



AGENDA
HISTORIC PRESERVATION COMMISSION
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
THURSDAY, November 19, 2020 5:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

Members of the public may also attend the meeting at City Hall. Attendance will be limited to the lesser of 25 persons or 25% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

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

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

- 4. MINUTES** Consideration, review and approval of minutes from the meeting on October 15, 2020 meeting.

- 5. REGULAR AGENDA**

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

- A. BHP-28-19** Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay (Ward 6) (CONTINUED FROM OCTOBER 15, 2020)

- B. Discussion, review, and action on the Rust Grant Guidelines—amended language for accessible accommodations (**CONTINUED FROM OCTOBER 15, 2020**)

6. OLD BUSINESS

7. NEW BUSINESS

- A. Review and action on 2021 Meeting Dates
- B. Introduction New Member—Greg Koos
- C. Introduction—Caitlin Kelly, Assistant City Planner
- D. Introduction—Kimberly Smith, Assistant Economic and Community Development Director
- E. Recognition of Service—Lea Cline, Chairperson

8. ADJOURNMENT



**DRAFT
MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
THURSDAY, OCTOBER 15, 2020, 5:00 P.M.**

[WWW.CITYBLM.ORG/LIVE](http://www.cityblm.org/live)

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Members of the public may also attend the meeting at City Hall.

Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

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Roll Call

The Historic Preservation Commission convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, and Chairperson Lea Cline in-person in City Hall’s Council Chambers at 5:07 p.m. Thursday, October 15, 2020. The meeting was live streamed to the public at www.cityblm.org/live.

Four members were present and quorum was established. The meeting was called to order by Chairperson Cline.

Attendee Name	Title	Status
Ms. Lea Cline	Chair	Present
Mr. Bobby Castillo	Commissioner	Absent
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Mr. Paul Scharnett	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Melissa Hon	Economic & Community Development Director	Present
Ms. Katie Simpson	City Planner	Present

**Draft
MEETING MINUTES**

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COVID-19

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PUBLIC COMMENT No public comment

MINUTES

The Commission reviewed the minutes of the September 17, 2020 meeting. Corrections were brought forward by the Commission.

Ms. Sherry Graehling made a motion to approve the minutes as discussed and amended. Ms. Georgene Chissell seconded. Role call vote: Mr. Paul Scharnett - Yes, Ms. Georgene Chissell - Yes, Ms. Sherry Graehling - Yes and Chairperson Lea Cline - Yes. The motion was approved (4-0-0)

REGULAR AGENDA

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BHP-28-19 Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay. (Ward 6) **CONTINUED FROM SEPTEMBER 17**

Chairperson Cline indicated there have not been any further updates from the parties involved in the case and recommended tabling to next meeting.

Chairperson Cline confirmed the next meeting date as November 19, 2020.

Ms. Graehling made a motion to table case BHP-28-19 for nomination and designation of the State Farm Building at 112 E. Washington Street to the November 19, 2020 meeting. Mr. Paul Scharnett seconded. Roll call vote: Ms. Sherry Graehling - Yes, Ms. Georgene Chissell - Yes, Mr. Scharnett - Yes, and Chairperson Lea Cline - Yes. The motion was approved (4-0-0)

BHP-22-20 Consideration, review and action on a petition submitted by City of Refuge Ministries for a Rust Grant in the amount of up to \$10,000 for masonry repairs and replacing the flat roof on the front tower at 401 E Jefferson Street, c.1888, Romanesque Revival (Ward 4).

Chairperson Cline introduced the case and asked for Staff report. Ms. Simpson, City Planner, provided staff report including a presentation to the Commission. Ms. Simpson provided property background.

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The applicant requested Rust Grant funding for masonry repairs as well as roofing repairs on the front belltower. The segment of roof in question is not visible from the street, but repairs would extend the life of the building. Several estimates were provided; Ms. Simpson recommended only that no chemicals or power washing be used on the brick due to the potential for damage to the structure and masonry. She further stated that the request meets Rust Grant criteria so long as new mortar and bricks used match the existing bricks mortar as closely as possible in size, color, and texture. As the property is not owner-occupied, the project also requires prevailing wage.

Chairperson Cline read aloud an email from William Bennett, a senior pastor of City of Refuge Ministries, for the record. He mentioned that the size of the church contributed to increasing costs in maintaining, repairing, and renovating the building, and highlighted the church's cultural, historic, and social role in the community.

Chairperson Cline swore in Ms. Haywood for the record. Ms. Haywood indicated her agreement with Mr. Bennett's email, and thanked the Commission for their consideration.

Chairperson Cline requested clarification on which of the estimates the applicants are pursuing. Ms. Haywood affirmed that the Autobaum Company is the primary contractor and that Aloha Roofing already completed their work on the flat roof due to the severity of damage and urgent need for repairs. The total charge from Aloha Roofing was subsequently \$4,075 rather than their original estimate of \$2,875.

Ms. Graehling confirmed that the only remaining work under consideration for the Rust Grant is the brickwork, as any work that has been started prior to review cannot be funded. Ms. Haywood explained that RJB Construction had recently completed some urgent masonry work, but that Autobaum had not yet begun the repairs under consideration for Rust Grant funding.

Mr. Scharnett inquired as to what kind of mortar would be used on the brickwork and whether the brick would be sealed. Ms. Haywood was uncertain. Chairperson Cline expressed the Commission's desire to advise on the type of sealant used, and proposed approving up to a certain amount of funding in the event that the cost of Autobaum's work exceeded their estimate. Funding for sealant would also be conditional upon the Commission's approval of the type of sealant used.

Mr. Scharnett asked whether Autobaum was able to locate matching brick to the bricks being replaced. Ms. Haywood confirmed that they would be able to.

Ms. Graehling asked for confirmation that the use of Type O or Type K mortar would be a condition of approval for funding. Chairperson Cline suggested a motion that this prerequisite be included in the approval as well as funding up to \$10,000 due to the potential for variance in cost. Mr. Scharnett made a motion to include these conditions. Ms. Chissell seconded the motion. Chairperson Cline made a motion to approve funding for case BHO 20-20 in the amount up to \$10,000 under the condition that Type O or Type K mortar would be used and any sealant used would not be wax-based. Roll call vote: Ms. Chissell -

Yes, Ms. Graehling - Yes, Mr. Scharnett - Yes, Chairperson Cline - Yes. The motion was approved (4-0-0).

BHP-23-20 Consideration, review and action on a petition submitted by Kyle and Rachel Kaper for a Certificate of Appropriateness for repairs to the soffit, fascia, crown, eaves and shutters on the east, west, south and north sides of the home at 210 E Chestnut Street, Luman Burr House, Franklin Square Historic District, Federal & Queen-Anne elements, c. 1864. Architect: Hayes and Evans Contracting Company. (Ward 4).

Chairperson Cline introduced the case and asked for Staff Report. She mentioned that BHP-24-20 is an accompanying request for a Funk Grant to facilitate these repairs.

Ms. Simpson stated that staff is recommending in favor of approving both the COA and the Funk Grant request. She gave an overview and history of the property and explained that the work entails repairing rather than replacing original features of the home. The original hardware would also be reused, and the fascia and basement entrance would be restored. Ms. Simpson maintained that the project is in line with Secretary of the Interior standards as well as the City's Architectural Review Guidelines. The total cost of work is estimated to be \$18,150; Ms. Simpson stated that the applicant is seeking \$5,000 in funding, the maximum amount. The project does not require prevailing wage as it is an owner-occupied building. Ms. Simpson also explained that the Commission can award more than \$5,000 in funding in emergency or special situations.

Chairperson Cline swore in Kyle and Rachel Kaper for the record. Mr. Kaper explained that they are seeking to restore and preserve the home in its original state inasmuch as possible, starting with the exterior. He stated that Brad Williams was the most highly recommended contractor for the job.

Chairperson Cline swore in Mr. Brad Williams for the record. He detailed the repair work needed on the exterior of the property.

Chairperson Cline inquired as to whether the repairs would occur before winter. Mr. Williams said they would likely begin work in March. Mr. Scharnett confirmed that Mr. Williams would be able to match the existing profiles on the property. Mr. Williams affirmed that molding profiles would remain unchanged.

Mr. Williams mentioned that all the shutters on the property are sagging and suggested that he install a turnbuckle on the backside of the shutters in order to straighten them.

Ms. Graehling said that she would be willing to consider the repairs a special case due to the size of the project and increase the maximum funding to \$9,075, or half of the project. Chairperson Cline agreed. Mr. Scharnett asked whether there are any structural problems below the crown that are additionally failing. Mr. Williams said there are not any major structural problems presently. Ms. Chissell asked whether the work entailed in straightening the shutters would increase the project cost. Mr. Williams said it would depend.

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Ms. Graehling made a motion to approve the COA in case BHP-23-20. Ms. Chissell seconded the motion. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Mr. Scharnett - Yes, Chairperson Cline - Yes. The motion was approved (4-0-0).

BHP-24-20 Consideration, review and action on a petition submitted by Kyle and Rachel Kaper for a Funk Grant in the amount of \$5,000.00 for repairs to the soffit, fascia, crown, eaves and shutters on the east, west, south and north sides of the home at 210 E Chestnut Street, Luman Burr House, Franklin Square Historic District, Federal & Queen-Anne elements, c. 1864. Architect: Hayes and Evans Contracting Company. (Ward 4).

Mr. Scharnett asked for clarification as to what designates this as a special case, as it informs precedent for other cases. Chairperson Cline replied that the scope, the replacement craftsmanship, and the knowledge that additional work is needed marks this as a special case. Ms. Graehling added that the property is a large contributor to the Franklin Square Historic District and has been in decline for many years. Mr. Scharnett asked to what extent cost is a determinant of a special case. Chairperson Cline said that the fact that all of the exterior work is taking place at the same time is the determinant, since in other cases the work would likely have been spread out over several fiscal years and approved for funding. Mr. Scharnett agreed. Ms. Graehling pointed out that there has historically been some degree of flexibility in funding amounts and finalized her suggestion that 50% of the cost of the project—or up to \$9,075—be granted in funding.

Ms. Graehling made a motion to approve BHP-24-20 and increase the amount funded to \$9,075. Ms. Chissell seconded the motion. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Mr. Scharnett - Yes, Chairperson Cline - Yes. The motion was approved (4-0-0).

Discussion, review, and action on the Rust Grant Guidelines—amended language for accessible accommodations

Ms. Simpson introduced the item. She detailed the changes she made to the Guideline text and called for additional amendments. Chairperson Cline, Ms. Graehling, and Mr. Scharnett discussed a change to the wording of Item L that would incorporate Commission oversight of major plan amendments. It was agreed that an amendment to the Guideline text would not be voted on at the present meeting.

Mr. Scharnett raised concerns with the breadth of the language regarding ADA improvements. Ms. Simpson explained that the language came in response to business owners' request for funding to be available for such improvements. Additional changes to the language of the text were discussed. Chairperson Cline confirmed that the amendments would need to be brought before the Commission for a vote before they are officially codified.

OLD BUSINESS

Mr. Scharnett brought up previous discussion of potentially applying the Illinois Energy Conservation Code to historic buildings and his concerns regarding applying the Code to historic residences and commercial properties.

Mr. Scharnett also mentioned that he presented information on the potential Demolition Through Neglect Ordinance and has begun the process of drafting language for it.

NEW BUSINESS

- A. Introduction—Melissa Hon, Economic and Community Development Director
- B. Ann Bailen’s resignation
- C. City Council’s pending approval of Greg Koos to the Commission
- D. Draft State of the City report

ADJOURNMENT

Mr. Scharnett motioned to adjourn, seconded by Ms. Graehling. Chairperson Cline agreed. Meeting adjourned at 6:36 p.m.

CITY OF BLOOMINGTON

ATTEST

Lea Cline, Chairperson

Katie Simpson, City Planner

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

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

REQUEST:	A petition submitted by the Franklin Park Foundation for the nomination and designation of 112 E. Washington Street D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay.
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STAFF RECOMMENDATION:	Staff finds the petition to nominate 112 E. Washington Street does not meet the requirements of Section 44.8-4. <i>Staff recommends the Historic Preservation Commission deny a resolution recommending to the Planning Commission that the property at 112 E. Washington Street, State Farm Building, Art Deco style, be recognized for historic designated with the S-4, Local Historic Preservation Zoning Overlay.</i>
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NOTICE The application has been filed in conformance with applicable procedural requirements and legal, public notice for the hearing was published in *The Pantagraph* on November 4, 2019.

GENERAL INFORMATION

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

PROPERTY INFORMATION

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

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

SURROUNDING ZONING AND LAND USES

Zoning

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

Land Uses

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

Analysis:

Submittals

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

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

PROJECT DESCRIPTION:

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

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

Background:

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

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

Analysis:

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

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

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

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

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

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

The applicant provided the following explanations that the standards were met:

1. ***Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);*** The original headquarters building of the most important employer in Bloomington.
2. ***Its location as a site of a significant local, county, state, or national event;*** The original office site of a local business venture that positively impacted the massively transformed the City of Bloomington and the United States.
3. ***Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;*** Many thousands of residents of the City of Bloomington worked in this building.
4. ***Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*** The tallest building in Bloomington.
8. ***Its unique location or singular physical characteristics that make it an established or familiar visual feature;*** The most iconic and historic building in Bloomington, IL.
10. ***Its suitability for preservation or restoration.*** Highly suitable for preservation because it is in excellent physical condition.

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

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

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

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

Respectfully Submitted,

City Staff

Attachments:

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

RESOLUTION NO. 2020-

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

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

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

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

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

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

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

ADOPTED this 19 day of March, 2020.

APPROVED this 19 day of November, 2020.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

Lea Cline, Chair

Casey Weeks, Secretary

Exhibit A
Legal Description

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

July 19, 2019

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

Dear City of Bloomington:

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

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

Sincerely,

Timothy J. Maurer

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

Franklin Park Foundation

COPY

JUL 26 2019

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

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

2. Applicant Information

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

3. Owner Information (Check if same as Applicant)

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

4. Attorney/Consultant Information (if applicable)

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

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

Applicant Signature

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

[Redacted Signature]
Signature

July 19, 2019
Date

Timothy Maurer
Printed Name

COF

JUL 26 2019

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

Architectural Style Office Building

Architect (if known) _____

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

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

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

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

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

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

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

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

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

Tallest building in Bloomington.

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

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

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

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

The most iconic and historic building in Bloomington IL

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

10. Its suitability for preservation or restoration.

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

COPY

JUL 26 2019

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

Add pictures here

Include additional pictures as attachments

RETURN TO:

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

COPY

JUL 26 2019

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



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



Figure 2 South Entrance of the subject property.



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



Figure 4 West Elevation of the State Farm building.



Figure 5 South portion of east elevation.



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



Figure 7 Northern portion of east elevation.



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



Figure 9 North elevation of the State Farm building.

Zoning Map of the Bloomington Central Business District



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

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

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

2. Applicant Information

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

3. Owner Information (Check if same as Applicant)

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

4. Attorney/Consultant Information (if applicable)

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

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

Applicant Signature

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


Signature

August 3, 2019
Date

Timothy Maurer
Printed Name

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

Architectural Style Office Building

Architect (if known) _____

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

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

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

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

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

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

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

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

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

Tallest building in Bloomington.

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
7. Its embodiment of design elements that make it structurally or architecturally innovative;
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

The most iconic and historic building in Bloomington IL

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

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

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

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STATE
FARM
INSURANCE

THE CHAFFNE
KINEX CLOTHE



Chitral Photo
1944



Bloomington Central Business District
National Register Nomination Form (1974)

[Link on the City website](#)

HARRIETT FULLER RUST FACADE PROGRAM

APPLICATION GUIDELINES

The City of Bloomington has committed itself to the continued revitalization of its central business district. This commitment manifests itself in implementation of the Downtown Bloomington Vision and Strategic Plan, the intent of which is to define specific strategies and initiatives that would promote and sustain the recent investment and revitalization activity that has already turned the downtown around. A vital component to the success of this redevelopment effort is the involvement of private property owners. The City hopes to encourage private investment in commercial buildings of the area through a program which offers financial incentives to businesses to improve the appearance, safety, structural integrity and quality of their storefronts and buildings as a whole.

BACKGROUND

This grant program is named after Harriet Fuller Rust, in recognition of her many contributions to the community. Many Bloomington area organizations have benefited from Mrs. Rust's time and energy over the years. She served with many community service organizations including 37 years on the United Way of McLean County board of directors, as a board member and president of Victory Hall Home for Boys, the Advisory Council to the Bloomington Board of Education, Illinois Shakespeare Society Vice President, Illinois Wesleyan University President's Club, president, and the McLean County Historical Society board of directors. Mrs. Rust's can-do spirit was seen in the aftermath of a fire that damaged the McLean County Historical Society in 1972 and participated in raising \$320,000 to get the museum back on its feet. As board president, she accomplished the library material restoration program, expanded the museum's size, and acquired a 30-year lease on the Old Courthouse building to house the museum. Mrs. Rust is the recipient of many awards, including: the city of Bloomington's "Preservationist of the Year Award" (1995) and "Illinois Museum Trustee of the Year" (1998).

The City of Bloomington ~~allocates money in the General Fund each year~~ ~~has budgeted \$100,000 for the~~ fiscal year, which is May 1 to April 30, for the Harriet Fuller Rust Facade Program. ***These grants are provided to property or business owners in the target area in recognition of the positive impact that individual facade renovations can have on the overall appearance and quality of their storefronts.*** In addition, the City recognizes that the structural integrity of the facade and base structure that affects the facade can greatly impact the long-term sustainability of the central business district.

TARGET AREA

A map indicating the program's target area is presented as Exhibit A. The building for which assistance through the facade program is sought must be located in the target area.

TYPE OF ASSISTANCE

Property owners or business owners can receive grants up to 50% of the total cost of qualified facade rehabilitation, repair or restoration, and/or structural work, with a **maximum grant** amount of **\$25,000** per project or **\$50,000** per project for a building the Historic Preservation Commission determines is in an extreme and dangerous state of disrepair. **Only one (1) grant per fiscal year is allowed per building regardless of the number of property or business owners for such building.** Any one applicant may request up to two (2) grants per year but the grants must be for separate buildings.

The total grant amount as limited above may be increased up to an additional \$20,000 to pay for documented costs associated with a structural inspection(s), analysis and reporting of a building to determine its safety and structural integrity. This additional \$20,000 is to be used only to pay for such inspection(s), analysis and reporting and not for any improvements or changes to the building or site, however such costs will be funded at 100 percent and are not limited to the 50 percent rule described above.

It is not the purpose of the program to finance ongoing improvements which may be considered part of the building's regular maintenance. Each eligible improvement will be funded by the program only once every fifteen (15) years. However, the applicant may present the project in phases with completion scheduled within two years. Each phase shall involve improvements not included in any other phase of the project. Reimbursement may then be approved for each phase. Each phase requires a separate application and funding in each fiscal year.

CRITERIA USED FOR GRANT APPROVAL

The grant program is administered by the Bloomington Historic Preservation Commission. Preference will be given to structures of architectural or historic significance as determined by the Commission. Properties lacking architectural or historic significance may be deemed eligible for the program if proposed changes will create a facade typical of the time period in which the building was constructed.

Approval is contingent upon the Historic Preservation Commission finding that the grant application is in substantial compliance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The Historic Preservation Commission reserves the right to deny any grant application, based upon the applicant failing to demonstrate the proposed project will be in accordance with the City of Bloomington Preservation Plan and the City of Bloomington Zoning Ordinance.

In reviewing the grant ~~applications~~, the Historic Preservation Commission will prioritize the following criteria:

1. Preserving a historic property.
2. Restoring a historic property.
3. Preserving a non-historic property.
4. Restoring a non-historic property.
5. Maintenance of a historic property.
6. Maintenance of a non-historic property.

Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including prevailing wage. See the State of Illinois's web site at <http://www.state.il.us/agency/idol/RATES/RATES.HTM>

OWNERSHIP

Eligible applicants may be the owner of a building or a business in the target area. Business owners who are tenants of a building for which improvements are planned must provide written consent from the building owner for all proposed improvements. The tenant applicant must have a least a five-year lease at the location in order to apply under the program.

Commercial buildings are those with commercial or office uses, at least on part of the first floor. Residential, commercial and office uses are allowed above the main floor. Properties whose partial or entire use was residential on all of the first floor on the date this program came into existence, shall be eligible for the grants as determined on a case by case basis.

ELIGIBLE IMPROVEMENTS

The Harriet Fuller Rust Façade Program is geared to façade improvements ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

Eligible improvements include, but are not limited to:

- Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building. ~~One or any number of these improvements may be included in one grant application.~~
- Although these grants will have a primary emphasis on façade and storefronts, the grants may also be used for non-façade work where the façade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-façade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
- Detailed architectural design work ~~is an eligible cost under the program.~~
- Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
- ~~Asbestos and lead paint removal.~~
- ~~Permanent exterior accessible accommodations as needed to enhance the accessible means of egress of the building. extend the life, use, and enjoyment of the building.~~

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INELIGIBLE IMPROVEMENTS

The following improvements are ineligible under the Harriet Fuller Rust Façade Program:

- Substantial reconstruction unless the work is needed to maintain the integrity of the building as determined by the Historic Preservation Commission.

- Building expansion.
- Interior remodeling (except window display areas).
- Nonstructural interior work.
- Sandblasting and high-pressure water blasting of brick will not be funded under the program nor will the program participate in any project which includes sandblasting and high-pressure water blasting. Sandblasting and high-pressure water blasting will not be funded because of the destructive nature of such blasting.
- Purchase of furnishings, equipment, or other personal property which does not become a part of the real estate.
- Incomplete projects from previous fiscal year grants.
- Improvements completed or in progress prior to application for the grant.
- “Sweat equity” labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against this grant.

Note the applicant and his or her contractors must pay prevailing wages and are required to submit documentation substantiating such.

APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

- A. The property or business owner may meet with the Downtown Bloomington Association (DBA), the City Building Inspector and the City Planner to review conceptual plans for a building.
- B. The Harriet Fuller Rust Façade Grant application must be filed in the Community Development Department on the form provided by the Bloomington Historic Preservation Commission. The Commission will attempt to act upon a grant request within forty-five (45) days from the date that it is received by the City Planner. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons including the need for more detailed drawings or specifications. If more applications are received than current funding levels will allow, the Bloomington Historic Preservation Commission reserves the right to prioritize the applications on the basis of the historical significance of the building and site, the, the extent of the work, the level of private funding and the relative impact of the proposed improvements on the area.
- C. The restoration or historic rehabilitation project must be completed in accordance with the Secretary of the Interior’s Standards for Rehabilitation.
- D. All application materials shall include a design plan, an outline work specification prepared by an architect selected by the applicant, and at least two (2) estimates for the project. **All contractors and subcontractors retained shall pay laborers, workers and mechanics no less than the current prevailing rate of wagers (consisting of hourly cash wages plus fringe benefits) for work of similar character in McLean County as covered under the Prevailing Wage Act.** The architect selected by the applicant will prepare a design plan and an outline work specification after on-site inspections and personal interviews with the applicant have been conducted by the architect.
- E. After the design and outline specifications are completed and submitted, the applicant may meet with the Downtown Bloomington Association, the City Planner, and the City Building Inspector to discuss the proposed improvements and cost estimates.

F. The applicant may then choose one of the following courses of action: 1) the applicant may elect to revise the design plan and possibly delay the application review or 2) proceed without revisions for the review by the Historic Preservation Commission 3) withdraw from the program at this time.

~~G. The Historic Preservation Commission meets on the third Thursday of each month. The application must be submitted at least three (3) weeks ahead a regularly scheduled meeting of the Historic Preservation Commission and in accordance with the approved deadlines. Only complete applications will proceed with a grant review. The City Planner will forward complete applications to the DBA. The DBA will review grant applications and determine compliance with the Association's philosophy and goals. The DBA shall provide to the Historic Preservation Commission, a recommendation approving or denying, in whole or in part, the application as presented. The Downtown Bloomington Association Director or their representative may present to the Historic Preservation Commission their review of the grant in person or in writing.~~

G.
H. Then the City Planner will forward the application along with any staff review comments ~~from the DBA~~ to the Historic Preservation Commission.

I. The Bloomington Historic Preservation Commission will review the grant request at its next regularly scheduled meeting after the application is received by the City of ~~Economic and Community Development Department~~ Bloomington Department of Planning and Code Enforcement. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons. If more detailed drawings or specifications are required, the applicant has the following options: 1) the applicant may retain the services of the architect who prepared the design plan, or 2) the applicant may choose to hire a different architect of his or her own choice.

J. The applicant shall notify ~~the DBA and the~~ the City Planner as to the contractor selected, and the anticipate date of construction. The applicant may not serve as his/her own contractor except in those instances where the applicant is an owner or partner in a company regularly doing business as a building contractor and in the opinion of the Bloomington Historic Preservation Commission such company has the capacity and skill to perform the proposed improvements.

K. **Required building permits must be obtained before work begins.** Questions regarding permit requirements should be directed to the City's Economic and Community Development Department (Building Safety Division).

L. After all necessary permits have been issued, work may proceed. All change orders must be approved by ~~the Downtown Bloomington Association and~~ the City Planner in writing and may be referred to the Preservation Commission for additional review.

M. **The restoration or historic rehabilitation project must be completed within one (1) year from the date of the Bloomington Historic Preservation Commission meeting in which the grant is awarded or the grant will automatically be revoked.** The Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the applicant to do so.

N. After project completion documents, including copies of all bills, receipts, prevailing wage statements and cancelled checks associated with restoration or historic rehabilitation project shall be submitted by the applicant to the City Planner for approval by the City Council prior to the release of any funds. In addition, such documents shall include evidence that such project has received a final inspection and approval from the City's Economic and Community

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Development Department. The project must be 100% complete and the Building Inspector shall make a final on-site inspection of such completed project prior to the release of any grant funds for such project.

- O. If all of the requirements listed above are satisfied, a check will be issued by the City of Bloomington, Illinois only for the amount approved by the Bloomington Historic Preservation Commission or for a lesser amount if the actual costs are documented to be less than the original estimate.

- P. **NOTE:** payment will be issued only upon completion of all work items as originally approved. Major changes or elimination of certain items in the approved design plan must be approved by the Bloomington Historic Preservation Commission. Rust grant recipients have one year to complete their projects. After receiving an award the recipient should register as a vendor with the City of Bloomington on our [Vendor Self Service website](#) to get set up for reimbursement. Click here to view our [Registration Guide](#) to assist you in the registering process.

DEFINITIONS

FACADE The front or main face of a building or other exterior wall which is visible from a public street.

STOREFRONT The front side of a store or store building abutting a public right-of-way.

CORRESPONDENCE

City of Bloomington
City Planner

~~Economic and Community Development Department Planning and Code Enforcement Department~~
~~P.O. Box 3157~~
~~Bloomington, IL 61702-3157~~ 115 E Washington Street, Suite 201
Bloomington, IL 61701
planning@cityblm.org

Phone: 309-434-~~2344~~2226

~~APPENDIX A: MEETING DATES AND SUBMISSION DEADLINES REMOVE~~

Submission Deadline	Hearing Date
12/22/2018	1/18/2018
1/22/2018	2/15/2018
2/19/2018	3/15/2018
3/26/2018	4/19/2018
4/23/2018	5/17/2018
5/25/2018	6/21/2018
6/25/2018	7/19/2018
7/23/2018	8/16/2018
8/27/2018	9/20/2018
9/24/2018	10/18/2018
10/22/2018	11/15/2018
11/26/2018	12/20/2018

APPENDIX AB TARGET AREA MAP



Historic Preservation

Historic Preservation 2021 Meeting Schedule

Meetings will be on the third Thursday of the Month
Located in the City of Bloomington City Council Chambers at 5:00 PM

Meeting dates will be as follows:

Submit by	Meeting
12/24/2020	1/21/2021
1/21/2021	2/18/2021
2/18/2021	3/18/2021
3/18/2021	4/15/2021
4/22/2021	5/20/2021
5/20/2021	6/17/2021
6/17/2021	7/15/2021
7/22/2021	8/19/2021
8/19/2021	9/16/2021
9/23/2021	10/21/2021
10/21/2021	11/18/2021
11/18/2020	12/16/2020

These meeting dates have to be submitted to City Council for approval.

The Historic Preservation must approve these dates before staff can submit to the City Clerk for council agenda consideration.

Signature: _____
Katie Simpson, City Planner

Date: _____