



**Historic Preservation Commission - UPDATED - Regular Session Agenda**  
**Community Room 1, 2<sup>nd</sup> Floor, Bloomington Public Library**  
**205 E. Olive St., Bloomington, IL 61701**  
**Thursday, February 19, 2026 - 5:00 PM**

**1. Call to Order**

**2. Roll Call**

**3. Public Comment**

Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at [cityblm.org/register](http://cityblm.org/register) at least 5 minutes before the start of the meeting.

**4. Consent Agenda**

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda are listed and voted on separately.

- A. Review and approval of the Minutes of the November 20, 2025, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department.** (Recommended Motion: The Minutes be approved.)

**5. Regular Agenda**

- A. BHP-01-26 - Consideration and action on a request submitted by Diana Kreig, for a Certificate of Appropriateness for front porch restoration, on the property at 402 E. Grove Street, PIN 21-04-415-016, as requested by the Development Services Department.** (Recommended Motion: Motion to approve, with or without conditions, the proposed scope of work for the requested Certificate of Appropriateness.)
- B. BHP-03-26 - Consideration and action on a request submitted by Diana Kreig, for a Funk Grant in the amount of \$2,795.00 for front porch restoration, on the property at 402 E. Grove Street, PIN 21-04-415-016, as requested by the Development Services Department.** (Recommended Motion: Motion to approve a Funk Grant award in the amount of up to \$2,795.00.)
- C. BHP-23-23 - Review, consideration, and possible action related to the continued or amended approval of the \$24,000 grant awarded in FY24, for tuckpointing and limestone windowsill replacement, at 208-210 N. Center Street, as requested by the Development Services Department.** (Recommended Motion: Motion to amend the conditions, or withdraw the funding, of the FY24 Rust Grant awarded as the result of case BHP-23-23.)
- D. BHP-14-25 - Review, consideration, and possible action related to approval for the transfer to a new owner of the \$17,800 Rust Grant awarded in FY26, for roof**

**replacement, at 109 W. Mulberry Street, as requested by the Development Services Department.** (Recommended Motion: Motion to allow transfer the grant award to any new owner of the property, with the requirement that the same standards and conditions of the original grant will apply to such as well.)

- E. **BHP-02-26 - Consideration, and action on a request submitted by Patricia Morin for a Certificate of Appropriateness for clay tile roof restoration on the east facet of the home, on the property at 1405 N. Clinton Boulevard, PIN 14-33-479-008, as requested by the Development Services Department.** (Recommended Motion: Motion to approve, with or without conditions, the proposed scope of work for the requested Certificate of Appropriateness.)
- F. **BHP-04-26 - Consideration and action on a request submitted by Patricia Moring, for a Funk Grant in the amount of \$17,382.00 for clay tile roof restoration on the east facet of the home, on the property at 1405 N. Clinton Blvd., PIN 14-33-479-008, as requested by the Development Services Department.** (Recommended Motion: Motion to approve a Funk Grant award in the amount of up to \$17,382.00, subject to the availability of funding at the time of the motion.)

**6. New Business**

**7. Adjournment**

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or [mhurt@cityblm.org](mailto:mhurt@cityblm.org).



**Consent Agenda Item No. 4.A.**

**For Historic Preservation Commission:** February 19, 2026

**Ward Impacted:** City Wide

**Subject:** Review and approval of the Minutes of the November 20, 2025, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department.

**Recommended Motion:** The Minutes be approved.

**Strategic Plan:**

**Goal: Goal 1.** Financially Sound City Providing Quality Basic Services

**Objective: Objective 1c.** Engaged residents that are well informed and involved in an open governance process

**Background:** In compliance with the Open Meetings Act, Commission Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** N/A

**Attachments:**

1. HPC Draft Minutes 2025-11-20



**Draft Minutes  
Historic Preservation Commission - Regular Session  
Thursday, November 20, 2025 - 5:00 PM**

The Historic Preservation Commission convened in regular session in Community Room 1 at the Bloomington Public Library at 5:02 PM. Chair Lindenbaum called the meeting to order.

**Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mark Adams	Commissioner	Present
John Elterich	Commissioner	Present
Paul Scharnett	Commission Vice Chair	Present
Alan Lessoff	Commissioner	Present (5:28 PM)
Emma Meyer	Commissioner	Present
Sarah Lindenbaum	Commission Chair	Present
Dawn Peters	Commissioner	Present

Staff Present: Jon Branham, Planner II; Marcus Ricci, Planner III; Alissa Pemberton, Planning Manager.

**Public Comment**

No public comment was provided.

**Consent Agenda**

- A. **Review and approval of the Minutes of the September 18, 2025, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department.**

Vice Chair Scharnett noted a misspelling; staff stated they would correct.

**Vice Chair Scharnett made a motion, seconded by Commissioner Elterich to approve the minutes from September 18, 2025, with the discussed correction.**

**AYES:** Lindenbaum; Elterich; Meyer; Adams; Scharnett

**ABSTENSIONS:** Peters

**Motion carried (viva voce).**

## Regular Agenda

- A. **BHP-29-25 - Consideration, review, and action on a request submitted by Melissa & Brian Teagarden for a Certificate of Appropriateness for reconstruction of the side porch on the north side of the home, on the property at 809 N. McLean Street, PIN 21-04-210-001, as requested by the Development Services Department.**

Mr. Ricci presented the staff report, noting the background of the history, the proposed porch materials and construction details, and standards for review. He explained that some portions of the work had already been completed and that a “stop work” had been placed on the activities. He recommended approval, with the condition that the side railings be repaired rather than replaced.

Chair Lindenbaum opened the floor for public input.

**Brain Teagarden** (Property Owner) stated that the side porch on the north side was already falling apart when they purchased the property. It is unusable; the wood is rotted, the brick work had collapsed, and they had issues with obtaining insurance in the current condition.

Chair Lindenbaum asked whether they were aware that the project could have been eligible for Funk Grant funding if the project had been approved prior to starting. Melissa Teagarden responded they are now aware.

Ms. Pemberton stated they would try to work with the applicants to prepare in advance for work on the front (west) porch and apply for funding as part of that project.

Chris Starkey (Contractor) provided additional information and detail on the condition of the existing structure and the work that had been completed to-date. He elaborated on the scope of work yet to be completed.

Commissioner Elterich inquired whether the porch columns were original or if they had been reconstructed at some point. The Commission discussed possible alterations to this portion of the house over time.

Chair Lindenbaum asked about the age of the materials that were present. Mr. Starkey stated they were quite old and had been neglected for a long period of time.

Vice Chair Scharnett asked why they are proposing to make the railings on the side of the porch taller than what currently exists.

Mr. Starkey explained that it is to comply with Building Code.

Scharnett explained they may not have to make them taller since there are provisions in the Existing Building Code in code to allow for historic property conditions to continue. He

noted it is important to retain the proportional relationship of the different components of the architecture.

Mr. Ricci stated he could facilitate that discussion with the City's Building Code official.

Vice Chair Scharnett noted the skirting is likely not the original design but it is appropriate for the time period. He asked why Douglas Fir was proposed and explained that it is typically not preferred for exterior applications; the preference is for Western Red Cedar which is more weather- and rot-resistant. He discussed problematic reactions with treated wood and exterior masonry contact and inquired about plans for flashing. He noted that treated wood for substructure is acceptable if the exterior details hide it.

Chair Lindenbaum noted that when the Commission recommends specific materials it is not just about visual preference or historic appropriateness, it is also usually about recommending materials that have greater durability or cost savings in the long run.

Vice Chair Scharnett noted that fiber cement could also feasibly be used for the skirting material, or certain composites are appropriate, particularly since there is likely to be a lot of contact with moisture near the bottom.

Commission Lessoff arrived at 5:28pm.

Commissioner Elterich stated that he had a concern related to the porch supports being constructed of cinder blocks which are not period appropriate, but that if the porch skirting will provide visual blocking that should ameliorate the issue. Mr. Starkey replied they could also paint them so they further visually fade under the skirting.

**Vice Chair Sharnett made a motion, seconded by Commissioner Elterich, to approve a Certificate of Appropriateness for reconstruction of the side porch on the north side of the home, with the following modifications:**

- **Change from Douglas Fir to Western Red Cedar for appropriate components;**
- **That any treated lumber have some sort of sacrificial membrane or covering to preserve it longer;**
- **That flashing is carefully reviewed and correct; and**
- **That the height of the railing is retained, as permitted by Building Code.**

**AYES:** Lindenbaum; Elterich; Meyer; Adams; Scharnett; Peters

**ABSTAIN:** Lessoff

**Motion passed.**

Mr. Ricci asked the Commission if there were any items that the property owners should consider when they begin to review the scope of work for the front (west) porch.

Commissioner Elterich stated that the materials and methods should be the same as the side (north) porch just reviewed.

Mr. Ricci asked how the front (west) porch would be finished. Mr. Starkey explained it would be painted after completion.

Commissioner Peters noted that the front (west) porch pillars are not skirted and, when the support pillars are visible, they would be looking for brick and not concrete block. Commissioner Elterich noted that it could be a brick veneer rather than full construction.

The Commission and property owners had additional discussion related to the condition of the roof.

Commissioner Peters asked if the railings on the front (west) porch are reusable, or whether they would also need to be replaced. Ms. Teagarden replied that the railings on the front (west) porch are in better shape and may be reusable.

## 6. New Business

Ms. Pemberton provided an update on change to Ch. 38 and Ch. 44 related to the adopted Streetscape Plan and programming public space and sidewalks in the right of way Downtown. She explained that text amendments to remove the requirement for recessed entryways in the D-1 (Central Business) District was proceeding to Council soon. She noted that new buildings are encouraged but not required to include them, and non-contributing structures could enclose existing recessed entries. Most importantly, existing recessed entries on Contributing Structures would require a Certificate of Appropriateness to enclose.

Vice Chair Scharnett noted that the amendments made sense with the planned changes.

## 7. Adjournment

**Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to adjourn the meeting.**

**AYES:** Lindenbaum; Lessoff; Scharnett; Elterich; Meyer; Adams

**Motion carried (viva voce).**

The Meeting Adjourned at 5:42 P.M.

**CITY OF BLOOMINGTON**

**ATTEST**

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Sarah Lindenbaum, Chair

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Alissa Pemberton, Staff Liaison



**Regular Agenda Item No. 5.A.**

**For Historic Preservation Commission:** February 19, 2026

**Ward Impacted:** Ward 6

**Subject: BHP-01-26** - Consideration and action on a request submitted by Diana Kreig, for a Certificate of Appropriateness for front porch restoration, on the property at 402 E. Grove Street, PIN 21-04-415-016, as requested by the Development Services Department.

**Recommended Motion:** Motion to approve, with or without conditions, the proposed scope of work for the requested Certificate of Appropriateness.

**Strategic Plan:**

**Goal 4.** Strong Neighborhoods

**Objective 4b.** Upgraded quality of older housing stock

**Background:** The Applicant is requesting a Certificate of Appropriateness for front porch restoration, including ceiling and floor replacement with historically appropriate materials, and the installation of appropriate molding. Materials proposed are Douglas Fir or Cedar; tongue and groove format is proposed for horizontal surfaces. The applicant will paint the area following completion of the carpentry.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** N/A

**Attachments:**

1. BHP-01-26 - Staff Report with Attachment 1
2. Attachment 2. Scope of Work from Brad Williams Contracting

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

**FROM:** Development Services Department

**DATE:** February 19, 2026

**CASE NO:** BHP-01-26, Certificate of Appropriateness (COA)

**REQUEST:** Consideration and action on a request submitted by Diana Kreig, for a Certificate of Appropriateness for front porch restoration, on the property at 402 E. Grove Street, PIN 21-04-415-016.



**Above:** Subject property, current day

## PROPERTY INFORMATION

Subject property: 402 E. Grove St.  
Existing Zoning: R-D (Downtown Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 120-ft x 115-ft (13,800 square feet)

## HISTORIC INFORMATION

Year Built: 1894  
Architectural Style: Queen Anne with Arts and Crafts  
Architect: George Miller, with alterations in 1909  
Historic District: East Grove Street Historic District  
Alternate Name: Mandel-Cohn House

## PROJECT DESCRIPTION

### *Background*

The residence was constructed in 1894 in the “Queen Anne style” at 507 E. Washington Street. In 1909 it was renovated in the “Arts and Crafts” style, and in 2004 it was moved to the current location to prevent demolition as the result of parking lot expansion at the Wesley United Methodist Church property.

Noted in background for the designation, the “home features...stained glass...a porch with round-framed entrance..., a turret, and interesting detail work.” The property was designated (S-4 Zoned) in 2005.

This property has received the following Certificates of Appropriateness (CoA), Grants, and Awards:

- CoA and Funk Grant for roof, gutter and downspout replacement (BHP-15-05, BHP-16-05)
- CoA and Funk Grant for repair/reinstall windows (BHP-06-08, BHP-07-08)
- Funt Grant for repair/replace cedar clapboard siding, associated CoA not identified (BHP-09-06)
- CoA and Funk Grant for stained glass restoration (BHP-27-07, BHP-28-07)
- CoA for exterior painting (BHP-29-07)
- CoA and Fund Grant for fence installation (BHP-12-08, BHP-14-08)
- This Old House Magazine, Curb Appeal award (2012)
- Heritage Award Winner for Landscape Restoration (2018)
- CoA and Funk Grant for window restoration, repair/restoration of sills, storm window installation, clapboard repair, insulation installation (BHP-25-19, BHP-26-19)

### *Request*

The Applicant is requesting a Certificate of Appropriateness for front porch restoration, including ceiling and floor replacement with historically appropriate materials, and the installation of appropriate molding. Materials proposed are Douglas Fir or Cedar; tongue and groove format is proposed for horizontal surfaces. The applicant will paint the area following completion of the carpentry.

## STANDARDS FOR REVIEW

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

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

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

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

This project proposes replacing existing non-historic/inappropriate and/or missing components with historically appropriate features and materials.

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

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

- 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.**

N/A.

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

No existing distinctive stylistic features or craftsmanship would be impacted; the proposal restores characteristics typical of the period of significance for the home.

- 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.**

N/A. The proposal restores missing characteristics typical of the period of significance.

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

N/A.

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

N/A.

- 9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.**

N/A.

## ARCHITECTURAL REVIEW GUIDELINES

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

The scope of work proposed by the applicant **does comply with the subject policies** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

*Historic porches visible from the street shall be maintained and repaired...*

*New and existing wood which is visible from the street shall be painted unless it can be documented that the original wood was unpainted or stained...*

*Porch floors shall be of a type characteristic of the style of the historic building. Spaced planks shall not be used where painted tongue-and-groove boards would have been used historically.*

## STAFF RECOMMENDATION

Staff finds that the scope of work **meets the relevant standards and policies** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to **approve** the request for a Certificate of Appropriateness, as submitted by Diana Kreig, for front porch repair and restoration on the property at 402 E. Grove Street.

Respectfully submitted,  
Alissa Pemberton  
Planning Manager

### Attachments:

1. Images of area where work is to be performed
2. Scope of Work from Brad Williams Contracting (Separate Attachment)

*Attachment 1: Images of area where work is to be performed*



# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking  
613 East Grove Street  
Bloomington, IL 61701  
Home ph: 309-828-1506  
Cell: 309-830-1706

Diana Krieg  
402 E. Grove St.  
Bloomington, IL 61701

Front porch repairs

Phone: [REDACTED]

Date: 7-12-2021 revised 4-1-23&8-31-25

Front porch repairs:

- Labor & materials to remove plywood and install douglas fir beaded tongue and groove ceiling on front porch..... \$2,925.00
- Labor & materials to install bedmolding around front porch ceiling.....\$ 290.00
- Labor & materials to remove plywood and install tongue and groove flooring on front porch..... \$1,975.00
- Labor to install front porch beam and column beaded quarter molding...\$400.00

All materials to be douglas fir or cedar.

Proposal is for carpentry services and materials, unless otherwise stated.

Painting to be provided by homeowner.

**Total for labor and materials: \$5,590.00**

Payment required when contractor presents invoices as line items are completed.

**This proposal is valid for 90 days.**



**Regular Agenda Item No. 5.B.**

**For Historic Preservation Commission:** February 19, 2026

**Ward Impacted:** Ward 6

**Subject: BHP-03-26** - Consideration and action on a request submitted by Diana Kreig, for a Funk Grant in the amount of \$2,795.00 for front porch restoration, on the property at 402 E. Grove Street, PIN 21-04-415-016, as requested by the Development Services Department.

**Recommended Motion:** Motion to approve a Funk Grant award in the amount of up to \$2,795.00.

**Strategic Plan:**

**Goal 4.** Strong Neighborhoods

**Objective 4b.** Upgraded quality of older housing stock

**Background:** The Applicant is requesting a Funk Grant to assist with front porch restoration; a Certificate of Appropriateness for the subject work has been requested and recommended for approval via BHP-01-26.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** The FY26 Funk Grant budget does have sufficient funding to award the full amount requested. If awarded, the remaining amount in the fund would be \$5,298.50.

**Attachments:**

1. BHP-03-26 - Staff Report
2. Attachment 1. Scope of Work with Costs from Brad Williams Contracting
3. Attachment 2. Sole Source Justification Statement

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Development Services Department  
**DATE:** February 19, 2026  
**CASE NO:** BHP-03-26, Funk Grant  
**REQUEST:** Consideration and action on a request submitted by Diana Kreig, for a Funk Grant in the amount of \$2,795.00 for front porch repair and restoration, on the property at 402 E. Grove Street, PIN 21-04-415-016.

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**Above:** Subject property, current day

**PROPERTY INFORMATION**

Subject property: 402 E. Grove St.  
Existing Zoning: R-D (Downtown Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 120-ft x 115-ft (13,800 square feet)

## HISTORIC INFORMATION

Year Built: 1894  
Architectural Style: Queen Anne with Arts and Crafts  
Architect: George Miller, with alterations in 1909  
Historic District: East Grove Street Historic District  
Alternate Name: Mandel-Cohn House

## PROJECT DESCRIPTION

### *Background*

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-01-26 and has been recommended for approval**. The last Funk Grant for this property appears to have been in 2019.

### *Request*

The Applicant is requesting a **Funk Grant in the amount of \$2,795.00** for front porch restoration. Costs include labor, equipment and materials. The Applicant has provided a single quote and a sole source justification, which is not uncommon for this sort of work.

## STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.**

This property is locally-designated (S-4).

2. **The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

The proposal addresses exterior visual and structural components of the building.

3. **Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

N/A

4. **Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10 year period regardless of how much the structure is to be painted or stained.**

N/A.

5. **Project expenses are those eligible for funding, according to Funk Grant program criteria.**

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required, as an owner occupied structure. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions. The request meets all eligibility criteria and conditions; no limitations apply.

## STAFF RECOMMENDATION

Staff finds that the scope of work **meets the eligibility criteria, conditions, and limitations** as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take one of the following actions:

Motion to establish findings that the **project is eligible** and to **approve** the request by Diana Kreig, for a Funk Grant of up to **\$2,795.00** for front porch restoration, on the property at 402 E. Grove Street

Respectfully submitted,  
Alissa Pemberton  
Planning Manager

### Attachments:

1. Scope of Work with Costs, Brad Williams
2. Sole Source Justification Statement

# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking  
613 East Grove Street  
Bloomington, IL 61701  
Home ph: 309-828-1506  
Cell: 309-830-1706

Diana Krieg  
402 E. Grove St.  
Bloomington, IL 61701

Front porch repairs

Phone: [REDACTED]

Date: 7-12-2021 revised 4-1-23&8-31-25

Front porch repairs:

- Labor & materials to remove plywood and install douglas fir beaded tongue and groove ceiling on front porch..... \$2,925.00
- Labor & materials to install bedmolding around front porch ceiling.....\$ 290.00
- Labor & materials to remove plywood and install tongue and groove flooring on front porch..... \$1,975.00
- Labor to install front porch beam and column beaded quarter molding...\$400.00

All materials to be douglas fir or cedar.

Proposal is for carpentry services and materials, unless otherwise stated.

Painting to be provided by homeowner.

**Total for labor and materials: \$5,590.00**

Payment required when contractor presents invoices as line items are completed.

**This proposal is valid for 90 days.**

## Brad Williams Construction

is a highly regarded carpentry expert in the restoration and preservation of historic properties. Brad Williams Construction is also known to charge very fair rates for his services. There are just not other preservation minded carpentry experts in the Bloomington area.



## Regular Agenda Item No. 5.C.

**For Historic Preservation Commission:** February 19, 2026

**Ward Impacted:** Ward 6

**Subject: BHP-23-23** - Review, consideration, and possible action related to the continued or amended approval of the \$24,000 grant awarded in FY24, for tuckpointing and limestone windowsill replacement, at 208-210 N. Center Street, as requested by the Development Services Department.

**Recommended Motion:** Motion to amend the conditions, or withdraw the funding, of the FY24 Rust Grant awarded as the result of case BHP-23-23.

**Strategic Plan:**

**Goal 6.** Prosperous Downtown Bloomington

**Objective 6a.** More beautiful, clean Downtown area

**Objective 6e.** Preservation of historic buildings

**Background:** In FY24 (6/15/23) the Commission awarded a \$24,000 Rust Grant for tuckpointing and limestone windowsill replacement, with the condition that Type "O" Mortar or tested and replicated mortar is used, that any sealant or paint stripper used complies with Secretary of State standards, and that any windowsills repaired or replaced use the same type of limestone, if feasible.

Later that year, it was discovered that mechanical wire-brush wheels and angle grinders were being used to remove paint from the surface of the bricks and the applicant was contacted and asked to cease, with a reminder that only usage of paint stripping methods approved by the Secretary of State would allow the grant funds to be paid out. Shortly thereafter, all work on the building ceased and the facade was painted. Work on the building is expected to begin again in the near future and staff needs to determine whether the work is still eligible for reimbursement and if any changes or additions to the original motion language and/or conditions need to occur at this time.

According to the property owner, the following has occurred on the property thus far:

- Wire brushes and mineral spirits used for paint removal
- Sherwin Williams DuraBond used for prep and seal
- Sherwin Williams Duration EX paint
- Minimum depth of 1/2 inch per joint using Type "N" Mortar

Additional tuckpointing, limestone repair/replacement, and painting have been submitted for permitting.

Planning and Building Safety staff's opinion is that the tuckpointing was insufficiently completed prior to the facade being painted. Building Safety has indicated that significant further deterioration has occurred to the eastern (front) facade since the original structural

assessment done several years ago, and additional review and work is necessary.

**Community Groups/Interested Persons Contacted:** The applicant/property owner was notified of this discussion on February 10, 2026, and responded with methods and materials information. The Contractor (Catalyst) was also notified that day.

**Financial Impact:** If the project is no longer eligible for funding, the \$24,000 award would be returned to the General Fund budget.

**Attachments:**

1. BHP-23-23 - Initial Award Information



August 28, 2023

**MEMORANDUM**

**To:** Linda Webner, Office Manager

**From:** Alissa Pemberton, City Planner

**Cc:** Case File BHP-23-23

**Subject:** Create purchase order and encumber of \$24,000.00 from the Harriet Fuller Rust Façade Historic Preservation Grant program (FY24).


Please create a purchase order and encumber payment of \$24,000.00 to FMB Holding Inc., for tuckpointing and limestone windowsill replacement, at 208-210 N. Center Street. This project was approved by the Bloomington Historic Preservation Commission on June 15, 2023. Notification of the award and draft minutes showing the approval are attached.

**Budget Code:** 10015420-79985

**Mail payment to:** FMB Holding Inc.  
PO Box 1142  
Bloomington, IL 61702  
Vendor # 5797

Thank you in advance for your timely assistance on this matter.

Sincerely,

  
Alissa Pemberton

ENCLOSURES

## Alissa Pemberton

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**From:** Alissa Pemberton  
**Sent:** Friday, June 16, 2023 3:52 PM  
**To:** Alissa Pemberton  
**Cc:** Jon Branham; Melissa Hon  
**Subject:** Rust Grant Awards (FY24)

Dear Rust Grant Applicants and Historic Preservation Commission Members,

**Thank you for an exciting and productive grant cycle for FY24!** There were so many wonderful projects submitted and I wish we were able to fund them all.

- \$ You will receive a detailed individual notification within the next week.
- \$ For non-emergent projects, we encourage applicants to stay in touch and re-apply next year.
- \$ For anyone who may be considered a “Small Business,” please consider also applying for the [American Rescue Plan Act \(ARPA\) Small Business Rehabilitation Grant Program](#). **YOU MAY BE ELIGIBLE FOR THE ARPA GRANT PROGRAM EVEN IF YOU ALSO RECEIVED A RUST GRANT.**

Reach out with any questions. We look forward to seeing how your projects progress!

Case Number	Address	Summary	Request	Recommended Approval	Commission Decision
BHP-22-23	115 E. Monroe Street	Tuckpointing	\$ 25,000.00	\$ 25,000.00	\$ 24,000.00
BHP-23-23	208-210 N. Center Street	Tuckpointing/Windowsills	\$ 25,000.00	\$ 25,000.00	\$ 24,000.00
BHP-24-23	102-116 W. Locust Street	Porch Painting	\$ 23,640.00	\$ 11,820.00	\$ -
BHP-25-23	102-116 W. Locust Street	Landscape/Hardscape	\$ 3,360.00	\$ -	\$ -
BHP-26-23	407 N. Roosevelt Avenue	Window Replacement	\$ 5,000.00	\$ 2,090.00	\$ -
BHP-27-23	102 N. Main Street	Roof Replacement	\$ 25,000.00	\$ 25,000.00	\$ 24,557.50
BHP-28-23	214 Douglas Street	Gutter Installation	\$ 1,900.00	\$ 2,500.00	\$ 2,500.00
BHP-29-23	406-410 N. Main Street	Transom Window Restoration	\$ 25,000.00	\$ 25,000.00	\$ -
BHP-30-23	513-515 N. Main Street	Window Replacement	\$ 25,000.00	\$ 25,000.00	\$ 12,500.00
BHP-31-23	414 N. Main Street	Tuckpointing	\$ 18,950.00	\$ 18,950.00	\$ 18,950.00
BHP-32-23	206 N. Gridley Street	Tuckpointing/Window Replacement	\$ 15,340.00	\$ 9,255.00	\$ 9,255.00
BHP-33-23	413 N. Main Street	Rear Step Repair	\$ 12,475.00	\$ 12,475.00	\$ 6,237.50
BHP-34-23	702 N. Prairie Street	Façade and drainage	\$ 21,000.00	\$ 5,000.00	\$ 3,000.00
BHP-35-23	407 N. Roosevelt Avenue	Concrete Work	\$ 25,000.00	\$ -	\$ -

<b>TOTAL</b>	\$ 251,665.00	\$ 187,090.00	\$ 125,000.00
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**FOR AWARDEES:**

- Please note that some of the award amounts shown are conditional upon the receipt of additional information or compliance with certain standards or material usage.
- If you are an existing Vendor with the City of Bloomington, please let me know (and include your Vendor# if you know it, please).
- If you are not an existing Vendor, please register through Vendor Self Service information is at <https://www.bloomingtonil.gov/departments/legal/procurement-services/vendor-self-service>
- As projects are completed, you should submit copies of invoices and receipts, as well as pictures of the completed, and we will request payment for approved expenses.
- Please remember that reimbursement may be a multiple-week process, as large expenses require more than one level of approval.

Alissa Pemberton  
 City Planner  
 City of Bloomington

Office: (309) 434-2448  
 Mobile: (309) 846-5009  
 115 E Washington St  
 Bloomington, IL 61702-3157  
[apemberton@cityblm.org](mailto:apemberton@cityblm.org)  
<https://www.cityblm.org/>

**Commissioner Lindenbaum made a motion, seconded by Commissioner Peters, to establish findings of fact that the project is eligible and consider funding the item as presented.**

**AYES:** Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

**Motion passed.**

*The following item was presented:*

Item 5.C. BHP-23-23 Consideration, review and action on a request by Faredun Mehrojkulov, for a Rust Grant in the amount of \$ 25,000 for tuckpointing and limestone windowsill replacement, on the property located at 208-210 N. Center Street (PIN: 21-04-194-006).

Ms. Pemberton presented the Staff Report, with recommendation for approval. She stated the Applicant is requesting to tuckpoint the entire front facade and replace the windowsills. From Staff review, some of the windowsills may be repairable, while others require full replacement. She stated there is no plan to repaint, but due to possible condition of the underlying brick a sealer may need to be used. She noted the project falls under Priority #1 and Staff recommends approval, with the following conditions: testing and matching for existing mortar type, or the use of type "O" mortar; any sealant complies with the Secretary of Interior Standards; and any limestone windowsills that can be repaired are so.

**Joe Dehn**, Attorney for the Applicant, stated they are open to any conditions and are willing to work with the City in order to preserve and maintain the building.

Chair Koos stated it is likely the limestone used is Joliet Limestone, which has a slight difference in color variation, compared to other limestones used locally. He explained that, if being replaced, every effort should be made to use Joliet stone. He stated the importance of cornice brick differentiation. Chair Koos noted that the building has significant historical ties to the *Pantagraph*, and possibly even Abraham Lincoln.

Ms. Pemberton communicated written comments from Commissioner Scharnett, including a need for softer mortar and brick, appropriate sealer, and concerns about the type of paint stripper that will be used to remove the existing paint from the facade.

The Commission discussed possibly conditions of consideration, including usage of type "O" mortar or testing and replication of the existing mortar, using Joliet limestone if feasible, ensuring sealant is to Secretary of State standards, and coordinating with Staff to ensure conditions are met during completion of the project.

**Commissioner Peters made a motion, seconded by Commissioner Meyer, to establish findings of fact that the project is eligible, and consider funding the request, with the following Conditions: using type "O" or tested and replicated mortar, that any sealant or paint stripper used complies with Sectary of State standards, and that any windowsills are repaired or replaced use the same type of limestone, if feasible.**

**AYES:** Commissioner Lindenbaum; Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller  
**Motion passed.**

*The following item was presented:*

Item 5.D. BHP-24-23 Consideration, review and action on a request submitted by Melissa Moody on behalf of Bloomingtonian Condo Association, for a Rust Grant in the amount of \$23,640 for front porch painting on the property located at 102-116 W. Locust Street (PIN: 21-04-196-001).

Ms. Pemberton presented the Staff Report, with recommendation for approval. She stated the contractor could not determine if the materials were original, however it is assumed that most of the front porches remain original since evidence of replacement was not identified. She noted the right paint and primer is important. This project falls under Priority #1, but that the property is fully residential.

**Commissioner Peters made a motion, seconded by Commissioner Lindenbaum, to establish findings of fact that the project is eligible and consider funding the item as presented.**

**AYES:** Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller  
**Motion passed.**

*The following item was presented:*

Item 5.E. BHP-25-23 Consideration, review and action on a request submitted by Melissa Moody, on behalf of the Bloomingtonian Condo Association, for a Rust Grant in the amount of \$3,360.00 for new hardscaping on the property located at 102-116 W Locust Street (PIN: 21-04-196-001).

Ms. Pemberton presented the Staff Report. She stated hardscaping/landscaping is not eligible for the Rust Grant and recommended establishing the project as ineligible.

**Commissioner Peters made a motion, seconded by Commissioner Meyer, to establish findings of fact that the project is not eligible.**

**AYES:** Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller  
**Motion passed.**

*The following item was presented:*

Item 5.F. BHP-26-23 Consideration, review and action on a request submitted by Cody Troutman, for a Rust Grant in the amount of \$5,000 for window and door replacement on the property located at 407 N. Roosevelt Avenue (PIN: 21-04-186-002).

Ms. Pemberton presented the Staff Report with recommendation for approval. She explained the proposal is to replace three windows and the commercial entry door. She

**Commissioner Peters made a motion, seconded by Commissioner Miller, to move to recess for 10 minutes.**

**AYES:** Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

**Motion passed (viva voce).**

Ms. Pemberton asked any Commissioners who had completed scoring sheets to submit them to Staff before leaving for the break.

The Commission reconvened at 7:10 P.M., with the same quorum present.

## **New Business**

*The following item was presented:*

Item 6.A. Brief tutorial on using the publicly-available Bloomington Historic Preservation GIS app.

**Jordan Buffington**, Planning Intern, presented a brief tutorial on using the Bloomington Historic Preservation GIS app. She discussed the background, purpose of the application, and what information is accessible. She invited the Commission to test the application and provide feedback.

## **The Commission returned to discussion of the Regular agenda items.**

Ms. Pemberton provided the results of the project scoring totals, with explanations of the color-coding on the spreadsheet. She explained that on the scale, darker green are projects that are potentially more impactful to the goals of the grant program, while the red projects may eligible but less impactful. Ms. Pemberton and the Commission discussed each project based on historic priority, existing property condition, impact on structural integrity, impact on community, and overall priority ranking. The scores for each case are as follows:

- BHP-22-23, 115 E. Monroe Street - 12.3
- BHP-23-23, 208-210 N. Center Street - 14.3
- BHP-24-23, 102-116 W. Locust Street - 10.3
- BHP-25-23, 102-116 W. Locust Street - 2.3
- BHP-26-23, 407 N. Roosevelt Avenue - 5.3
- BHP-27-23, 102 N. Main Street - 12.4
- BHP-28-23, 214 Douglas Street - 9.0
- BHP-29-23, 406-410 N. Main Street - 8.8
- BHP-30-23, 513-515 N. Main Street - 10.7
- BHP-31-23, 414 N. Main Street - 13.1
- BHP-32-23, 206 N. Gridley Street - 9.3
- BHP-33-23, 413 N. Main Street - 9.1
- BHP-34-23, 702 N. Prairie Street - 9.4
- BHP-35-23, 407 N. Roosevelt Avenue - 1.3

The Commission discussed funding certain projects partially to allow the award of some funding to more projects. They asked Staff for clarified that even with partial funding

the Applicant will still have to follow the conditions set forth. Ms. Pemberton confirmed. The Commission continued to discuss balancing the projects and funding to ensure that the most necessary projects receive funding.

The Commission decision on awarded funding is as follows:

- BHP-22-23, 115 E. Monroe Street, Commission decided to allocate \$24,000
- BHP-23-23, 208-210 N. Center Street, Commission decided to allocate \$24,000
- BHP-24-23, 102-116 W. Locust Street, Commission decided to not fund
- BHP-25-23, 102-116 W. Locust Street, Commission deemed ineligible
- BHP-26-23, 407 N. Roosevelt Avenue, Commission decided to not fund
- BHP-27-23, 102 N. Main Street, Commission decided to allocate \$24,557.50
- BHP-28-23, 214 Douglas Street, Commission decided to allocate \$2,500
- BHP-29-23, 406-410 N. Main Street, Commission decided to not fund
- BHP-30-23, 513-515 N. Main Street, Commission decided to allocate \$12,500
- BHP-31-23, 414 N. Main Street, Commission decided to allocate \$18,950
- BHP-32-23, 206 N. Gridley Street, Commission decided to allocate \$9,255
- BHP-33-23, 413 N. Main Street, Commission decided to allocate \$6,237.50
- BHP-34-23, 702 N. Prairie Street, Commission decided to allocate \$3,000
- BHP-35-23, 407 N. Roosevelt Avenue, Commission deemed ineligible

Ms. Pemberton adjusted the totals on the spreadsheet, attached as Exhibit “B”, and asked for verification that the Commission believes the funding listed is correct and appropriate. The Commission confirmed. Commissioner Peters discussed the possibly of adding criteria for the next review cycle such as use, commercial or residential, visibility, necessity or want, and if the property has received funds in previous years.

**Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to award Rust Grants for the subject projects in amounts up to those listed on the spreadsheet.**

**AYES:** Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

**Motion passed.**

**Adjournment**

**Commissioner Meyer made a motion, seconded by Commissioner Peters, to adjourn.**

**AYES:** Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

**Motion passed (viva voce).**

The Meeting Adjourned at 7:52PM

**CITY OF BLOOMINGTON**



Greg Koos, Chair



Alissa Pemberton, Staff Liaison



**Regular Agenda Item No. 5.D.**

**For Historic Preservation Commission:** February 19, 2026

**Ward Impacted:** Ward 6

**Subject: BHP-14-25** - Review, consideration, and possible action related to approval for the transfer to a new owner of the \$17,800 Rust Grant awarded in FY26, for roof replacement, at 109 W. Mulberry Street, as requested by the Development Services Department.

**Recommended Motion:** Motion to allow transfer the grant award to any new owner of the property, with the requirement that the same standards and conditions of the original grant will apply to such as well.

**Strategic Plan:**

**Goal 6.** Prosperous Downtown Bloomington

**Objective 6a.** More beautiful, clean Downtown area

**Objective 6e.** Preservation of historic buildings

**Background:** In FY26 (5/15/25) the Commission awarded a \$17,800 Rust Grant for roof replacement to Valerie Parker, for the property at 109 W. Mulberry Street. The subject property is now for sale and the work has not yet been completed. Staff would contact the new owner upon closing to discuss process.

**Community Groups/Interested Persons Contacted:**

**Financial Impact:** If the project is no longer eligible for funding, the \$17,800 award would be returned to the General Fund budget.

**Attachments:**

None



**Regular Agenda Item No. 5.E.**

**For Historic Preservation Commission:** February 19, 2026

**Ward Impacted:** Ward 4

**Subject: BHP-02-26** - Consideration, and action on a request submitted by Patricia Morin for a Certificate of Appropriateness for clay tile roof restoration on the east facet of the home, on the property at 1405 N. Clinton Boulevard, PIN 14-33-479-008, as requested by the Development Services Department.

**Recommended Motion:** Motion to approve, with or without conditions, the proposed scope of work for the requested Certificate of Appropriateness.

**Strategic Plan:**

**Goal 4.** Strong Neighborhoods

**Objective 4b.** Upgraded quality of older housing stock

**Background:** The Applicant is requesting a Certificate of Appropriateness for eastern face roof restoration, which includes removal of the existing tiles, tar, mortar, battens, and underlayment; replacement of any deteriorated deck boards; installation of new underlayment, including a rain and ice shield, new battens, gutter aprons, flashing, and brackets; and reinstallation of the clay tiles, using color matched mortar and reclaimed materials for any necessary replacements (when possible). Removal and replacement of the adjacent asphalt shingle and eastern dormer siding is necessary to complete this project.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** N/A

**Attachments:**

1. BHP-02-26- Staff Report with Attachments 1 & 2
2. Attachment 3 - Scope of Work
3. Attachment 4 - Materials Spec Sheet for Morando Closed Shingle Tile

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

**FROM:** Development Services Department

**DATE:** February 19, 2026

**CASE NO:** BHP-02-26, Certificate of Appropriateness (COA)

**REQUEST:** Consideration, and action on a request submitted by Patricia Morin for a Certificate of Appropriateness for clay tile roof restoration on the east facet of the home, on the property at 1405 N. Clinton Boulevard, PIN 14-33-479-008.

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**Above:** Subject property, current day

### PROPERTY INFORMATION

Subject property: 1405 N. Clinton Boulevard  
Existing Zoning: R-1C (Single Family Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 48' x 110' (5,500 square feet)

## HISTORIC INFORMATION

Year Built: 1913-1917  
Architectural Style: Spanish Eclectic  
Architect: Arthur F. Moratz (modified stock plan)  
Historic District: White Place Historic District  
Alternate Name: Theodore Moratz Home

## PROJECT DESCRIPTION

### *Background*

According to the National Register nomination report for White Place Historic District, the residence was constructed sometime between 1913-1917. The nomination notes that all eight (8) of the Spanish influenced homes in this Historic District were apparently designed from stock plans ordered from an architect's office, explaining "A stock plan modified by Arthur F. Moratz for his brother Theodore, 1405 N. Clinton Boulevard clearly has Spanish Eclectic ties. The square stucco-covered structure is decorated by arched brickwork, that contains a diamond-shaped design over full-length casement windows. The red brick provides a strong contrast to the white stucco background. A large trellis porch forms the entryway." The property was zoned S-4 in 2007 (Ord. No. 2007-43).

This property has received the following Certificates of Appropriateness (CoA) and Funk Grants:

- CoA and grant for window replacement and porch and soffit repair (BHP-23-07, BHP-24-07)
- CoA and grant for repair and painting of the stucco and exterior details (BHP-15-08, BHP-16-08)
- CoA and grant for chimney and north face roof repair (BHP-23-24, BHP-24-24)
- CoA and grant for west face roof repair (BHP-24-25, BHP-25-25)

### *Request*

The Applicant is requesting a Certificate of Appropriateness for eastern face roof restoration, which includes removal of the existing tiles, tar, mortar, battens, and underlayment; replacement of any deteriorated deck boards; installation of new underlayment, including a rain and ice shield, new battens, gutter aprons, flashing, and brackets; and reinstallation of the clay tiles, using color matched mortar and reclaimed materials for any necessary replacements (when possible). Removal and replacement of the adjacent asphalt shingle and eastern dormer siding is necessary to complete this project.

## STANDARDS FOR REVIEW

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

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

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

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

No changes to the distinctive architectural features of the home are proposed. Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed, when feasible.

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

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

- 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.**

N/A.

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

Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed.

- 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.**

Original historic features will be retained. Materials are planned for salvage and reinstallation after the structural work has been completed, when feasible. Materials will be removed - repairs and additional structural support completed, then, materials reinstalled to the greatest extent possible.

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

N/A.

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

N/A.

- 9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.**

N/A.

## ARCHITECTURAL REVIEW GUIDELINES

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

The scope of work proposed by the applicant **does comply with the subject policies** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

*Repair rather than replace roofing materials unless it is technically infeasible to do so.*

*If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so...*

*Maintain and repair existing gutters and downspouts in place...*

## STAFF RECOMMENDATION

Staff finds that the scope of work **meets the relevant standards and policies** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to **approve** the request for a Certificate of Appropriateness, as submitted by Patricia Morin for a Certificate of Appropriateness for clay tile roof restoration on the east facet of the home, on the property at 1405 N. Clinton Boulevard.

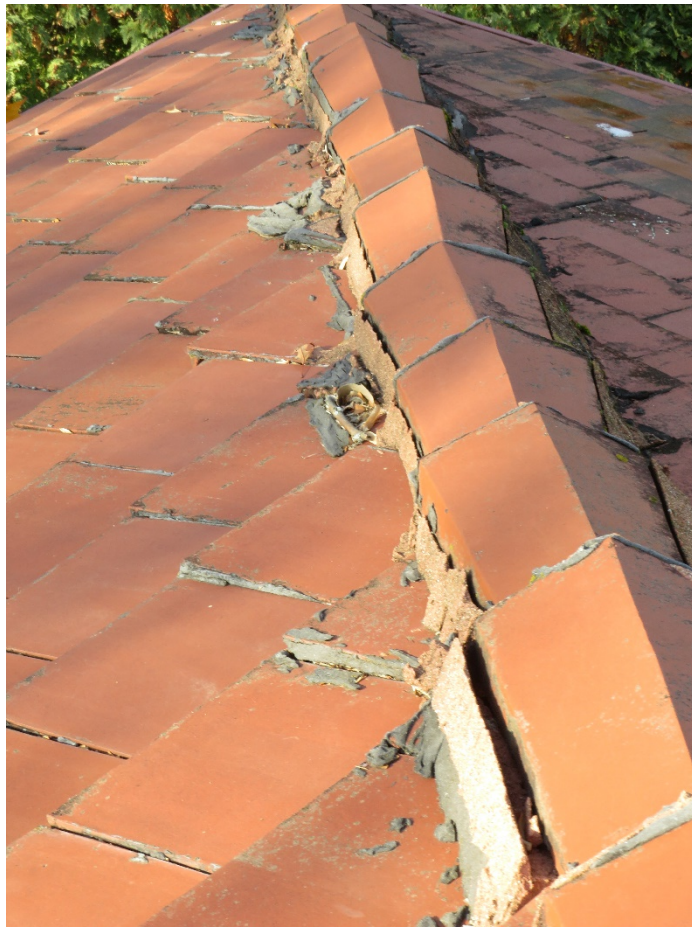
Respectfully submitted,  
Alissa Pemberton  
Planning Manager

### Attachments:

1. Images of area where work is to be performed
2. Roof diagram identifying area(s) of work
3. Scope of Work (Separate Attachment)
4. Materials Spec Sheet for Morando Closed Shingle Tile (Separate Attachment)

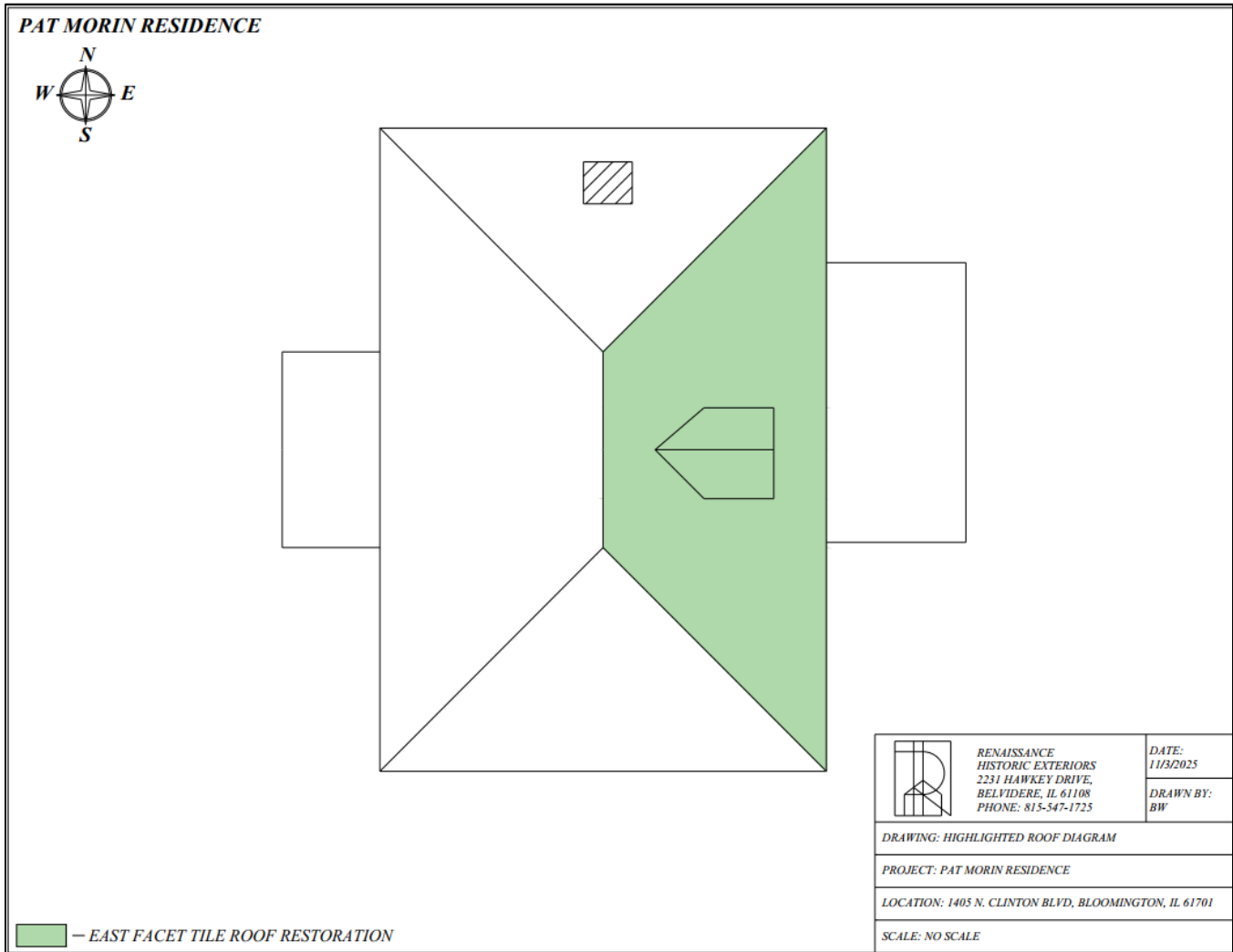
*Attachment 1: Images of area where work is to be performed*







Attachment 2: Roof diagram identifying work location(s)





# Certificate of Appropriateness & Funk Grant

Development Services Department

Submitted On:

Feb 10, 2026, 12:40PM EST

Applicant Name	<b>First Name:</b> Jacey <b>Last Name:</b> Schmalen
Contact Information	<div style="background-color: black; width: 100%; height: 15px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>
Property Address	1405 N Clinton Blvd, Bloomington, IL, USA
Property Information	1913-1917 Spanish Eclectic
Historic District	White Place Historic District
Upload Street View (Front Elevation) of the Property	IMG_6440.JPG
Additional Property Information or Considerations	
Detailed Description of Proposed Restoration Work:	<p>Part I - East Facet Clay Tile Roof Restoration</p> <p>A) Erect scaffold staging along the east upper main roof perimeter to provide a safe, roof-level work platform, complete with netting for debris containment.</p> <p>B) Carefully remove the existing field tiles and trim tile accessories from the east upper main roof facet and set aside good sound tiles for re-installation. Note: The majority of cut field tiles along hips will likely be lost due to the excessive buildup of roof tar and mortar.</p> <p>Note: Due to the significant number of them, most field tiles with sealant at side laps will have to be reused. The field tiles behind chimney with white sealant at side laps will be disposed.</p> <p>C) Remove the existing asphalt shingles from the east roof section and dispose of.</p> <p>D) Remove the existing siding from east dormer sidewalls. Siding must be removed to access and replace dormer flashings.</p> <p>E) Remove the existing dormer flashings, plumbing stack flashing, and gutter apron.</p> <p>F) Remove the original 2x4 hip and ridge battens and dispose of.</p> <p>G) Remove the existing underlayment from the east roof facet and dispose of.</p> <p>H) Replace any deteriorated wood roof deck boards as required (\$8.50 per linear foot).</p> <p>I) Furnish and install new Grace ice and water shield underlayment along roof perimeters, around dormer, in valleys, and around plumbing stack.</p> <p>J) Furnish and install 2-layers new 43 lb. felt underlayment over the east roof facet.</p> <p>K) Furnish and install new pressure-treated 2x4 wood battens along hips and</p>

	<p>ridge (for securing hip and ridge tiles).</p> <p>L) Furnish and install new red Kynar aluminum gutter apron along roof eaves.</p> <p>M) Furnish and install new red Kynar aluminum gable metal along east gables (where shingles are getting installed).</p> <p>N) Furnish and install new white Kynar aluminum drip edge along east dormer eaves.</p> <p>O) Furnish and install new 16 oz. copper dormer flashings and dormer valley metal.</p> <p>P) Solder all flashing seams as required with 50/50 solder.</p> <p>Q) Furnish and install new siding at east dormer sidewalls, matching existing as close as possible.</p> <p>R) Furnish and install new GAF Timberline HDZ (Patriot Red) architectural asphalt shingles (or like material), per manufacturer specifications at the east lower roof section.</p> <p>S) Re-install the original field tiles and trim tile accessories with the appropriate length copper nails, replacing any lost in the take up and relay process with same type reclaimed material.</p> <p>T) Mortar hips with colored mortar matching tile as close as possible.</p> <p>U) Clean gutters free of debris.</p> <p>V) Replace any damaged or missing gutter brackets as needed.</p> <p>W) Clean up and remove all debris created by our work.</p>
<b>Double Entry</b>	06/01/2026 07/01/2026
<b>Has this same (or a similiar) project been reviewed by the HPC previously?</b>	Yes
<b>IF "YES," please explain</b>	Previous Roof restoration on West Facet of Roof
<b>Upload Photo(s) of area(s) where work is to be completed</b>	IMG_6424.JPG IMG_6421.JPG IMG_6414.JPG
<b>Upload Historic Photos(s) when possible, showing the appropriateness of improvements</b>	IMG_2480.JPG IMG_2494.JPG IMG_2488.JPG
<b>Upload Design Plan and/or Specifications</b>	Patricia Morin Highlighted Roof Diagram 11.3.25.pdf
<b>Upload Additional or Overall Project Budget Information</b>	Signed Contract- Morin, Patricia _25-1243.pdf
<b>Upload Information on Material(s) to be used to complete the project</b>	LRT-517-Morando-Closed-Shingle-Clay-Roof-Tile-1017.pdf
<b>Do you also want to apply for a Funk Grant for this project?</b>	No
<b>Additional Information</b>	Patricia Morin may not attend the meeting, she's an older women, she's aware of how the COA works in regards to her homestead, she has previously

applied and received a Funk Grant as well. It's her direction if she wants to apply for another Funk Grant

**Signature Data**

First Name: Jacey

Last Name: Schmalen

Email Address: [REDACTED]

A handwritten signature in black ink, appearing to read 'Jacey Schmalen'. The signature is stylized and somewhat cursive, with the first name 'Jacey' written in a larger, more prominent font than the last name 'Schmalen'.

Signed at: February 10, 2026 12:40pm America/New\_York

# MORANDO CLOSED SHINGLE TILE



Morando Closed Shingle is Ludowici’s smallest interlocking tile. It has a smooth surface and thicker butt than our original Heritage Closed Shingle, but may be customized with a number of custom textures. Its clean look is suitable for a full range of architectural styles. Morando Closed Shingle tiles are available in all standard and custom matte colors, mists and blends offered by Ludowici. See the *Colors of Ludowici* brochure for more information about our extensive color program.

## PHYSICAL CHARACTERISTICS

CHARACTERISTIC	MORANDO CLOSED SHINGLE INTERLOCKING TILE	PROFILE
Weight Per Square	1160 lbs.	
Pieces Per Square	225 pcs.	
Overall Size	8 3/4" x 11" x 1 3/16"	
Exposure	8" x 8" x 1 3/16"	
Minimum Slope	3:12	
Color Blends	Available in all standard and custom matte colors. For more information about Ludowici’s color program, please see the <i>Colors of Ludowici</i> brochure.	
Base Texture	Smooth Also available in custom textures.* Please see the <i>Terra Cotta Textures</i> brochure for more information.	

## APPROVALS & CERTIFICATIONS

- ◆ ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- ◆ Class A Fire Rated

## LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit [www.ludowici.com](http://www.ludowici.com).



## GREEN ATTRIBUTES

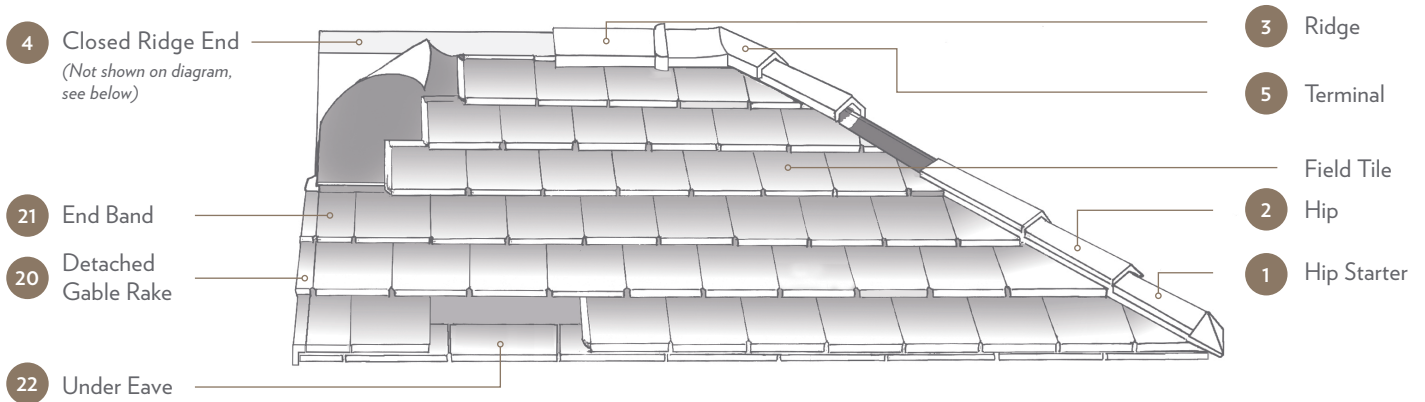
Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici *Green Promise* brochure.



\* Textures available include brushed butt, battered butt, hand roughed, weathered and top sand. Please see a sales representative for more details.

Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.

# MORANDO CLOSED SHINGLE TILE



HIP & RIDGE							
Visit <a href="http://www.ludowici.com">www.ludowici.com</a> to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.							
PROFILE	1 HIP STARTER	2 HIP	3 RIDGE	4 CLOSED RIDGE END	5 TERMINAL		
V-Hip & Ridge Trim Group	V-Hip Starter	V-Hip	V-Ridge	V-Closed Ridge End	V-Terminal 2 Hip 1 Ridge Terminal		
#118/#211 Hip & Ridge Trim Group	#168 Hip Starter	#118 Hip Roll	#211 Ridge	#211 Closed Ridge End	#118/#211 2 Hip 1 Ridge Terminal		
Circular Cover Hip & Ridge Trim Group	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Closed Ridge End	CC-Terminal 2 Hip 1 Ridge Terminal	CC-Low Bump 2 Hip 1 Ridge Terminal	
#102/#206 Hip & Ridge Trim Group	#152 Hip Starter	#102 Hip Roll	#206 Ridge	#206 Closed Ridge End	#102/#206 2 Hip 1 Ridge Terminal	#405 High Bump 2 Hip 1 Ridge Terminal	#406 High Bump Gable Terminal

FITTINGS				
PROFILE	20 DETACHED GABLE RAKE		21 END BAND	22 UNDER EAVE
	Left Rake	Right Rake	End Band	Under Eave
Length	11"		11"	12"
Exposure	8"		8"	12"
Weight	2.8 lbs./pc.		3.3 lbs./pc.	2.3 lbs./pc.



**Regular Agenda Item No. 5.F.**

**For Historic Preservation Commission:** February 19, 2026

**Ward Impacted:** Ward 4

**Subject: BHP-04-26** - Consideration and action on a request submitted by Patricia Moring, for a Funk Grant in the amount of \$7,500.00 for clay tile roof restoration on the east facet of the home, on the property at 1405 N. Clinton Blvd., PIN 14-33-479-008, as requested by the Development Services Department.

**Recommended Motion:** Motion to approve a Funk Grant award in the amount of up to \$7,500.00, subject to the availability of funding at the time of the motion.

**Strategic Plan:**

**Goal 4.** Strong Neighborhoods

**Objective 4b.** Upgraded quality of older housing stock

**Background:** The Applicant is requesting a Funk Grant to assist with front porch restoration; a Certificate of Appropriateness for the subject work has been requested and recommended for approval via BHP-02-26.

**Community Groups/Interested Persons Contacted:** N/A

**Financial Impact:** The FY26 Funk Grant budget does not have sufficient funding to award the full amount requested. If the maximum available Funk Grant associated with this case is awarded, the remaining balance would be \$0. Prior to any awards at the 2/19/26 meeting the balance is \$8,093.50

**Attachments:**

1. BHP-04-25- Staff Report
2. Attachment - Scope of Work From Renaissance

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Development Services Department  
**DATE:** February 19, 2026  
**CASE NO:** BHP-04-26, Funk Grant  
**REQUEST:** Consideration, review and action on a request submitted by Patricia Morin, for a Funk Grant of \$7,500.00 for clay tile roof restoration on the east facet of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008.

---



Above: Subject property, current day

### PROPERTY INFORMATION

Subject property: 1405 N. Clinton Boulevard  
Existing Zoning: R-1C (Single Family Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 48' x 110' (5,500 square feet)

## HISTORIC INFORMATION

Year Built: 1913-1917  
Architectural Style: Spanish Eclectic  
Architect: Arthur F. Moratz (modified stock plan)  
Historic District: White Place Historic District  
Alternate Name: Theodore Moratz Home

## PROJECT DESCRIPTION

### *Background*

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-02-26 and has been recommended for approval**. The property last received a Funk Grant in 2025, as part of the FY26 budget year. The Funk Grant guidelines permit applications to receive two awards per fiscal year for “major restoration” projects.

### *Request*

The Applicant is requesting a **Funk Grant in the amount of \$7,5000.00** for roof restoration. Costs include labor, equipment and materials. The Applicant has provided a single quote per project, as the project is specialized enough to limit the number of qualified professionals in the area and the quoting contractor has previously completed repairs to the property. Sole source justification is appropriate in this instance.

## STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

- 1. Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.**

This property is locally-designated (S-4).

- 2. The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

The proposal addresses exterior restoration of a visual and structural component of the building.

- 3. Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

The project is eligible as a restoration or repair of historic, architectural features (clay tiles).

- 4. Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10 year period regardless of how much the structure is to be painted or stained.**

N/A.

- 5. Project expenses are those eligible for funding, according to Funk Grant program criteria.**

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or

conditions. The request meets all eligibility criteria and conditions; no limitations apply.

The project ***is eligible*** for additional funding as **“Major Restoration”** project, defined as any project costing at least 45% of the subject property’s EAV.

2024 EAV = \$77239

Project Cost = \$26,550 (BHP-24-25, West) + \$34,765 (BHP-02-26, East) = \$61,315 (79%)

### **STAFF RECOMMENDATION**

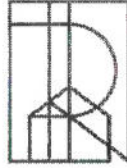
Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take one of the following actions:

Motion to establish findings that the ***project is eligible*** and to ***approve*** the request by Patricia Morin, for a Funk Grant in the amount of up to **\$7,500.00** for clay tile roof restoration on the east facet of the home, the property located at 1405 N. Clinton Blvd, subject to the availability of funding at the time of the motion.

Respectfully submitted,  
Alissa Pemberton  
Planning Manager

**Attachments:** Project Quote from Renaissance

Job # 25-1243  
Salesman Grey D  
Total Contract \$ 34,765.00  
Total Man Days 28



RENAISSANCE  
HISTORIC EXTERIORS

RECEIVED  
NOV 03 2025

October 7, 2025

Patricia Morin ("Owner")  
1405 N Clinton Blvd.  
Bloomington, IL 61701

SAGE MORIN

RE: Clay Tile Roof Work

Renaissance ("Company") hereby proposes to do the following work on your Ludowici Clay Red Closed Shingle style clay tile roof, at the address stated above:

## Part I - East Facet Clay Tile Roof Restoration

Yes  No - FIVE-YEAR WRITTEN WARRANTY APPLIES

- A) Erect scaffold staging along the east upper main roof perimeter to provide a safe, roof-level work platform, complete with netting for debris containment.
- B) Carefully remove the existing field tiles and trim tile accessories from the east upper main roof facet and set aside good sound tiles for re-installation.  
**Note: The majority of cut field tiles along hips will likely be lost due to the excessive buildup of roof tar and mortar.**  
**Note: Due to the significant number of them, most field tiles with sealant at side laps will have to be reused. The field tiles behind chimney with white sealant at side laps will be disposed.**
- C) Remove the existing asphalt shingles from the east roof section and dispose of.
- D) Remove the existing siding from east dormer sidewalls. **Siding must be removed to access and replace dormer flashings.**
- E) Remove the existing dormer flashings, plumbing stack flashing, and gutter apron.
- F) Remove the original 2x4 hip and ridge battens and dispose of.
- G) Remove the existing underlayment from the east roof facet and dispose of.
- H) Replace any deteriorated wood roof deck boards as required (\$8.50 per linear foot).
- I) Furnish and install new Grace ice and water shield underlayment along roof perimeters, around dormer, in valleys, and around plumbing stack.
- J) Furnish and install 2-layers new 43 lb. felt underlayment over the east roof facet.
- K) Furnish and install new pressure-treated 2x4 wood battens along hips and ridge (for securing hip and ridge tiles).
- L) Furnish and install new red Kynar aluminum gutter apron along roof eaves.
- M) Furnish and install new red Kynar aluminum gable metal along east gables (where shingles are getting installed).
- N) Furnish and install new white Kynar aluminum drip edge along east dormer eaves.

BELVIDERE/CHICAGO OFFICE  
2231 HAWKEY DRIVE  
BELVIDERE, IL 61008

ST LOUIS OFFICE  
2306 LEMP AVENUE  
ST LOUIS, MO 63104

800.699.5695  
HISTORICEXTERIORS.COM

- O) Furnish and install new 16 oz. copper dormer flashings and dormer valley metal.
- P) Solder all flashing seams as required with 50/50 solder.
- Q) Furnish and install new siding at east dormer sidewalls, matching existing as close as possible.
- R) Furnish and install new GAF Timberline HDZ (Patriot Red) architectural asphalt shingles (or like material), per manufacturer specifications at the east lower roof section.
- S) Re-install the original field tiles and trim tile accessories with the appropriate length copper nails, replacing any lost in the take up and relay process with same type reclaimed material.
- T) Mortar hips with colored mortar matching tile as close as possible.
- U) Clean gutters free of debris.
- V) Replace any damaged or missing gutter brackets as needed.
- W) Clean up and remove all debris created by our work.

\*The above work to be completed for the total investment of \$34,765.00, payable as follows:

\$4,000.00 initial deposit payable upon acceptance of this proposal  
 \$15,000.00 installment payable upon commencement of the work  
 \$15,765.00 installment payable upon final completion of the work

\*Acceptance Part III Total Investment (\$34,765.00) [REDACTED]  
 (Credit cards (VISA/MC) accepted, a 4% convenience fee applies.) (Owner Signature Required)

Date: October 28, 2025

**Safety Statement** - Renaissance is committed to the safety of our personnel and has invested heavily into the best, most advanced equipment in the industry and continuous, adaptive training. Our safety program has earned us an industry leading Experience Modification Rating (EMR) of 0.78%, 22% lower than the industry standard.

Your compliance with our safety procedures is vital. If you have any concern about the safety on your jobsite, please contact our Safety Director by calling 1-800-699-5695. Safety, Quality and Efficiency, are integral in improving the final product for our clients.

**Renaissance Roofing, Inc. will issue a five-year written warranty that the workmanship performed on the parts that are warrantable to remain free of defects in workmanship. This warranty will be issued only when the work is completed and all payments by the owner are made in full as per the proposal. Owner may not assign these warranty rights without the written consent of Renaissance. COMPANY AND OWNER AGREE THAT ALL WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY AND ALL IMPLIED WARRANTIES ARE DISCLAIMED AS PART OF THIS AGREEMENT.**



## General Terms and Conditions

By accepting this proposal, Owner agrees to accept financial responsibility for all necessary permits and fees, directly associated with the proposed work, as required by the local municipalities. Permit fees are not included in the above proposal and will be included in the final invoice. All proposed adjustments or additional work that was not included in the original proposal will be completed pursuant to a written change order form indicating additional cost, labor, and materials, signed by both parties. Any and all salvaged materials will become property of Company.

NOTICE: Moisture that has entered the building prior to our installation or repair of the roofing system may result in mold growth. Company disclaims any and all responsibility for damages to person or property arising from or relating to the presence of mold in the building. By executing the contract, Owner 1) releases Company from any and all claims Owner and Owner's (a) family members, (b) employees, (c) tenants or (d) any other building occupants may have as a result of such mold growth and 2) agrees to defend, indemnify, and hold Company harmless from any and all penalties, actions, liabilities, costs, expenses, and damages arising from or relating to the presence of mold in Owner's building.

If Company is not paid according to the terms of this proposal, Owner agrees that interest shall accrue on any unpaid balance at the rate of 1.5% per every 28 days past-due, including the costs of collection and handling late payments, shall be due on the 30<sup>th</sup> day, and each 30<sup>th</sup> day thereafter, from the time payment is due. If Company brings action to collect any amounts owed by Owner, Company shall be entitled to recover reasonable attorneys' fees, court costs and other collection costs from Owner, IN ADDITION to any other relief to which Company shall be entitled. Company and Owner agree that any action brought to enforce to the terms of this agreement shall be brought in the Circuit Courts of Boone County, Illinois. In the event any provision of this agreement shall be declared invalid or unenforceable, the remaining terms shall remain in full force and effect.


To Owner-Occupied Single-Family Residences: THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SWORN STATEMENT OF PERSONS FURNISHING LABOR, SERVICES, MATERIAL, FIXTURES, APPARATUS OR MACHINERY, FORMS OR FORM WORK BEFORE ANY PAYMENTS ARE REQUIRED TO BE MADE TO THE CONTRACTOR.

Owner hereby grants permission to Company to use photographs in Company publications such as brochures, newsletters, magazines, and to use photographs in electronic forms or media. Owner waives any right to inspect or approve the finished photographs or printed or electronic matter that may be used in conjunction with them now or in the future, whether that use is known or unknown to Owner, and Owner waives the right to royalties or other compensation arising from or related to the use of any photographs or other images.

If Owner, after acceptance of this proposal, elects not to proceed with the work, Owner shall reimburse Company irrespective of whether any work is ever commenced, for all of Company's costs, fees, and expenses incurred in connection with the bidding, documentation, material purchase, labor and/or preparation for the commencement of the work, including, but not limited to Company's fees, travel expenses and reasonable overhead expenses.

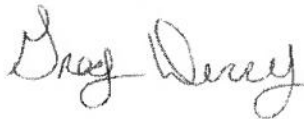
It is Company practice to have extra roofing supplies on hand during all work in the event additional material is needed. These extra supplies are the property of Company and shall be removed from the site at the completion of the project.

\*Acceptance of General Terms and Conditions

  
(Owner Signature Required)

Date: October 28, 2025

Respectfully submitted,



Greg Derry  
Historic Building Specialist



## Unforeseen Conditions

The following conditions are likely present on all structures and these conditions will require repairs and modification that will result in changes to the price and schedule. Once these conditions are known and solutions are identified, a Change Order will be presented for your approval. Our standard rate is \$125/hour plus meals, travel, and lodging expenses as required. **Change orders require payment in full upon authorization.**

### Low Sloped Roofing Systems

When our proposal includes the removal of an existing low sloped roofing layer, any hidden layers of roofing beneath the visible layer will result in additional charges for removal of these layers. Any roof deck repairs and structural modification (increase in pitch) to provide positive drainage for the low sloped system and any temporary waterproofing will also result in additional charges to provide the necessary conditions for the roofing system being installed.

### Roof Structure, Roof Decking, and other carpentry items

The type and condition of all decking and underlying rafter and framing components cannot always be determined during our original inspection. Upon tear-off of the roofing material, deficiencies with the decking, rafter and framing components may be found and will result in additional charges.

### Hazardous Material

Unless specifically stated herein, this proposal does not include costs associated with the disturbance, removal, or disposal of any hazardous material found during the course of our work. If hazardous materials are found, Company will obtain and supply pricing for these additional services.


### Built-In Gutter Framing

The type and condition of all built-in gutter components (gutter, framing, soffit, rafters, sill plate, pitch, shims, slope) cannot always be determined from our original inspection. Upon removal of the gutter system additional damage may be found resulting in additional removal/repair/replacement and will result in additional charges.

### Hidden Masonry Conditions

Masonry at the chimneys, the walls, below the soffit/gutter/sill plate & rafters could be damaged due to the same water-infiltration that caused the wood decking, and framing damages. Most of the time the masonry work is completely hidden by the roofing, flashing, sheet metal, or wood trim components and only after these components are removed is the underlying masonry structure damage identified. These masonry damages can span from simple tuck-pointing behind masonry chimney flashings, to more extensive re-building of the masonry chimney areas and in some cases tear down and rebuild of wall, chimney, and structural masonry components. Additional masonry work identified will result in additional charges.

\*Acknowledgement of Unforeseen Conditions

  
(Owner Signature Required)

Date: October 28, 2025

