



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
COMMUNITY ROOM 1, 2ND FLOOR, BLOOMINGTON PUBLIC LIBRARY
205 E. OLIVE ST., BLOOMINGTON, IL 61701
THURSDAY, MAY 15, 2025, 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 at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at 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 for discussion are listed and voted on separately.

- A. Review and approval of the minutes of the April 17, 2025, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. **BHP-07-25** Consideration, review, and action on a request submitted by Green Building, LLC, for a **Rust Grant** in the amount of \$25,000 for tuckpointing with brick repair and replacement on the property located at 115 E. Monroe Street (PIN: 21-04-194-006). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Green Building, LLC, for a **Rust Grant** in the amount of **up to \$25,000** for the tuckpointing and brick repair/replacement on the property located at 115 E. Monroe Street.

Optional Conditions:

1. Require "Type O" mortar and siloxane sealant, regardless of contractor selected.
2. Specify how replacement bricks are matched.
3. Any conditions related to methods and materials consistent with Preservation Brief 1: Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings.)

- B. **BHP-08-25** Consideration, review, and action on a request submitted by Partners for Community D/B/A Recycling Furniture for Families, for a **Rust Grant** in the amount of \$25,000 for flat roof replacement on the property located at 515 N. Center Street (PIN: 21-04-182-002). (Recommended Motion: Motion to establish findings that the project **is**

eligible and to **consider approval** of the request by Partners for Community D/B/A Recycling Furniture for Families, for a Rust Grant in the amount of **up to \$50,000** for flat roof replacement on the property located at 515 N. Center Street.)

- C. **BHP-09-25** Consideration, review, and action on a request submitted by Rosie's Pub, for a **Rust Grant** in the amount of \$13,250 for flat roof repair and resurfacing on the property located at 106 E. Front Street (PIN: 21-04-339-014). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval** of the request by Rosie's Pub, for a Rust Grant in the amount of:

- \$5,067 if it can be determined that the quote from Lee is at prevailing wage and remains the lowest;
- \$6,625 if the prevailing wage quote for Lee is greater than the RJV quote which already includes prevailing wage rate; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for flat roof repair and resurfacing on the property located at 106 E. Front Street.)

- D. **BHP-10-25** Consideration, review, and action on a request submitted by Rosie's Pub, for a **Rust Grant** in the amount of \$13,250 for flat roof repair and resurfacing on the property located at 105 N. Main Street (PIN: 21-04-339-007). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval** of the request Rosie's Pub, for a Rust Grant in the amount of:

- \$5,087 if it can be determined that the quote from Lee is at prevailing wage and remains the lowest; or
- \$6,625 if the prevailing wage quote for Lee is greater than the RJV quote which already includes prevailing wage rate; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for flat roof repair and resurfacing on the property located at 105 N. Main Street.)

- E. **BHP-11-25** Consideration, review, and action on a request submitted by McBarnes Real Estate, LLC, for a **Rust Grant** in the amount of \$ 24,689 for tuckpointing with minor brick repair/replacement, and exterior painting on the property located at 201 E. Grove Street (PIN: 21-04-350-002). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval** of the request McBarnes Real Estate, LLC, for a Rust Grant in the amount of:

- Up to \$12,344.50 if it is determined that the low bid scope of work is sufficient; or
- Up to \$25,000 if it is determined that the low bid scope of work is insufficient; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for tuckpointing with minor brick repair/replacement, and exterior painting on the property located at 201 E. Grove Street.)

- F. **BHP-12-25** Consideration, review, and action on a request submitted by XI Vixens LLC, for a **Rust Grant** in the amount of \$19,311.25 for marquee sign updating and improvement on the property located at 209 E. Washington Street (PIN: 21-04-420-

005). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by XI Vixens LLC, for a Rust Grant in the amount of up to \$19,311.25 for marquee sign updating and improvement on the property located at 209 E. Washington Street.)

- G. **BHP-13-25** Consideration, review, and action on a request submitted by Heritage Operations, for a **Rust Grant** in the amount of \$ 13,120.28 for window replacement on the property located at 115 W. Jefferson St., Unit 200 (PIN: 21-04-369-003). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Heritage Operations, for a Rust Grant in the amount of up to \$13,120.28 for window replacement on the property located at 115 W. Jefferson St., Unit 200, pending testimony related to the non-repairable condition of the existing windows.)
- H. **BHP-14-25** Consideration, review, and action on a request submitted by Valerie Parker, for a **Rust Grant** in the amount of \$ 35,715 for roof replacement on the property located at 109 W. Mulberry (PIN: 21-04-178-004). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Valerie Parker, for a Rust Grant in the amount of up to \$8,968 f or roof replacement on the property located at 109 W. Mulberry. Alternatively, a motion for up to \$17,857.50 may be appropriate if it is determined that the low bid is insufficient in scope.)
- I. **BHP-15-25** Consideration, review, and action on a request submitted by ComeTogetherSpace, for a **Rust Grant** in the amount of \$ 6,365 for non-original window replacement on the property located at 212 N. Roosevelt Avenue (PIN: 21-04-307-002). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by ComeTogetherSpace, for a Rust Grant in the amount of **up to \$4,073** for non-original window replacement on the property located at 212 N. Roosevelt Avenue, with the condition that replacement windows are single-lite double-hung to match the other windows on the structure.)
- J. **BHP-16-25** Consideration, review, and action on a request submitted by Underground, Inc., for a **Rust Grant** in the amount of \$35,000 for facade and roof repairs, updates, and ADA improvements on the property located at 211 N. Prairie St (PIN: 21-04-406-002). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Underground, Inc., for a Rust Grant in the amount of up to \$37,395.4 for facade and roof repairs, updates, and ADA improvements on the property located at 211 N. Prairie St, with a reminder that work done as part of a Rust Grant project must be at prevailing wage.)
- K. **BHP-17-25** Consideration, review, and action on a request submitted by the McLean County Historical Society, for a **Rust Grant** in the amount of \$6,700 for exterior door and jamb maintenance on the property located at 101-103 N. Main St (PIN: 21-04-

339-034). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval** of the request by the McLean County Historical Society, for a **Rust Grant** in the amount of \$6,700 for exterior door and jamb maintenance on the property located at 101-103 N. Main St.)

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.



REGULAR AGENDA ITEM NO. 4.A.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the April 17, 2025, regular meeting of the Bloomington Historic Preservation Commission.

RECOMMENDED MOTION: Motion to accept the minutes, as presented.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

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

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

THE MINUTES DOCUMENT IS PENDING AND WILL BE ISSUED IN THE NEAR FUTURE. A VOTE MAY BE POSTPONED TO THE FOLLOWING MEETING IF ANY COMMISSION MEMBER FEELS THAT THE TIME REQUIRED FOR REVIEW WAS INSUFFICIENT.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-07-25** Consideration, review, and action on a request submitted by Green Building, LLC, for a **Rust Grant** in the amount of \$25,000 for tuckpointing with brick repair and replacement on the property located at 115 E. Monroe Street (PIN: 21-04-194-006).

RECOMMENDED MOTION: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Green Building, LLC, for a Rust Grant in the amount of **up to \$25,000** for the tuckpointing and brick repair/replacement on the property located at 115 E. Monroe Street.

Optional Conditions:

1. Require "Type O" mortar and siloxane sealant, regardless of contractor selected.
2. Specify how replacement bricks are matched.
3. Any conditions related to methods and materials consistent with *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Rust Grant in the amount of \$25,000 for tuckpointing and brick repair or replacement on the secondary northern elevation of the building (above 113 E. Monroe). Northern elevation of the building to receive tuckpointing with Type O mortar. Differences exist between estimates (40-50%), as related to the amount of tuckpointing identified as required. Broken or spalled brick will be replaced with new brick. This area is visible from the public right-of-way.

- Historic Priority Status: Contributing structure
- Existing Property Condition: Envelope maintenance needed, no structural damage apparent
- Impact on Structural Integrity: Integrity of the entire building
- Impact on Community: Supports residential (and commercial) use and tenancy downtown
- Grant Priority: Preserving a historic element

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

BHP-07-25 Staff Report, Attachments 1 & 2

Attachment 3 - Estimate 1 - Eric Ramirez

Attachment 4 - Estimate 2 - RJV Construction, LLC

Attachment 5 - Estimate 3 - M R Mason Contractor

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-07-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Green Building, LLC, for a Rust Grant in the amount of \$25,000 for tuckpointing with brick repair and replacement on the property located at 115 E. Monroe Street (PIN: 21-04-194-006).



Above: The subject property

PROPERTY INFORMATION

Subject Property 115 E. Monroe Street

Existing Zoning: D-2 (Downtown Transitional) District

Existing Land Use: Ground floor commercial with residential upper floors

Property Size: 92' x 88' (8,096 square feet – fully built)

HISTORIC INFORMATION

Year Built:	1898 & 1901
Architectural Style:	Chicago Commercial
Architect:	Arthur Pillsbury (post- and pre-fire)
Significant Name	B.S. Green Building
Historic District:	Bloomington Central Business District - Contributing

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. In 2003, the previous owner applied for a Rust grant for signage, window graphics, and window treatments project for 111-115 E. Monroe Street (BHP-05-03). During rehabilitation of the upper stories as residential units, Rust Grants were funded in 2018 for installation of a root top patio (BHP-22-18), in 2013 for tuckpointing, masonry repairs, steel lintel repairs, metal repairs, new vent covers, and replacement of windowsills on the north, south, and east sides of the property (BHP-09-13), and in 2012 for masonry work and new windows (BHP-18-12). The building was awarded a Rust Grant in 2020 for replacing and reframing of the first-floor transom windows (BHP-12-20), and for western elevation tuckpointing in 2023 (BHP-22-23).

The building is known as the B.S. Green Building, after the company (B.S. Green & Co) who contracted with Architect A. Pillsbury for the building's plans in construction in 1898. After the fire in 1900, the building was rebuilt by Pillsbury with an estimated 20% of the original building's salvageable brick. The new building contained an extra story.

Request

The applicant is requesting a Rust Grant in the amount of \$25,000 for tuckpointing and brick repair or replacement on the secondary northern elevation of the building (above 113 E. Monroe).

Project Description

Northern elevation of the building to receive tuckpointing with Type O mortar. Differences exist between estimates (40-50%), as related to the amount of tuckpointing identified as required. Broken or spalled brick will be replaced with new brick. This area is visible from the public right-of-way.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

The request is for funding of tuckpointing and brick repair/replacement on the secondary northern facing wall, which is visible from Monroe Street but set back with reduced visual impact. The project will have a positive impact on the appearance of the building and its structural integrity, preserving a historically significant structure.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 1, "Preserving a historic element."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The subject property is owned by the applicant. The first floor is occupied by the “Vera and Buck” business, and the upper floors by “Benoni Luxury Apartments.”

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior’s Standards for Rehabilitation.

Eric Ramirez, RJV. Construction, and M. R. Mason Contractor all propose the grinding/cutting of joints and tuckpointing, with an estimated 200 bricks replaced. None of the proposals discuss cleaning as part of the scope of work, but some could be expected due to an existing coating that covers much of the brick; this should be evaluated or specified as part of discussion or action on this item.

Only RJV specifies an appropriate mortar (Type O) and sealant type (siloxane) for use on the historically painted area of the brick building. Eric Ramirez proposed to “seal at completion” but does not discuss materials.

No estimate discusses the selection or type of brick to be used in instances of replacement. The Commission may wish to review and discuss the methods for identifying and selecting appropriate brick for replacement.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. The subject area for work does not appear to be the same area that has received funds for equivalent eligible improvements in the last 15 years. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Green Building, LLC, for a Rust Grant in the amount of **up to \$25,000** for the tuckpointing and brick repair/replacement on the property located at 115 E. Monroe Street.

Optional Conditions:

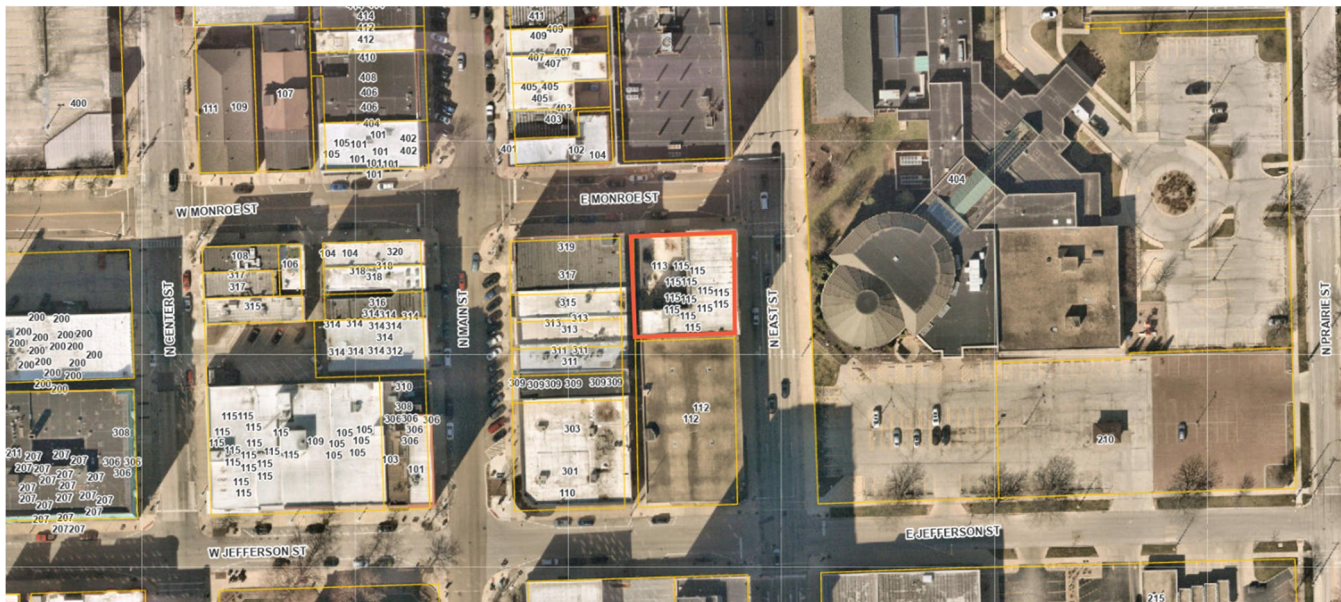
1. Require “Type O” mortar and siloxane sealant, regardless of contractor selected.
2. Specify how replacement bricks are matched.
3. Any conditions related to methods and materials consistent with *Preservation Brief 1: Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings*.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Area of Work Image(s)

Attachment 1 – Aerial Map



Attachment 2 – Area of Work Image(s)



Eric Ramirez
1505 Perry Street
Bloomington, IL 61701
309-261-6335

Date: November 7th, 2024

ESTIMATE

For: Green Building, LLC
115 E Monroe Street
Bloomington, IL 61701

Proposal

Tuck Point North Elevation
Provide all necessary equipment for tuck pointing
Set up for and maintaining all aspects of tuck pointing
Cover and protect all necessary portions of the roof during work
Mobilize and demobilize swing stage on the roof/building
Cut out and tuck point approximately 50% of the North wall surface
Replace approximately 200 brick with new brick
Seal at completion
Clean up entire job site of debris and dispose of it

TOTAL

\$69,000.00

R.J.V. Construction LLC
919 W. Mulberry
Bloomington, IL 61701
(309) 275-4331

Estimate

Prepared for:

Green Building LLC
115 E Monroe
Bloomington, IL 61701

7/8/2024

Proposal

Total

Tuck point North elevation above 113 E Monroe Approx
3400 sqft total

Provide equipment to hoist swing stage and all necessary
equipment to the roof and then off the roof at completion

Prep and set up for tuck pointing- Provide and Maintain
swing stage for the scope of work
Cover all necessary roofs and patio for scope of work

Grind 1/2" deep on mortar joints approx 50% of the north
wall surface

Use type O mortar to fill in the joints

Tool all joints

Replace approx 200 bad brick with new brick. Upper
parapet section has spalled brick.

Apply Siloxane masonry sealer at completion

Cleanup entire job site during the project and at completion
Disposal

All labor to be prevailing wage

Provide life lines and all necessary safety equipment
necessary

Total

\$ 53,500.00

Prices subject to change
Unforeseen conditions not included

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

Subtotal

\$ 53,500.00

TOTAL

\$ 53,500.00

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

x _____
Authorized agent



M R Mason Contractor

P. O. Box 1428 Peoria, IL 61655-1428

Phone: (309) 698-0035

Fax: (309) 698-0584

April 23, 2024

Attn: Robert Vericella

Regarding: 115 East Monroe, Bloomington, IL

M R Mason Contractor is pleased to provide you with the following quote for the Masonry Restoration scope of work for the 115 East Monroe, Bloomington, IL Project.

Total: \$82,530.00

Scope of work:

1. Mobilize and Demobilize swing stage at the building.
2. Set up protections to not damage Air Conditioners.
3. Cut out and Tuckpoint approx. 40% of the brick wall surface.
4. Remove approx. 200 spalled brick and replace them with new brick.
5. Cleanup all masonry debris and dispose of it.

Clarifications:

1. Scope of work to be followed completely.
2. Layouts, permits, testing and engineering excluded.
3. Project Completed in 1 phase.
4. Temp water and electricity by others.
5. All work outside of scope is excluded.
6. Gutter and downspout removal by others.
7. Rock guard removal by others if needed.
8. Additional costs may be incurred if the scope of work changes.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

M R Mason Contractor

Darren Lemon

Masonry Estimator – Project Manager



REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-08-25** Consideration, review, and action on a request submitted by Partners for Community D/B/A Recycling Furniture for Families, for a **Rust Grant** in the amount of \$25,000 for flat roof replacement on the property located at 515 N. Center Street (PIN: 21-04-182-002).

RECOMMENDED MOTION:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request by Partners for Community D/B/A Recycling Furniture for Families, for a Rust Grant in the amount of **up to \$50,000** for flat roof replacement on the property located at 515 N. Center Street.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Rust Grant in the amount of \$50,000 for flat roof replacement, including installation of new roof drains and coping repair/replacement.

- Historic Priority Status: Not within a Historic District
- Existing Property Condition: Envelope maintenance needed, no structural damage apparent
- Impact on Structural Integrity: Integrity of the entire building
- Impact on Community: Supports commercial use and tenancy downtown
- Grant Priority: Maintenance of a non-historic element

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

BHP-08-25 Staff Report, Attachments 1 & 2

Attachment 3 - Estimate 1 - Messing

Attachment 4 - Estimate 2 - RoofSmith

Attachment 5 - Estimate 3 - RJV Construction, LLC

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-08-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Partners for Community D/B/A Recycling Furniture for Families, for a Rust Grant in the amount of \$25,000 for flat roof replacement on the property located at 515 N. Center Street (PIN: 21-04-182-002).



Above: The subject property

PROPERTY INFORMATION

Subject Property 515 N. Center Street
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Non-Profit/Commercial
Property Size: 90' x 99' (8,910 square feet – fully built)

HISTORIC INFORMATION

Year Built:	c. 1947
Architectural Style:	Commercial Warehouse – single story, masonry
Architect:	Unknown
Significant Name	N/A
Historic District:	N/A

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. This property was previously awarded a Rust Grant in 2000—awarded to a prior tenant—for façade signage (BHP-13-00).

The building appears to have been constructed as an extension of the Stern's Furniture Warehouse to the south and is indicated as a 1947 construction date in the 1953 Sanborn Map. No additional documentation of construction could be identified to confirm the construction date or original use. Recycling Furniture for Families has occupied the building since 2002.

Request

The Applicant is requesting a Rust Grant in the amount of \$50,000 for flat roof replacement, including installation of new roof drains and coping repair/replacement.

Project Description

All estimates include removal of the existing roof covering, and at least some replacement of the decking. Existing metal coping on the front of the building, as well as a variety of metal and clay coping around the remaining walls will be replaced with metal. Existing commercial gutters and downspouts will be replaced. The façade visual from the right of way will not change; the visual from the rear alley which is slightly visible from the Mulberry right of way may minorly improve.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

This project addresses non-façade structural improvements which support occupancy and safe usage of the building and is eligible in accordance with the Rust Grant guidelines. The subject work is exterior to the building but is mostly not visible to the public; however, the impact of the repair will be to the primary and secondary facades which are visible from public streets.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 4, "Maintenance of a non-historic element."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The subject property is owned by the Applicant. While the Applicant and fee structure are non-profit, the use is commercial in nature.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The building and elements affected by this project are non-historic in build and materials. The current form and shape of the roof will be retained; the current materials can no longer be economically repaired (and are not original). A majority of the terracotta coping that would have originally lined the entire exterior of the roof has already been replaced with metal; replacement of the remaining areas would improve the visual consistency of the building without removing significant historic materials.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. The subject area for work does not appear to be the same area that has received funds for equivalent eligible improvements in the last 15 years. No limitations apply.

STAFF RECOMMENDATION

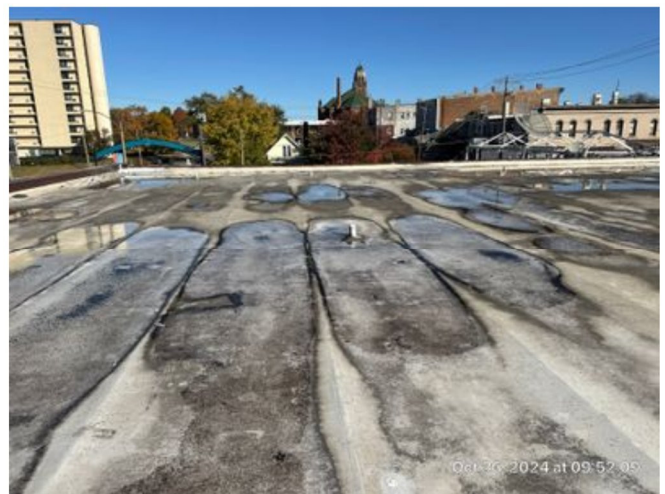
Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Partners for Community D/B/A Recycling Furniture for Families, for a Rust Grant in the amount of **up to \$50,000** for flat roof replacement on the property located at 515 N. Center Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Area of Work Image(s)





Proposal

RECYCLING FURNITURE FOR FAMILIES



3416 N.E. Adams St., Peoria, IL 61603
Phone: (309) 686-1870 Fax: (309) 686-1871
<http://www.MessingRoofing.com>

"Family owned and operated for over 40 years"
Lic. #104-001148

ATTN: **Frank Downes**
PROJECT: **Recycling Furniture for Families Reroof**
JOB LOCATION: **515 N Center St. – Bloomington, IL 61701**
WORK AREAS: **All building roof areas – Approximately 8,900 sqft**
MAILING ADDRESS: **515 N Center St. – Bloomington, IL 61701**
PHONE NUMBER: **(309) 826-9677**
EMAIL ADDRESS: director@rf4f.org

DATE: **October 25th, 2024**

SCOPE OF WORK:

- 1) Remove existing fastened roof, flashings, gutters and downspouts, and metal coping. Dispose of.
- 2) Remove existing clay coping and dispose of.
 - a. Change from original proposal, original proposal left existing clay coping in place.
- 3) Inspect all wall substrate, wood blocking on the front parapet, and roof decking. If any needs installed / replaced, replace at time and materials costs.
- 4) Adhere one layer of 3" polyiso insulation. Existing roof drains to be relocated.
- 5) Adhere 1/8":1' tapered polyiso insulation per drawing attached. Tapered insulation plus the 3" base of insulation achieves an average insulation value of R-30.
- 6) Supply customer with two 6" roof drains. Installation of roof drains to be performed by plumber. Messing can assist in installation / location of new drains.
 - a. RF4F will need to hire a plumber to provide internal drain lines for the new roof drains. Price for internal drain lines not provided within this estimate. If RF4F would like help in this matter, please let us know.
- 7) Fully adhere Versico 60 mil TPO.
- 8) PVC through-roof penetrations near the south wall will need reworked for proper flashing. Minimum of 1" spacing between roof penetrations is required for proper flashing of penetrations.
- 9) Flash all walls, drains, and protrusions.
- 10) Install prefinished 24ga edge metal on the front of the building, and along the north and west walls.
 - a. Change from original proposal – original proposal was to not remove existing coping.
- 11) Install a new aluminum 6" k-style seamless gutter on the back of the building. Install 3x4 corrugated aluminum downspouts.
- 12) Terminate the roof membrane down into the gutter using termination bar.
- 13) Provide new 4x4 treated wood rails for rooftop AC unit.
- 14) Clean up all job-related debris.

WARRANTY:

- 1) Furnish customer with Messing 2-year Contractor warranty.
- 2) Furnish customer with Versico 20-year no-dollar-limit warranty.

ALL OF THE ABOVE WORK TO BE FURNISHED AND INSTALLED FOR THE CONTRACT PRICE OF

\$139,260.00

Per Applicant, + \$16,520 to include prevailing wage rate

NOTES:

- 1) Any carpentry done at Time & Material costs.
- 2) Tax exempt form must be provided. Proposal includes tax free material pricing.
- 3) Pricing good for 60 days.
- 4) Messing to provide all disposal costs.
- 5) Progress payments to be made throughout scope of project.
- 6) 10% down payment.
- 7) Average r-30 insulation value and 1/8":1' slope verified and approved by City of Bloomington (see below).
- 8) All permitting fees covered within proposal price.

EXCLUSIONS:

- 1) Carpentry, masonry, or other work not described in scope of work.
- 2) Prevailing wages.
- 3) Supply or installation of roof pipe chases/roof jacks, equipment and pipe supports.

Messing Estimator: BRENT STONG – brent@messingroofing.com – (309) 571-6817

_____ Date: _____

Customer Authorization: _____ Date: _____

Contractor will correct, at his own expense, any defects in the work due to faulty materials or workmanship for a period of time equal to "Messing Workmanship Warranty" as stated above, upon completion of the work and full payment. Contractor will convey to Owner any warranties by manufacturers or supplies on individual materials, products or systems supplied by Contractor under this Contract. No other warranties of any kind, express or implied, at common law or created by statute is extended, made, or intended by this contract. Changes, additions, variations, or alterations from the work described above requiring extra labor or materials will become an extra charge over and above the price listed above. In the event that it is necessary for Contractor to bring suit to enforce this agreement or to collect damages for violation of any of the provisions of the same, then in said event the owner agrees to pay all costs of collection, including Contractor's reasonable attorney fees and court costs. All contracts subject to approval by owners of Messing Construction Company. Owner may cancel this agreement, without any penalty or obligation, within three (3) business days from Date of Acceptance. To cancel this agreement, oral or written notice must be provided to Messing Construction Company within same three (3) business days. Proper roof drainage, ventilation and roof decking are the responsibility of the building owner, as those are integral components of the structure.

RoofSmith Inc./ P.A. Consulting
 Corporate Headquarters
 711 N. Morris Ave.
 Bloomington, IL 61701
 309-826-2434

Regional Branch
 711 N. Morris Ave.
 Bloomington, IL 61701
 Ph: 309-826-2434
 Fax: None

Customer
Partners, Community 515 North Center Street Bloomington, IL 61701

Company Representative
Paul Stauffer (217) 841-8122 paulstauffer73@gmail.com

Description	Quantity	Price
ROOFING		
TPO Versico .060 EPDM 10 X 100 1) Remove the existing roof membrane and overlay board. 2) Install the ERC roofing mat over the original smooth surfaced built up roofing system. 3) Install .060 Black EPDM membrane with all manufacturers accessories. 4) Flash all curbs, pipes, and roof openings according to manufacturers recommendations. 5) Install new metal at perimeter. 6) 20 Year Roof manufacturers warranty 7) Legally dispose of all contractor generated debris. 8) Manufacturers Representative from ERC will be available to meet with to board to explain the roof system. During the roofing process there will also be an manufactures representative on site.. * Any unknown conditions requiring remedial work will be done on a cost plus basis. On this type of project a contingency of 10-15% is generally advisable.	94.00 SQ	\$120,000.00
Custom Hi-Tech roof drains install Hi-Tech drains with inserts installed into existing roof drains.	2.00 EA	\$3,000.00
Custom Custom LF Removal of clay tile and metal coping on front (west). Install treated wood blocking on top of masonry with appropriate fasteners, 24 ga custom metal cap with kynar paint finish.	290.00 LF	\$8,840.00
Gutters		
Gutters 6" Gutters White 6" .032 seamless gutters with over size 4x5" Downspouts	185.00 LF	\$3,500.00
Subtotal		\$135,340.00
Total		\$135,340.00

Grand Total: \$135,340.00

PAYMENT SCHEDULE

First Payment (Due upon Execution of Contract)	40000.00
Second Payment (Due upon Material Delivery)	40000.00
Third Payment (Due upon Substantial Completion)	40000.00
Final Payment (Due upon Completion of Job Certified Inspection)	15340.00

Company Authorized Signature

Date

Customer Signature

Date

Customer:	Partners, Community
Job:	515 North Center Street, Bloomington, IL 61701
Phone Number:	None
Cell Number:	None
Email Address:	None
Deductible:	0.00
Summary:	
Date inspected:	12/12/24 9:52AM

Inspection lineitems

Name	Description
Front Elevation ** See 6 Photos Below **	--

Photos: Front Elevation





R.J.V. Construction LLC

919 W. Mulberry

Bloomington, IL 61701

(309) 275-4331

Estimate

Prepared for:

RFF

515 N Center

[Bloomington, IL 61701](#)[8/13/2024](#)

Attn Frank Downes

Proposal

Total

Flat roof

Remove existing roof and disposal

Install 2.5" insulation board- Mechanically fasten with plates
and screws

Install .060 white rubber totally adhered

Install termination bar and sealant on parapet walls

Install penetration flashing as needed

Install roof drain flashing

Cleanup included

Anything not specially itemized in this estimate is not
included

All work to comply with OSHA & State roofing code

Prevailing wage included

10yr warrantee included

Total

\$ 145,000.00

Prices subject to change

Unforeseen conditions not included

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

Subtotal

\$ 145,000.00

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

TOTAL

\$ 145,000.00

x _____
Authorized agent



REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-09-25** Consideration, review, and action on a request submitted by Rosie's Pub, for a **Rust Grant** in the amount of \$13,250 for flat roof repair and resurfacing on the property located at 106 E. Front Street (PIN: 21-04-339-014).

RECOMMENDED MOTION:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request by Rosie's Pub, for a Rust Grant in the amount of:

- \$5,067 if it can be determined that the quote from Lee is at prevailing wage and remains the lowest;
- \$6,625 if the prevailing wage quote for Lee is greater than the RJV quote which already includes prevailing wage rate; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for flat roof repair and resurfacing on the property located at 106 E. Front Street.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Rust Grant in the amount of \$13,250 for flat roof repair and resurfacing.

- Historic Priority Status: Contributing structure
- Existing Property Condition: Envelope maintenance needed, no structural damage apparent
- Impact on Structural Integrity: Integrity of the entire building
- Impact on Community: Supports commercial use and tenancy downtown
- Grant Priority: Maintenance of a non-historic element

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

BHP-09-25 Staff Report, Attachments 1 & 2

Attachment 3 - Estimate 1 - Lee

Attachment 4 - Estimate 2 - RJV Construction, LLC

Attachment 5 - Estimate 3 - Armour

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-09-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Rosie's Pub, for a Rust Grant in the amount of \$13,250 for flat roof repair and resurfacing on the property located at 106 E. Front Street (PIN: 21-04-339-014).



Above: The subject property

PROPERTY INFORMATION

Subject Property 106 E. Front Street
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Commercial
Property Size: 22' x 58' (1,276 square feet – fully built)

HISTORIC INFORMATION

Year Built: c. 1870
Architectural Style: Victorian Italianate
Architect: Unknown
Significant Name: Heffernan Building
Historic District: Bloomington Central Business District - Contributing

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. This property was previously awarded a Rust Grant in FY23 for façade improvement (BHP-21-22). The building is one part of two connected structures; the other part, 105 N. Main street, has also applied for a grant as part of the same overall project (BHP-10-25). Funding this project does not preclude funding of the other and expenses are not duplicated.

Request

The Applicant is requesting a Rust Grant in the amount of \$13,250 for flat roof repair and resurfacing.

Project Description

All estimates include cleaning of the existing roof, repair of cracks and/or splits, leveling of any areas experiencing ponding, priming, and sealing with an elastomeric coating.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

This project addresses non-façade structural improvements which support occupancy and safe usage of the building and is eligible in accordance with the Rust Grant guidelines. The subject work is exterior to the building but is mostly not visible to the public; however, the impact of the repair will be to the primary, secondary, and tertiary facades which are visible from public streets and right of ways.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 4, "Maintenance of a non-historic element."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The subject property is owned by the Applicant. The use on the first two floors is commercial.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The elements affected by this project are non-historic materials. The current form and shape of the roof will be retained. No visual changes will occur from public areas and historic materials should not be damaged or removed.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. The subject area for work does not appear to be the same area that has received funds for equivalent eligible improvements in the last 15 years. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project **is eligible** and to **consider approval of** the request Rosie's Pub, for a Rust Grant in the amount of:

- \$5,067 if it can be determined that the quote from Lee is at prevailing wage and remains the lowest; or
- \$6,625 if the prevailing wage quote for Lee is greater than the RJV quote which already includes prevailing wage rate; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for flat roof repair and resurfacing on the property located at 106 E. Front Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Area of Work Image(s)

[illegible]



1



as

ESTIMATE

Sign and

Approve



Print



Download

Repeal 45 days Roofing And Coating

Lee's
808 St. Paul, MN 55101

EE 24

COMMERCIAL ROOFING
REPLACEMENT RESTORATION

10/31/2024

Bloomington, MN 55401 (tel:(309) 252-0211)

(309) 325-7135

Email: thomas@leesroofcoatings.com

(mailto:thomas@leesroofcoatings.com)

Web: leesroofcoatings.com

(//leesroofcoatings.com)

ABOUT LEE'S
SUPERIOR ROOFING
AND COATING

(https://s3.am
uploads-docu

License



attachments/1

4C95-B68D-

D5D5FF1C24

leesroofcoat...

Description	Rate	Quantity	Total
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106 Front St Foam Restoration			\$10,134.00
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Polyurethane Foam Restoration System	\$10,134.00	1	\$10,134.00
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Thoroughly pressure wash foam with WAC-II cleaner.

Prime foam with "Prime Time" primer.

Fill in low area by drain with Pond Be Gone.

Repair cracks and splits with acrylic sealant.

Seal coat entire roof with "Puma XL" white acrylic top coat

This quote is to install this system on entire roof at 106 Front St.

Total sq footage is approximately 1296

R.J.V. Construction LLC

919 W. Mulberry
Bloomington, IL 61701
(309) 275-4331

Estimate

Prepared for:

Kenzi Anet

106 Front st1/24/2025

Proposal

Total

Elastomeric Roof coating 2 roofs - 1300 sqft & 1600 sqft

Power wash and clean roof

Repair bad areas with urethane sealant

Apply self leveler to low areas

Apply Henry primer coat to existing coating

Apply Henry white elastomeric roof coating @ 20 mills

Cleanup and haul off trash

Life safety supplies

Prevailing wage included

Total

\$ 26,500.00

Items not specifically listed are not included

Prices subject to change

Unforeseen conditions not included

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

Subtotal

\$ 26,500.00

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

TOTAL

\$ 26,500.00

x _____
Authorized agent

ARMOUR ROOFING, INC.
SERVING BUSINESSES AND FARMS SINCE 1983

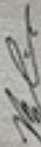
November 14, 2024

Cindy Grieves-Anet
Mark Parker
106 E. Front St.
Bloomington, IL

Dear Cindy & Mark,

I am writing to let you know that after much thought, we have decided that we will not be submitting a bid for your roofs. The location, roof access, and overall high visibility aspects of the job are more than what we want to take on at this time. We do appreciate you reaching out to us and wish you the best.

Sincerely,



Ryan Cruise
Sales & Application

Enclosures
RC/ac



REGULAR AGENDA ITEM NO. 5.D.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-10-25** Consideration, review, and action on a request submitted by Rosie's Pub, for a **Rust Grant** in the amount of \$13,250 for flat roof repair and resurfacing on the property located at 105 N. Main Street (PIN: 21-04-339-007).

RECOMMENDED MOTION:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request Rosie's Pub, for a Rust Grant in the amount of:

- \$5,087 if it can be determined that the quote from Lee is at prevailing wage and remains the lowest; or
- \$6,625 if the prevailing wage quote for Lee is greater than the RJV quote which already includes prevailing wage rate; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for flat roof repair and resurfacing on the property located at 105 N. Main Street.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Rust Grant in the amount of \$13,250 for flat roof repair and resurfacing.

- Historic Priority Status: Contributing structure
- Existing Property Condition: Envelope maintenance needed, no structural damage apparent
- Impact on Structural Integrity: Integrity of the entire building
- Impact on Community: Supports commercial (and residential) use and tenancy downtown
- Grant Priority: Maintenance of a non-historic element

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

BHP-10-25 Staff Report, Attachments 1 & 2

Attachment 3 - Estimate 1 - Lee

Attachment 4 - Estimate 2 - RJV Construction, LLC

Attachment 5 - Estimate 3 - Armour

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-10-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Rosie's Pub, for a Rust Grant in the amount of \$13,250 for flat roof repair and resurfacing on the property located at 105 N. Main Street (PIN: 21-04-339-007).



Above: The subject property

PROPERTY INFORMATION

Subject Property 105 N. Main Street
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Commercial
Property Size: 31' x 44' (1,364 square feet – fully built)

HISTORIC INFORMATION

Year Built: c. 1871
Architectural Style: Neo-Classical
Architect: Unknown
Significant Name: Harlan Building
Historic District: Bloomington Central Business District - Contributing

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. This property was not identified as previously having received a Rust Grant. The building is one part of two connected structures; the other part, 106 E. Front street, has also applied for a grant as part of the same overall project (BHP-09-25). Funding this project does not preclude funding of the other and expenses are not duplicated.

Request

The Applicant is requesting a Rust Grant in the amount of \$13,250 for flat roof repair and resurfacing.

Project Description

All estimates include cleaning of the existing roof, repair of cracks and/or splits, leveling of any areas experiencing ponding, priming, and sealing with an elastomeric coating.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

This project addresses non-façade structural improvements which support occupancy and safe usage of the building and is eligible in accordance with the Rust Grant guidelines. The subject work is exterior to the building but is mostly not visible to the public; however, the impact of the repair will be to the primary and secondary facades which are visible from public streets and right of ways.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 4, "Maintenance of a non-historic element."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The subject property is owned by the Applicant. The use on the first floor is commercial.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The elements affected by this project are non-historic materials. The current form and shape of the roof will be retained. No visual changes will occur from public areas and historic materials should not be damaged or removed.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. The subject area for work does not appear to be the same area that has received funds for equivalent eligible improvements in the last 15 years. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project **is eligible** and to **consider approval of** the request Rosie's Pub, for a Rust Grant in the amount of:

- \$5,087 if it can be determined that the quote from Lee is at prevailing wage and remains the lowest; or
- \$6,625 if the prevailing wage quote for Lee is greater than the RJV quote which already includes prevailing wage rate; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for flat roof repair and resurfacing on the property located at 105 N. Main Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Area of Work Image(s)

Attachment 1 – Aerial Map



Attachment 2 – Area of Work Image(s)



This system has a 10 year materials warranty and a 5 year workmanship guarantee.

Building owner responsibility to have vehicles removed away from side of building to eliminate overspray potential.

Staging area of trailers and equipment to be provided by building owner.

105 Main St Foam Restoration \$10,174.00

Polyurethane Foam \$10,174.00
Restoration System \$10,174.00

Thoroughly pressure wash foam with WAC-II cleaner.

Prime foam with "Prime Time" primer.

Fill in low area by gutter with Pond Be Gone.

Repair cracks with acrylic sealant.

Seal coat entire roof with "Puma XL" white acrylic top coat

This quote is to install this system on 105 Main St.

Total sq footage is approximately 1575.

This system has a 10 year materials warranty and a 5 year workmanship guarantee.

Building owner responsibility to have vehicles removed along side of building to eliminate overspray potential.

Staging area of trailers and equipment to be provided by building owner.

Subtotal \$10,308.00

Total \$20,308.00

R.J.V. Construction LLC

919 W. Mulberry

Bloomington, IL 61701

(309) 275-4331

Estimate

Prepared for:

Kenzi Anet

[105 main](#)[1/24/2025](#)

Proposal

Total

Elastomeric Roof coating 2 roofs - 1300 sqft & 1600 sqft

Power wash and clean roof

Repair bad areas with urethane sealant

Apply self leveler to low areas

Apply Henry primer coat to existing coating

Apply Henry white elastomeric roof coating @ 20 mills

Cleanup and haul off trash

Life safety supplies

Prevailing wage included

Total

\$ 26,500.00

Items not specifically listed are not included

Prices subject to change

Unforeseen conditions not included

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

Subtotal

\$ 26,500.00

TOTAL

\$ 26,500.00

x

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

x

Authorized agent

ARMOUR ROOFING, INC.
SERVING BUSINESSES AND FARMS SINCE 1983

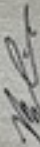
November 14, 2024

Cindy Grieves-Anet
Mark Parker
106 E. Front St.
Bloomington, IL

Dear Cindy & Mark,

I am writing to let you know that after much thought, we have decided that we will not be submitting a bid for your roofs. The location, roof access, and overall high visibility aspects of the job are more than what we want to take on at this time. We do appreciate you reaching out to us and wish you the best.

Sincerely,



Ryan Cruise
Sales & Application

Enclosures
RC/ac



REGULAR AGENDA ITEM NO. 5.E.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-11-25** Consideration, review, and action on a request submitted by McBarnes Real Estate, LLC, for a **Rust Grant** in the amount of \$ 24,689 for tuckpointing with minor brick repair/replacement, and exterior painting on the property located at 201 E. Grove Street (PIN: 21-04-350-002).

RECOMMENDED MOTION:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request McBarnes Real Estate, LLC, for a Rust Grant in the amount of:

- Up to \$12,344.50 if it is determined that the low bid scope of work is sufficient; or
- Up to \$25,000 if it is determined that the low bid scope of work is insufficient; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for tuckpointing with minor brick repair/replacement, and exterior painting on the property located at 201 E. Grove Street.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Rust Grant in the amount of \$24,689 for tuckpointing with minor brick repair/replacement, and exterior painting.

- Historic Priority Status: Individual S-4 Designated property
- Existing Property Condition: Envelope maintenance needed, no structural damage apparent
- Impact on Structural Integrity: Integrity of the entire building
- Impact on Community: Supports commercial use and tenancy downtown
- Grant Priority: Maintenance of a historic element

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

BHP-11-25 Staff Report, Attachments 1 & 2

Attachment 3 - Estimate 1 - Stoller & Prospal

Attachment 4 - Estimate 2 - Certa Pro and Otto Baum

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-11-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by McBarnes Real Estate, LLC, for a Rust Grant in the amount of \$24,689 for tuckpointing with minor brick repair/replacement, and exterior painting on the property located at 201 E. Grove Street (PIN: 21-04-350-002).



Above: The subject property

PROPERTY INFORMATION

Subject Property 201 E. Grove Street
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial
Property Size: 98' x 118' (11,564 square feet)

HISTORIC INFORMATION

Year Built: c. 1923
Architectural Style: American Neo-Classical
Architect: A. F. Moratz
Significant Name: John McBarnes Memorial Building
Historic District: N/A Individually S-4 Designated

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. This property received a Rust Grant for tuckpointing and masonry repair in 2005 (BHP-04-05).

Request

The Applicant is requesting a Rust Grant in the amount of \$24,689 for tuckpointing with minor brick repair/replacement on the southern and lower northeast corner of the building, and exterior painting of historically painted brick on the southern face following the completion of the tuckpointing work.

Project Description

All estimates include cleaning of the existing roof, repair of cracks and/or splits, leveling of any areas experiencing ponding, priming, and sealing with an elastomeric coating.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

This project addresses secondary façade structural improvements which support occupancy and safe usage of the building and is eligible in accordance with the Rust Grant guidelines. The subject work is on the secondary (rear) façade but is visible from three different public streets or right of ways.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 2, "Maintenance of a historic element."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The subject property is owned by the Applicant. The building contains multiple commercial uses.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The elements affected by this project are historic materials and appropriate methods and materials are proposed. Both scopes of work include approximately the same work, though with drastically different final costs. Both proposals include soft wash, hand scraping, and the use of high WVP (Ioxon) sealant/paint. One estimate does not specify mortar or brick type to be used; it may be worth considering specification of any requirements in the motion.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. The subject area for work does not appear to be the same area that has received funds for equivalent eligible improvements in the last 15 years. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project **is eligible** and to **consider approval of** the request McBarnes Real Estate, LLC, for a Rust Grant in the amount of:

- Up to \$12,344.50 if it is determined that the low bid scope of work is sufficient; or
- Up to \$25,000 if it is determined that the low bid scope of work is insufficient; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

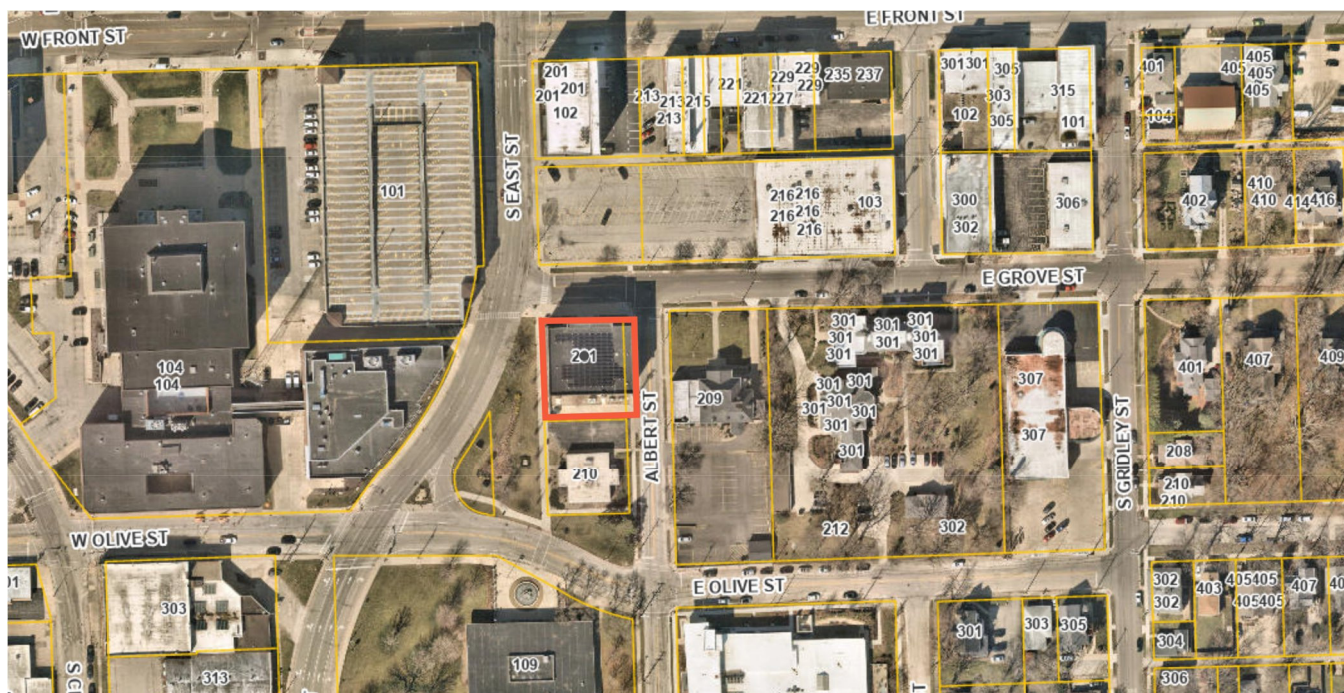
for tuckpointing with minor brick repair/replacement, and exterior painting on the property located at 201 E. Grove Street.

Respectfully submitted,
Alissa Pemberton
City Planner

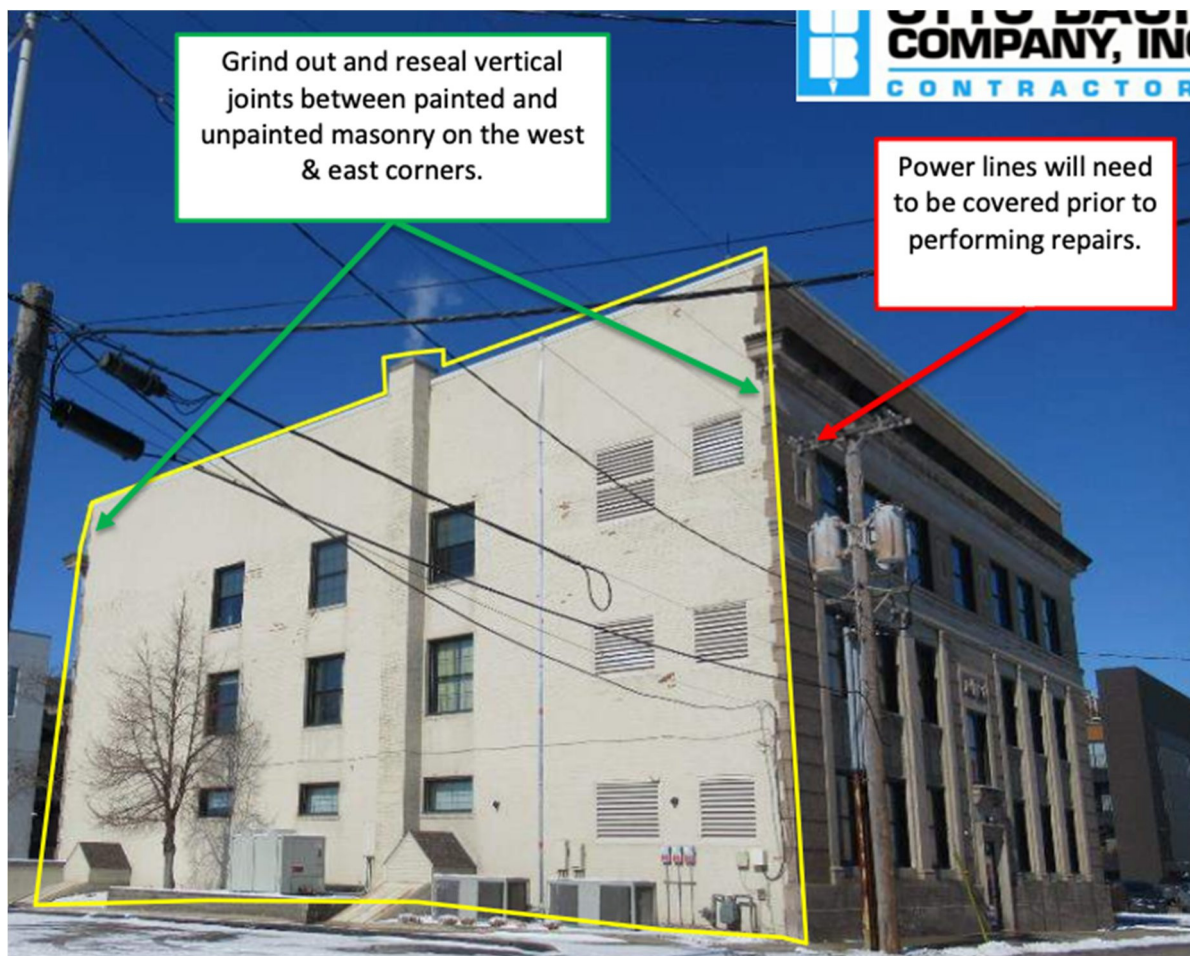
Attachments:

1. Aerial Map
2. Area of Work Image(s)

Attachment 1 – Aerial Map



Attachment 2 – Area of Work Image(s)





**STOLLER
PRECISE**
PAINTING + FINISHES

Jaime Stoller
309.826.4444
stollerpainting@gmail.com

Estimate

Stoller Precise Painting & Finishes

302 S. Lee St
Bloomington, IL 61701
309.665.2900

CONTACT	JOB ADDRESS	ESTIMATE ID	DATE
Libby Tutewiller 201 E Grove Bloomington, IL 61701 libby@cmdrealestatedevelopment 309.807.3385	Libby's Address 201 E Grove Bloomington, IL 61701	600	Feb 10, 2025

Item

Site Description

Low pressure wash and clean
Mask and protect all permanent fixtures of the building
Scrape loose and peeling coatings
Apply one (1) coat of exterior primer (Loxon Conditioner WVP 27.55 grains/(hr sq ft in Hg) to raw brick areas)
Apply two (2) coats of exterior finish paint (Emerald Exterior - WVP 29.64 grains/(hr sq ft in HG))
Clean up upon completion daily

See description above for the following areas:

Exterior Painting	\$10,744.00
Painted Brick Only:	
-Back painted side of the McFarns Building	

NOTE:

-Cost includes prevailing wage

Lift Rental	\$1,585.00
60' Lift for one week	

Total

\$12,329.00

Media

Exterior Painting



Terms

We agree to provide all necessary labor, materials (unless otherwise noted), and supplies required to carry out the services specified in this contract, in accordance with the terms and conditions outlined herein. Upon completion of the services, our team will ensure that all materials, supplies, and debris are removed from the premises.

1. Scope of Work/Project Description

Please carefully review the job description and note that we are only obligated to perform the tasks specified in the estimate.

2. Paint/Materials

The estimate includes all costs associated with paint and materials unless otherwise noted.

To ensure that we have ample time to prepare and execute your project to the highest standards, we kindly request that you select your desired colors at least one week prior to the project start date. This will allow us to order the necessary materials and make any necessary preparations in a timely manner. Additionally, please note that any changes to the selected colors after work has commenced may result in additional charges. As part of our commitment to quality, all surfaces will be given two (2) coats of paint by default unless otherwise specified in the estimate.

Please Note: Some accent colors may require more than two coats to achieve the desired appearance. If such colors are chosen, the customer will be informed of any additional costs before work begins in that area.

3. Unforeseen Conditions

While we always strive to complete every project according to plan, sometimes unexpected issues arise. If any unforeseen repairs are necessary, we will promptly notify you and prepare an additional work order for your approval.

4. Customer Responsibility

- The job site must be free of debris and clean prior to our arrival.
- The work area must be clear of other trades.
- The customer must be available for a final walkthrough with the crew lead on the last day of the project.
- Furniture moved so work can be completed. Stoller Precise Painting & Finishes will move furniture at customer request but will not be held liable for any damage in doing so.

5. Work Standards

Our company adheres to industry-standard work protocol and craftsmanship. Our painters will remain on-site until the project is fully completed.

6. Warranty

We stand behind the quality of our work and the materials we use. That's why we offer a warranty on labor and materials for three (3) years following completion of the project. It's important to note that this warranty does not extend to incidental damage caused by accident or abuse, normal wear and tear, temperature changes (such as hail, wind, snow, or moisture), or cracks caused by expansion. Nonetheless, we are committed to ensuring that you are satisfied with the work we provide and will always do our best to address any issues that may arise.

7. Cancellation

The customer may cancel the project within three days of accepting the estimate by emailing us.

8. Acceptance

Please signify your acceptance of this estimate by clicking on the "Accept" button and signing virtually.

9. Payment

Full payment due upon completion.

A signed estimate will be due upon the acceptance and scheduling of the project and final payment will be due upon completion.

This quote is valid for the next 30 days, after which values may be subject to change.

ESTIMATOR SIGNATURE

DATE

CUSTOMER SIGNATURE

DATE

Estimate #600 for Libby Tutewiller
Total value: \$12,329.00

Prospal Restoration Masonry Design Inc.

207 S. West
LeRoy, IL 61752
(309) 261-7142

Estimate

Date	Estimate #
3/14/2025	957

Name / Address
McBarns real estate 201 e grove bloomington illinois

			Project
Description	Qty	Rate	Total
inspection of south exterior brick painted wall reveals spalling [chipping , flaking or peeling and brick material falling from the wall] on two hundred brick scattered in wall , cracked mortar joints between face brick [west wall] and south painted wall - ground to top of building - [east corner and west corner] and missing mortar between limestones lower east side of building .		0.00	0.00
repairs - 1 - remove all spalling brick [two hundred brick] south exterior wall . 2 - fill in cavities with new brick [two hundred brick] . 3 - grind cracked mortar joints between brick east corner and west corner ground to top of building . 4 - fill in with type O mortar . 5 -	1	8,700.00	8,700.00
repairs - 1 - grind out mortar joints between stone beneath lower windows east side building 2 - fill in with type O mortar .	1	1,350.00	1,350.00
	0	0.00	0.00
Materials on the job - mortar type O	10	11.00	110.00
Materials on the job - ariel lift 60 foot sunbelt rental	1	2,000.00	2,000.00
deteriorating brick on building have been painted over old chicago rustic red brick . new brick will be purchased from Belden admiral red velour color . brick	200	1.00	200.00
building location 201 e grove Bloomington Illinois			
Total			\$12,360.00

JOB SITE

201 E Grove South Wall - Bloomington, IL -- Comm Ext

201 E Grove St
 Bloomington, IL 61701
 (309) 807-3385
libby@cmdrealestatedevelopment.com

PREPARED BY

Brendan O'Neill
 Commercial Sales Associate
 (309) 826-7966
boneill@certapro.com



CLIENT

CMD Realty LLC

201 E Grove St
 Bloomington, IL 61701
 (309) 807-3385

CLIENT CONTACTS

Libby Tutewiler
M: 309-807-3385
E: libby@cmdrealestatedevelopment.com

PRICING:

South Brick Wall	\$17,350.00
Subtotal:	\$17,350.00
Total:	\$17,350.00
Deposits Due	\$4,337.50
Balance	\$13,012.50

GENERAL SCOPE OF WORK

This proposal is for the prep and painting of the exterior South Brick Wall of 201 E Grove St in Bloomington, IL. The prep includes pressure washing (soft wash) all surfaces to be painted, caulk gaps where necessary, scrape any failing or peeling paint, prime areas where the bare substrate has been exposed if needed, and tape and mask off where necessary. After prep is complete CertaPro will apply two coats of paint to the exterior walls. All labor, paint, and materials are included in the price above. The estimate is based on a single color scheme. If additional colors are needed, additional costs will incur. Lift rental is included in the price.

INCLUDED

All painted areas on the exterior south brick wall
 Lift rental
 Prevailing Wage

EXCLUDED

Windows, Vinyl Siding, Any other surface not mentioned above
 Overtime

NOTES

- Estimate is based off current prevailing wages
- Estimate is based on job being completed during normal working hours
- Pressure washing will be a low pressure "soft wash"

INCLUDES AND EXCLUDES

EXCLUDES:

- Any surface, item or substrates not specified in this proposal

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Product	Paint / Primer Coats	Color
South Brick Wall			
Siding - Brick - Spray & Backroll	Loxon XP-Acrylic-Flat	2 / 0	TBD

NOTES

CUSTOMER SERVICE COMMITMENT: The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the customer feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property. **WARRANTY ON ALL WORK:** We warranty all of our work for 2 years against blistering and peeling. This is not just a "handshake" warranty, this is a legal document.

THIS PROPOSAL SERVES AS A DEPOSIT INVOICE: 25% of the total job cost is due prior to scheduling. Remaining balance will be billed separately.

PAYMENT TERMS: All final payments are due upon job completion. Any outstanding balance after 30 days will be subject to a 1.5% monthly finance fee.

PAYMENT OPTIONS: We accept cash, check, or credit card. If a credit card is used a 3.00% convenience fee will be added for processing.

SIGN: We typically place a sign on the property. Please notify us if for some reason we should not put up a sign.

PICTURES: We may take before, during and/or after pictures as the project progresses to be used for marketing. We do not use names or addresses on the pictures. Please let us know if you would rather not have us use pictures of your project.

JOB COMPLETION SURVEY: We would appreciate your feedback and strive to be the best at what we do! You will be contacted by an independent survey company, asking one question (so its a quick one!). It's very important to us, that we receive a 10 out of 10 rating. If for some reason, during your project, you feel that we are performing at less then a 10 out of 10, please let us know, so we can give you the best service you deserve! Thank you and we appreciate you honoring us with your business.

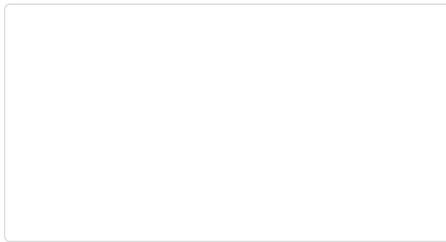
GREENERY/VEGETATION: Our crews take every effort to maintain the integrity of your landscaping as they work around your structure. If there is greenery directly against paintable surfaces or in the vicinity in which ladders need to be placed we cannot guarantee that no damage will occur. Please have all greenery trimmed back 12-18 inches from any paintable surfaces prior to our arrival. CertaPro will not be liable for damaged greenery that is directly adjacent to the areas being painted.

CHARGE RATE: Our hourly charge rate is \$164 per manhour.

SCHEDULING: To schedule your project, please sign a copy of this proposal and email/mail back to our office. We will call you directly to discuss potential start dates. If you have any special considerations or deadlines that you need us to assist you with, please let us know and we will make the necessary special accommodations. To be fair to all our customers, all projects are scheduled in the order in which they are booked, defined as receipt of a signed contract. Currently we could start within weeks. We would expect this project to take approximately days.

POWER WASHING: Power washing (water only) is a preparation step that we perform to remove dirt and debris. This will not always result in a uniform cleanliness but will make the structure ready for painting. This proposal is based on water being accessible by standard hose bib, supply of water as well as access to the hose bib is to be provided by the customer. If water is not accessible through the customer, additional charges will apply.

COLOR MATCHING: If you are choosing to have us match an existing color, we cannot ensure 100% accuracy without having the previously used can of paint. Color matching is not an exact science, and human/mechanical error can come into play. If additional coats are necessary to ensure your satisfaction, we can complete this for an additional charge.

SIGNATURES

CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

PROPERTY PHOTO AND VIDEO RELEASE

☒ By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

PAYMENT DETAILS

Payment is due: In full upon job completion

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE, IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED, IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK, IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION, IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **CertaPro Painters of Central IL**

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)



866 N. MAIN STREET MORTON, IL 61550

PHONE (309) 266-7114

WEB: www.ottobaum.com

PROPOSAL & CONTRACT

DATE: February 20, 2025

PROJECT: McBarnes Building

WORK CATEGORY: South Façade Masonry Repairs

BASIS OF BID: Site Visit

ADDENDA: None

SITE ADDRESS: 201 E. Grove St., Bloomington, IL 61701

TO: Ms. Libby Tutewiler

Co:Create

2404 E. Empire Street

Bloomington, IL 61704

Email: libby@cmdrealestatedevelopment.com

SUBMITTED BY: Carl Cole

DIRECT: (309) 284-1724

CELL: (309) 221-0395

E-MAIL: carlcole@ottobaum.com

We hereby propose to perform & complete the work defined herein for the stated sum(s) as follows:

BASE BID SCOPE INCLUDES:

- Mobilize equipment and materials to jobsite.
- Grind and repoint 3,200 square feet total of deteriorated or cracked mortar joints on the south elevation as shown. Add/Deduct \$16.70 per SF for more/less.
- Remove and replace 250 spalled or cracked brick total. Add/Deduct \$34.50 per brick.
- Cut out and reseal window and louver perimeters-to-brick on the south elevation.
- Grind and reseal two (2) vertical joints between painted masonry and unpainted masonry on the west and east corners on the south elevation.
- Clean up and demobilize all equipment and debris.

BID VALUE:

BASE BID: \$ 89,655.00

SCOPE EXCLUDES:

- Any masonry repairs beyond scope above. This can be added if requested.
- Painting of south elevation masonry after repairs. This to be performed by others.
- Any roofing, concrete, dumpster wall, landscape wall, painting, or interior finish repairs.
- Removal or abatement of hazardous materials (i.e., lead paint, asbestos, mold, etc.)
- Temporary heat and enclosures. We will work while temperatures allow.
- Special insurance (i.e., OCP, Builder's Risk, etc). Otto Baum standard insurance coverage will be provided.
- Sidewalk or landscape restoration, if necessary. Lifts may cause ruts or crack concrete.
- Tree trimming. This may be required for boom lift or scaffold access to work area.
- Removal or relocation of mechanical, electrical, and/or plumbing interferences.
- Testing (i.e., petrographic mortar testing, etc.)
- Permits

CLARIFICATIONS:

- Reference attached marked up photographs for further clarification of work scope.
- Please note that this scope was derived from site inspections made from the ground. Actual conditions may vary once a hands on inspection is performed when access equipment is available on site.
- We have only included grinding of mortar joints up to 1" deep maximum.
- New brick and mortar to match existing as closely as possible from available local brick supplier stock.
- New sealant colors to be chosen from manufacturer's standard color selection.
- We have included up to two mock-ups for review. Additional mock-ups to be completed on a T&M basis.
- All work to be performed during regular business hours.
- Water and electric to be provided by Owner.
- **Owner to have any power lines covered and deenergized that are within ten (10) feet of work area.**
- Pricing assumes work will be completed during the 2025 construction season.

ACCEPTANCE - By signatures below, the parties agree to the above and the attached General Terms of Proposal and Contract.

Customer Signature & Title

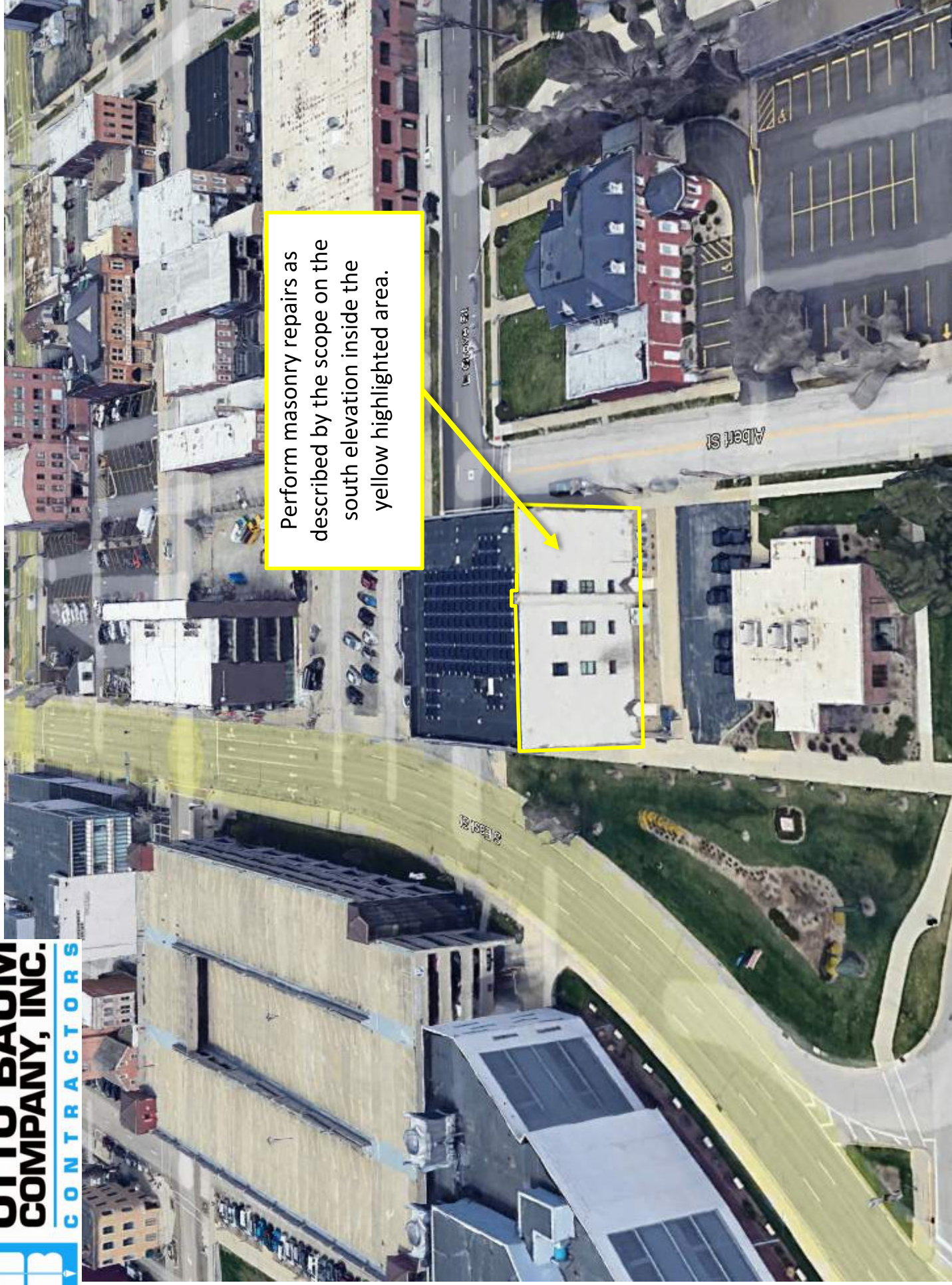
Date

Otto Baum Company, Inc.

02/20/25
Date



Sealant
Waterproofing
& Restoration
Institute



Grind out and reseal vertical joints between painted and unpainted masonry on the west & east corners.

Power lines will need to be covered prior to performing repairs.

Grind & repoint 3,200 SF total of deteriorated or cracked mortar joints total, remove & replace 250 spalled or cracked brick total, and cut out & reseal all window and louver-to-brick perimeters on the south elevation inside yellow highlighted area.

General Terms of Proposal and Contract

1. Entire Agreement – Both parties acknowledge that the proposal and terms outlined in this agreement constitute the entire agreement, and all other references not included in this agreement are excluded. Only duly authorized representatives of both parties have the power to execute and modify this agreement. No amendment is valid unless in writing and signed by both parties. No failure to exercise, or delay in exercising, any right, remedy, power or privilege by OBCI arising from this agreement shall operate or be construed as a waiver thereof. If any term or provision of this agreement is unenforceable in any jurisdiction, its unenforceability shall not affect any other term or provision of this agreement or render unenforceable such term or provision in any other jurisdiction. This agreement is governed by the laws of the State of Illinois.

2. Proposal/Contract – By executing the proposed scope of work included in this proposal, the customer understands that Otto Baum Company, Inc. (OBCI) agrees to perform scope of work items listed in “Inclusions.” Customer further understands that Items listed under “Exclusions” will not be performed by OBCI. Finally, items listed under “Clarifications” are provided for additional clarity to both customer and OBCI. By executing this proposal, the customer acknowledges all proposal items and agrees to the general terms of the proposal/contract. Customer acknowledges that OBCI is not a licensed engineer and provides its scope of work based on experience, not engineering calculations. OBCI recommends customer seek an engineer or other design professional relative to the work.

3. Changes in the Work – Both parties understand that changes may be required as the work progresses. OBCI will only proceed with changes upon mutual agreement with the customer, and both parties execute a written change order to modify the original agreement. Both parties agree to modify the progress schedule based on approved change orders. All terms and provisions of an OBCI change order request shall conclusively be deemed accepted by customer if customer does not object in writing within ten (10) days of OBCI providing such written change order request.

4. Invoicing – OBCI will invoice for all (if scope complete) or a portion (based on % of work complete) of the contract price monthly.

5. Payment – Customer agrees to pay the entire invoice balance to OBCI within 30 days of the invoice date. The customer further agrees that if payment is not received within 30 days, then the customer is subject to an interest rate of the lesser of 1 1/2% per month (18% per annum), or the maximum allowed by law, on unpaid balances from the due date until payment is received. OBCI will provide waivers of its lien rights if full payment has been received. The cost associated with the mechanic's lien shall be added to this agreement if customer breaches these payment terms. Customer represents that customer has readily available and sufficient funds to timely pay for the proposed scope of work.

6. Default by Customer – For any reason, if the customer fails to make payment when due, or prevents OBCI from completing its work in a reasonable manner or fails to comply with any term of this agreement, OBCI may seek any available remedy by this agreement, or by law.

7. Contractor Remedies – Should the customer default regarding any aspect of this agreement, after reasonable notice by OBCI and opportunity for the customer to cure, OBCI may; suspend work, require immediate payment for work complete, including unused materials, remove all material and equipment from site, terminate the agreement, and pursue whatever legal remedies available.

8. Taxes and Wages – OBCI's contract price includes all applicable taxes required to be collected by OBCI. The customer has the duty to inform OBCI of any applicable tax abatements/credits and provide required evidence. OBCI will provide an itemized list of tax savings when sufficient evidence is provided. The customer will inform OBCI that reporting is required for the Davis Bacon Act which stipulates that all laborers and mechanics employed on any federally assisted work must be paid wages that are prevailing in their labor market or under the Prevailing Wage Act where funds are public in nature and required to be reported to the Illinois Department of Labor. If tax or wage evidence is provided only after the job has been completed, OBCI may charge a fee to reprocess invoicing and manage any internal administration required.

9. Hours of Work – OBCI performs its work between the hours of 7 am and 3:30 pm. If the customer requires amended work hours, then OBCI and the customer shall mutually agree to a modified work schedule, which may include additional charges. If OBCI finds it in its best interest to modify the work hours, OBCI will seek permission from customer.

10. Delays – OBCI will strive to complete its scope of work contained in this agreement. OBCI will not be liable for damages (whether direct, incidental, or consequential) incurred by the customer for any delay or failure in the performance of the work, due to including but not limited to: acts or omissions of the customer, pandemics, strikes, fires, accidents, acts of God, utilities, unanticipated conditions or structural deficiencies, presence of hazardous wastes, and suppliers and carriers, except to the extent any of these items were in the sole and direct control of OBCI.

11. Claims – The customer must make OBCI aware of any claims or punch list items occurring during the performance of the work it has against OBCI in writing within 15 days after they arise. After 15 days, OBCI shall have no responsibility or liability for such claims, except as may relate to the warranty of the work performed.

12. Insurance – The customer agrees to maintain adequate insurance on its property and liability policies to cover the acts or omissions of its agents and employees at the work site pertaining to this agreement. OBCI maintains insurance and a certificate of said insurance will be issued to the customer upon request.

13. Indemnification – The customer agrees to indemnify OBCI from any loss, damage, or expense which OBCI incurs because of claims asserted against OBCI from a third party of the customer, including the customer's employees or agents, related to activity at the location of the project.

14. Limited Warranty – OBCI agrees to offer a warranty for a period of one (1) year from the date of substantial completion of the work, the work covered by this agreement. Providing that OBCI has been paid in full for the completed work, OBCI warrants that it will repair or replace any improper or defective workmanship it or its agents performed by this agreement. OBCI shall receive a written notice of defective workmanship within 30 days of the customer first becoming aware of the workmanship deficiencies. OBCI will not be responsible for any expenses the customer incurs inspecting or correcting claims made against OBCI's workmanship for the work covered by this agreement. **OBCI shall not be liable for special, indirect, incidental or consequential damages.**

15. Warranty on Materials – OBCI will provide the customer with any material warranties as provided by the manufacturer upon request.

16. Biological Substances Exclusion – OBCI excludes warranty of any of its work, or that of its agents, against the growth, infestation, or spread of mold, mildew, or other fungal, bacterial, or biological substances regardless of causation.

17. Attorney Fees – Should it become necessary for OBCI to enforce the provisions of this Proposal and Contract by instituting or participating in any legal (including bankruptcy) proceedings, including but not limited to injunctive or other equitable/legal relief, including any appeals associated with the foregoing, OBCI shall be entitled to have/receive its costs of collection, court costs and reasonable attorney fees.

18. The Customer's Obligations

- The customer agrees that it shall provide OBCI without charge: sufficient and proper space for handling and storing material and equipment required for the work covered by this agreement, reasonable access to sufficient power and water for the work, and removal of any obstruction(s) that would impede the prosecution of the work as outlined in this agreement, including public/private utilities.
- If during the prosecution of the work, OBCI encounters unanticipated conditions and/or structural deficiencies not ascertained during inspection or testing prior to executing this agreement, OBCI may stop work and will advise the customer of the discovered deficiencies, and seek to resolve in a mutually acceptable manner. This may result in adjusting the contract price and schedule, prior to resuming the work.
- Hazardous material (as defined by USEPA or any other regulatory agency with jurisdiction over the site)) abatement is the sole responsibility of the customer and warrants that the customer will not expose OBCI employees or its agents to any hazardous materials arising from the completion of the scope of work contained in this agreement. Should any hazardous materials be encountered during the prosecution of the work, OBCI will stop work immediately, inform the owner, and resume work after the hazardous material (s) have been adequately remedied. All costs associated with hazardous material, including delays and exposure to OBCI's employees and agents, shall be covered by the customer by a change order to the contract price.
- The customer agrees to provide updated financial information to OBCI to establish continuing ability to pay for work.



REGULAR AGENDA ITEM NO. 5.F.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-12-25** Consideration, review, and action on a request submitted by XI Vixens LLC, for a **Rust Grant** in the amount of \$19,311.25 for marquee sign updating and improvement on the property located at 209 E. Washington Street (PIN: 21-04-420-005).

RECOMMENDED MOTION:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request by XI Vixens LLC, for a Rust Grant in the amount of up to \$19,311.25 for marquee sign updating and improvement on the property located at 209 E. Washington Street.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Rust Grant in the amount of \$19,311.25 to upgrade the manual change lettering sign with an LED sign face, inside existing marquee frame.

- Historic Priority Status: Contributing structure
- Existing Property Condition: Expected condition for effective age
- Impact on Structural Integrity: Adds element(s) which visually improve the façade
- Impact on Community: Supports commercial use and tenancy downtown
- Grant Priority: Maintenance of a non-historic element

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[BHP-12-25 Staff Report, Attachments 1 & 2](#)

[Attachment 3 - Estimate 1 - Wilcox](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-12-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by XI Vixens LLC, for a Rust Grant in the amount of \$19,311.25 for marquee sign updating and improvement on the property located at 209 E. Washington Street (PIN: 21-04-420-005).



Above: The subject property

PROPERTY INFORMATION

Subject Property 209 E. Washington Street

Existing Zoning: D-2 (Downtown Transitional) District

Existing Land Use: Commercial

Property Size: 65' x 115' (7,475 square feet – fully built)

HISTORIC INFORMATION

Year Built:	c. 1916
Architectural Style:	Neo-Classical with Art Deco influence
Architect:	Aaron T. Simmons
Significant Name	Castle Theatre/C.U. Williams Building
Historic District:	Contributing structure

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. This property received a Rust Grant for tuckpointing, terra cotta, marquee restoration, and lintels in 2002 (BHP-38-01). Another grant was approved in 2003 (BHP-07-03). No additional grant applications or awards were identified.

Request

The Applicant is requesting a Rust Grant in the amount of \$19,311.25 to upgrade the manual change lettering sign with an LED sign face (digital marquee) inside existing marquee frame.

Project Description

The project entails the creation of a custom LED wall to fit the existing sign area. These LED walls will replace the existing plexiglass and fluorescent bulb infrastructure; no other portions of the marquee are proposed for alteration. This project provides important modernization for the efficient operation of the commercial use and is a national trend amongst historic theatres.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

This project addresses a visual component on the primary façade; the area of work would be visible from three different public streets.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 4, "Maintenance of a non-historic element."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The subject property is owned by the Applicant. The building contains a commercial use on the ground floor.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The element affected by this project is historic in design, but very unlikely in materials, as some marquee restoration work has previously occurred, and this portion of the sign/marquee is the highest use area. Technical Preservation Guidelines "Upgrading Historic Building Lighting" (April 2009) notes that LED or similar lighting is preferred where the character of the historic light can be replicated, due

to the low energy use and low heat which reduces the risk of damage to sensitive materials and architectural details. Specific recommendations and references to the appropriateness of digital changeable copy boards could not be identified, but a number of historic theatres were identified that have implemented this upgrade, including the Altria Theatre in Richmond, the Embassy Theatre in Fort Wayne, and the Stanley in Utica.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. The subject area for work does not appear to be the same area that has received funds for equivalent eligible improvements in the last 15 years. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request by XI Vixens, LLC, for a Rust Grant in the amount of **up to \$19,311.25** for marquee sign updating and improvement on the property located at 209 E. Washington Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Area of Work Image(s)

CASTLE

FRI SUNSHINE DAYDREAM
WITH STILL SHINE

CASTLE

FRI SAT SUN
SUNSHINE DAYDREAM
MADDIE & TAE
JEFF LEESON

WILCOX ELECTRIC & SERVICE Inc.

1833 W. Hovey Ave. Normal IL 61761 309-452-7099 phone / 309-454-8888 fax
May 12, 2025

The Castle Theatre
209 E Washington St STE 1
Bloomington, IL 61701

Project:
Front Marquee Digital Signage Retrofit

Scope - Demo and Re-work Electrical

Provide and install (2) 20A 208v circuits from office panel out to front Marquee sign
Provide and install (2) 20A 2 pole QO breakers
Provide and install (1) ¾ EMT conduit from office panel trough to spare LB on outer wall
Provide and install (5) #10 THHN wires from office panel to outdoor sign junction boxes
Provide and install (2) junction boxes with blanks inside the marquee to prep for sign installation
Final terminations and connections at junction box will be by others when signs are installed
Provide and install (2) Cat 5/6 cables from office and stubbed inside the marquee
Provide hammer drill and bits to add a new penetration if required for the Cat 5/6
Provide labor, planks, and scissor lift to demo out existing fluorescent fixtures and existing feeds
Provide labor to terminate new feeds in electrical panel and check for proper voltage

Base Quote: \$4500

Pricing good for 30 days
Taxes Included on materials
Prevailing Wages included for project
Based on work being done during regular working hours M-F 7a-3:30pm
Based on prompt payment within 45days of billing otherwise 5% will be added every 30days.
If payments are made by credit card add 4%

Signature: _____

Name & title _____

Date: _____



Cory Gerdes 815-867-0886
Cory@Wilcoxelectric.com



The Connection That Matters Most

Proposal To:

Castle Theatre

For:

Castle Theatre dvLED (Absen 3.9)

December 18, 2024

PT-2659



The Connection That Matters Most

,

The solutions within this proposal have been specifically designed to meet your needs. Should you have any questions, concerns, or to make changes to this proposal please reach out to me at any time. I am confident you will be highly satisfied with your decision to collaborate with Pearl Technology. I look forward to working with you on this project and on many more in the future.

Pat Venditte

pat.venditte@pearltechnology.com

800-500-8005

PT-2659

Castle Theatre dvLED (Absen 3.9)

December 18, 2024

OUTDOOR SIGN

SCOPE

This will include installation of one dvLED display on each side of the current marquee (two total). These will replace the white section of the sign where text is currently changed weekly. This will include installation of the displays, removal, and lift. Source computer for content is the responsibility of the Castle Theater. Required power and any required permits are the responsibility of the Castle Theater.

Each display face will have the following specifications:

- AW3.9 (3.90 mm)
- Primary Data Runs Required: 2
- Dimension (WxH): 5.000 m x 1.000 m = 5.00 sqm
- Diagonal: 5.1 m / 200.75 in / 16.72 ft
- Max Panels of Data Cascade: 14 16.40 ft x 3.28 ft = 53.79 sqft
- Max Power Requirement: 3150 W
- Heat Load: 10748 BTU/hr
- Aspect Ratio (WxH): 5.000 : 1
- AC Main Power Cables Required: 1 @208V/16A OR 2 @110V/16A
- Weight: 140 kg / 309 lbs
- Resolution (WxH): 1280 x 256
- AC Circuit Single Outlet Required: 1 @208V/20A Circuits OR 2 @110V/20A Circuits

AUDIOVISUAL

IMAGE	QTY	DESCRIPTION
	1	Absen Custom Size and Pixel Pitch direct view LED display
	1	Pearl Technology Miscellaneous Parts, Cable, &Various other required...
	1	Pearl Technology Engineering, Project Management, Installation, Programming, Commissioning, etc...
	1	Lift Rental
	1	Pearl Technology Mounting for the LED walls.

EQUIPMENT TOTAL	\$71,591.62
LABOR TOTAL	\$22,957.00
OUTDOOR SIGN TOTAL	\$101,048.62

Project Schedule and Timeline



Recent global supply issues and shortages have caused Pearl Technology to reduce our estimation from 12-16 weeks to a shorter 4-8 weeks allow for acquisition of equipment. Pearl Technology will complete installation and commissioning once the products have been procured, as quickly as possible without sacrificing the quality of work our clients have come to expect. Substitutions may be needed based on availability to ensure timely installation. All major substitutions will be sent to our clients for approval. Should comparable and available equipment increase the cost significantly a change order to the original contract amount may occur with client approval.

Warranty & Service



Pearl Technology warrants that all new installation labor by Pearl Technology will operate in accordance with this proposal and other documentation provided by Pearl Technology to the client for a period of one-year from the earlier of the date of substantial completion or acceptance of commissioning documentation. This limited warranty specifically excludes all owner furnished and third party manufactured equipment, and all pre-existing field equipment and wiring. The limited warranty also excludes coverage for damage that results from neglect, abuse misuse negligence, or acts of God. Pearl Technology does not provide a warranty on equipment purchased from third parties for installation at client sites.

Pearl Technology does agree to honor, pass through, and assign all manufacturers' warranties to the end client. except as provided herein, Pearl Technology disclaims all express and implied warranties, including without limitation warranties of fitness for particular purpose and of merchantability.

All claims for warranty work must be submitted within the warranty period. To report or schedule warranty work, call Pearl Technology at 800-500-8005 or visit www.pearltechnology.com. All warranty and service work shall be provided by certified technicians during normal business hours: Monday through Friday, 8am to 5pm. Warranty work performed outside of these times or as after hour emergency calls is not covered by the limited warranty and may be billable. In the event that Pearl Technology determines that repair or replacement of an item or service under warranty is not feasible, then in lieu of performing such repair or replacement Pearl Technology May in its discretion refund the client the amounts paid relative to the relevant item or service.

Extended Warranties for both equipment and labor are available, including yearly performance and maintenance plans, Silver SLA maintenance is included in the first year. A discount for additional years as well as upgrades to other plans (Gold/Platinum) are available. These plans vary by solution. For pricing contact your account representative.

Training



Training shall be provided by Pearl Technology team members familiar with the design specifications of your system. Although our systems are designed to be as simple and intuitive as possible, we will work one on one with the lead facility personnel to ensure they fully understand how to operate the systems provided. The system documentation including schematics, manuals, specifications, source code and functional user guides shall be provided at the time of training. In conjunction with training this will prepare your lead employees to use the system as well as train others for years to come.

Acceptance

Financial

Payment Schedule
See Below

Equipment Total	\$71,591.62
Labor Total	\$22,957.00
Freight And Shipping	\$6,500.00
Subtotal	\$101,048.62
Total Tax	\$6,980.18
Project Total	\$108,028.80

Terms

The client hereby agrees to all of the terms set forth in this document (both above and following this signature page). Upon execution of this document pursuant to the terms herein, the client understands that this document becomes a binding and enforceable agreement. This agreement contains the entire agreement between and among the parties relating to the subject matter hereof, and may not be modified except by a written instrument signed by all Parties. This agreement is executed without reliance upon any representation by any party or any representative thereof, except as expressly stated herein. The client warrants and represents that it is full authorized and empowered to enter into and execute this agreement, and that no further authorization, whether individual or corporate, is necessary or required. the individual who signs this agreement represents and warrants that he or she has fully authority to bind the client. I understand that this Proposal, when signed below, constitutes an Addendum to the Master Services Agreement between Pearl Technology and the client, and is subject to the terms and conditions set forth therein, except as expressly modified in this Proposal.

Acceptance

Castle Theatre

Signed

Date

Print Name

Title

Pearl Technology

Signed

Date

Print Name

Title

Payment Terms

- All Material, Equipment, and associated labor shall be progress billed throughout the duration of the project. A certificate of insurance, photos, serial numbers, and packing slips for stored equipment at Pearl Technology warehouse facilities shall be provided as required or upon request. Equipment stored on site at client facilities is the responsibility of the client and will be delivered upon request or as required to satisfy these payment terms.
- All amounts due under this agreement will be paid within 30 days from the date of the relevant invoice.
- Any project that includes the use of direct view LED technology, as required by the manufacturer, a minimum down payment equal to 50% of the cost of the video wall is due upon ordering and acceptance of this proposal. The remainder of the product shall be billed prior to shipment.
- Quoted prices are good for a period of seven (7) days from the date of this proposal.
- A tax-exempt certificate must be provided with purchase order if tax exempt. Non-Exempt clients will be charged additional sales tax at current rate. Tax outlined on this proposal is estimated based on current rate. Final applicable sales tax will be added to invoices accordingly.
- Standard shipping and freight charges are included. Expedited shipping or custom requests may result in additional charges.
- Credit card purchases are subject to a 3% transaction fee.
- Any amounts not paid when due are subject to interest in the amount of 1.5% per month until paid in full. In the event that Pearl Technology is required to engage legal assistance to collect any amount due under this agreement, Pearl Technology may also collect its reasonable attorneys' fees and costs incurred relative to collection.

Assumptions (unless otherwise noted)

- Project Schedule as agreed upon by Pearl Technology and the client will establish the milestones, dates, and period of performance.
- All work to be performed during regular business hours (Monday-Friday, 8am-5pm).
- All workspaces will be continuously available as scheduled.
- All workspaces will be unobstructed, clean, and dust free by the dates as defined by the project schedule and deployment plan
- All documentation provided by the client such as CAD drawings or building plans are accurate. This includes but is not limited to plan views, reflected ceiling plans, elevations, conduit risers, electrical, millwork details, specific mounting details, etc.
- All necessary technical infrastructure will be available and functional as required. This includes appropriate IP, server, DNS, gateway, and SPID information for any WAN, LAN, or ISDN connection that is part of the system as well as conduit, cable tray, power, grounding, and HVAC.
- All owner furnished equipment and cabling will be available and functional as defined by the project schedule and deployment plan.
- All electrical and low voltage services will be available and functional as required. This includes but is not limited to AC Power, J boxes, conduit/cable pathways, cable trays, grounding wires or rods, floor boxes, wall boxes, etc.
- All structural supports or blocking as required to safely support AV equipment to walls or ceilings will be provided and in place based on requirements.
- All necessary ceiling trim work, drywall, woodwork, millwork painting, etc., will be in place as required.
- All user furnished sources will be available during system commissioning and training including laptops, computers, satellite/cable feeds, etc.
- Building access through front doors, loading docks, elevators, etc. as required for large equipment and installation load in will be provided.
- Any necessary keys, security badges, clearance, etc. will be provided as needed for the course and duration of each project.
- Parking will be provided within a reasonable distance of each job site.
- All necessary test equipment will be allowed on site with no restrictions.
- Appropriate client representatives will be available during the project and any scheduled training sessions.
- Any changes in the above assumptions must be approved by Pearl Technology and the client following the prescribed change management process and the ramifications clearly communicated.
- All displays with drop shipping directly to the client must be inspected for damage and tested upon arrival. Any damage must be reported to Pearl Technology within 24 hours of receipt with serial numbers and photos of boxes or other damage.

Pearl Technology Responsibilities (unless otherwise noted)

- Weekly project status reports
- Communicate proposed changes in writing as soon as they arise and follow a change management process expeditiously.
- A complete audiovisual system delivery, installation, and testing as defined within this proposal and functional scope.
- Training provided after completion of system installation.
- Clean up work area at the end of each work day.

Client Responsibilities (unless otherwise noted)

- Assign a single point of contact authorized to sign off on all project deliverables.
- Communicate proposed changes to any scope, assumptions, or schedule as soon as they arise and follow a change management process expeditiously.
- Help prevent equipment damage from dust or other contaminants during the project.
- Provide relevant architectural changes to the facility to accommodate the integration of equipment supplied by Pearl Technology. This includes rough openings for projection screens, ceiling finish work for projection screens, painting requirements for rear projection rooms, window treatments, lighting control, and lighting changes.
- Identify third-party contractors such as electrical contractors, architects, and other construction personnel and determine the client coordinator.
- Provide clean and secure project area during the installation period. If the space is not clean or secure during installation, Pearl Technology will only deliver equipment that is signed for and the client assumes risk for loss or damage to equipment.
- Ensure all larger screen displays and projectors are turned off after use to prevent image burn. Pearl Technology is not responsible for and will not cover under warranty image burn caused by static images displayed over an extended period.
- Preparation of furniture such as the cutting of holes into table tops for easy mounting of audiovisual boxes by Pearl Technology.
- Additional compensation to Pearl Technology for any preparation work required and not completed prior to installation by Pearl Technology or changes outside of the standard room installation. This includes but is not limited to infrastructure requirements, verified data drops with connectivity, IP coordination, and preparation of furniture. This will be billed on an hourly basis based upon standard regional rates.
- Rooms with challenging acoustics including significant reverberation times or flutter echoes may require testing or acoustical treatment. Cost for absorption or testing is not included in this scope and will be the responsibility of the client.

Project Schedules

- A project schedule will be provided as needed at the beginning of each projected system deployment and rollout. This schedule includes milestones, design, equipment procurement, programming, on-site work, delivery, and training. This schedule will be based on the assumptions listed above.

General Notes

- Pearl Technology utilizes non-union labor. Union labor requirements will be the responsibility of the client or billed additionally. Prevailing Wage for on-site work is paid when required.
- Pearl Technology is not a high voltage contractor and as such will undertake no high voltage installation work in the fulfillment of this project.
- Job scope provides proprietary information developed by Pearl Technology for defining this specific project. This information may not be used by the client or other contractors without the written consent of Pearl Technology.
- Completion and warranty engagement are reached when the items listed on this document are substantially completed. This includes testing, commissioning, and training on fully operational and integrated systems. Large multi-room project deployments may require that rooms be brought online in a pre-determined schedule for warranty, service, or maintenance.
- Proposed changes to this document or additional labor charges resulting from changes to scope, assumptions, or schedule are subject to a Change Order according to the prescribed change management process and *may* result in additional charges or credits.
- Control system or programming source code shall be provided by Pearl Technology to the client in an unlocked and editable format.
- All required permits or additional fees are the responsibility of the client and will be billed additionally.
- If any responsibilities or assumptions are not met as required additional charges may apply.

Audiovisual Support Offerings

Pearl Technology offers a variety of service and maintenance plans to fit any budget and maximize this audiovisual system investment. Our Silver SLA maintenance is included during the first year. Discounts for additional years as well as upgrades to other plans (Gold/Platinum) are available. Examples are outlined here but pricing will be custom tailored to meet each client's requirements. Plans include but are not limited to:

- Pre-Paid Discounted Service Labor
- Recurring System Checkup and Tuning
- Extended Warranties
- Emergency Service Plans

Example Support Offerings

Pearl Technology is a service provider for all major manufactures in the audiovisual industry. The manufactures specified support requirements are always provided as a portion of our managed services offering. Pearl Technology offers multiple levels of coverage for professional audiovisual systems and is detailed on the supplementary chart below:

- *Silver SLA*– Includes Remote Phone Support, hardware replacement labor (included 1st Year – See Supplementary Service Agreement Upon Order)
- *Gold SLA* – Includes Remote Phone Support, hardware replacement labor, prioritized response times, and preventative maintenance
- *Platinum SLA* – Includes all silver and gold services along with managed services and consumables replacement. The “Worry-Free” support option.

Description	Silver	Gold	Platinum
Technical Phone Support (Business Hours within 4 Hours)	X		
Technical Phone Support (Business Hours within 2 Hours)		X	
Technical Phone Support (24/7 within 4 Hours)			X
On-Site Service Response (Within 40 Business Hours)	X		
On-Site Service Response (Within 24 Business Hours)		X	
Priority On-Site Service Response (Next Day)			X
Advanced Replacement Parts*	X	X	X
Standard Parts Pearl Tech Repair/Replacement Labor	X	X	
All Parts Pearl Tech Repair/Replacement Labor			X
Parts Cost for Repair/Replacement (Outside of Manufacturer Warranty)			
On-Site Software/Firmware Updates/Upgrades			X
Remote Troubleshooting and Diagnostics**			X
Annual Preventative Maintenance		X	X

*Advanced replacement parts and warranty repair subject to manufacturer policies and programs

**Requires remote VPN/Cloud access by Pearl Technology to building audiovisual VLAN

Our Story



In 2021, IAS Technology, a leader in audiovisual systems integration since 1993 was acquired by Pearl Technology. Pearl Technology serves as the comprehensive IT and av solutions provider for your business. We serve a wide variety of markets including corporate enterprise, higher education, medical simulation, command and control centers, conference and training rooms, house of worship, tour guide and any other facility with audiovisual systems. Although our central Illinois headquarters gives us the advantage to have a quick response time to regional clients,

Pearl Technology provides *worldwide* conferencing and system solutions with our strategic APEX global partners. Pearl Technology will standardize solutions and the user experience locally to ensure quality while managing and implementing integrated solutions across the country and throughout the world. The Pearl Technology has a team of certified design and installation professionals who follow all AVIXA International Standards, and we have been designated as an Audiovisual and Integrated Experience Association APEX (Audiovisual Provider of Excellence) company.

Our Passion



Pearl Technology provides a unique experience to our clients. One that focuses primarily on client satisfaction. We understand that finding an audiovisual solution for complex problems can be a daunting task. Our goal is to develop world class solutions using quality equipment, professional installation, and intuitive system operation.

At Pearl Technology, our mission is simple: make technology an asset for your business or organization and not a problem. We strive to make technology integrate seamlessly with your business to help you spend more time on your business. Pearl Technology has worked directly with a wide variety of clients small and large including several Fortune 100's.

Our desire at is to provide a friendly, fair, creative, rewarding, and profitable work environment for our team. This includes not only quality of life and benefits, but a continued investment in the education and training of each team member. Our belief is that our team of skilled professionals is our most important asset and what makes Pearl Technology successful.

Industry & Certification



Pearl Technology supports and seeks to elevate the audiovisual industry worldwide. For this reason, we are heavily involved with Audiovisual and Integrated Experience Association (AVIXA) including all standards, education, and certification. We follow all industry standards as detailed in the following websites:

www.avixa.org

www.aqav.org

www.nasca.org





Pearl Technology will meet one on one to understand our client's challenges, needs and desires. This is the most important part of the process as it will help us to determine the nature of the AV system, infrastructure, budget, and the impact of AV related expenses on the building. Once a solution has been designed our team will deliver a clear and understandable proposal. Our goal is to create cost conscious solutions for each one of our clients. Each system we create will enhance the user experience and minimize setup or down time. Pearl Technology will be your audiovisual partner providing audiovisual sales and services.



Design

Our team of design engineers hold and maintain a variety of manufacturer and industry certifications including AVIXA CTS-D. Special attention is taken to ensure the system and components meet our clients' needs and budget while maintaining quality and ease of operation.



Staging

Our staging technicians will build each system in shop prior to installation onsite. This process allows for full system testing and to ensure it meets design specifications. This will minimize on-site installation time, reducing the amount of room down time and cost.



Installation

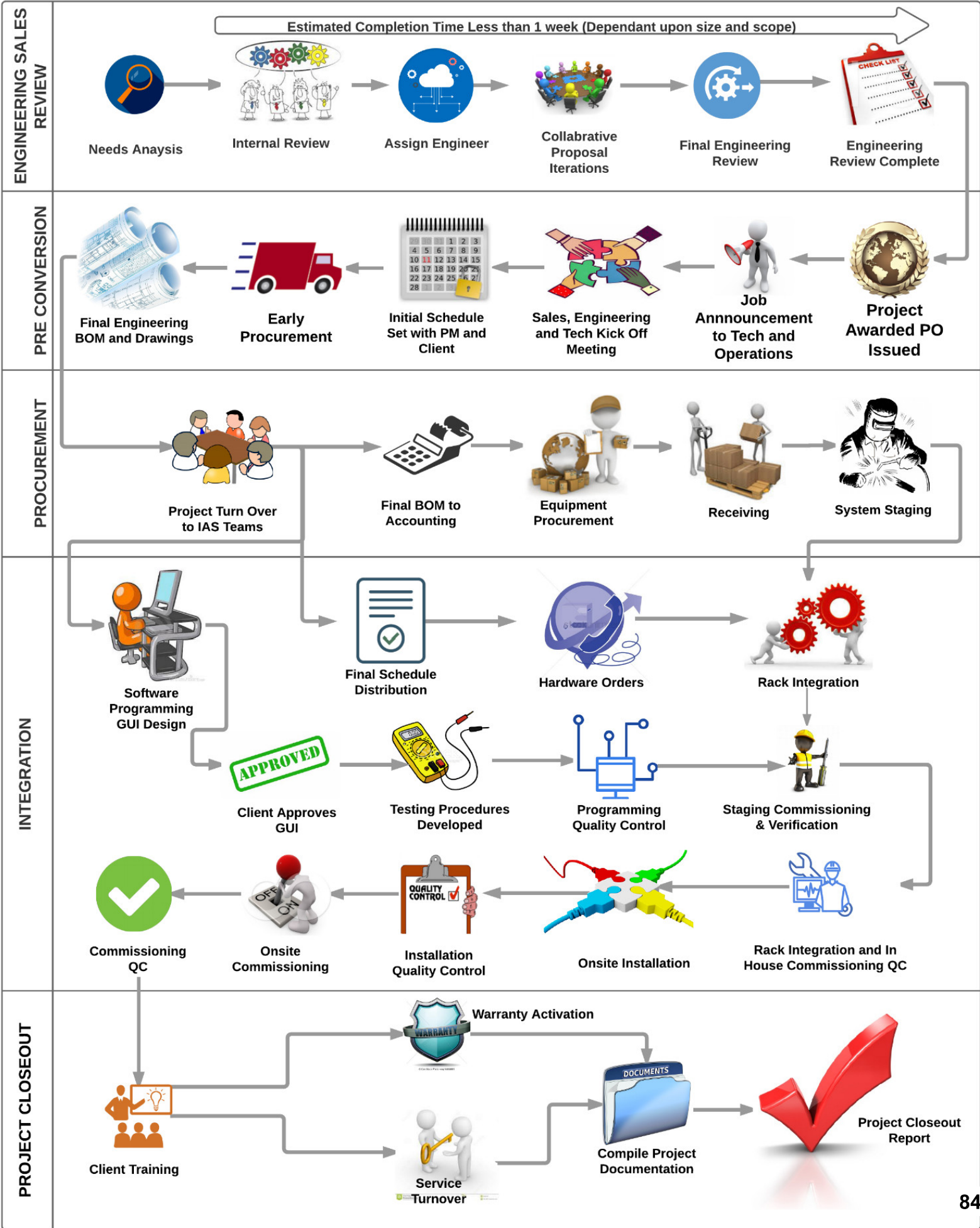
Our entire professional installation team holds all the top manufacturer and industry certifications including the AVIXA CTS-I. Our technicians pay special attention to detail and ensure a system is installed and operating to the design team and client's specifications.



Commissioning

The commissioning process will allow Pearl Technology to perform a complete system analysis utilizing yearly calibrated audiovisual testing equipment. This will objectively confirm the system is operating as intended and designed. By testing all audio, video and control connections and parameters we can ensure a quality result. This result is then printed in document form and given to our clients. Pearl Technology follows systems performance and verification standards set forth by the Audiovisual and Integrated Experience Association (AVIXA) as well as the Association for Quality in AV Technology (AQAV). Our commissioning technicians are CQT and CTS-I certified.

INTEGRATION PROCESS





Date: 02/4/2025

To: Rory (Castle Theatre)

Project: Sign Power

Documents: N/A

We hereby submit specifications and estimates for Base Bid per the documents provided, with the following clarifications.

SCOPE OF WORK:

1. Provide and install all materials for a new 100-amp 24 space QO panel for sign power.
2. Provide and install all materials for (4) 2 poles 20-amp circuits to feed the new sign boards.
3. Provide and install (2) 100' Cat6 cables from upstairs office to the new display boards.

Notes:

1. Our price includes COB permit fees.
2. All final terminations for the boards are to be completed by the sign company.
3. 100-amp panel is to be fed from the main panel in upstairs mechanical room.
4. Cat6 cables are to run from the upstairs office and penetrate next to electrical power source.

We propose to furnish material and labor-complete in accordance with above specifications, for the sum of

Base Bid

***** Five-Thousand Four-Hundred Ninety-Four-Dollars*****

(\$5,494.00)

Proposal does not include any patching, dumpster fees, utility company fees, special allowances, bonding, liquidated damages, seeding, sod, landscape work, undiscovered conditions, or any other work not specifically defined and included in this scope.

Not with-standing any provision herein to the contrary, in the event that, during the performance of this agreement, the price of PVC, copper, and/or any other necessary commodities significantly increases, through no fault of Heartland Electric LLC, the price of any materials components, or goods to be furnished under this agreement shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding seven percent (7%) experienced by Heartland Electric LLC from the date of the execution of this agreement. Such price increases shall be documented through commercial quotes, invoices, receipts or other such documentation. Where the delivery of material, components, or goods required under this agreement is delayed, through no fault of Heartland Electric LLC, as a result of the shortage or unavailability of commodities, raw materials, components and/or products, Heartland Electric LLC shall not be liable for any additional costs or damages associated with such delays.

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are fully covered by workers compensation insurance. If the undersigned fails to pay for services rendered and collection efforts become necessary, the undersigned agrees to be responsible for all collection costs incurred, court costs, liens, and reasonable attorney fees. The undersigned also agrees to be responsible for a finance charge of two percent (2%) per month on any unpaid balance.

Authorized Heartland Electric Signature_____

Note: This proposal may be withdrawn by us if not accepted within 30 days of proposal date

ACCEPTANCE OF PROPOSAL-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance____/____/____. Signature_____

Print Name_____

Title_____



REGULAR AGENDA ITEM NO. 5.G.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: BHP-13-25 Consideration, review, and action on a request submitted by Heritage Operations, for a **Rust Grant** in the amount of \$ 13,120.28 for window replacement on the property located at 115 W. Jefferson St., Unit 200 (PIN: 21-04-369-003).

RECOMMENDED MOTION:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request by Heritage Operations, for a Rust Grant in the amount of **up to \$13,120.28** for window replacement on the property located at 115 W. Jefferson St., Unit 200, pending testimony related to the non-repairable condition of the existing windows.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Rust Grant in the amount of \$ 13,120.28 to replace two (2) wooden 3-bay windows, with aluminum clad windows, with no change in size or shape.

- Historic Priority Status: Contributing structure
- Existing Property Condition: Expected condition for effective age
- Impact on Structural Integrity: Integrity of structural components of the building
- Impact on Community: Supports commercial use and tenancy downtown
- Grant Priority: Maintenance of a non-historic element

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[BHP-13-25 Staff Report, Attachments 1 & 2](#)

Attachment 3 - Estimate 1 - RJV Construction, LLC
Attachment 4 - Estimate 2 - DW Scott
Attachment 5 - Materials Spec Sheet

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-13-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Heritage Operations, for a Rust Grant in the amount of \$13,120.28 for window replacement on the property located at 115 W. Jefferson St., Unit 200 (PIN: 21-04-369-003).



Above: The subject property

PROPERTY INFORMATION

Subject Property 115 W. Jefferson Street, 2nd Floor
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial
Property Size: Approx. 23,336.5 Sq Feet

HISTORIC INFORMATION

Year Built:	c. 1901
Architectural Style:	Sullivan-esque
Architect:	Unknown
Significant Name	Smith Building
Historic District:	Contributing structure

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. This property received a Rust Grant for window replacement on the fourth floor in 2014 (BHP-22-13). No additional applications or awards were identified, but it should be noted that the property consists of multiple addresses and parcels.

Request

The Applicant is requesting a Rust Grant in the amount of \$13,120.28 to replace two (2) wooden 3-bay windows, with aluminum clad windows, with no change in size or shape.

Project Description

Both estimates include replacing two (2) wooden, 3-bay windows, with two (2) aluminum clad wooden 3-bay windows of the same function and muntin configuration.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

This project addresses structural components on the primary façade which supports occupancy and safe usage of the building and is eligible in accordance with the Rust Grant guidelines.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 4, "Maintenance of a non-historic element."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The primary Applicant leases the subject property and has permission to apply for this grant on behalf of the property owner. The building contains multiple uses, including commercial on the ground floor.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The elements affected by this project are likely historic materials and should be repaired if technically feasible. The Applicant has indicated that, "the windows are rotted out and are unable to be repaired. Replacement parts are no longer made for the existing windows." If repair is not feasible, appropriate replacement materials are proposed.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. The subject area for work does not appear to be the same area that has received funds for equivalent eligible improvements in the last 15 years. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request by Heritage Operations, for a Rust Grant in the amount of **up to \$13,120.28** for window replacement on the property located at 115 W. Jefferson St., Unit 200, **pending testimony** related to the non-repairable condition of the existing windows.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Area of Work Image(s)

Attachment 1 – Aerial Map



Attachment 2 – Area of Work Image(s)





R.J.V. Construction LLC
919 W. Mulberry
Bloomington, IL 61701
(309) 275-4331

Estimate

Prepared for:

Heritage Enterprise
Attn Robert Haerr

1/9/2025

Proposal

Total

Window replacement estimate
Prep for construction
Replace 2 windows approx 117" wide x 89" tall- 3 units
Provide a 40' boom lift
Remove interior casing and extension jams
Remove window units
Install proper flashing
Install new Quaker Clay alum clad exterior with brick
moulding, interior unfinished pine, Bronze hardware units
Caulk and seal as needed
Disposal of old units
Parking permit and sidewalk closure
Fill nail holes and cleanup
Stain and clear coat the interior window sashes and jams on
site

Total

\$ 26,240.56

Price does not include wall repair or painting
Existing extension jams and casing to be reused
Prevailing Wage rate included

Prices subject to change
Unforeseen conditions not included

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

Subtotal

\$ 26,240.56

TOTAL

\$ 26,240.56

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

X _____
Authorized agent

D. W. Scott Interior Construction
911 W. MacArthur Ave.
Bloomington, IL 61701
(309)-533-8789
dwscottconstruction@gmail.com



Proposal

ADDRESS

Heritage Enterprises

Bloomington, IL 61701

PROPOSAL

ACTIVITY	QTY	RATE	AMOUNT
Window Replacement			
Prep and Replace 2 windows			
Provide lift			
Remove existing window units			
Install new units, Quaker Alum unit to match existing as close as possible			
Dispose of old units			

Material

Labor

Disposal

Cleanup

TOTAL

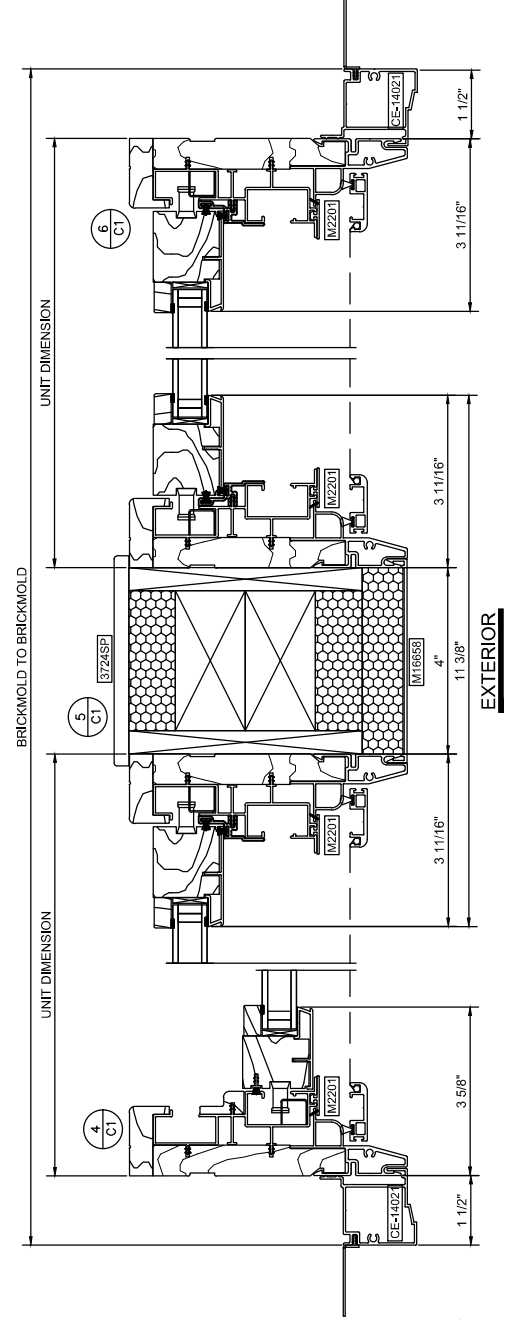
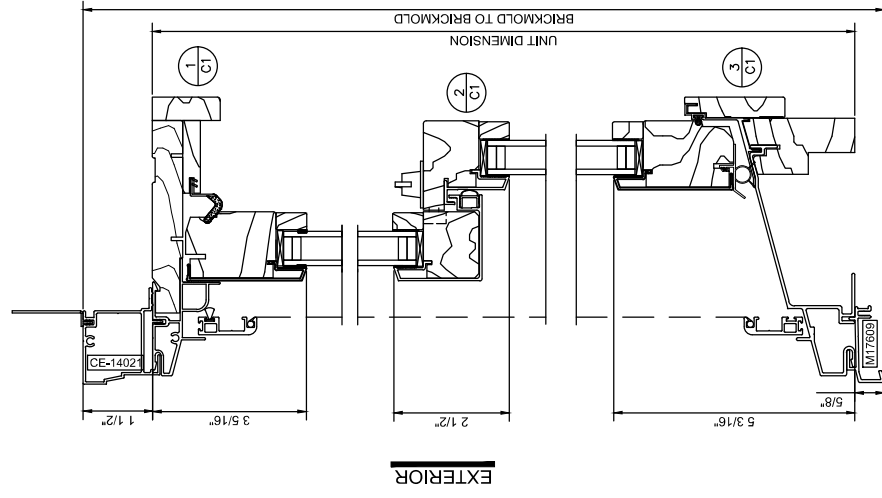
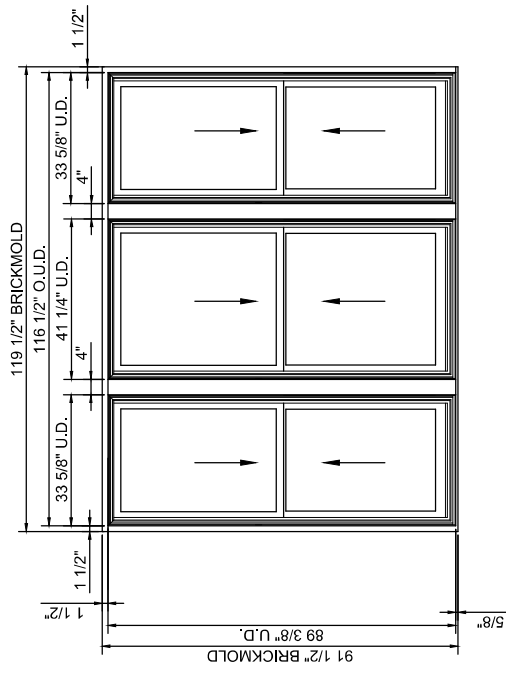
\$30,100.00

Accepted By

Accepted Date

NOTICE:

- Customer to verify installation detail method.
- Customer to verify wall details
- Quaker does not supply any fasteners, shims, backer rod or sealants. Unless otherwise noted.
- Sealant must meet or exceed ASTM C920, Class I Specification.
- Nailing flanges and drip caps (integral or applied) do not take the place of window flashing. All windows and doors must be properly flashed and sealed with material compatible sealant for protection against water and air infiltration around the entire perimeter. Failure to do so could result in product or property damage.



Project Name: RICHARDS BUILDING SUPPLY
8710 PIONEER ROAD
PEORIA, IL

Description: BRIGHTON DH WITH BRICKMOLD
PHONE (800)-347-0438
FAX (573)-744-5586
COMMERCIAL FAX
573-744-5822
www.quakercommercialwindows.com
DESIGN, CONTRACTOR MUST
QUANTITIES & INSTALLATION
FOR FIELD MEASUREMENT
WILL NOT BE RESPONSIBLE
QUAKER WINDOW PRODUCTS
VERIFY ALL DIMENSIONS.

Scale: 3/8"=1'
Sheet # C1
Freeburg, MO 65035
504 Highway 63 South
Checked By: J S
Drawn By: J S
Drawing Created: 11/26/24





REGULAR AGENDA ITEM NO. 5.H.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-14-25** Consideration, review, and action on a request submitted by Valerie Parker, for a **Rust Grant** in the amount of \$35,715 for roof replacement on the property located at 109 W. Mulberry (PIN: 21-04-178-004).

RECOMMENDED MOTION:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request by Valerie Parker, for a Rust Grant in the amount of up to \$8,968 for roof replacement on the property located at 109 W. Mulberry. Alternatively, a motion for up to \$17,857.50 may be appropriate if it is determined that the low bid is insufficient in scope.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Rust Grant in the amount of \$ 35,715 for roof replacement, including sloped shingled area and low slope area.

- Historic Priority Status: Not within a Historic District or individually listed/designated
- Existing Property Condition: Envelope maintenance needed, no structural damage apparent
- Impact on Structural Integrity: Integrity of the entire building
- Impact on Community: Supports commercial use and tenancy downtown
- Grant Priority: Maintenance of a historic element

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

BHP-14-25 Staff Report, Attachments 1 & 2
Attachment 3 - Estimate 1 - Carlson
Attachment 4 - Estimate 2 - All Seasons

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-14-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Valerie Parker, for a Rust Grant in the amount of \$35,715 for roof replacement on the property located at 109 W. Mulberry (PIN: 21-04-178-004).



Above: The subject property

PROPERTY INFORMATION

Subject Property 109 W. Mulberry St
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial
Property Size: 66' x 94' (6,204 SqFt)

HISTORIC INFORMATION

Year Built:	c. 1905
Architectural Style:	Folk Victorian
Architect:	Unknown
Significant Name	N/A
Historic District:	N/A

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. This property has not previously received a Rust Grant.

Request

The Applicant is requesting a Rust Grant in the amount of \$35,715 for roof replacement, including a sloped asphalt shingle area and a low slope area.

Project Description

Both estimates include removal of the existing roofing and installation of a new roofing system, consisting of shingles and EPDM. The higher bid also specifies a new aluminum drip edge and flashing.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

This project addresses non-façade structural improvements which support occupancy and safe usage of the building and is eligible in accordance with the Rust Grant guidelines. The subject work is partially visible to the public; however, the impact of the re-pair will be to all facades which are visible from public streets and right of ways.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 4, "Maintenance of a non-historic element."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The Applicant owns the building. The building operates as a commercial professional office.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The materials affected by this project are not historic; the design will not be changed. Height and slope of the roof will not be altered. No false restoration is proposed and no documentation of the original condition has been found.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. The subject area for work does not appear to be the same area that has received funds for equivalent eligible improvements in the last 15 years. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request by Valerie Parker, for a Rust Grant in the amount of **up to \$8,968** for roof replacement on the property located at 109 W. Mulberry.

Alternatively, a motion for **up to \$17,857.50** may be appropriate if it is determined that the low bid is insufficient in scope.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Area of Work Image(s)

Attachment 1 – Aerial Map



Attachment 2 – Area of Work Image(s)





(309) 661-9001

Carlson Exteriors Inc.
109 E Northtown rd unit C
Normal IL 61761



ESTIMATE

Customer: Valerie Parker Phone: 309-648-6735
Address: 109 W. Mulberry st Email: parkervalerie284@gmail.com
City/Zip: Bloomington IL 61701 Date: 2/28/24

Job Description	Price
Removal of existing shingles down to roof deck	
Install Certainteed Synthetic underlayment	
Install Certainteed Winterguard ice and water barrier at eaves, valleys and any Flashings	
Install new aluminum drip edge on all rakes and eaves	
Install stater strip on eaves and rakes	
Install new aluminum flashing around brick chimney (you need to have a mason tuck point the chimney before any roof work as it is in bad shape)	
Mason option Josh Roy 309-310-8274	
Install Certainteed shingle over ridge vent	
Install Certainteed Shadow ridge	
Install Certainteed Landmark shingles	\$10,215.00
If roof sheathing is spaced 1x's new plywood will be installed over roof deck at a extra cost of \$4,050.00	
Low slope roofs no tear off layover option:	
Install new 1/2 woodfiber board on low slope sections of roof(not the front porch the roof is new)	\$25,500.00
Install new 60 mil black rubber roofing on low slope sections of roof (no front porch	
Flash new rubber roof at all walls and eaves as needed	
Complete clean up (includes magnet,debris removal and dumpster)	
Provide all needed permits	
Option for Certainteed 5 Star 50-year non-prorated 25 year workmanship warranty ADD \$250.00 shingle roof only	
*Carlson Exteriors is not responsible for any Dish T.V. disturbance or reconnection. You may need to contact your dish provider to have them reconnect.You may be without TV until Dish reconnects. * Price Includes 4 Star 50 year non-prorated warranty from Certainteed and 3 year labor warranty from Carlson's * * Any damaged sheathing replaced @ \$2.90 per sq ft * * Any damaged 1x or 2x lumber replaced at \$7.25 per board ft * * Any needed step flashing to be installed at \$6.50 per ft *	
Total	\$ 35,715.00

By signing this estimate, you enter an agreement with Carlson Exteriors Inc. to perform the above job at the quoted price and to place a sign in my yard from date of signing to 1 week after job is complete. Please note that if any unexpected hazardous substances, such as asbestos, are found the quoted price will no longer be valid and a new estimate will be given. Carlson Exteriors Inc. is not liable for concrete cracking caused by the dumpster and weak concrete or any damage caused to valuations around the home such as furniture, grills, potted plants. we ask that you move these valuations inside or at a safe distance away from the home's perimeter. ***All Credit card payments will be charged a 4% transaction fee***

** All services will be sent to email address listed above with net 15 terms 24% APR**

Nick Coyle
Project Manager

Customer



Commercial - Residential Roofing
Specialists
Insured • Bonded • Experienced

Valerie Parker
109 W Mulberry
Bloomington, IL

Dear Valerie,

Thank you for choosing All Seasons Roofing to handle your roofing job. The following agreement spells out the terms and conditions of this project. Please keep a copy for your records and return a signed copy to our office. Please feel free to contact us with any questions. We will be performing the following to complete this project:

- Remove existing roof system, clean up and disposal of all waste.
- Apply Ice / Water shield at eaves and valleys per code.
- Unforeseen expenses, such as, OSB roof decking will cost an additional \$2.75 per sq. ft.
- 3-year workmanship warranty
- Includes Permit

**** Please select an option (initial)**

**All Seasons Silver
Roof System**

CertainTeed Landmark
Hip & Ridge 12 Cap
Lifetime Soil Pipe boots
Adequate Ventilation
Synthetic Felt
Starter up rakes
Shingled area
\$8,465
Flat roof Elastastic.
\$5,899

**All Seasons Gold
Roof System**

CertainTeed Landmark Pro
High Definition
Hip & Ridge 12 Cap
50 yr. Non-Prorated Warranty
Lifetime Soil Pipe boots
Adequate Ventilation
Synthetic Felt
Starter up rakes
Shingled area
\$9,465
Flat roof Elastastic
\$7,150

**All Seasons Platinum
Roof System**

CertainTeed Northgate
Climate Flex
50-year non-prorated warranty
IV Impact Rating
Lifetime Soil Pipe boots
Adequate Ventilation
Synthetic Felt
SBS Reinforced Cap
12%-17% Insurance Savings
Shingled area
\$10,786
Flat roof Elastastic
\$7,150

50% down is required. Remaining payment is due upon completion of roof.
Interest will be assessed pursuant to IL law at 1.5% per month thereafter.

Sincerely,

Chad Seeman
Owner

ACCEPTED AND AGREED

By: _____

Date: _____

By: _____

Date: _____

Accessibility: Unavailable

MacBook Air

Q
F4

W
F5

E
F6

R
F7

T
F8

Y
F9



REGULAR AGENDA ITEM NO. 5.I.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-15-25** Consideration, review, and action on a request submitted by ComeTogetherSpace, for a **Rust Grant** in the amount of \$6,365 for non-original window replacement on the property located at 212 N. Roosevelt Avenue (PIN: 21-04-307-002).

RECOMMENDED MOTION: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by ComeTogetherSpace, for a Rust Grant in the amount of **up to \$4,073** for non-original window replacement on the property located at 212 N. Roosevelt Avenue, with the condition that replacement windows are single-lite double-hung to match the other windows on the structure.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The applicant is requesting a Rust Grant in the amount of \$ 6,365 for non-original window replacement on the eastern facade of the building. This area is visible from the public right-of-way. The windows being replaced are 9-lite double-hung and do not match the muntin configuration of the rest of the structure, or a historically appropriate aesthetic. A condition has been recommended as part of the motion.

- Historic Priority Status: Not within a Historic District or individually listed/designated
- Existing Property Condition: Envelope maintenance needed, no structural damage apparent
- Impact on Structural Integrity: Integrity of structural components of the building
- Impact on Community: Supports commercial use and tenancy downtown
- Grant Priority: Maintenance of a non-historic element

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

BHP-15-25 Staff Report, Exhibits 1 & 2

Attachment 3 - Estimate 1 - Cronkhite

Attachment 4 - Estimate 2 - Feldco

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-15-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by ComeTogetherSpace, for a Rust Grant in the amount of \$6,365 for non-original window replacement on the property located at 212 N. Roosevelt Avenue (PIN: 21-04-307-002).



Above: The subject property

PROPERTY INFORMATION

Subject Property 212 N. Roosevelt
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial
Property Size: 99' x 120' (11,880 SqFt)

HISTORIC INFORMATION

Year Built: c. 1923
Architectural Style: Classic Revival
Architect: Unknown
Significant Name: L.O.O.M. (Moose) Club 745
Historic District: N/A

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. This property has not previously received a Rust Grant.

Request

The applicant is requesting a Rust Grant in the amount of \$6,365 for non-original window replacement on the eastern facade of the building.

Project Description

Both estimates include the installation of seven (7) double-hung white vinyl windows. The low bid specifically states it does not include removal and disposal of the existing windows; the higher bid does not address removal and disposal. The windows being replaced are 9-lite double-hung and do not match the muntin configuration of the rest of the structure, or a historically appropriate aesthetic.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

This project addresses structural components on the primary façade which supports occupancy and safe usage of the building and is eligible in accordance with the Rust Grant guidelines.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 4, "Maintenance of a non-historic element."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The Applicant owns the building. The building is used commercially.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The materials affected by this project are not historic and the size and number will not be changed. Staff does recommend conditioning an approval upon the restoration of a historically appropriate muntin configuration, such as single-lites, that would match the rest of the windows on the structure.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. The subject area for work does not appear to be the same area that has received funds for equivalent eligible improvements in the last 15 years. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

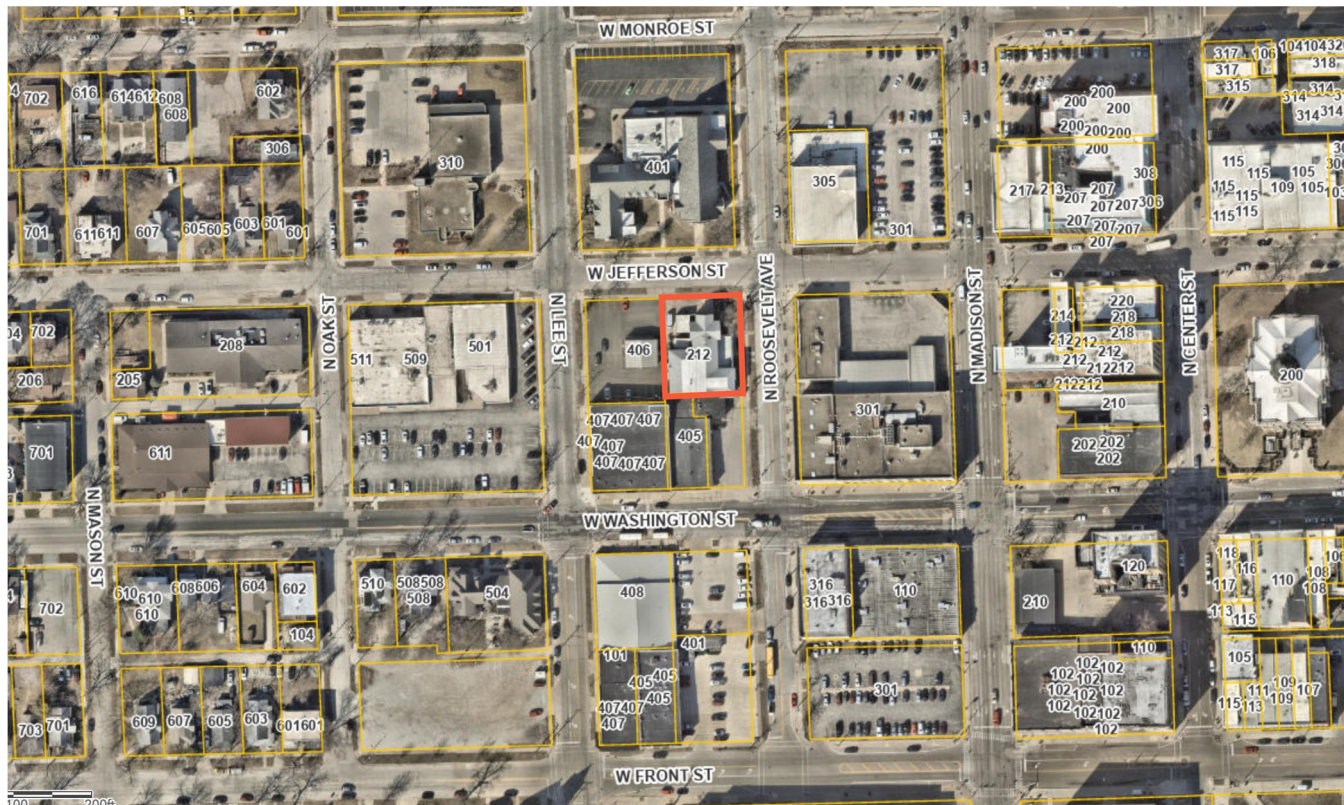
Motion to establish findings that the project **is eligible** and to **consider approval** of the request by ComeTogetherSpace, for a Rust Grant in the amount of **up to \$4,073** for non-original window replacement on the property located at 212 N. Roosevelt Avenue, **with the condition** that replacement windows are single-lite double-hung to match the other windows on the structure.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Area of Work Image(s)

Attachment 1 – Aerial Map



Attachment 2 – Area of Work Image(s)







Customer ID # _____

Page _____ of _____

112

Your Trusted Choice for Energy Improvements

9401 N. Galena Rd. • Peoria, IL 61615

(309) 635-9950 Office • (309) 966-2292 Fax

www.myhomesenergy.com

Name: Matt Erickson SS# (MR.) _____ SS# (MRS.) _____Address: 212 N Roosevelt Ave (Street) Bloomington IL (City) 61701 (State) 61701 (Zip) Date: 3.13.25Job Site Address: Same Day Time Phone # _____Home Phone # 309 242-7207E-Mail Address: VIS617140@hotmail.com**— CASH CONTRACT —**

THE SELLER AGREES TO PERFORM THE FOLLOWING ORDER IN ACCORDANCE WITH SPECIFICATIONS GIVEN BELOW:

7 Soft-Lite Elements Plus Double
Hung windows - whiteExterior Capping - whiteHome owner will remove existing windowsIncludes Installation + cleanup

1. All patio enclosures will come standard with maximum glass exposure unless otherwise stated.

2. Homeowners will do all things requisite to obtain proper permits.

Manufacturers Warranties Apply.Install to be completed in approximately 6 to 8 weeks.

Installer to pick up check/cash on substantial completion of work. Make all checks payable to Cronkhite Home Solutions

All work to be completed to Cronkhite Home Solutions specifications. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders approved by CRONKHITE HOME SOLUTIONS.

1. Cash Price

\$ 6365⁰⁰

2. Payments

On Date of Contract

\$ 0On Delivery of Material: Ending\$ 3182.50

On Completion

\$ 3182.50

3. UNPAID BALANCE OF CASH PRICE DUE UPON COMPLETION

OR PER SPECIAL ARRANGEMENTS AS SPECIFIED HEREIN.

\$ 6365⁰⁰**YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, SEE THE ATTACHED**

— CASH CONTRACT —

THE SELLER AGREES TO PERFORM THE FOLLOWING ORDER IN ACCORDANCE WITH SPECIFICATIONS GIVEN BELOW:

7 Soft-Lite Elements Plus Double
Hung windows - white
Exterior Capping - white
Home owner will remove existing windows
Includes Installation + cleanup

1. All patio enclosures will come standard with maximum glass exposure unless otherwise stated.
 2. Homeowners will do all things requisite to obtain proper permits.
- Manufacturers Warranties Apply.** Install to be completed in approximately 6 to 8 weeks.
Installer to pick up check/cash on substantial completion of work. Make all checks payable to Cronkhite Home Solutions
All work to be completed to Cronkhite Home Solutions specifications. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders approved by CRONKHITE HOME SOLUTIONS.

1. Cash Price \$ 6365⁰⁰
2. Payments
On Date of Contract \$ 0
On Delivery of Material Ending \$ 3182.50
On Completion \$ 3182.50
3. UNPAID BALANCE OF CASH PRICE DUE UPON COMPLETION
OR PER SPECIAL ARRANGEMENTS AS SPECIFIED HEREIN. \$ 6365⁰⁰

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory including those on the reverse side and are hereby accepted.

BUYER AUTHORIZES SELLER TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS STATED ABOVE.

[Signature]
Owner

Owner

ALL JOBS MUST BE APPROVED BY MANAGEMENT OF
CRONKHITE HOME SOLUTIONS

BY: [Signature]

Its: Project Manager

Make checks payable to Cronkhite Home Solutions
Thanks For Your Order



1-866-4FELDCO

1-866-433-5326

City of Chicago Home Repair
License #1493480

Proposal

(This is not a contract)

Representative: Steven HawkinsCustomer Name: Matt EricksonAddress: 212 N Roosevelt AvePhone Number: 309 292 7207 Email: _____Date: 3/13/2025Time of Arrival: 3:30Time of Departure: 4:45

Product	Series	Quantity	Color	Options	Woodwork
<u>Windows</u>	<u>DH 1655</u>	<u>7</u>	<u>w/w</u>	<u>Build Wood Mullion</u>	<u>Pkg B + CSR</u>
				<u>Reseal + Cap Exteriors</u>	

Product: OfficeRetail Price: \$ 1273011274Promotional Price: \$ 9583Go Green: \$ 8146*** Estimates including special promotions or factory discounts may no longer be available at time of purchase.***

Customer Use Only (This is not a contract)

At Feldco we strive to provide the industry's best value. A combination of quality products, fair prices, and great service is our goal. In order to help us achieve this, please take a moment to answer the following questions:

- | | | |
|---|-----|---------|
| 1. Did the representative measure all openings in your home? | Yes | No |
| 2. Did the representative show you cut away & full size samples? | Yes | No |
| 3. Did the representative show you color samples? | Yes | No |
| 4. Did Feldco offer all the features you are looking for in your project? | Yes | No |
| 5. Would you consider Feldco for future home renewal projects? | Yes | No |
| 6. How much of a factor was price in your decision not to purchase today? | 1 | 2 3 4 5 |
| 7. How high on your list of home renewal projects does this rate? | 1 | 2 3 4 5 |

(1 Lowest, 5 Highest)

To help us serve your needs better in the future, please tell us why you chose not to order Feldco products at this time:

Customer Acknowledgement: _____

Date: _____

Double Hung Windows

- Pure virgin vinyl construction leads to a window composition that will never fade, peel, corrode, or warp over time
- Fusion welded frame and sash forms an exceptionally strong joint and permanently sealed corner that can't leak air or water
- True sloped sill provides quick water run off without allowing water to enter the frame
- Multi-Chambered frame provides thermal efficiency, rigidity, and strength without adding excessive weight
- Compression foam insulation wrap reduces drafts
- Polyurethane foam insulated frame & sashes increases window performance
- Fiberglass reinforced sashes enhance the strength of the lock
- Double Pane ¾" Insulated Glass with Argon Gas and LowE provides optimal spacing between the panes of glass enhanced with argon gas to slow transfer of energy and Low-E to reflect the sun's ultra-violet light for superior energy efficiency
- Duralite warm edge spacer provides improved condensation resistance
- Magnetic bottom sash seal creates a tighter seal against leaks and drafts, similar to a refrigerator door
- Interior and exterior weather stripping made from wool pile with a mylar fin tightly seals all edges and frames to eliminate air infiltration
- Deep seated interlock increases security and reduces air infiltration
- Reverse constant force balance system operates smoothly & prevents drifting
- Easy tilt-in sashes allow both top and bottom sashes to tilt in for convenient cleaning from inside your home
- Low profile tilt latches with child proof safety locks prevent window from being inadvertently tilted inward, reducing the risk of injury
- Staggered vent latches offer two different heights to securely vent the window which prevents children or intruders from raising the window even when they are open
- Mortised lock and keep are recessed into the sash, take up less viewing area
- Beveled exterior profile provides a clean, elegant appearance for curb appeal
- Extruded screen frame increases the strength of the screen frame
- Locking screens provide increased security from intruders and stop children from easily opening screens from the inside
- Clarity screen provides 10% greater visibility, airflow, and insect protection than standard fiberglass mesh screens
- Lifetime limited transferable warranty covers frame structure, finish, hardware, seal failure, glass breakages, and screen repair
- 5 Year labor warranty
- 10 Million dollars of insurance, including full liability & workers comp
- Installers are trained, certified, background checked and drug tested. We do the job right the first time so it's done the last time

Entry Doors

- Rot resistant wood frame, factory clad for maintenance free appearance
- Q-Lon weather stripping creates a tight seal to keep moisture, air, and dirt out of the home
- Heavy duty extruded adjustable threshold will not warp or rot
- Bulb and blade sweep virtually eliminates drafts
- Heavy duty ball bearing hinges provide smooth and easy operation
- Polyurethane insulated core door slabs provide maximum energy efficiency
- 20 gauge steel security plate to prevent kick-ins
- Factory prefinished stains and paints are baked on to provide years of maintenance free beauty
- Legacy 20 gauge steel doors contain 49% more steel than a standard 24 gauge steel door.
- Signet fiberglass doors have a high definition wood grain look and panel profile for the look of an authentic wood door

Storm Doors

- Aluminum wall thickness is 20% thicker for greater strength
- Extruded multi-chambered frame provides greater durability
- Corrosion proof corner gussets enhance the door's structural integrity
- Bottom expander with sweep allows for a snug fit to eliminate drafts
- Color matched heavy duty closers & storm chains for added durability & safety
- Deluxe series has removable, interchangeable glass and screens or self-storing options
- Spectrum series has an InVent retractable screen system

Garage Doors

- Heavy duty steel construction
- Durable, reliable, low maintenance
- Bottom weather seal to prevent water, air, and dirt from entering the garage
- Nylon rollers for quiet operation
- 1000 series consists of single layer steel
- 2000 series is a double layer: steel and insulation
- 3000 series is a triple layer: steel - insulation - steel for maximum efficiency
- Optional glass choices available

Siding, Soffit, Fascia, & Gutters

- 0.046" Extra thick panels mean straighter, smoother and more even walls
- Fully rolled nail hem ensures superior resistance to extreme winds
- 3/4" Panel projection produces ideal shadow lines to give the home the look of real wood siding
- Richly detailed cedar grain panels for all the beauty of wood siding with none of the maintenance
- T3-LOK tightens under pressure so siding stays put in challenging weather
- Duranyl 5000 Protection System adds extra UV protection
- ComfortWrap 365 underlayment has 4 times the R-Value as conventional underlayments, reducing energy costs up to 20%. It has a contoured profile to match the siding panels to eliminate the hollow pocket between the siding and the underlayment, increasing the strength of the siding by 300%
- SweetDreams Soffit features the beauty of a hidden ventilation system
- Seamless gutters are made from heavy gauge aluminum and minimize leaks and maintenance

Roofing

- TruDefinition Duration Shingles feature multiple-granule color shadowing to provide an extraordinary look that will enhance your home and complement its natural surroundings
- SureNail Technology Patented breakthrough featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during install.
- Our enhanced Tru-Bond sealant grips tightly to the engineered fabric nailing strip on the shingle below
- Engineered to deliver 130MPH wind resistance warranty with only 4 nails
- Streakguard Algae Resistance Protection helps inhibit the growth of blue-green algae and protects against black streaks
- RhinoRoof Granulated ice and water underlayment that allows excellent adhesion and waterproof barrier to help with ice dams
- ProAmor synthetic underlayment is slip resistant & 12x stronger than 30# felt
- Proper exhaust and intake ventilation will be installed
- PROEDGE Hip and ridge shingles used to achieve a clean finished look. The hip and ridge shingles are self-sealing and provide exceptional protection for vulnerable ridge lines. Color matched to coordinate with the color shingle you choose
- Preferred Protection Extended Warranty includes 50 Year, non-prorated labor, material, dumpster/disposal coverage on manufacturing defects



REGULAR AGENDA ITEM NO. 5.J.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-16-25** Consideration, review, and action on a request submitted by Underground, Inc., for a **Rust Grant** in the amount of \$35,000 for facade and roof repairs, updates, and ADA improvements on the property located at 211 N. Prairie St (PIN: 21-04-406-002).

RECOMMENDED MOTION:

Motion to establish findings that the project is **eligible** and to **consider approval** of the request by Underground, Inc., for a Rust Grant in the amount of up to \$37,395.40 for facade and roof repairs, updates, and ADA improvements on the property located at 211 N. Prairie St, with a reminder that work done as part of a Rust Grant project must be at prevailing wage.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Rust Grant in the amount of \$35,000 for facade and roof repairs, updates and ADA improvements, including tuckpointing, roof recoating, drainage improvements, replacement of damaged or missing fascia/soffits/windows/doors, resurfacing adaptation of the driveway and walkway for ADA compliance. Staff considers this property to be in an extreme and/or dangerous state of disrepair; the Applicant is attempting to rectify the condition, has already completed asbestos abatement, and is working with the City to rectify drainage and ponding issues in the adjacent right-of-way.

- Historic Priority Status: Not on Register, > 50 years old. Applicant has provided research completed for potential designation consideration.
- Existing Property Condition: Beginning of structural damage is evident, rapid intervention is required
- Impact on Structural Integrity: Integrity of the entire building
- Impact on Community: Addresses items preventing occupancy of a vacant or underutilized building
- Grant Priority: Restoring a non-historic element; improving ADA compliance

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

BHP-16-25 Staff Report, Attachments 1, 2, & 3

Attachment 4 - Estimate 1 (Carpentry) - QAC

Attachment 5 - Estimate 2 (Carpentry), Estimate 1 (Concrete) - Tartar

Attachment 6 - Estimate 2 (Concrete) - Joyce

Attachment 7 - Estimate 1 (Roof) - Ecodur

Attachment 8 - Estimate 2 (Roof) - All Seasons

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-16-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Underground, Inc., for a Rust Grant in the amount of \$35,000 for facade and roof repairs, updates, and ADA improvements on the property located at 211 N. Prairie St (PIN: 21-04-406-002).



Above: The subject property

PROPERTY INFORMATION

Subject Property 211 N. Prairie St.
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial
Property Size: 34' x 60' (2,040 SqFt)

HISTORIC INFORMATION

Year Built: c. 1955
Architectural Style: Mid-Century Modern
Architect: Unknown
Significant Name: N/A
Historic District: N/A. Possibly eligible: > 50 years old and Applicant has provided research they completed for potential designation consideration

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. This property has not previously received a Rust Grant.

Request

The Applicant is requesting a Rust Grant in the amount of \$35,000 for tuckpointing, roof recoating, drainage improvements, replacement of damaged or missing fascia/soffits/windows/doors, resurfacing adaptation of the driveway and walkway for ADA compliance. Staff considers this property to be in an extreme and/or dangerous state of disrepair.

Project Description

The project includes updating the existing storefront following asbestos abatement at the property, which involved the safe removal of the existing storefront's glazing systems from the window display area along with four additional exterior windows. The project will replace the original exterior door and window systems. Additionally, the existing wood-framed canopy, which is in significantly disrepair, would be restored or replaced. Roofing and drainage systems will also be addressed.

The applicant also intends to upgrade accessibility at the property by repairing/replacing concrete flatwork and relocating the existing entry door.

Itemized details include:

- New cedar texture panels, new metal flashing and drip edge
- New SmartSide pebbled stucco panel siding
- New soffit panel
- New insulated tempered glass unit with wood stops and structural silicone
- New aluminum door system (entry to be relocated further south)
- New concrete ramp and handrail (ADA compliant)
- Painting of concrete block screen wall and overhead door system

The City will coordinate work in the right-of-way to address ponding issues with improvements to the private property side of the parking and access areas.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

This project addresses façade improvements as well as improvements to the building entry area, which supports occupancy and safe usage of the building, and is eligible in accordance with the Rust Grant guidelines. The subject work is exterior to the building and is visible from the public street.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 5, "Restoration of a non-historic element," and priority 3, "projects that improve ADA compliance."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The Applicant owns the building. Once occupied, the building will be used commercially.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The materials affected by this project are not historic but could be eligible as such. Many of the project priorities are replacing missing or clearly non-historic components (front window, flat roof EPDM, etc.) and staff questions the repairability of much of the exterior materials based upon visual inspection.

The Applicant is willing to have repair attempted first if the Commission prefers. The Applicant will specify (and staff will confirm prior to payment) that any contractor selected will use only low pressure wash cleaning methods and an appropriate mortar, per HPC recommendation.

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

Costs include labor, equipment, and materials. No sweat equity is being provided. Staff calculated the recommended funding amount based on eligible expenses, multiplied by 140% to account for the estimated increase due to prevailing wage rate.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. The subject area for work does not appear to be the same area that has received funds for equivalent eligible improvements in the last 15 years. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project is **eligible** and to **consider approval** of the request by Underground, Inc., for a Rust Grant in the amount of **up to \$37,395.40** for facade and roof repairs, updates, and ADA improvements on the property located at 211 N. Prairie St, with a reminder that work done as part of a Rust Grant project must be at prevailing wage.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Area of Work Image(s)
3. Historic Research and Images

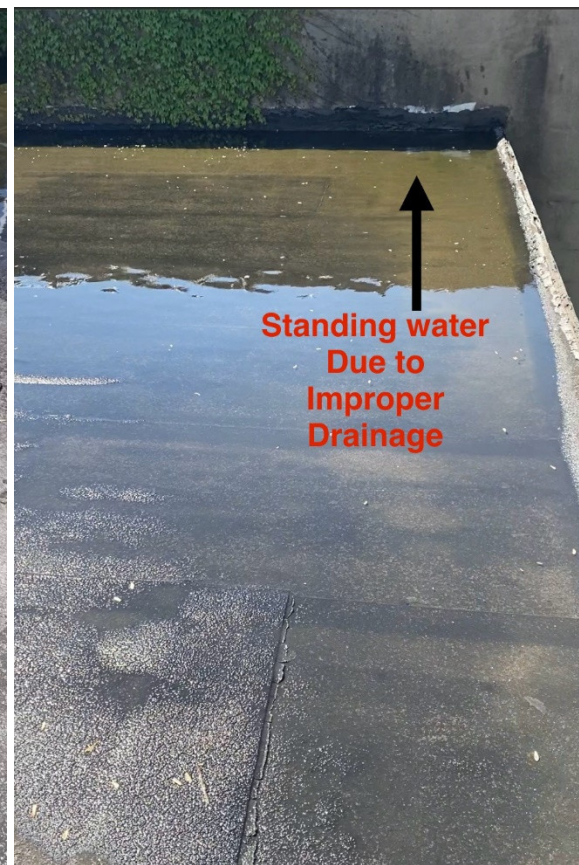
Attachment 1 – Aerial Map



Attachment 2 – Area of Work Image(s)









Attachment 3 – Historic Research and Images

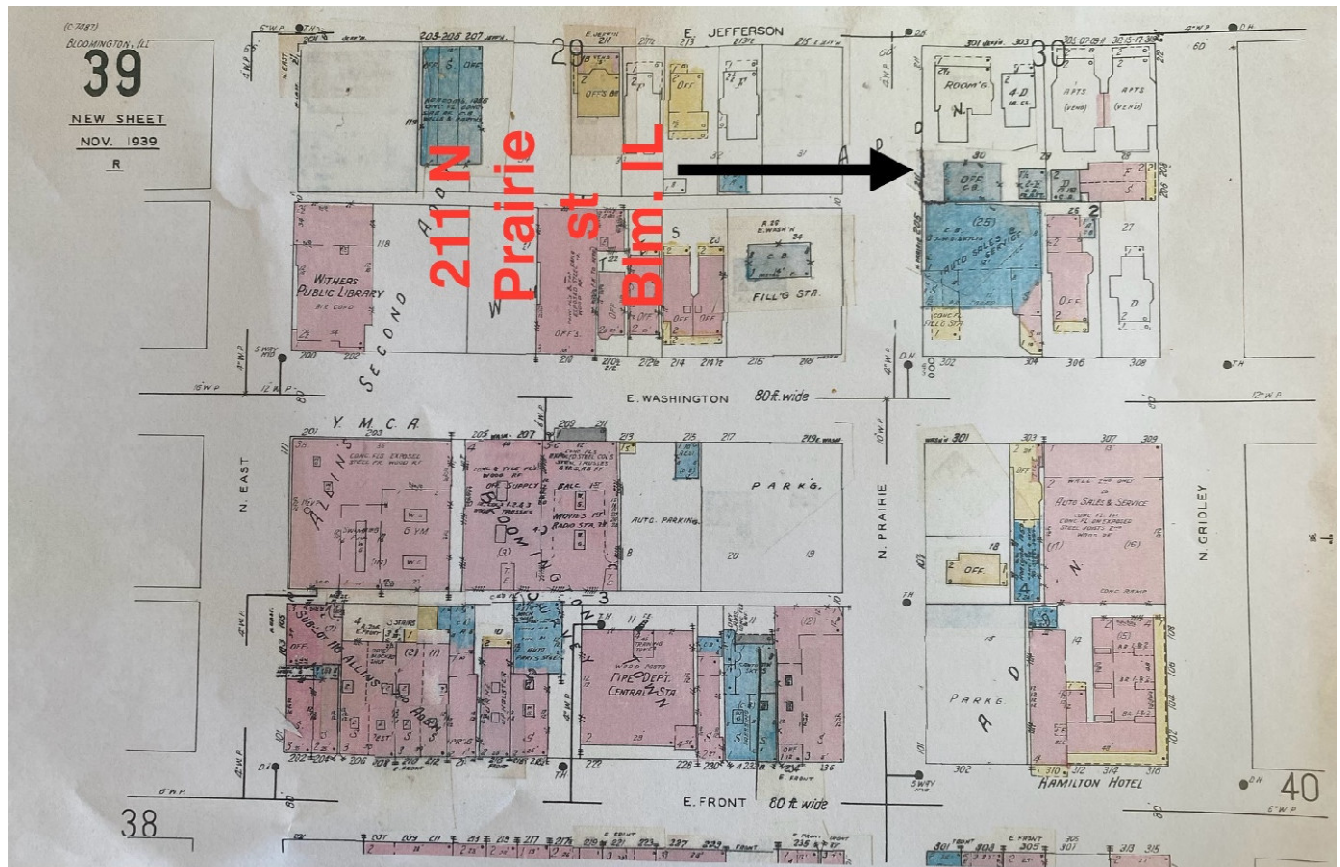
The premises previously served as a dentist's office and was originally constructed in 1954, according to the Township Assessor's website. It was described as a "one-story, modern structure walled by split concrete blocks" in a 1955 *Pantagraph* article announcing the opening of Dr. Robert Bowen's dental practice within the building. The article also identified that Dr. Bowen had previously occupied space for his practice in the National Bank Building since 1941.



c.1970



2022



newspapers
Bloomington
ps://www.newspapers.com/image/70445836/

The Pantagraph (Bloomington, Illinois) - Sat, Oct 15, 1955 - F
Downloaded on Mar 18



DR. ROBERT BOWEN has transferred his dental practice from a Bloomington office building to a new one story structure at 211 N. Prairie St. Shown is Receptionist Mary White in modern styled reception room of building.

Dr. Bowen In New Office Building

Dr. Robert Bowen has moved to a new office building which he had constructed at 211 N. Prairie St. A dentist in Bloomington since 1941, he formerly practiced in the National Bank Building. The new building is a one story, modern structure walled by split concrete blocks.

It has two treatment rooms, a laboratory and office, in addition to the reception rooms. On the walls of the various rooms are original watercolors depicting Bloomington - Normal scenes and done by local artists. They are part of a collection owned by Doctor Bowen.

Men's Rally To Meet In Lincoln Church

LINCOLN — (PNS) — The annual Men's Rally of the Bloomington region will meet Sunday afternoon and evening at St. John Evangelical and Reformed Church in Lincoln.

Wilbur J. Wilmet, president of the Regional Brotherhood, reported approximately 175 men will attend from churches as far as Peoria and Champaign. Registration is at 2 p. m. (standard) with the opening devotions by the Rev. H. J. Barth, local pastor, at 2:30 p. m. Dr. William Reid, who was recently elected the first full time president of the North Illinois Synod, will be the principal speaker.

Members of the Charity Guild will serve supper at 5 p. m. and a committee headed by Elmer C. Wilmet will furnish special entertainment.

To Nursing Home

ODELL — (PNS) — Mr. and Mrs. Charles R. Jordan of Pontiac were admitted Wednesday to the Odell Nursing Home. They are former residents of Odell and have relatives here.

ROUND AND SQUARE DANCE

Saturday, Oct. 8, 1955
Michels Hall — El Paso, Ill.
K. Fossdick's Band
Donations 35c

LEXINGTON THEATRE

SAT.—SUN.
"Dream Wife"
Walter Pidgeon Beta St. John
Cary Grant Deborah Kerr
Show Time Sat. 7 & 9; Sun. 7:30

newspapers
Bloomington
ps://www.newspapers.com/image/70453434/

The Pantagraph (Bloomington, Illinois) - Thu, Nov 3, 1955 - Page 30
Downloaded on Mar 18, 2025

Cerebral Palsy Unit Elects Dr. Bowen

National Group Has 400 Chapters Now, Diners Told

Dr. Robert Bowen of 1005 E. Monroe Dr. Wednesday night was named president of the board of directors of the United Cerebral Palsy of McLean County during a dinner meeting for Board members at the Hotel Rogers.

Dr. Robert Parker was named vice president. Other officers named to serve during 1955-56 were Mrs. Irvin Fried, secretary, and J. W. Myers, treasurer.

Mrs. Esther Perry, outgoing president of the board, was presented with an engraved past president's gavel. Mrs. Perry has directed the organization since it

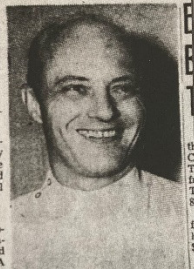
was organized two years ago. Eugene Wayland, regional director for the United Cerebral Palsy Association, spoke briefly on the national organization and state and national programs offered cerebral palsy patients.

From 15 to 400

Sherwood Messner, national program services director for the national organization, told Board members that the national UCPLA had grown in strength from seven affiliates in 1950 to over 400 today. Here to survey and make a report on cerebral palsy needs in McLean County. Mr. Messner explained the national services program.

Les Park, an ex-officio member of the Board of directors, suggested seven possible programs for study of the board of directors.

Suggested programs were: An assistance program for the school program being organized for retarded children; sponsorship of speech therapy services at the St. Joseph's Hospital Rehabilitation Center; sponsorship of an adult cerebral palsy club; aid in expansion of camping facilities for pre-school age children, adults and severely handicapped children; aid in development of pre-school and nursery programs for handicapped children; payment for services for handicapped children who need diagnostic and evaluation services and aid to students taking special education courses on aid to handi-



Dr. Robert Bowen

capped people at Illinois State Normal University.

New Adult Club

Ronnie Weeks of Cofax told Board members of his attempt to organize an adult cerebral palsy club for Central Illinois cerebral palsy patients. Afflicted with the disease himself, Mr. Weeks explained that the group will hold its first meeting at 7:30 p. m. Friday at the St. Joseph's Hospital Rehabilitation Center.

Board members for 1955-56 are: Miss Doris Kron, Robert Fleming, the Rev. Albert Glock, Mrs. Sophie Marham, Mrs. Lyle Smith, Miss Vera Vathauer, Mrs. Marnie Ritter, Miss Doris Rohie, Dr. C. E. Horton, Les Short, William Costigan, Mrs. W. P. Shillingham, William Tick, Mrs. T. V. Watson, Miss Bernadine Brown, Otto Belch, Mrs. Frank Borabach, Mrs. Walter Kohler and Mrs. Roy Martin.

**SWEETENS
MORE THAN 700**

CUPS OF COFFEE
SUGARINE is the perfect sugar flavor for beverages and diabetic. Recommended by Doctors. Four oz. bottle sweetens more than 200 cups of coffee!

FOR KITCHEN AND TABLE USE

Sugarine

At Food and Drug Stores Everywhere

Pantagraph Photo

BOOKS & ART

Gallery To Show Bowen Collection

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On one wall of Robert Bowen's office at 211 N. Prairie hangs a painting of the old Jesse Fell home in Normal.

On another, a panorama of Twin City structures...the Mil-

ler Park bandstand, the David Davis Mansion, State Farm... and on yet another wall is a water color of Illinois State university's Old Main.

Monday, these and 26 other paintings of local subjects owned by Mr. Bowen, of 1006 Monroe Drive, will go on display in the Fairway Gallery of Art in the McLean County Bank. The exhibit will continue until Feb. 11.

All the paintings were done by local or one-time local artists, art students, amateurs, art teachers or commercial artists.

Explaining his interest in local artwork, Mr. Bowen says, "In this present day of urban renewal and city planning, it seems even more important that we stop occasionally to examine the building blocks from which cities are constructed."

The exhibit may be viewed from 9 a.m. to 5 p.m. on weekdays, and from 9 a.m. to noon on Saturdays.

Great West's Stories Told In New Book

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UPI

"The American Heritage History of the Great West." By David Lavender. Simon & Schuster.

This is a complete panorama of the push westward from colonial days to America's emergence in 1914 as a world power.

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There are loads of photographs, drawings and paintings in color that help make this book a notable achievement historically and pictorially. UPI

QAC CONSTRUCTION
1511 E EMPIRE ST #345
BLOOMINGTON IL 61701
(309) 826-5786
qacethe1@gmail.com

CUSTOMER INFO:

Davin Garrett Sr.
211 N Prairie st
Bloomington IL 61761
309-585-0351
Ugbshop2009@yahoo.com

DESCRIPTION

- Tuck Point Building Brick Work and Seal Coat as Needed
- Resurface Asphalt Driveway
- Raise Walkway to Entry by 6" and Add Handrail to Make ADA Compliant
- Replace Damaged Fascia and Soffit
- Patch Roof Area
- Replace Damaged Gutter
- Replace 2 Missing Windows
- Install New Front Entry Door
- Paint Garage Door
- Fill Rear Building Space Between Building and Concrete Walkway with Expansion Joint Filler

TOTAL: \$36,000.00

BID DOES NOT INCLUDE ADDITIONAL STRUCTURAL REPAIRS OR UNFORESEEN DAMAGE REPAIRS.

LOOK FORWARD TO WORKING WITH YOU!

March 26th, 2024

RE: Underground Barbershop Renovation

Underground Barbershop

211 N. Prairie St.

Bloomington, IL 61701

Tarter Construction Services, LLC would like to thank you for the opportunity to provide a proposal on your renovations.

TOTAL COST OF PROPOSED SCOPE OF WORK: **\$226,200.00**

(The following scope of work is included in the total cost)

SCOPE OF WORK:

DIVISION 1 GENERAL CONDITIONS:

- Project management
- Supervision
- Dumpsters
- Final cleaning
- Construction cleaning
- Permitting
- Porto potties
- Inspections
- Liability insurance

DIVISION 2 DEMOLITION:

- Removal of existing HVAC, plumbing and electrical
- Removal of walls not being re-used
- Removal and replacement for concrete for underground plumbing and electrical

DIVISION 3 CONCRETE:

- Pour footings for new steel columns

DIVISION 5 METALS:

- Provide and install structural steel columns
- Provide and install structural steel beams

DIVISION 6 ROUGH/FINISH CARPENTRY:

- Frame new walls and soffits
- Install blocking for casework and grab bars
- Provide and install new hollow metal doors, frames, hardware, and pre-finished wood doors

- Drywall and tape new walls/soffits
- Provide and install batt insulation as noted on drawings
- Hang and tape drywall on existing metal stud walls
- Tape existing walls to level 4 finish
- Provide and install cabinets, shelves and countertops (does not include any owner provided items listed on drawings)
- Prime and paint new doors, frames, walls, soffits and exposed ceiling
- Provide and install mirrors

DIVISION 9 FLOORING:

- Provide and install rubber flooring
- Polish concrete
- Epoxy flooring

DIVISION 15A PLUMBING:

- Install new underground drains and vents according to print
- PEX water lines underground
- Trenching and backfill included (Spoils to be removed and hauled off site)
- Includes any concrete removal or pour back
- Porcelain wall hung sink with single handle chrome faucet, mixing valve, trap guard, grid strainer
- Toto toilet, tank type, open front seat
- 36" fiberglass shower unit, chrome Delta shower faucet (non-ADA)
- Dayton drop-in sink with Delta Essa faucet
- Mustee mop sink and Chicago mop faucet
- \$2,475 allowance for fixtures

DIVISION 15B HVAC:

- (1) Carrier Condenser
- (1) Carrier Ducted Air Handler
- (1) 8K Heat Kit
- (1) Thermostat
- (1) Line Set
- Air Bear Filtration Cabinet
- Lot of spiral ducting per plan shown (Paint Grip)
- (9) GRD's
- Restroom exhaust fan & duct
- Condensate to floor drain
- Control Wiring low volt
- (1) 3K Hanging Heater (Electric)
- (1) Thermostat
- Flues for shop heater
- (1) Kitchen Hood & Associated duct

DIVISION 16 ELECTRICAL:

- Provide underground conduit to the island.
- Provide and install all necessary breakers in the existing panel.
- Provide and install all lighting according to the print (A fixture allowance of \$3,150.00 is included)
- Provide and install 18 outlets
- Provide and install circuitry for all equipment and appliances
- Provide and install new 200-amp single phase service with meter located on exterior of building

TOTAL COST OF PROPOSED SCOPE OF WORK FOR EXTERIOR FACADE: \$52,400.00

(The following scope of work is included in the total cost)

SCOPE OF WORK:***DIVISION 3 CONCRETE:***

- Remove and replace asphalt parking lot with concrete
- Remove and replace concrete ramp to accommodate new entry

DIVISION 4 MASONRY:

- Cut openings for new windows
- Infill opening of old window
- Cut CMU block to accommodate new steel beam

DIVISION 5 METALS:

- Provide and install hand rail

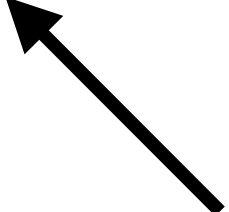
DIVISION 6 ROUGH/FINISH CARPENTRY:

- Provide and install tyvek on existing wood sheathing
- LP Smartside Stucco Panel
- LP woodgrain panel on fascia board
- LP Panel for soffit on front overhang
- Paint existing block wall and overhead door
- Provide and install new aluminum entry door and replace all glass in wood frames
- Provide and install new windows and glass where noted

CLARIFICATIONS:

- Price does not include plan review fees
- Price includes normal shift hours
- Price does not include a fire alarm system
- Price does not include fire sprinkler
- Price does not include prevailing wage
- Price does not include sales tax
- Price does not include architectural or engineering fees
- Price does not include utility company fees
- Price does not include unforeseen conditions

Exterior Quote



- Price does not include office furniture, appliances, and equipment
- Price does not include TV's

We look forward to working together on this project and thank you for giving us this opportunity.

Respectfully Submitted,

Ryan Tarter

Ryan W. Tarter

Tarter Construction, LLC.



Joyce Enterprise LLC

Lionel Joyce Jr

Phone: (309) 706-8010

Date: May 12, 2025

Prepared for:

Davin

211 N Prairie St

Bloomington, IL

Phone: (309) 585-0351

Project Breakdown:

#	Description	Quantity / Duration	Unit Cost	Total
1	Concrete (12.5 yards)	12.5 yards	\$141/yard	\$1,762
2	Jack Hammer Rental	2 days	\$95/day	\$190
3	Dingo Rental	1 day		\$400
4	Soft Cut	-		\$120
5	Two Laborers @ \$30/hr	70 total hours		\$2,100
6	Two Finishers	Flat rate		\$500
7	Wooden Forms	-		\$75
8	Recycled Concrete (5 tons incl. delivery)	5 tons @ \$17/ton + delivery		\$210
9	Dump Trailer Rental	2 days		\$240
10	Cleanup & Wrecking Forms	-		\$250
11	Wooden Stakes	-		\$40
12	Miscellaneous Materials	-		\$150
13	Joyce Enterprise LLC Service Fee	-		\$400

Total Estimated Cost: \$6,437

Deposit Required (50% Upfront): \$3,218

Remaining Balance Due Upon Completion.

Please feel free to reach out if you have any questions or would like to schedule the project.

Thank you for considering Joyce Enterprise LLC.

Sincerely,
Lionel Joyce Jr
Joyce Enterprise LLC
Phone: (309) 706-8010



7 Westport Court #A
 Bloomington, Illinois
 Office: 309-573-5806 Fax: 309-585-0271

ESTIMATE

DATE: May 2nd, 2024
REP: Jared Powell
CELL: 309-530-9075

CUSTOMER INFO:

Davin Garrett
 211 North Prairie St
 Bloomington, IL 61701
Ugbshop2009@yahoo.com
 309-846-1220

DESCRIPTION	AMOUNT
Blow off Roof, Clean and Sweep before laying down Ecodur Coating	\$13,490.00
Furnish and Install Ecodur Roof Coating System	
Install 2 Coats of Ecodur Roof Coating System	
Clean all debris and Haul away any left over material	
10 year craftsmanship warranty.	
20 year Warranty Application through Castagra	
City of Bloomington Permit Included if required	
TOTAL	\$ 13,490.00

BID DOES NOT INCLUDE DECKING OR ANY FASCIA THAT MAY NEED REPAIRED

LOOK FORWARD TO WORKING WITH YOU!



Chad Seeman, Owner

(309) 585-1439

1312 N. Main St.

Bloomington, IL 61701

email: allseasonsroofingil@gmail.com

**Commercial - Residential Roofing
Specialists**

Insured • Bonded • Experienced

May 10, 2025

David Garrett
211 N Prarie
Bloomington, IL

Thank you for choosing All Seasons Roofing to handle your roofing job. The following agreement spells out the terms and conditions of this project. Please keep a copy for your records and return a signed copy to our office. Please feel free to contact us with any questions. We will be performing the following to complete this project:

- 3-year workmanship warranty
- Includes Permit

**** Please select an option (initial)**

***Remove existing roof
Install insulation board & EPDM (Rubber)
Flash all Penetrations
\$9,985***

***Repair Option
Seal all seams and penetrations with tar and membrane
\$1,000***

**50% down is required. Remaining payment is due upon completion of roof.
Interest will be assessed pursuant to IL law at 1.5% per month thereafter.**

Sincerely,

David Brenner
Project Manager

ACCEPTED AND AGREED:

By: _____ Date: _____

By: _____ Date: _____

**Due to unpredictability of oil prices and its subsequent effect on shingles, this offer is good for 30 days.*

**By signing this contract, you are giving All Seasons Roofing permission to speak to your insurance agent regarding your claim.*

**Any legal action required, Client's will be held responsible for all legal fees (court and attorney fees)*

A 3.5% handling fee will be applied when paying with credit card

Ask about FINANCING through our local lender!!



*** Other Products Available *** Certified IKO installers / CertainTeed Shingle Masters



REGULAR AGENDA ITEM NO. 5.K.

FOR HISTORIC PRESERVATION COMMISSION: May 15, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-17-25** Consideration, review, and action on a request submitted by the McLean County Historical Society, for a **Rust Grant** in the amount of \$6,700 for exterior door and jamb maintenance on the property located at 101-103 N. Main St (PIN: 21-04-339-034).

RECOMMENDED MOTION:

Motion to establish findings that the project **is eligible** and to **consider approval** of the request by the McLean County Historical Society, for a **Rust Grant** in the amount of \$6,700 for exterior door and jamb maintenance on the property located at 101-103 N. Main St.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Rust Grant in the amount of \$6,700 for exterior door and jamb restoration.

- Historic Priority Status: Contributing structure in Historic Bloomington CBD, as well as individually listed
- Existing Property Condition: Expected condition for effective age
- Impact on Structural Integrity: Integrity of structural components of the building
- Impact on Community: Addresses items that support commercial use and tenancy in downtown
- Grant Priority: Maintenance of a historic element

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

BHP-17-25 Staff Report, Attachments 1 & 2
Attachment 3 - Estimate 1 - Whiteside
Attachment 4 - Estimate 2 - Prairie

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 15, 2025

CASE NO: BHP-17-25, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by the McLean County Historical Society, for a Rust Grant in the amount of \$6,700 for exterior door and jamb maintenance on the property located at 101-103 N. Main St (PIN: 21-04-339-034).



Above: The subject property

PROPERTY INFORMATION

Subject property: 101-103 N. Main Street
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Commercial
Property Size: 30' x 38' (approximately 1,140 square feet)

HISTORIC INFORMATION

Year Built: 1843 (restored 1981)
Architectural Style: Greek Revival (vernacular)
Architect/Builders: J. Miller, J. Goodheart, W. Miller, Z. Lawrence, A. Matthews
Historic District: Individually Registered, Bloomington Central Business District – Contributing
Alternate Name: Miller-Davis Building

PROJECT DESCRIPTION

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. This property received a Rust Grant for complete roof covering replacement, with possible structural repairs, new flashing, and like-kind gutter and downspouts in FY25 (BHP-02-24).

Request

The Applicant is requesting a Rust Grant in the amount of \$6,700 for exterior door and jamb maintenance.

Project Description

The project is the second phase of plans to repair needed areas of the building. The first stage included updating brick tucking pointing and roof replacement. The current proposal includes: 1) Removal, repair, and reinstallation of refinished doors; 2) Adjustment of door jamb for sealed fitment; 3) Construction and installment of temporary door slab(s); 4) Spring bronze weather stripping; and 5) Installation new bottom door seals. The final stage will be window repair, to be completed after the roof, brick work, and doors & jambs. Tiers of work were established with the help of an architect and contractors to determine what needed to be completed first.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

This project addresses improvements to the building entry area, which supports occupancy and safe usage of the building, and is eligible in accordance with the Rust Grant guidelines. The subject work is exterior to the building and is visible from the public street.

2. Where the project falls within the list of prioritization criteria.

This project falls under priority 2, "Maintenance of a historic element."

3. The ownership and usage of the subject building comply with the Rust Grant program guidelines.

The ownership and usage of the building comply with the Rust Grant program guidelines. The property is owned by the McLean County Historical Society and operates as a commercial office building. The property will continue such use during and after the project's completion.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The materials affected by this project are historic and appropriate treatment has been proposed. Removal of the historic doors and replacement with temporary slab doors will allow them to be taken offsite for repair and refinishing. The existing hardware will be used for reinstallation but new weatherstripping will be applied.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

All conditions met. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project is eligible and to consider approval of the request by the McLean County Historical Society, for a Rust Grant in the amount of \$6,700 for exterior door and jamb maintenance on the property located at 101-103 N. Main St.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Area of Work Image(s)

Attachment 1 – Aerial Map



Attachment 2 – Area of Work Image(s)





306 W South Street
McLean IL 61754
Phone 309-829-5025

Quotation

DATE 3/31/2025

Quotation For:
Phone:
Address:

Quotation valid until: 4/10/2025
Prepared by: Nathan Whiteside
309-261-3152

Specifications:

Room:	
Wood Species	
Finish:	
Door Style:	
Drawers:	
Hinges:	
Pullouts:	

Comments or Special Instructions:

* includes removal, repair, and reinstallation of refinished doors. adjustment of door jamb for sealed fitment.
Work to be completed two doors at a time with temporary slab doors installed during restoration. (approx 1 week for repairs each set)

LEAD TIME		PAYMENT TERMS		
		50% Downpayment before start - Balance due on completion		
Quantity / Hours	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
4	repair and refinish exterior door *	\$ 2,880.00		\$ 11,520.00
2	temp door slab	300.00		600.00
4	spring bronze weatherstripping	175.00		700.00
4	bottom door seal	145.00		580.00

If you have any questions feel free to contact us:

Phone: 309-829-5025

E-mail: millerwhiteside@gmail.com

SUBTOTAL	\$ 13,400.00
TAX RATE	7.75%
SALES TAX	-
OTHER	-
TOTAL	\$ 13,400.00

THANK YOU FOR YOUR BUSINESS!

From: Ross Ambuehl <craftsmen@prairiewoodworks.com>

Sent: Tuesday, March 25, 2025 1:38:04 PM

To: director@mchistory.org <director@mchistory.org>

Subject: Adjusted door restoration quote

Ross Ambuehl

Off: 309.378.2418

Cell: 309.531.7299

PrairieWoodworks.com



Miller Davis Building at 101 and 103 N. Main Street
March 25, 2025

Doors and Jamb

Scope of work - remove doors, block openings, remove hardware, scrape, sand, prep, fill cracks, prime, caulk, paint and rehang

Labor - \$17,280.00

Materials - \$850.00

Miscellaneous - \$1,500.00

Total: \$19,630.00

Adjusted quote by Brad Aken of Prairie Woodworks