, 2017

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-08-17	Rust Grant	301 E Grove St.	Masonry and steel lintel repairs	Katie Simpson, City Planner

REQUEST:	Rust Grant for \$10,675.00 for masonry and steel lintel repairs at 301 E. Grove Street, the Oaks and Ashael Gridley house, Italianate, c. 1859.
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STAFF RECOMMENDATION:	Approval
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Keith Thompson

PROPERTY INFORMATION

Existing Zoning: B-3

Existing Land Use: residential/multifamily

Property Size: 82,327 sqft

PIN: 21-04-417-004

Historic District: Downtown District/

National Register Property

Year Built: 1859

Architectural Style: Italianate

Architect: unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: B-3

South: S-2

East: B-3

West: B-3

Land Uses

North: warehouses/parking lot

South: library

East: auto repair

West: funeral home

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness and Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

The site, 301 E. Grove, Ashael Gridley Mansion and the Oaks, are two adaptive reuse, historic restoration projects. The buildings were converted to multifamily apartments. The petitioner states the steel lintels are rusted and giving out resulting in cracking in the structure. The petitioner proposed to repair and replace rusted lintels on the southwest side of the Oaks building and above the doors and windows on the Gridley Mansion. Additionally window sills will be repaired with the missing brick being replaced, and the chimney will be tuck-pointed.

The project total is estimated at \$21,350. The petitioner is requesting \$10,675 to cover half of the project costs.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

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; lintels should be repaired with possible and replaced only when repair is not an option. The replacement materials should mimic the original materials in style, material and color. All tuck-pointing should use a cement-lime mortar comparable in color to the existing mortar. Replacement bricks should also match existing in size, shape, texture and color.*
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; no sandblasting, high pressure washing or harsh chemicals should be used.*
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; lintels should be repaired rather than replaced when feasible. If new steel lintels are needed they should match the existing in color, texture and size. Tuck-pointing should be done following National Park Service Preservation Brief 2¹.*
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; no sandblasting or high-pressure washing should occur.*

¹ <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

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 standard is met.*

STAFF RECOMMENDATION:

Staff recommends approval of the **Rust Grant for \$10,675** for repairing and replacing rusted lintels and tuck-pointing/masonry repairs around the windows, doors and chimney at 301 E. Grove Street, the Oaks and Ashael Gridley house, Italianate, c. 1859.

Respectfully Submitted,

Katie Simpson
City Planner

Attachments:

- Rust Application
- Itemized Budget
- Photos of building



CITY OF BLOOMINGTON

Harriet Fuller Rust Facade Grant Application

Historic Preservation Commission

Case No: _____

Applicant Information

Name _____ Keith Thompson_

Home Address __301 E Grove St., Apt E1, Bloomington, IL 61701

Business Address 301 E Grove St., Bloomington, IL 61701

Business Phone _309 275 1179 Home Phone _____309 275 1179

Email __kthompson@msiloans.biz_ Fax _____

Owner __x__ Tenant _____ If tenant, is term of lease a minimum of five years? _____

Building or Establishment for which reimbursement grant is requested

Historic Name of Building _The Oaks/Ashel Gridley Mansion_ Year Built 1859 and 1930

Street Address __301 E Grove St.,

Proposed Improvements included in this grant request

___ Decorative feature ___ Exterior Lighting ___ Painting

__x__ Masonary repair ___ Signage ___ Other

___ Windows / Doors ___ Roof _____

Project Start Date __July 2017_ Substantial Completion Date __September 2016

Grant Amount Requested: ___\$10,675.00 (50% of \$21,350)_____

- attach photo of property front elevation here -

Detailed Description of Proposed Restoration Work:

Please provide supporting documents: architectural drawings & specifications, description of materials, cost estimates. Construction bids, etc.

Submit as attachments to provide a detailed description of the proposed improvements.

Statement of Understanding

- The applicant (undersigned) agrees to comply with the guidelines and procedures of the Harriet Fuller Rust Façade Program.
- The applicant understands that the Applicant must submit detailed cost documentation, copies of building permits, bids, contracts & invoices, and contractors' final waivers of lien upon completion of the approved improvements.

Applicant Signature* *Kurt Thompson* **Date** *6/5/17*

* If the applicant is other than the owner, the following line must be completed.

I certify that I, the owner of the property at *301 E. Grove Bloomington*
authorize the applicant to apply for a rebate under the Harriet Fuller Rust Façade Program and
make the proposed improvements.

Owner Signature *Kurt Thompson* **Date** *6/5/17*

RETURN TO: City of Bloomington
Planning and Code Enforcement Department
Attn: Katie Simpson, City Planner
115 E. Washington St, Room 201
P.O. Box 3157
Bloomington, IL 61702-3157

Phone: 309-434-2341
Email: ksimpson@cityblm.org
Fax: 309-434-2857

Garneau Construction Proposal
Keith Thompson – grove street

1/11/17

6/2/2017 revised.

The following proposal outlines the masonry repair to be performed at 301 Grove street.

Steel Repair



The brick above the steel lites will be removed, exposing the steel. The rusted steel will be removed and replaced. Wherever possible, the steel will be cleaned and repainted.

The steel will be painted with Rust-Oleum and covered with flexible flashing. Cotton weeps will be installed in the head joints to direct moisture off the steel.

Labor and Materials: **\$5200**

The spalled brick in this area will be removed and replaced

Labor and Materials: **\$5200**

Garneau Construction Proposal
Keith Thompson – grove street



The two lintels over the back door will be removed and replaced. The large lintel will be cleaned and flashed, (outlined in blue). If it can be removed, it will. It depends on the underlying structure. The small lintel on the side will also be replaced. These rusted lintels are causing the cracking in this area

Labor and Materials: \$2100

Five rollock window sills will be repaired. The missing brick will be replaced.

Labor and Materials: \$650

The chimney will be tuckpointed where necessary.

Labor and Materials: \$8200

Items not included

The customer must supply water and electricity for the operations listed above.

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

This job has been priced using Garneau Construction's highly trained employees at their standard wage. Any prevailing wage requirements are

Garneau Construction Proposal
Keith Thompson – grove street

the customer's responsibility. These requirements will increase the bid amounts.

Garneau Construction is fully insured for Workman's Compensation and Liability. Proof of insurance will gladly be provided. Feel free to call with any questions.

Thank you for the opportunity to bid on these repairs. I look forward to working with you on this exciting project.

Sincerely

E.J. Garneau
Garneau Construction
Office: 309-664-5684
Fax: 309-661-0370
Mobile: 309-275-8720

Acceptance/Contract

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

Customer date

Garneau Construction date

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMITTEE
June 15, 2017

TYPE:	ADDRESS:	SUBJECT:
Commission Recommendation	Brick Streets	Prioritizing brick streets in order to create a Brick Streets Master Plan to preserve historic brick streets

STAFF RECOMMENDATION:	Discuss how the Commission would like to proceed with prioritizing brick streets to create a Brick Streets Master Plan. Authorize Public Works to continue working on the Brick Streets Master Plan, in conjunction with the Commission and the public, in order to come up with a long-term plan to preserve the 3.5 miles of brick streets left in the City of Bloomington.
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BACKGROUND:

The Bloomington Historic Preservation Committee held public hearings on the City of Bloomington Brick Street Strategic Plan during their regular meetings at 5:00 PM on August 20, 2009 and September 17, 2009 in the City Hall Council Chambers. The Brick Street Strategic Plan was originally slated to be brought to the City Council for approval sometime in December 2009. However, the plan was never brought to the Council.

The Brick Streets Strategic Plan was created for the purpose of having a plan to preserve the integrity of Bloomington's brick streets. In 1926, Bloomington had around 46 miles of brick streets. As of 2009, Bloomington had around 3.5 miles (1 percent) of brick streets out of its 320 total miles of streets. Brick streets are a diminishing asset to the community and provide a sense of nostalgia in a residential neighborhood. The longevity of Bloomington's remaining brick streets attest to their durability. Though costly to install and patch properly, these streets last for generations and add significant beauty and history to the area. The Brick Streets Strategic Plan was provided to create a policy and procedure on preserving Bloomington's brick streets by placing them into the categories of restoring, repairing or reconstructing.

However, a formal brick streets policy has not been adopted by the Council. Based on Council action regarding Monroe St from Clinton St to Robinson St, and the May meeting of the Historic Preservation Commission, Staff is now seeking direction on how the Commission wants to proceed with prioritizing brick streets in order to create a new City of Bloomington Brick Streets Master Plan to replace the 2009 Brick Streets Strategic Plan and to be brought to the council in Fall 2017.

Prioritization Survey

On Friday, June 2, 2017 Public Works e-mailed members of the Historic Preservation Commission in order to facilitate a brick street prioritization exercise. Using the Brick Street Prioritization Under the Draft 2009 Brick Streets Strategic Plan table (attached), Staff asked members to select the top ten blocks they would like to see repaired or restored over the next 11

years (Monroe Street from Clinton Street to Robinson Street has been set as the first priority by the City Council).

The City's new policy will be to eventually repair or restore all remaining brick streets in the city, so the streets that do not make it onto the lists would remain brick.

The idea behind the exercise will be to spark conversation based upon each individual's priority choices. Staff asked members to explain the reasoning behind their top ten choices when responding to the e-mail. Once all member submitted their response, Public Works created a document that contains all of the submitted information as well as a summary, which has been provided to members of the Commission and the public prior to the start of the meeting.

In accordance with the Open Meetings Act, members were asked not to meet with other commission members about the prioritization of brick streets until the meeting. Members who would be unable to attend the meeting were asked to provide a top ten list and reasoning so that the members who attend the meeting can discuss it.

The result of this meeting will set the quantitative and qualitative prioritization factors that will be used to prioritize the first streets for the Brick Streets Master Plan. The current plan is to have a final draft of the Brick Streets Master Plan for approval at July's Historic Preservation Commission.

Proposed Brick Streets Master Plan Timeline:

- June 2017: Second Historic Preservation Commission public meeting
- July 2017: Third Historic Preservation Commission public meeting
- August 2017: Historic Preservation Commission final consideration
- August 2017: Transportation Commission consideration (Commission has not yet formed)
- September 2017: Planning Commission consideration
- October 2017: Council consideration
- April 2018: Council approves brick street spending as part of FY 19 Budget
- Spring/Summer 2018: First brick street restored under new Master Plan

STAFF RECOMMENDATION:

Authorize Public Works to continue work on the Brick Streets Master Plan by using prioritization metrics provided by the Commission. Authorize Public Works to continue working with the Commission and the public, in order to come up with a long-term plan to preserve the 3.5 miles of brick streets left in the City of Bloomington.

Respectfully Submitted,

Michael Hill
Public Works Administration

Attachments:

- Brick Street Prioritization Under the Draft 2009 Brick Streets Strategic Plan

Brick Street Prioritization Under the 2009 Brick Streets Strategic Plan

Brick Street Section	Category	Structural Problems	Crown Condition	Drainage Problems	Base Condition	Ride-ability	PASER	Area of Patch (Sq. Ft.)	Percent of Street Patched (%)	Neighborhood / Historical District
Allin St., Macarthur Ave. to Wood St.	3	SOME	FAIR	FEW	AVERAGE / POOR	AVERAGE/ POOR	3	633.1	4.1	
Allin St., Oakland Ave. to Macarthur Ave.	3	MANY	FAIR	FEW	AVERAGE	AVERAGE	4	112.7	1.6	
Chestnut St., Eugene St. to Colton Ave.	3	MANY	FLAT	FEW	AVERAGE / POOR	POOR	2	587.7	5.4	
Chestnut St., Linden St. to Eugene St.	3	MANY	FAIR / FLAT	FEW	POOR	AVERAGE/ POOR	2	555.6	4.8	
Chestnut St., Mason St. to Oak St.	2	MANY	FLAT	MANY	AVERAGE / POOR	AVERAGE/ POOR	2	376.8	2.9	Northwest Union Neighborhood
Chestnut St., Oak St. to Lee St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	558.4	6.3	Northwest Union Neighborhood
Davis Ave., Jefferson St. to Washington St.	1	FEW	GOOD	NONE	GOOD	GOOD	10	0	0	Davis-Jefferson Historical District
Division St., Main St. to East St.	1	FEW	GOOD	FEW	GOOD	GOOD	8	43.3	1.1	
East St., Chestnut St. to Locust St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	4	375.9	3.7	
East St., Division St. to Kelsey St.	1	FEW	GOOD	NONE	GOOD / AVERAGE	AVERAGE	7	324.3	3.1	
East St., Emerson St. to Beecher St.	3	SOME	FAIR	FEW	AVERAGE	AVERAGE	4	612.6	7.1	
East St., Graham St. to Empire St.	3	MANY	FAIR	FEW	AVERAGE / POOR	POOR	2	1175	12.5	
East St., Kelsey St. to Emerson St.	1	FEW	GOOD	NONE	GOOD / AVERAGE	AVERAGE	7	85.2	1.4	
East St., Locust St. to Mulberry St.	1	FEW	GOOD	NONE	GOOD / AVERAGE	GOOD	7	506.8	6.9	Downtown Bloomington
East St., University Ave. to Graham St.	3	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	541.8	6.9	
Elm St., Madison St. to Center St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	0	0	South Hill Neighborhood
Evans St., Chestnut St. to Locust St.	2	MANY	FAIR	FEW	AVERAGE / POOR	POOR	3	188.8	2.2	Greenlee, Robert, House - NHD
Evans St., Empire St. to Walnut St.	2	MANY	FAIR	MANY	POOR	POOR	3	277.4	2.6	
Evans St., Graham St. to Empire St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	111.8	1.5	
Evans St., University Ave. to Graham St.	2	SOME	FAIR	FEW	AVERAGE / POOR	POOR	3	261.3	3	
Evans St., Walnut St. to Chestnut St.	2	SOME	GOOD	FEW	GOOD / AVERAGE	AVERAGE	6	179.9	2.1	
Jefferson St, Robinson St. to Davis Ave.	1		GOOD	NONE	GOOD / AVERAGE	GOOD	6	11.9	0.1	Davis-Jefferson Historical District
Jefferson St., Clinton St. to Robinson St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	474.3	2.5	Near East Side Neighborhood
Jefferson St., Colton Ave. to Towanda Ave.	2	SOME	GOOD	FEW	AVERAGE	AVERAGE/ POOR	5	1449	7.3	Davis-Jefferson Historical District
Jefferson St., Davis Ave. to Colton Ave.	1	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	359	1.6	Davis-Jefferson Historical District
Monroe St., Clayton St. to Clinton St.	2	MANY	GOOD	FEW	AVERAGE / POOR	POOR	3	611.9	8	Near East Side Neighborhood
Monroe St., Evans St. to Clayton St.	2	MANY	FAIR	MANY	AVERAGE / POOR	POOR	2	200.5	2.6	Near East Side Neighborhood
Monroe St., McLean St. to Evans St.	2	MANY	FAIR	MANY	POOR	POOR	2	433.9	4.8	Near East Side Neighborhood
Scott St., Center St. to Main St.	2	FEW	FAIR	NONE	AVERAGE	AVERAGE	7	0	0	Northwest Union Neighborhood
Scott St., Madison St. to Center St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	6	0	0	Northwest Union Neighborhood
Summit St., Macarthur Ave. to Wood St.	2	SOME	FAIR	FEW	GOOD / AVERAGE	AVERAGE	6	223.8	1.8	
Taylor St., Moore St. to Mercer Ave.	2	MANY	FLAT	EXCESSIVE	POOR	POOR	1	26.3	0.2	Founders Grove
Taylor St., Willard Ave. to Kreitzer Ave.	2	SOME	FAIR	FEW	AVERAGE / POOR	AVERAGE	4	170.8	2.7	Founders Grove
Thompson Ave., Center St. to Main St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	6	0	0	Northwest Union Neighborhood
University Ave., Clinton Blvd. to White Pl.	1	FEW	FLAT	NONE	GOOD / AVERAGE	GOOD	7	0	0	White Place – NHD
Walnut St., Center St. to Main St.	3	MANY	FAIR	MANY	POOR	POOR	2	59.7	1.2	Northwest Union Neighborhood
White Pl., Emerson St. to University Ave.	1	FEW	FAIR	FEW	AVERAGE	AVERAGE	7	0	0	White Place – NHD
White Pl., University Ave. to Empire St.	1	FEW	GOOD	FEW	AVERAGE	AVERAGE	7	0	0	White Place – NHD

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Public Notices

20888306
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Historic Preservation
Commission
June 15, 2017

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Thursday, June 15, 2016 at 5:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois to make recommendations pertaining to the creation of a Brick Streets Master Plan for the City of Bloomington.

All interested persons may present their views upon such matters pertaining thereto. Said Petitions and all accompanying documents are on file and available for public inspection in the Office of the City Clerk at 109 E. Olive St., Bloomington, IL.

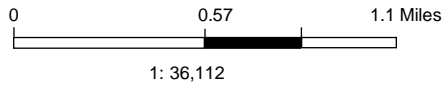
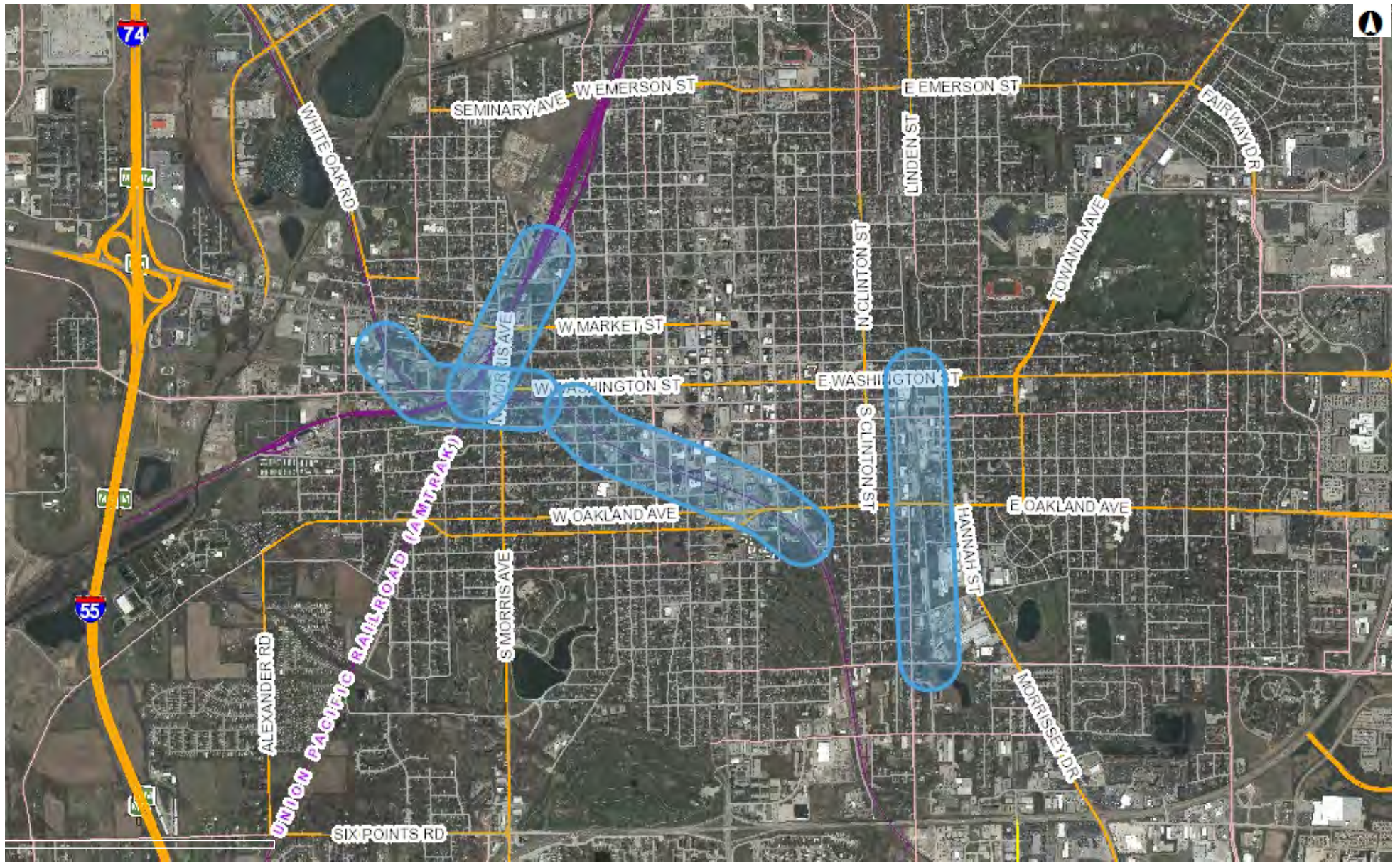
In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The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

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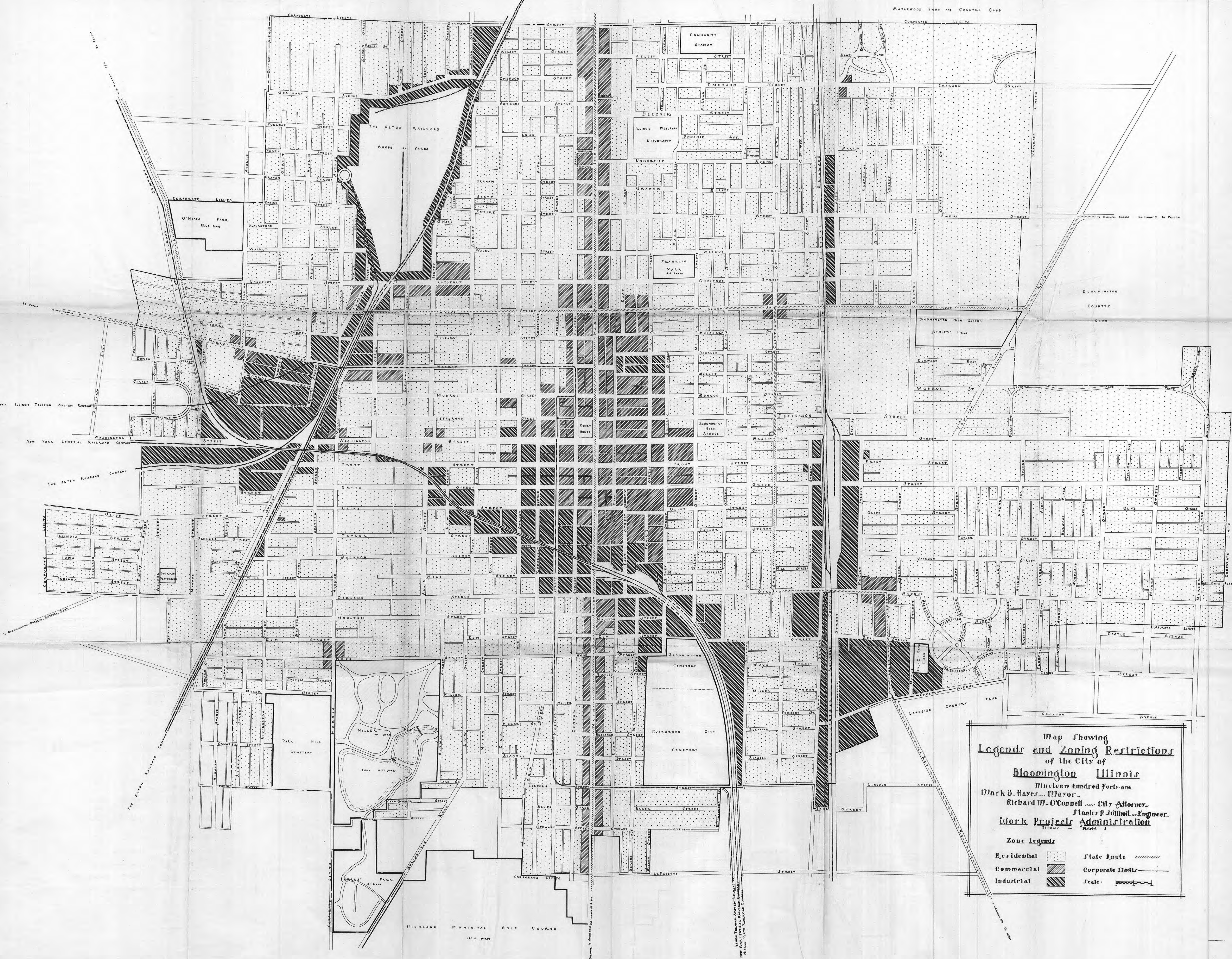
Old Business Item: Study areas for Historic Commercial and Industrial Properties Survey



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Notes

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**Map Showing
Legends and Zoning Restrictions
of the City of
Bloomington Illinois**

Nineteen Hundred Forty-one
 Mark B. Hayes *Mayor*
 Richard M. O'Connell *City Attorney*
 Stanley R. Withall *Engineer*
Work Projects Administration
 Illinois District 4

Zone Legends

Residential	State Route
Commercial	Corporate Limits
Industrial	Scale:

Listed Technical Officer, Bureau of
 New York, Chicago, and St. Louis
 District, Illinois State Highway Commission