



Historic Preservation Commission - Regular Session Agenda
Community Room 1, 2nd Floor, Bloomington Public Library
205 E. Olive St., Bloomington, IL 61701
Thursday, May 21, 2026 - 5:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org 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 are listed and voted on separately.

5. Regular Agenda

- A. **BHP-11-26 - Consideration, review and action on a request submitted by Robert Vericella for a Rust Grant in the amount of \$25,000 for awning repair and painting, siding repair and replacement, and tuckpointing of the lower portion of the west elevation at 217 W. Jefferson St., PIN: 21-04-327-004.** (Recommended Motion: Motion to establish findings that the project is eligible and to consider funding the request from Robert Vericella, for a Rust Grant in the amount of up to \$25,000 for awning repair and painting, siding repair and replacement, and tuckpointing of the lower portion of the west elevation at 217 W. Jefferson Street.)
- B. **BHP-12-26 - Consideration, review, and action on a request submitted by Robert Rewerts, for a Rust Grant in the amount of \$50,000.00 for roof replacement, on the property located at 501-503 N. East St., PIN: 21-04-185-004.** (Recommended Motion: Motion to establish findings that the project is eligible and to consider approval of the request Robert Rewerts, for a Rust Grant in the amount of \$50,000 for roof replacement, on the property located at 501-503 N. East Street.)
- C. **BHP-13-26 - Consideration, review, and action on a request submitted by the McLean County Historical Society, for a Rust Grant in the amount of \$2,730.88 for exterior stair repair and replacement, and drainage enhancement 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 up to \$2,730.88 for exterior stair repair and replacement, and drainage enhancement on the property located at 101-103 N. Main St.)
- D. **BHP-14-26 - Consideration, review, and action on a request submitted by XI**

Vixens LLC, for a Rust Grant in the amount of \$24,185.59 for marquee sign updating and improvement on the property located at 209 E. Washington St., 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 \$24,185.59 for marquee sign updating and improvement on the property located at 209 E. Washington Street.)

- E. **BHP-15-26 - Consideration, review and action on a request submitted by Melissa Moody on behalf of Bloomingtonian Condo Association, for a Rust Grant in the amount of \$13,000 for rear porch and stair maintenance on the property located at 102-116 W. Locust St., PIN: 21-04-196-000.** (Recommended Motion: Motion to establish findings that the project is eligible and to consider approval of the request by Melissa Moody on behalf of Bloomingtonian Condo Association, for a Rust Grant in the amount of up to \$13,000 for rear porch and stair maintenance on the property located at 102-116 W. Locust Street.)
- F. **BHP-16-26 - Consideration, review, and action on a request submitted by Anthony Smith, for a Rust Grant in the amount of \$9,979.41 for tuckpointing with brick repair/replacement, and concrete repair, on the property located at 116 E. Market St., PIN: 21-04-183-022.** (Recommended Motion: Motion to establish findings that the project is eligible and to consider approval of the request Anthony Smith, for a Rust Grant in the amount of \$6,096.80 for tuckpointing with brick repair/replacement, and concrete repair, on the property located at 116 E. Market Street, with Conditions.)
- G. **BHP-17-26 - Consideration, review and action on a request submitted by Vicki & Tim Tilton, for a Rust Grant in the amount of \$3,000.00 for exterior lighting at 200 W. Monroe St., PIN: 21-04-192-008.** (Recommended Motion: Motion to establish findings that the project is eligible and to consider approval of the request by Vicki & Tim Tilton, for a Rust Grant in the amount of \$2,825.00 for alleyway lighting, on the property located at 200 W. Monroe Street.)
- H. **BHP-18-26 - Consideration, review and action on a request submitted by Fari Ghahramany for a Rust Grant in the amount of \$38,856 for tuckpointing and second story window replacement at 624 N. Main Street, PIN: 21-04-178-006.** (Recommended Motion: Motion to establish findings that the project is eligible and to consider funding the request from Fari Ghahramany, for a Rust Grant in the amount of up to \$24,600 for tuckpointing at 624 N. Main Street, with Conditions.)
- I. **BHP-19-26 - Consideration, review and action on a request submitted by Frank Hoffman for a Rust Grant in the amount of \$4,610 for awning cover replacement at 401 N. Main St., PIN: 21-04-189-011.** (Recommended Motion: Motion to establish findings that the project is eligible and to consider funding the request from Frank Hoffman, for a Rust Grant in the amount of up to \$4,610 for awning cover replacement at 401 N. Main St.)
- J. **BHP-20-26 - Consideration, review and action on a request submitted by Catalyst Construction for a Rust Grant in the amount of \$50,000 for masonry repair and stabilization work at 307 E. Grove St., PIN: 21-04-417-005.** (Recommended Motion: Motion to establish findings that the project is eligible

and to consider funding the request from Catalyst Construction, for a Rust Grant in the amount of up to \$50,000 for masonry repair and stabilization work on the property at 307 E. Grove Street.)

- K. **BHP-21-26 - Consideration, review and action on a request submitted by Paul Brown for a Rust Grant in the amount of \$14,250 for masonry repair on the parapet wall at 101 W. Jefferson St., PIN: 21-04-328-028.** (Recommended Motion: Motion to establish findings that the project is eligible and to consider funding the request from Paul Brown, for a Rust Grant in the amount of up to \$14,250 for masonry repair on the parapet wall at 101 W. Jefferson Street.)
- L. **Review, consideration, and action on the award of the \$200,000 allocated to the Harriet Fuller Rust Facade Grant Program for FY27.** (Recommended Motion: Motions to award the FY27 allocated funding, specifying which eligible projects are to be funded at which amount.)

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. 5.A.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-11-26 - Consideration, review and action on a request submitted by Robert Vericella for a Rust Grant in the amount of \$25,000 for awning repair and painting, siding repair and replacement, and tuckpointing of the lower portion of the west elevation at 217 W. Jefferson St., PIN: 21-04-327-004., as requested by the Development Services Department.

Recommended Motion: Motion to establish findings that the project is eligible and to consider funding the request from Robert Vericella, for a Rust Grant in the amount of up to \$25,000 for awning repair and painting, siding repair and replacement, and tuckpointing of the lower portion of the west elevation at 217 W. Jefferson Street.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: The Applicant is requesting a Rust Grant in the amount of \$25,000 for awning repair and painting, siding repair and replacement, and tuckpointing of the lower portion of the west elevation. The project includes tuckpointing with type "O" mortar. The grinding of joints and removal of spalling brick will be done as needed and replaced with similar materials. Repair of the copper awning and gutters will include hand scraping and repainting. Damaged wood siding (which does not appear, and is unlikely, original) on the south façade would be replaced; all siding will be painted.

- The property is a contributing structure to the National Register Historic Bloomington Central Business District
- The property has ground-floor commercial use.
- This project falls under priority 2, "Maintenance of a historic element."

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-11-26 - Staff Report and Attachments 1-3
2. Attachment 4A - Ramirez Tuckpoint Quote
3. Attachment 4B - Castaneda Awning Quote
4. Attachment 4C - RJV Tuckpointing and Awning Quote

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 21, 2026

CASE NO: BHP-11-26 Rust Grant

REQUEST: Consideration, review and action on a request submitted by Robert Vericella for a Rust Grant in the amount of \$25,000 for awning repair and painting, siding repair and replacement, and tuckpointing of the lower portion of the west elevation at 217 W. Jefferson Street, PIN: 21-04-327-004.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 217 W. Jefferson Street
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Commercial
Property Size: 66' x 115' (7,590 square feet)

HISTORIC INFORMATION

Year Built: 1903
Architectural Style: Commercial
Architect: Arthur Pillsbury
Historic District: Bloomington Central Business District - Contributing
Significant Name: Pantagraph Printing and Stationery Company Building

PROJECT DESCRIPTION

Background

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. No prior Rust Grant awards were identified for this building.

Request

The Applicant is requesting a Rust Grant in the amount of \$25,000 for awning repair and painting, siding repair and replacement, and tuckpointing of the lower portion of the west elevation.

Project Description

The project includes tuckpointing of the southern facade with type "O" mortar. The grinding of joints and removal of spalling brick will be done as needed and replaced with similar materials. Repair of the copper awning and gutters will include hand scraping and repainting. Damaged wood siding (which does not appear, and is unlikely, original) on the south façade would be replaced; all siding will be painted.

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 visual and structural improvements to the south and west elevations, which supports the usage of the building and is eligible in accordance with the Rust Grant guidelines. The subject work is exterior to the building and visible from two public streets.

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

This project falls under priority 2, "Maintenance of a historic element," by helping to fund efforts to restore the south façade and complete structural maintenance on the west façade.

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

The subject property is owned by GREEN BUILDING, LLC (to which the Applicant is a party) and operates as a primarily commercial building, including active ground-floor tenancy. The property will continue under 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 building and elements affected by this project are historic in build and materials. No significant style changes will be made to any elements of the property, and no inappropriate treatment of the masonry façade is proposed. Items able to be repaired are proposed for repair/maintenance; minimal replacement is proposed and it appears to be of non-historic materials (wood siding).

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 are 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 funding the request from Robert Vericella, for a Rust Grant in **the amount of up to \$25,000** for awning repair and painting, siding repair and replacement, and tuckpointing of the lower portion of the west elevation at 217 W. Jefferson Street.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Aerial Map
2. Images of area where work is to be performed
3. Historic Images of Property
4. Quotes with scopes of work (Separate Documents)

Attachment 1: Aerial Map



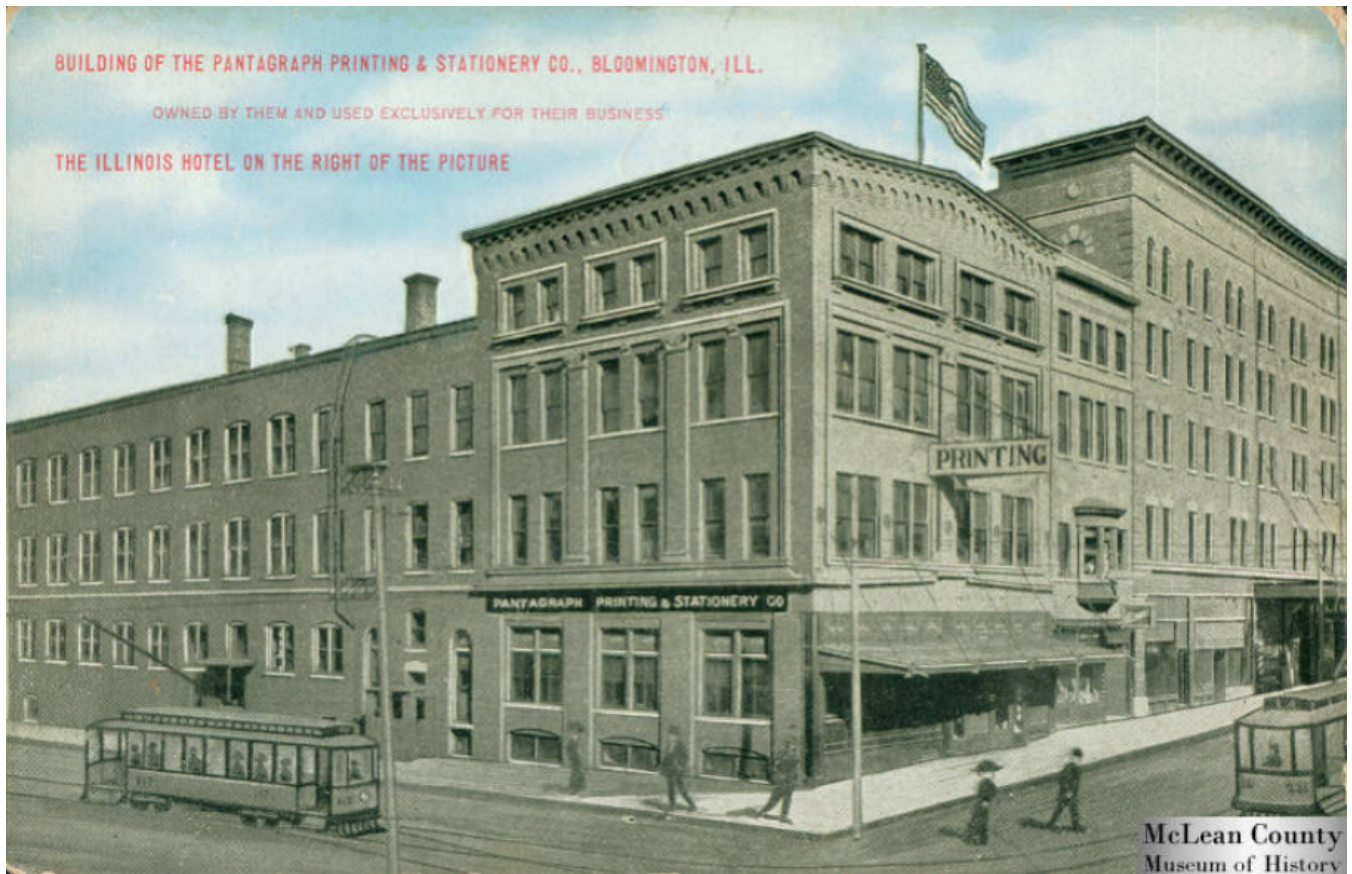
Attachment 2: Pictures of Work Area







Attachment 3: Historic Images of the Property



Eric Ramirez
1505 Perry Street
Bloomington, IL 61701

Date: February 26, 2026 **ESTIMATE**

For: Green Building, LLC
217 W Jefferson Street
Bloomington, IL 61701

Proposal

Tuck Point West 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
Grind out joints and install Type O color to match

Clean up entire job site of debris and dispose of it

TOTAL \$35,000.00

Carlos Castaneda
512 W Mulberry Street
Bloomington, IL 61701

Date: February 26, 2026

ESTIMATE

For: Green Building, LLC
217 W Jefferson Street
Bloomington, IL 61701

Proposal

Awning repair and Painting

- Repair and replace copper trim and gutter
- Scrape loose paint
- Apply 1 coat of primer to steel framing
- Apply 2 coats of DTM to the underside of awning
- Apply 1 coat of primer to steel support chain
- Apply 2 coats of DTM to the support chain
- Clean North exterior finish
- Replace bad wood siding
- Apply 2 coats of Super Paint exterior
- Cover sidewalk to prevent getting paint on it

Provide Scaffolding

Prep, clean up and disposal

TOTAL

\$23,000.00

R.J.V. Construction LLC

919 W. Mulberry

Bloomington, IL 61701

(309) 275-4331

Estimate

Prepared for:

Green Building LLC

217 W Jefferson

Bloomington, IL 61701

2/24/2026

Proposal**Total****Awning repair and painting**

Repair / Replace damaged copper trim pieces and gutter spouts

Scrape loose paint on the bottom side of the awning

Apply 1 coat of S.W. Kembond primer to steel framing

Apply 2 coats of S.W. DTM to the underside of the awning

Apply 1 coat of S.W. Kembond primer to steel support chain

Apply 2 coats of S.W. DTM to the support chain

Hand wash north exterior finish

Replace bad wood siding

Apply 2 coats of S.W. Super Paint exterior

Cover the sidewalk to prevent paint getting on it

Provide scaffolding

Prep and cleanup

Included

Parking permit

Sidewalk closure permit

Prevailing wage

Fall protection

Total**\$ 21,631.99****Tuck pointing**

West elevation up to 15'- See pictures for the areas to be done

Grind out joints

Install Type O colored to match existing mortar

Provide scaffolding

Provide man lift

Prep and cleanup

Included

Parking permit

Sidewalk closure permit

Prevailing wage

Fall protection

Personal dust protection

Total**\$ 29,281.54**

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**\$ 50,913.53****TOTAL****\$ 50,913.53**x _____
Robert J. Vericella R.J.V. Inc. Memberx _____
Authorized agent



Regular Agenda Item No. 5.B.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-12-26 - Consideration, review, and action on a request submitted by Robert Rewerts, for a Rust Grant in the amount of \$50,000.00 for roof replacement, on the property located at 501-503 N. East St., PIN: 21-04-185-004., as requested by the Development Services Department.

Recommended Motion: Motion to establish findings that the project is eligible and to consider approval of the request Robert Rewerts, for a Rust Grant in the amount of \$50,000 for roof replacement, on the property located at 501-503 N. East Street.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: The Applicant is requesting a Rust Grant in the amount of \$50,000 for flat roof replacement on both (attached) buildings. The project includes removal of the existing failing EPDM, review and repair of the underlying structure, then installation of insulation, prior to installation of new roofing material. Scopes of work span from mechanically fastened white TPO to black fully-adhered EPDM. Clarification on which scope of work the Applicant prefers and why should be sought; a condition(s) could be applied to any recommendation for award to get the desired outcome.

- The property is a contributing structure to the National Register Historic Bloomington Central Business District
- The property is currently vacant, but previously housed a ground-floor commercial use and is expected to again.
- This project falls under priority 1, "Preservation of a historic element."

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-12-26 - Staff Report and Attachments 1-2
2. Attachment 3 - Area of Work Images
3. Attachment 4 - Quotes

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 21, 2026

CASE NO: BHP-12-26, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Robert Rewerts, for a Rust Grant in the amount of \$50,000.00 for roof replacement, on the property located at 501-503 N. East Street (PIN: 21-04-185-004).



Above: The subject property

PROPERTY INFORMATION

Subject Property 501-503 N. East Street
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial
Property Size: 88' x 100' (8,800 square feet)

HISTORIC INFORMATION

Year Built:	1900 (1896 ¹) for 5 story and 1938 for 2 story addition
Architectural Style:	Commercial. Original, Late Victorian; Current, Art Moderne (International)
Architect:	Unidentified; Archie Schaeffer and Phillip Hooton
Historic District:	Bloomington Central Business District contributing structure
Significant Name	Kaiser(Keiser)-Van Leer Building, Clark & Barlow 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. No prior Rust Grant awards were identified for this property.

Request

The Applicant is requesting a Rust Grant in the amount of \$50,000 for flat roof replacement on both (attached) buildings.

Project Description

The project includes removal of the existing failing EPDM, review and repair of the underlying structure, then installation of insulation, prior to installation of new roofing material. Scopes of work span from mechanically fastened white TPO to black fully-adhered EPDM. One scope came in under \$100,000.

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 improvements to the building that impact all facades and support occupancy and safe usage of the building, and is eligible in accordance with the Rust Grant guidelines. The subject work may be visible from four different public streets or public places.

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

This project falls under priority 1, "Preserving a historic element," since the entire building (historic features and materials) are at risk of damage with ongoing water intrusion.

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 is currently vacant but has historically contained commercial uses and is most appropriately used as a commercial property on at least the first floor.

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

¹ "Club Changes Its Name." *The Daily Pantagraph*. April 3, 1900, page 7.

The standards allow roof replacement when necessary and an appropriate substitute/replacement is be used. Either material is allowable—Rust Grants have been previously approved for both. The current black EPDM roofing might be more appropriately replaced with black EPDM than white TPO from the standpoint of maintaining a more traditional look, as well the physical flexibility and ability to handle ponding water that may be beneficial for historic structures that are not always (still) plumb. Clarification on which scope of work the Applicant prefers and why should be sought; a condition(s) could be applied to any recommendation for award to get the desired outcome.

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 have been awarded grant funding 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 Robert Rewerts, for a Rust Grant in the amount of \$50,000 for roof replacement, on the property located at 501-503 N. East Street (PIN: 21-04-185-004).

As part of this motion, the Commission could consider delegating any approvals in potential Conditions to the HPC staff liaison, for purposes of project speed.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Aerial Map
2. Historic Images of the Building
3. Area of Work Image(s) (Separate Document)
4. Scope of Work/Quotes (Separate Documents)

Attachment 1 – Aerial Map



Attachment 2 – Historic Images of the Building



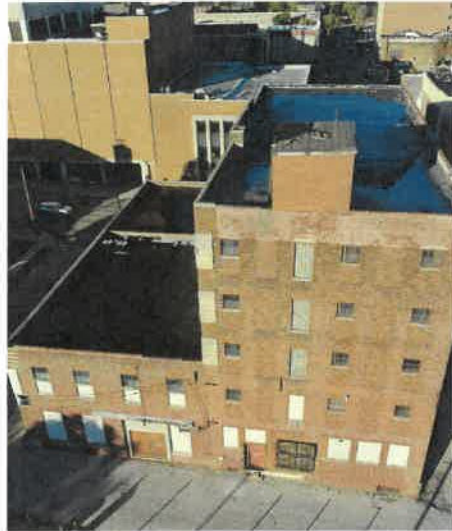
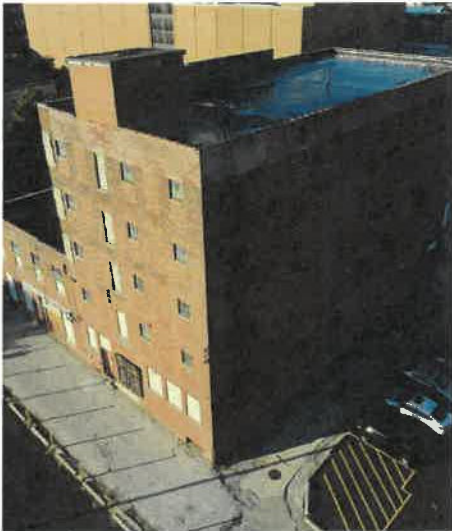
1935 (Pre-Modernization)



1936



c. 1939

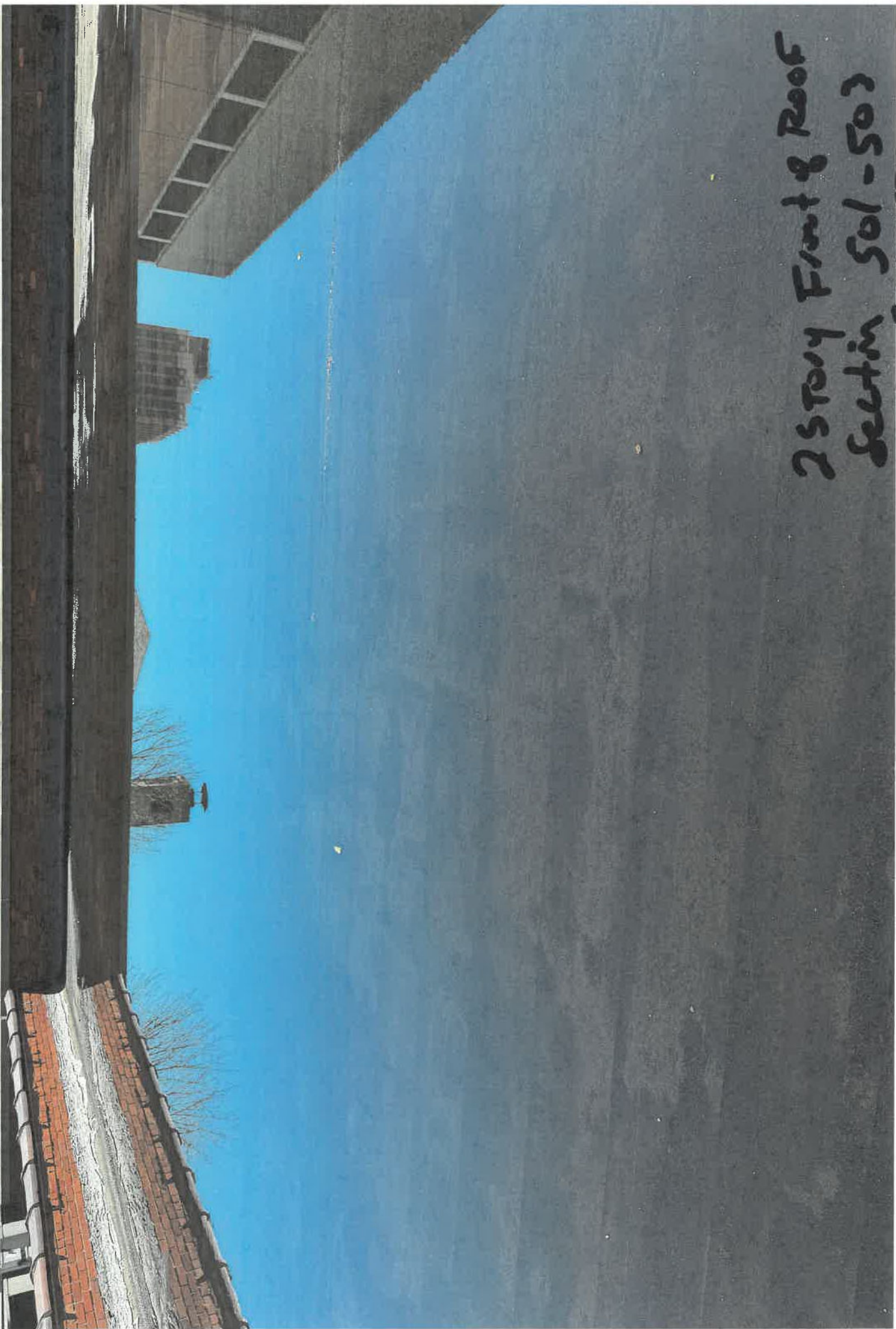
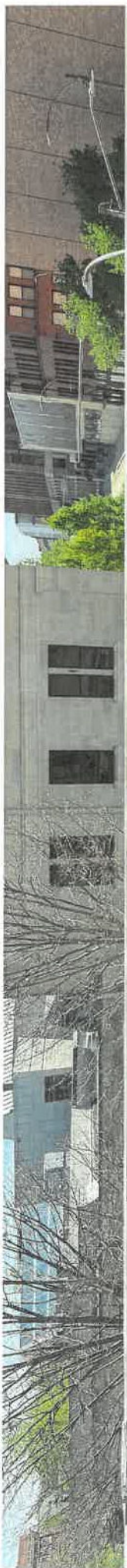


501-503 EAST STREET
Downtown Bloomingtn

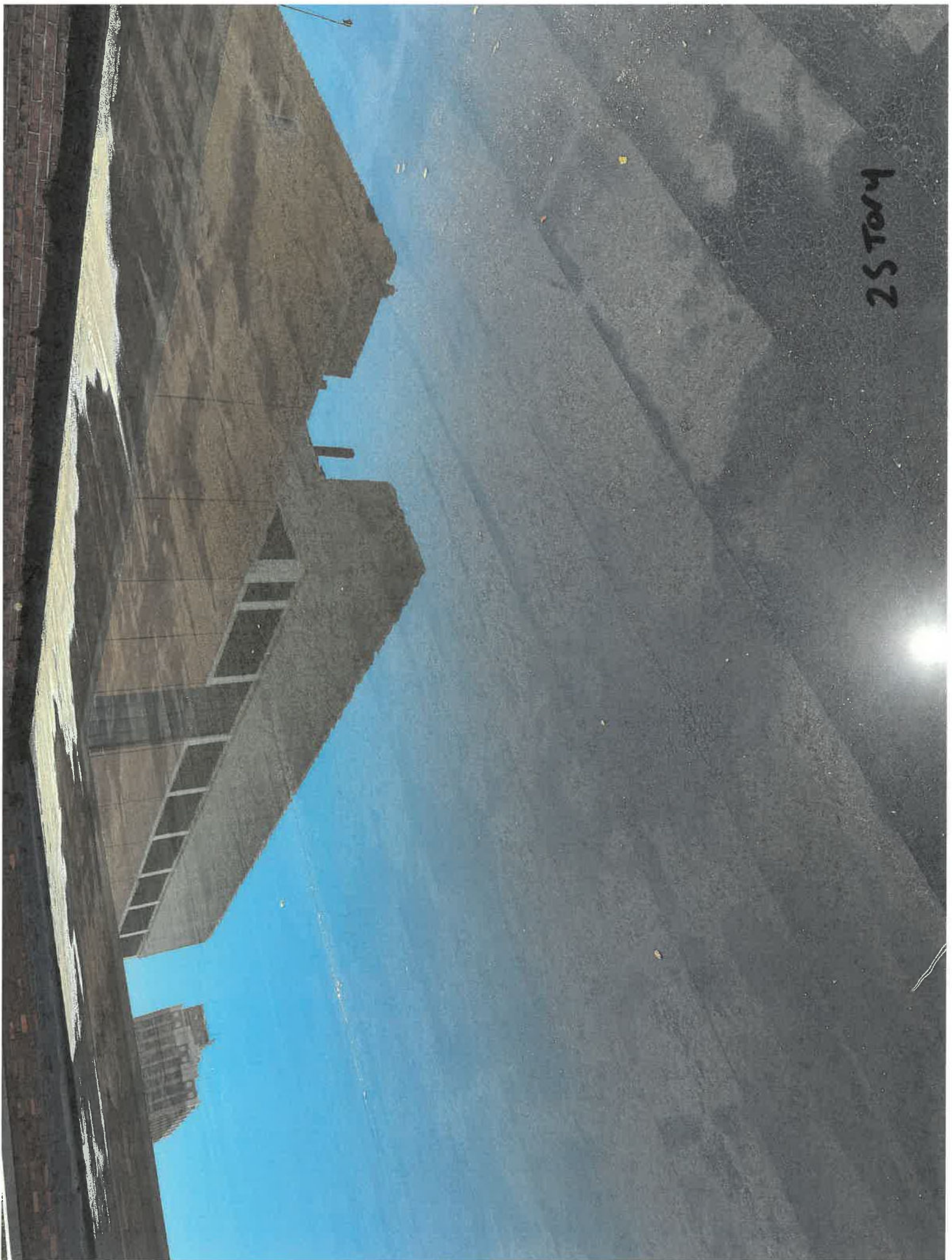
2 Story Building

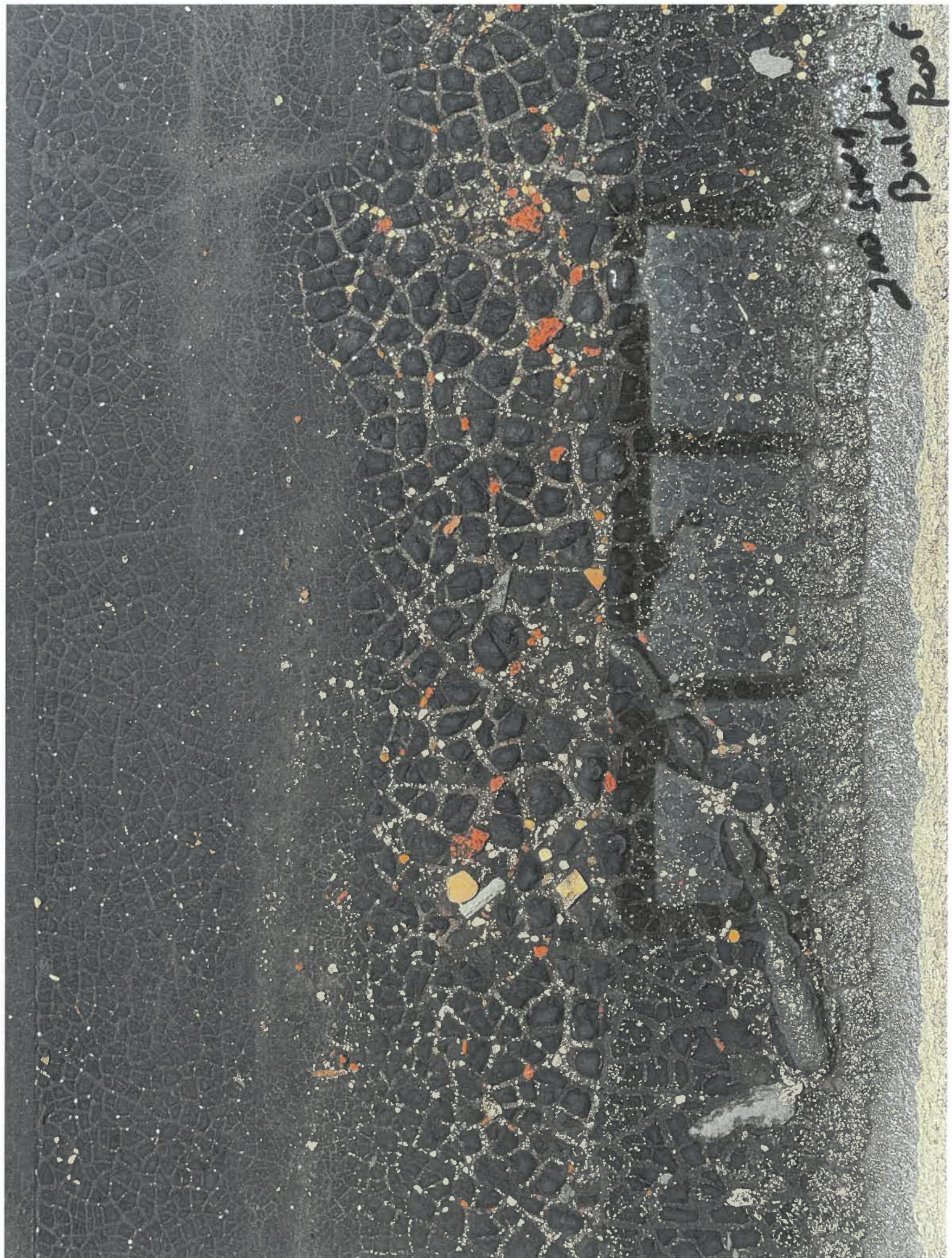
- Roof Picks (Front + Back Roof Section)
- Inside Leak Pictures

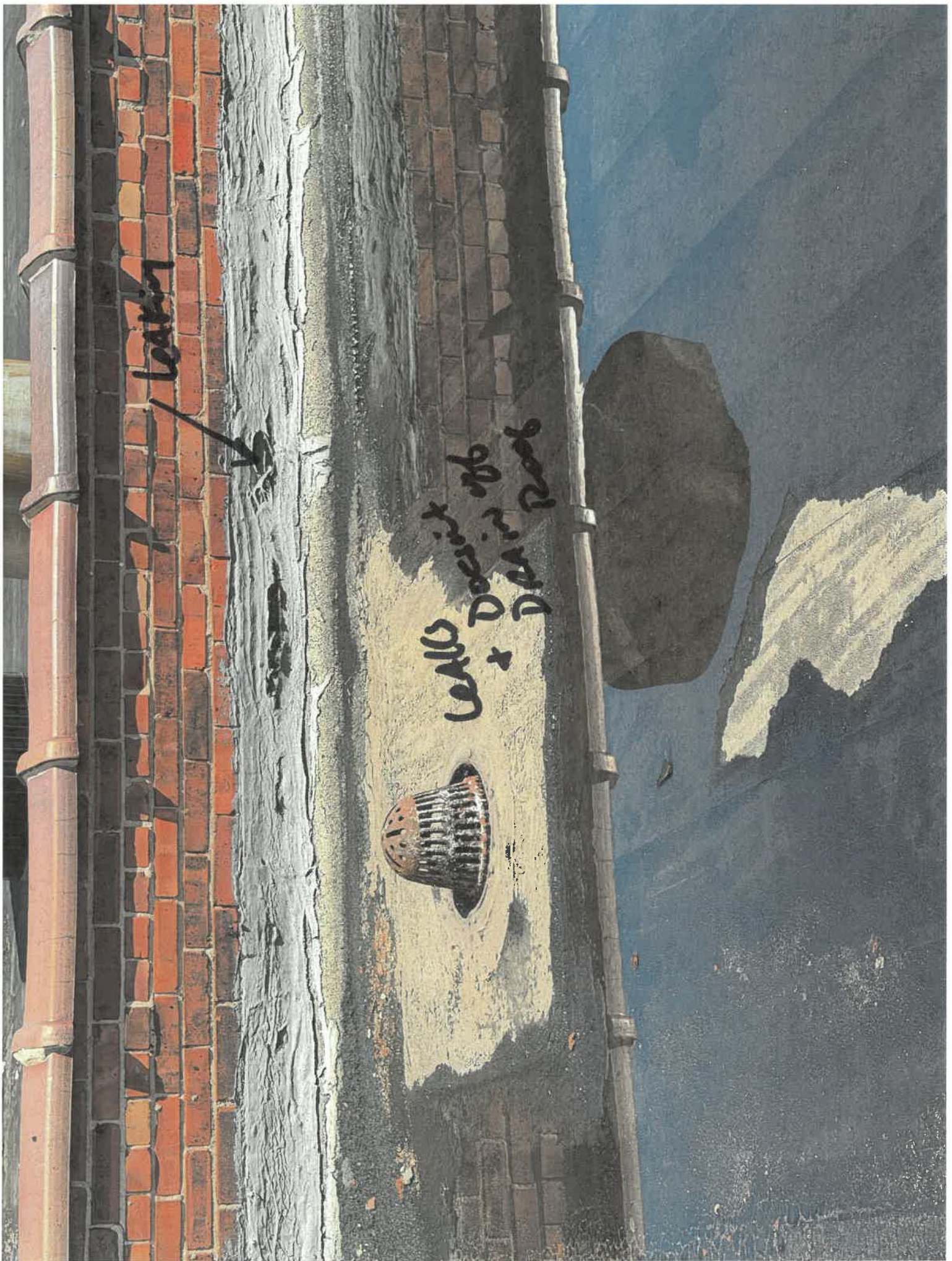
Leaking Roof



2 Story Front of Roof
Section 501-503
East St.







Back Section
of Robinson
Lumber

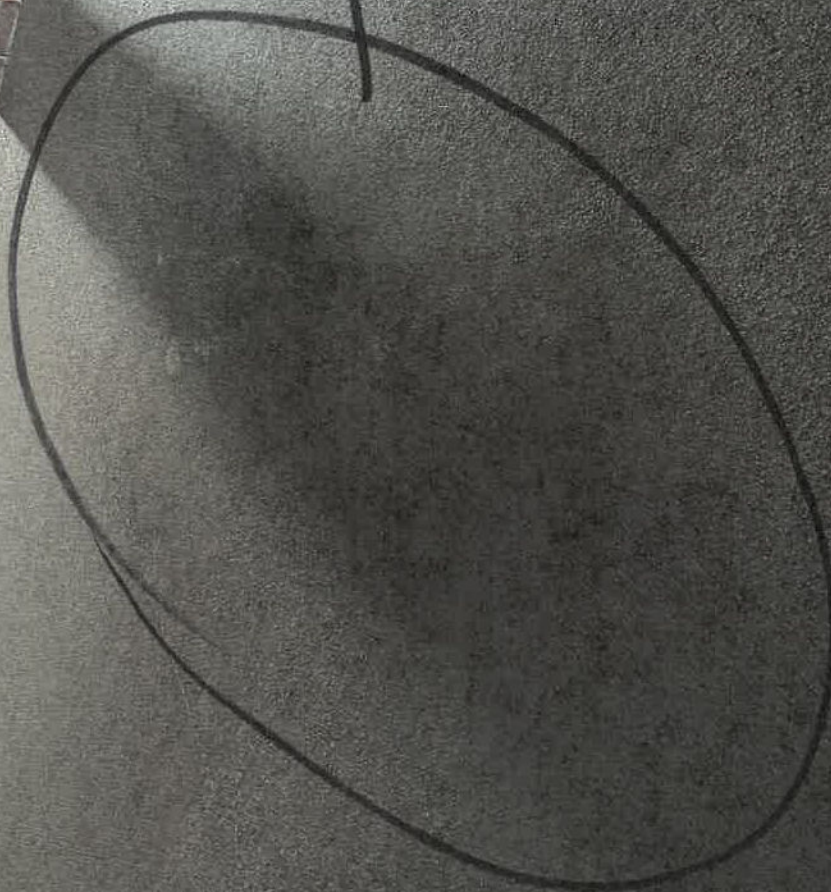


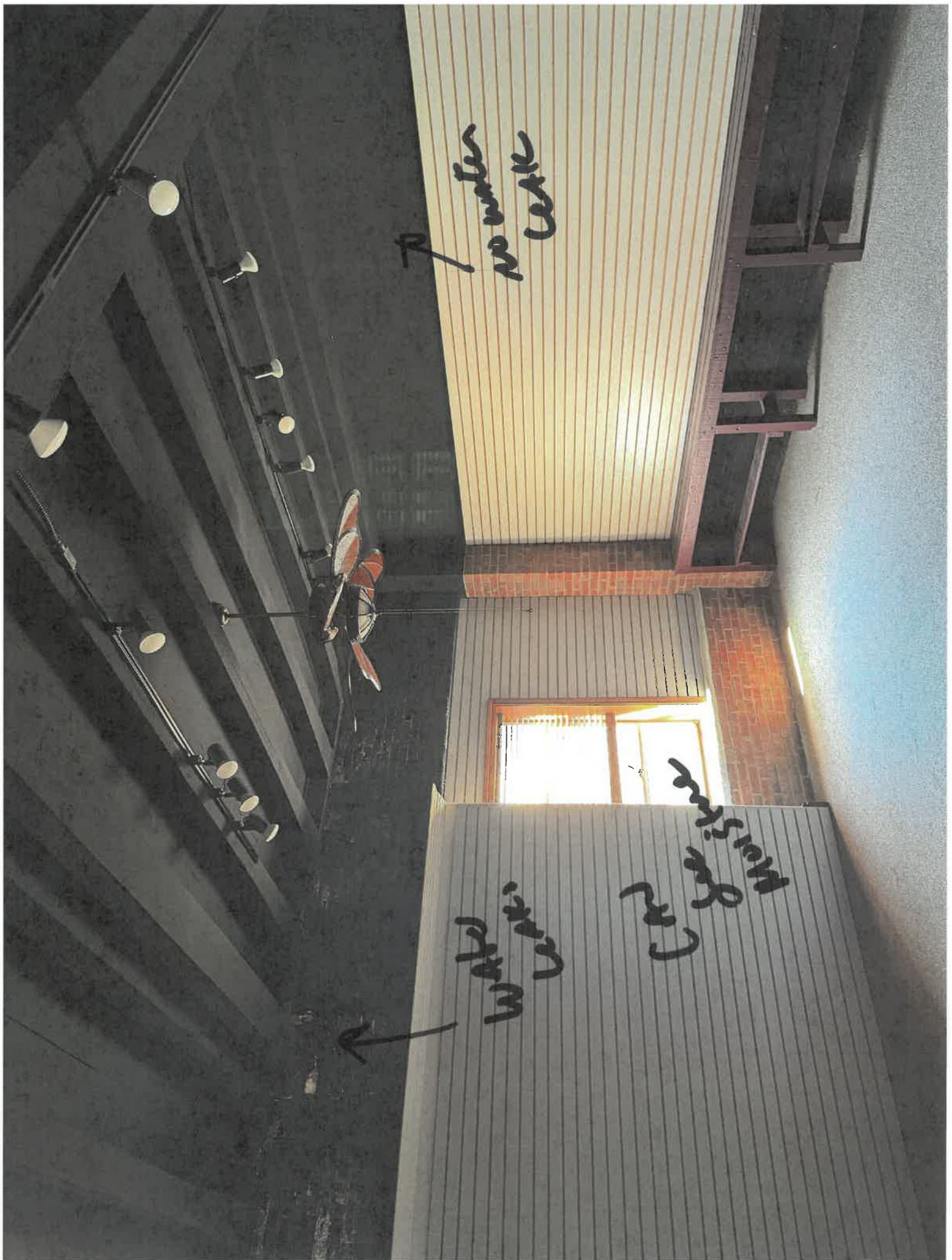






Leak
Water
Spot + Sealing
From 2nd
Floor

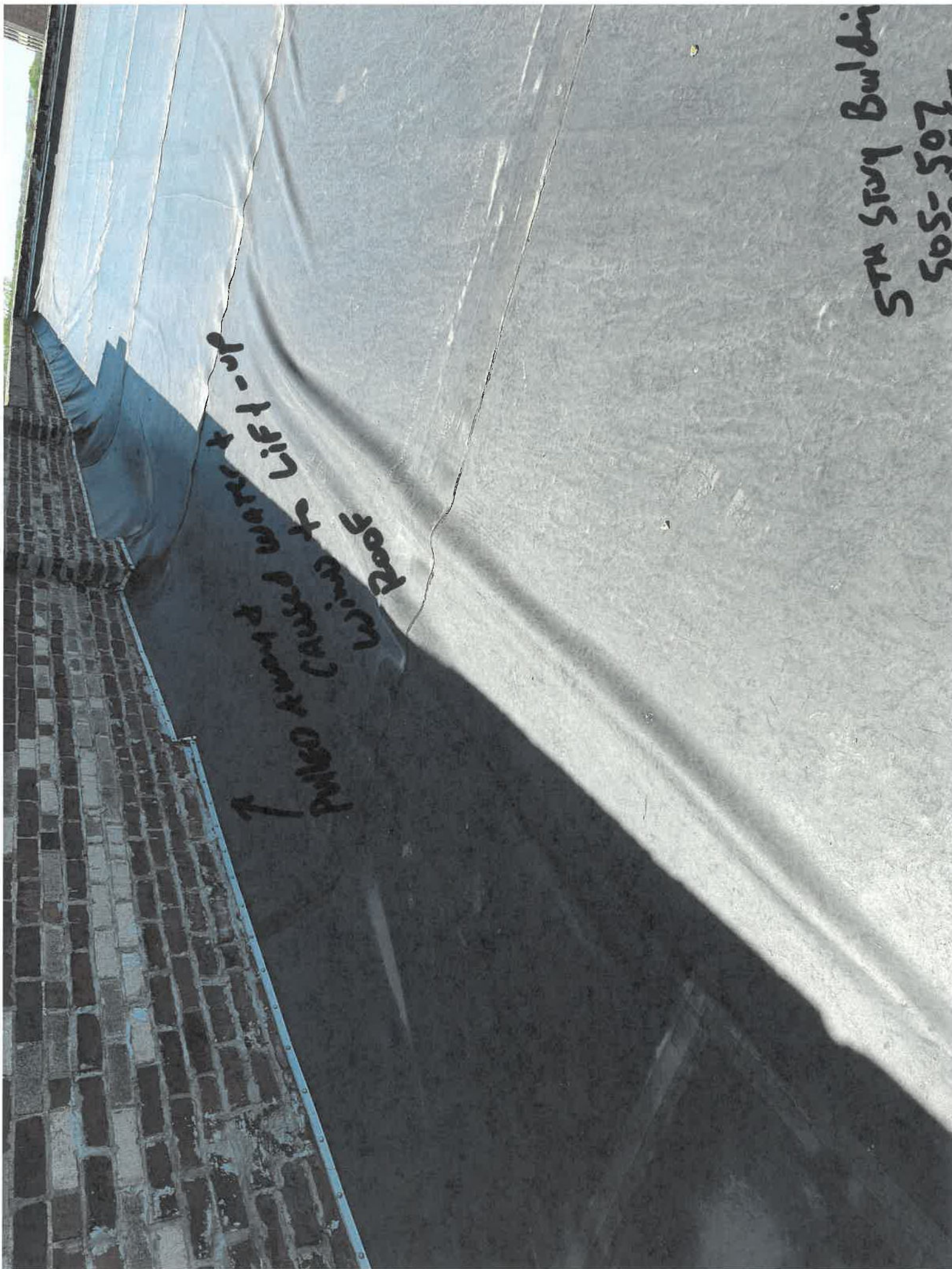




505-507 EAST STREET
Downtown Bloomington

5 Story Building
- Roof Pictures
- Inside Pictures

Leaking Roof

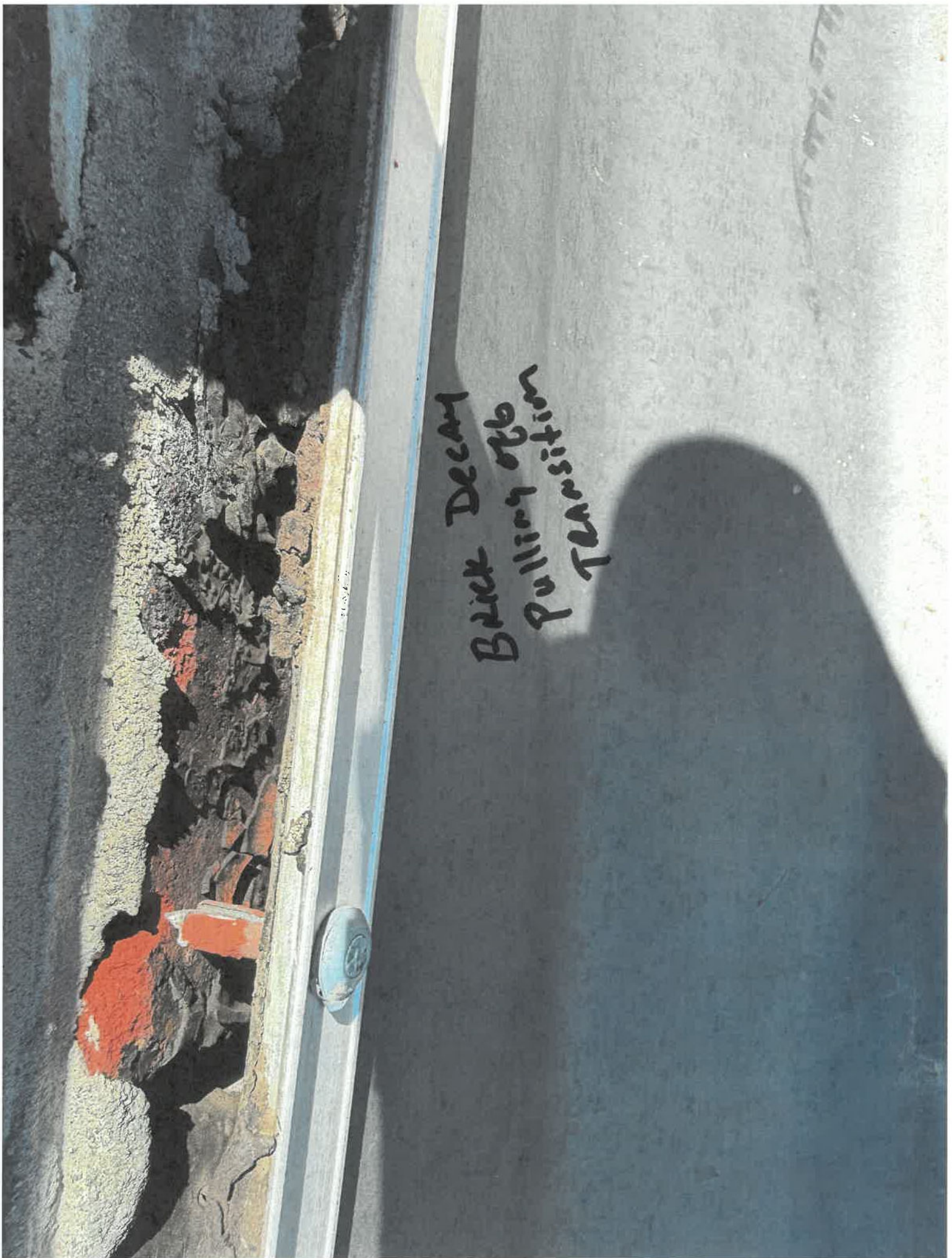


Roof
Lift-off
Pulled down & covered
↑

5th Story Building
505-507
EAST ST.







5TH STORY BUILDING
ROOF

Hole











1st Floor
water
Dripping
off ceiling





Central Roofing LLC Illinois
 317 Dewitt Ave East
 Mattoon, IL 61938
 Lic. 104-017077
 Phone: (217) 728-7663

Fully Adhered EPDM Prevailing Wage

02/19/2026

Proposal is to remove (1) layer of failed EPDM roofing. Contractor will install (2) layers 2.6" R30 Iso per code. Single ply membrane proposed is .060" EPDM fully adhered. Project labor to be McLean County Prevailing Wage.

Bobby Rewerts
 503 North East Street
 Bloomington, IL 61701
 (309) 275-1561

Job: Bobby Rewerts

Flat Roof Section

	Qty	Unit	Price
Carlisle InsulBase Tapered Polyiso Insulation - Grade 2 - Q - 4'x4'	44.00	PC	\$1,204.13
Carlisle Steel Insulation Fastening Plate - 3" (1000 Cnt)	1.00	BX	\$370.13
Carlisle Piranha Plates (1000 Cnt)	2.00	BX	\$1,088.07
Carlisle HP Fastener - 2" (1000 Cnt)	1.00	BX	\$233.23
Carlisle HP-X Fastener - 8" (500 Cnt)	6.00	BX	\$4,115.80
Carlisle Sure-Seal 90-8-30A Bonding Adhesive (5 Gal)	24.00	EA	\$5,538.72
Roller Frame - 3"	2.00	EA	\$9.17
Roller Cover - 3" - 3/8" Nap	6.00	EA	\$20.00
Roller Frame - 9"	4.00	EA	\$20.00
Roller Cover - 9" - 3/8" Nap	12.00	EA	\$57.80
Carlisle Sure-Seal EPDM Sheet w/ 3" FAT - .060 - 10'x100' - Black	8.00	EA	\$12,858.80
Carlisle Syntec Weathered Membrane Cleaner (5 Gal)	3.00	EA	\$537.55
Scrub Pad w/o Sponge	12.00	EA	\$39.80
Carlisle Sure-Seal HP-250 Primer (1 Gal)	6.00	GL	\$404.70
White Washcloths (8 lb)	6.00	BX	\$392.50
Carlisle Sure-Seal SecurTape - 3"x100'	6.00	RL	\$1,210.00
Carlisle Sure-Seal EPDM PS Cured Cover Strip - 6"x100'	1.00	RL	\$541.63
Carlisle Sure-Seal EPDM Uncured PS Elastoform Flashing - 9"x50' - Black	1.00	RL	\$466.88
Carlisle Sure-Seal EPDM PS Inside/Outside Corner - 7"x9" - Black	32.00	PC	\$521.60
Carlisle Sure-Seal EPDM PS T-Joint Cover - 6"x6" - Black	32.00	PC	\$256.53
Carlisle Sure-Seal EPDM Pressure Sensitive Pipe Seal - 1"-6" - Black	6.00	EA	\$521.10
Carlisle Sure-Seal Termination Bar - 1" (10')	36.00	PC	\$896.40
Carlisle Zamac Hammer Nail - 1 1/4" (1000 Cnt)	1.00	BX	\$348.02
Carlisle Sure-Seal Lap Sealant (10.1 oz) - Black	12.00	EA	\$187.00
Carlisle Sure-Seal Water Cut-Off Mastic	24.00	EA	\$326.00
Labor			
Install Fully Adhered Membrane Roof System	46.00	SQ	\$13,416.67
Install fully adhered membrane roof system			
Low Slope - Remove 1 Layer	46.00	SQ	\$4,983.33
Remove 1 layer of low slope roofing			
Low Slope - Remove Second Layer	46.00	SQ	\$3,833.33
Remove second layer of low slope roofing			

Install Layer of Flat ISO	92.00	SQ	\$1,533.33
Install 1 layer of flat ISO			
Install Tapered ISO	6.00	SQ	\$200.00
Install tapered ISO to provide proper water shedding			
Tear Off and Install Membrane on Parapet Wall	6.00	SQ	\$1,750.00
Tear Off and Install Curb Flashing	100.00	LF	\$333.33
Install Field Wrap	100.00	EA	\$833.33
Install and Seal Roof Drain or Scupper	1.00	EA	\$8.33
Install Termination Bar	320.00	LF	\$1,066.67
Quality Specialist Per Hour	40.00	HR	\$2,000.00
Crane to lift material to roof surface	1.00	EA	\$8,333.33
Permit	1.00	EA	\$2,500.00
Other - Dumpster- XLarge- Approx 7-8 tons of debris	2.00	EA	\$2,500.00
Carlisle InsulBase Polyiso Insulation - Grade 2 - 2.6 - 4'x8'	288.00	EA	\$19,670.40
Labor Charge per Man Hour	30.00	HR	\$3,750.00
			\$98,877.61

Sub Total	\$98,877.61
Tax	\$3,015.65
TOTAL	\$101,893.26

ALL PROJECTS INCLUDE APPLICABLE PERMITS, LANDSCAPE PROTECTION, CLEAN UP, AND HAUL AWAY OF WASTE UNLESS OTHERWISE DIRECTED.

CENTRAL ROOFING LLC WILL GIVE A 5 YEAR CRAFTSMANSHIP WARRANTY ON ALL RESIDENTIAL FULL ROOF REPLACEMENTS AND 10 YEARS ON COMMERCIAL ROOF REPLACEMENTS. ***THERE ARE NO WARRANTIES ON REPAIRS SINCE CENTRAL ROOFING IS NOT RESPONSIBLE FOR BUILD QUALITY AROUND THE REPAIR AREA.***

MATERIAL WARRANTIES MAY VARY, HOWEVER MOST ROOFING SYSTEMS INSTALLED BY CENTRAL ROOFING CARRY A LIMITED LIFETIME WARRANTY.

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EACH ADDITIONAL LAYER DISCOVERED UPON REMOVAL WILL BE AN ADDITIONAL CHARGE.
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ALL DECKING (PLYWOOD,OSB,1X6 ETC) REPLACED WILL BE AN ADDITIONAL CHARGE.**

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ANY REPRESENTATION, STATEMENT, OR OTHER COMMUNICATIONS NOT WRITTEN IN THIS AGREEMENT, OR MADE IN WRITING PURSUANT THERETO ARE AGREED TO BE INVALID, AND NOT RELIED ON BY EITHER PARTY AND, DO NOT SURVIVE THE EXECUTION OF THIS AGREEMENT.

1. This agreement is subject to scope, credit, and pricing approval of the management of **CENTRAL ROOFING, LLC**.
2. A deposit of 1/3 of the total contract price is due upon signing in order to secure materials. Payment is due for the remainder of the agreement with completion of each individual trade, including applicable overhead & profit, such as: Roofing, Siding & Trim, Gutters, Awnings & Carports, Interior Repairs, Punch list. In the event a final inspection is required before the "Customer" chooses to pay the "Customer" shall agree to pay the total balance due, less 10% as hold-back until the final inspection and any subsequent punch list is completed.
3. Should default be made in payment of this agreement, a lien will be placed on the property and charges will be added from the date of substantial completion at the maximum allowed by law. If placed in the hands of an attorney for collection, the "Customer" will pay all attorney and legal fees.
Illinois: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that

person or company is not paid for their contributions. Any balance uncollected within 30 days will be subject to a late fee in the amount of 9% of the remaining balance monthly.

4. The "Company" and the "Customer" agree to settle all disputes in accordance with the laws of Illinois and the county in which the agreement is executed.
5. The full amount of all money as specified by an agreed price, or as specified by "Full Scope of Insurance Proceeds" does not include any extras such as carpentry repairs, or any other repairs not specified, and not covered by the "Full Scope of Insurance Proceeds", that is necessary to complete the repair process as required by local building codes, and, building officials, or to satisfy cosmetically, the "Customer".
6. If the "Customer" chooses not to pay for a part of the scope of the agreement, an individual line item, or a trade, the "Customer" releases the "Company" of its obligations for the performance of that component with regard to the integrity of the building system as a whole.
7. The "Company" is not responsible for damage below the roof due to leaks caused by excessive wind greater than 55mph, ice damming or hail, at any time during the construction process, or the warranty period.
8. The "Company" will not be responsible for slight scratching and denting of gutters, oil droplets in driveways, hairline fractures in concrete, flowers, minor broken branches on plants and shrubbery, broken siding due to installation of roof to wall flashings, or ruts / tire tracks made from man lifts or equipment that may be necessary for the completion of the project.
9. This agreement can be cancelled at any time prior to midnight of the third business day after the date of this agreement.
10. This agreement cannot be canceled once negotiations begin with your insurance company, and/or, material has been delivered to your job-site without written mutual agreement of both parties.
11. If this agreement is canceled by the customer later than three (3) days from execution, "Customer" agrees to pay to the "Company" 25% of the agreement price for 1) Consulting Services Rendered, or 2) Liquidating fees. If materials have to be returned due to this cancellation, the "Customer" agrees to pay an additional fee of 15% for re-stocking fees.
12. The "Company" reserves the right to supplement the Insurance Company for increases in the "Full Scope of Work", and or, documented price increases. "Customer" agrees to allow these supplements to be paid directly to "Company".
13. The "Company" orders additional materials for each job to avoid multiple trips to a supplier. Any additional material remaining upon completion of the job is owned by the "Company".
14. This agreement represents the "Full Scope of Work" to be completed for the agreed upon price on this estimate. Any addition to scope for extra layers, broken or rotted framing or decking will be a change order to this original agreement.

Company Authorized Signature

Date

Customer Signature

Date



POPEJOY ROOFING, INC.
PO Box 41
Farmer City, IL 61842

popejoyroofing@gmail.com
IL LIC. #104-017259
Phone: 309-530-4204

Company Representative
Joel Schilawski
Phone: (217) 329-2300
joel@popejoyroofing.com

Roofing Replacement - Upper Roof Area

02/25/2026

Bobby Rewerts
503 North East Street
Bloomington, IL 61701
(309) 275-1561

Job: IL-6863: Bobby Rewerts

Roofing Replacement - Upper Roof Area & Elevator Shaft Roof

Tear Off / Removal:

- Existing roofing will be removed from field roof areas and wall areas to existing wood decking.
- Any damaged or deteriorated wood decking will be replaced at \$2.50 per square foot
- Proposal includes all applicable disposal and disposal fees associated with the project

*** NOTE: PROPOSAL ASSUMES THAT THE REAR PARKING LOT LOCATIONS ALONG BUILDING CAN BE USED FOR STAGING AND DISPOSAL. WE WOULD NEED TO CONFIRM WITH THE CITY AND BUILDING NEIGHBORS PRIOR TO JOB START ***

Insulation:

- New Versico polyiso insulation will be mechanically fastened to existing wood decking at a rate of 50 fasteners per 100 square foot (or 16 fasteners per 4'x8' sheet)
- Polyiso will be installed in 2-layers (staggered seams) of 2.6" thickness to achieve an R-Value or R-30
- Tapered insulation panels will be installed along south wall perimeter for positive drainage to roof drain areas.
- All wall perimeters will receive 1/2" CDX plywood to provide suitable substrate for membrane installation

TPO Membrane:

- Versico TPO membrane (.060 - White) will be adhered to all field roof areas and vertical wall perimeter
- Membrane seams will be heat welded per manufacturer specifications

Penetrations / Flashings:

- All roof pipe penetrations will receive pre-manufactured pipe flashings
- Penetration pockets with pourable sealer will be installed where electrical and/or gas lines penetrate roof
- Curbs will receive TPO membrane flashing

Perimeter Roof Areas:

- All perimeter roof areas will receive aluminum termination bar. Termination bar will be properly sealed
- Termination bar will receive a surface mounted sheet metal counter flashing (to cover termination bar)

Warranty:

- Versico TPO membrane includes a 20-year membrane warranty covering any membrane defects for 20-years
- Popejoy Roofing includes a 10-year workmanship warranty with this project

TOTAL

\$139,274.00

PLEASE READ: Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above or there will be a \$50.00 per day penalty charge for each and every day that payment is late according to this contract. Plus expenses incidental to collection, including reasonable attorney's fees.

I fully understand and agree to the terms of this contract.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

From: rod@unionroofing.com <rod@unionroofing.com>

Sent: Tuesday, June 24, 2025 9:21 AM

To: Robert Rewerts Jr <BobJr@fwlawncare.com>

Subject: Roof Proposal - Old Clark & Barlow Bldg.

Robert,

Please find our quote to install a new roof system on the above referenced facility

We also include an alternate quote to bring the new system up to city code.

Our scope of work would be as follows :

1. Remove and dispose of existing EPDM off-site.
2. Over existing OSB we will mechanically attach ½" isogard insulation (R-2.5) per the manufacturer's recommendations and to meet warranty requirements.
3. Over new insulation we will install 60 mil., (white) TPO membrane welded to the invisaweld plates by induction heating (an electromagnetic pulse that bonds membrane to the invisaweld plates).
4. We will flash all perimeters and penetrations per the manufacturer's warranted details.
5. Includes new 'prefinished' drip edge atop elevator shaft to meet warranty criteria.
6. Includes new manufacturer's walkway at ladders and roof hatches to meet warranty requirements.
7. Includes a 2 year contractor's standard warranty.
8. Includes a 20 year manufacturer's standard warranty.

Quote : \$ 87,000.00*

Alternate # 1 : ADD to above quote \$ 28,500.00 to mechanically attach 2 layers of 2.6" polyisocyanurate insulation (R-30 to meet city code) per the manufacturer's recommendations.

- * quote is valid for 30 days.
- * quote does not include city permits/fees.
- * quote does include local sales tax.
- * 'prefinished' metal to be chosen from standard color charts.
- * owner must allow adequate access/egress for contractor to hoist materials and for disposal containers.
- * any deteriorated OSB will be removed and replaced on a T & M basis.
- * no work associated with the stone coping cap.

If you have any questions or concerns regarding the above information, please contact or email me. Thank you.

Respectfully,

Rod E. Hoselton, President
Union Roofing Co., Inc.

Office 815/945-2141
Fax 815/945-7066
Cell 309/319-0783



Central Roofing LLC Illinois
 317 Dewitt Ave East
 Mattoon, IL 61938
 Lic. 104-017077
 Phone: (217) 728-7663

Mechanically Fastened TPO R30 ISO Prevailing Wage

02/19/2026

Proposal is to remove (1) layer of failing EPDM roofing and Install new mechanically attached TPO system. System proposed is Carlisle Syntec .060" TPO in white. Project to be McLean County Prevailing Wage Rates.

Bobby Rewerts
 503 North East Street
 Bloomington, IL 61701
 (309) 275-1561

Job: Bobby Rewerts

Flat Roof Section

	Qty	Unit	Price
Mule-Hide 1/2 Tapered ISO - Q - 4'x4'	24.00	EA	\$753.23
Mulehide Insulation Plate - 3" (1000 Cnt)	1.00	BX	\$305.38
Mulehide Galvalume Coated Seam Plate - 2.4" (1000 Cnt)	2.00	BX	\$841.54
Mulehide Drill Point Fastener - 2 1/4" (250 Cnt)	1.00	BX	\$171.54
Mule Hide TPO Bonding Adhesive - Solvent Based (5 gal)	6.00	EA	\$1,673.08
Roller Frame - 3"	2.00	EA	\$8.46
Roller Cover - 3" - 3/8" Nap	6.00	EA	\$18.46
Roller Frame - 9"	4.00	EA	\$18.46
Roller Cover - 9" - 3/8" Nap	12.00	EA	\$53.35
Mule Hide TPO Sheet - .060 - 6'x100' - White	3.00	RL	\$2,704.62
Mule Hide TPO Sheet - .060 - 10'x100' - White	5.00	RL	\$6,153.85
Mule Hide TPO Flashing - 12"x50' - White	1.00	RL	\$408.46
Mule Hide TPO Flashing - 24"x50' - White	1.00	RL	\$815.38
Mule Hide Cover Strip - Pressure Sensitive - 6" - White (100')	1.00	PC	\$716.92
Mule Hide TPO T Joint Patch - White	32.00	PC	\$135.38
Mule Hide TPO Universal Corner - White	32.00	PC	\$763.08
Mule Hide TPO Pipe Boot - 3/4"-8" - White	6.00	EA	\$493.85
Mulehide Weathered Membrane Cleaner (1 Gal)	12.00	EA	\$895.38
Scrub Pad w/o Sponge	12.00	EA	\$36.74
Mule Hide TPO Tape Primer (1 gal)	2.00	EA	\$176.92
White Washcloths (8 lb)	2.00	BX	\$120.77
Mule Hide TPO Cut Edge Sealant - Clear	6.00	EA	\$249.23
Mulehide Universal Single-Ply Sealant - White (10.1 oz)	12.00	EA	\$240.00
Mule-Hide Water Cut-Off Mastic (11 oz)	24.00	EA	\$443.08
Mulehide Aluminum All Purpose Bar (10')	36.00	PC	\$567.69
Labor			
Install Mechanically Attached Membrane Roof System	46.00	SQ	\$10,615.38
Install mechanically attached membrane roof system			
Low Slope - Remove 1 Layer	46.00	SQ	\$4,600.00
Remove 1 layer of low slope roofing			
Install Layer of Flat ISO	92.00	SQ	\$1,414.96
Install 1 layer of flat ISO			

Install Tapered ISO	6.00	SQ	\$184.62
Install tapered ISO to provide proper water shedding			
Tear Off and Install Membrane on Parapet Wall	6.00	SQ	\$1,615.38
Tear Off and Install Curb Flashing	100.00	LF	\$307.69
Install Field Wrap	100.00	EA	\$769.23
Install and Seal Roof Drain or Scupper	1.00	EA	\$7.69
Install Termination Bar	320.00	LF	\$984.62
Crane to lift material to roof surface	1.00	EA	\$7,692.31
Carlisle InsulBase Polyiso Insulation - Grade 2 - 2.6 - 4'x8'	288.00	EA	\$18,157.29
Mule-Hide Drill Point Fastener - 8" (500/Box)	6.00	BX	\$2,704.62
Permit	1.00	EA	\$2,307.69
Other - Dumpster- XLarge- Approx 7-8 tons of debris	2.00	EA	\$2,307.69
Carlisle Zamac Hammer Nail - 1 1/4" (1000 Cnt)	1.00	BX	\$321.25
Labor Charge per Man Hour	30.00	HR	\$3,461.40
			\$76,216.67

Sub Total	\$76,216.67
Tax	\$3,003.12
TOTAL	\$79,219.79

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7. The "Company" is not responsible for damage below the roof due to leaks caused by excessive wind greater than 55mph, ice damming or hail, at any time during the construction process, or the warranty period.
8. The "Company" will not be responsible for slight scratching and denting of gutters, oil droplets in driveways, hairline fractures in concrete, flowers, minor broken branches on plants and shrubbery, broken siding due to installation of roof to wall flashings, or ruts / tire tracks made from man lifts or equipment that may be necessary for the completion of the project.
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13. The "Company" orders additional materials for each job to avoid multiple trips to a supplier. Any additional material remaining upon completion of the job is owned by the "Company".
14. This agreement represents the "Full Scope of Work" to be completed for the agreed upon price on this estimate. Any addition to scope for extra layers, broken or rotted framing or decking will be a change order to this original agreement.

Company Authorized Signature

Date

Customer Signature

Date



Regular Agenda Item No. 5.C.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-13-26 - Consideration, review, and action on a request submitted by the McLean County Historical Society, for a Rust Grant in the amount of \$2,730.88 for exterior stair repair and replacement, and drainage enhancement on the property located at 101-103 N. Main St., PIN: 21-04-339-034., as requested by the Development Services Department.

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 up to \$2,730.88 for exterior stair repair and replacement, and drainage enhancement on the property located at 101-103 N. Main St.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: The Applicant is requesting a Rust Grant in the amount of \$2,730.88 for exterior stair repair and replacement, and drainage enhancement. The scope of work includes building new stairs (stringers and treads), refinishing hand rails and spindles, attaching to building with new brackets, removal of existing thresholds and installation of new white oak thresholds, caulking and painting. Restoration of the barrel serving as a portion of the drainage system on the western side of the property is also included. The Applicant would prefer to go with the more comprehensive scope of work, and therefor prefers the Whiteside (not least-cost) scope and quote; staff agrees with the choice.

- The property is a contributing structure to the National Register Historic Bloomington Central Business District AND is individually listed on the National Register of Historic Places
- The property is currently occupied with first-floor commercial uses.
- This project falls under priority 2, "Maintenance of historic element."

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-13-26 - Staff Report and Attachments 1-2
2. Attachment 3A - Prairie Woodworks Quote
3. Attachment 3B - Whiteside Quote

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 21, 2026

CASE NO: BHP-13-26, 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 \$2,730.88 for exterior stair repair and replacement, and drainage enhancement 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). The property also received a Rust Grant in FY26 (BHP-17-25) for exterior door and jamb maintenance.

Request

The Applicant is requesting a Rust Grant in the amount of \$2,730.88 for exterior stair repair and replacement, and drainage enhancement.

Project Description

The scope of work includes building new stairs (stringers and treads), refinishing hand rails and spindles, attaching to building with new brackets, removal of existing thresholds and installation of new white oak thresholds, caulking and painting. Restoration of the barrel serving as a portion of the drainage system on the western side of the property is also included. The Applicant would prefer to go with the more comprehensive scope of work, and therefore prefers the Whiteside (not least-cost) scope and quote; staff agrees with the choice.

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 not historic but are necessary for safe ingress/egress and drainage; appropriate treatment has been proposed. Materials able to be restored are proposed for repair and restoration instead of replacement. Materials proposed for barrel restoration have not been provided, but this component is not a historic and/or a life safety component of the property and specifying treatment may not be necessary.

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 \$2,730.88 for exterior stair repair and replacement, and drainage enhancement on the property located at 101-103 N. Main St.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Aerial Map
2. Area of Work Image(s)
3. Scopes of Work and Quotes (Separate Documents)

Attachment 1 – Aerial Map



Attachment 2 – Area of Work Image(s)





- PRAIRIE - WOODWORKS

craftsmen in wood INC.

Ross Ambuehl & Co.



SEPTEMBER 4, 2025

MILLER DAVIS RESTORATION

JAMBS:

Scope of work - scrape, sand, prep, fill cracks, prime, caulk, paint

Work done FY26

Labor

\$6,250.00

\$7,350

Material

\$ 350.00

Miscellaneous

\$ 750.00

WINDOWS:

Scope of work - scrape, sand, glaze, prime, paint, scrape film on glass

~~Labor~~

~~\$19,240.00~~

~~Material~~

~~\$ 780.00~~

~~Miscellaneous~~

~~\$ 1,866.80~~

STAIRS, HANDRAIL, BARREL

FY27 Proposal

Scope of work - sand, prep, apply penetrating oil

Labor

\$ 1,820.00

Material

\$ 156.00

Miscellaneous

\$ 473.20

\$2,449.20

Our estimate range of work to be done -

~~\$31,686.00~~

ESTIMATE ONLY

\$9,799.20



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

Quotation

DATE 8/8/2025

Quotation For: Mclean County Historical

Phone:

Address: 101 and 103 n Main

Quotation valid until: 8/18/2025

Prepared by: Nathan Whiteside
309-261-3152

pl

Specifications:

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

Comments or Special Instructions:

- * removal of existing thresholds and installation of new white oak thresholds
- * new thresholds to be caulked and painted

LEAD TIME		PAYMENT TERMS		
		50% Downpayment before start - Balance due on completion		
Quantity / Hours	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
10	thresholds - labor	\$ 120.00		\$ 1,200.00
1	material	375.00	T	375.00
4	re-finish barrel - labor	120.00		480.00
1	material	105.00	T	105.00

If you have any questions feel free to contact us:

Phone: 309-829-5025

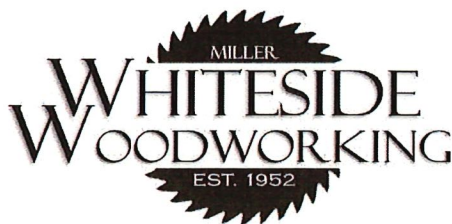
E-mail: millerwhiteside@gmail.com

SUBTOTAL	\$ 2,160.00
TAX RATE	7.75%
SALES TAX	37.20
OTHER	-
TOTAL	\$ 2,197.20

THANK YOU FOR YOUR BUSINESS!

See additional quote





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

Quotation

DATE 1/29/2026

Quotation For: McLean County Historical
Phone:
Address: 101 and 103 N Main

(Handwritten signature: P-2)

Quotation valid until: 2/8/2026
Prepared by: Nathan Whiteside
309-261-3152

Specifications:

Room:	
Wood Species	white oak
Finish:	Ultra high durability exterior 2k poly
Door Style:	
Drawers:	
Hinges:	
Pullouts:	

Comments or Special Instructions:

New stairs - stringers and treads at 101 and 103

refinish hand rail and spindles

*includes installation - attachment to building with new brackets (Miller Whiteside supplies)

LEAD TIME		PAYMENT TERMS		
		50% Downpayment before start - Balance due on completion		
Quantity / Hours	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
20	labor	\$ 120.00		\$ 2,400.00
1	material	795.00	T	795.00

If you have any questions feel free to contact us:

Phone: 309-829-5025

E-mail: millerwhiteside@gmail.com

SUBTOTAL	\$ 3,195.00
TAX RATE	8.75%
SALES TAX	69.56
OTHER	-
TOTAL	\$ 3,264.56

THANK YOU FOR YOUR BUSINESS!

(Handwritten note: Total = \$ 5,461.76)



Regular Agenda Item No. 5.D.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-14-26 - Consideration, review, and action on a request submitted by XI Vixens LLC, for a Rust Grant in the amount of \$24,185.59 for marquee sign updating and improvement on the property located at 209 E. Washington St., PIN: 21-04-420-005., as requested by the Development Services Department.

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 \$24,185.59 for marquee sign updating and improvement on the property located at 209 E. Washington Street.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: The Applicant is requesting a Rust Grant in the amount of \$24,185.59 to upgrade the manual change lettering sign with an LED sign face (digital marquee) inside existing marquee frame. The project entails cleaning and painting of the marquee structure and the creation of a custom LED wall to fit the existing marquee 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.

- The property is a contributing structure to the National Register Historic Bloomington Central Business District.
- The property is currently occupied and the applicant is a first-floor commercial use.
- This project falls under priority 2, "Maintenance of historic element."

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-14-26 - Staff Report and Attachments 1-3
2. Marquee Project Cost Summary
3. Quotes for Painting, Electrical, and Marquee Production

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 21, 2026

CASE NO: BHP-14-26, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by XI Vixens LLC, for a Rust Grant in the amount of \$24,185.59 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 to the Bloomington CBD

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). This same project was reviewed for a Rust Grant last fiscal year, and recommended for approval, but was ultimately not awarded due to the limited funding available. No additional grant applications or awards were identified.

Request

The Applicant is requesting a Rust Grant in the amount of \$24,185.59 to upgrade the manual change lettering sign with an LED sign face (digital marquee) inside existing marquee frame.

Project Description

The project entails cleaning and painting of the marquee structure and the creation of a custom LED wall to fit the existing marquee 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 2, "Maintenance of 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 (although not original) in design. The current marquee was installed pre-1984, and restoration work occurred in the early 2000s, including replacement of the materials in the subject area, so replacement of historic materials is not proposed. 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 16 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 \$24,185.59** for marquee sign updating and improvement on the property located at 209 E. Washington Street.

Respectfully submitted,
Alissa Pemberton

Attachments:

1. Aerial Map
2. Area of Work Image(s)
3. Historic Image(s) of the property
4. Quotes and supporting items (separate documents)

Attachment 1 – Aerial Map



Attachment 2 – Area of Work Image(s)



Attachment 3 – Historic Image(s) of the property



1928

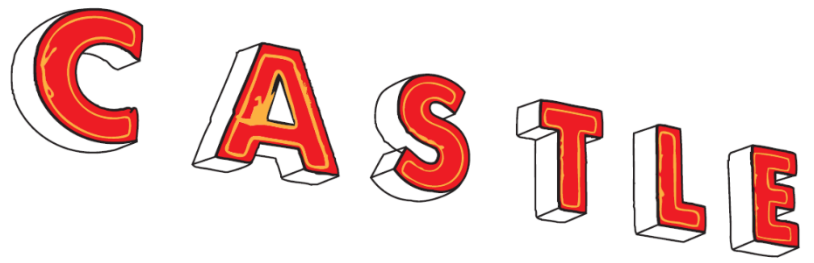


1942

5 of 6



2002



Castle Marquee Project Bid Summary

Category	Low Bid	2nd / High Bids
LED Panels and Installation	Loud And Clear – \$34,140	Pearl Technology - \$101,046.62
Painting	Todd Ingold – \$5,900	Bellis Painting – \$7,040
Electric	Wilcox Electric – \$5,000	Heartland Electric – \$5,702
Lift Rental (2 weeks)	\$2,331.18	
Disposal & Misc Labor	\$1000	

Total Project Cost (Low Bid Scenario): \$48,371.18

WHERE MUSIC IS KING

tingold99@gmail.com

Date 3/20/24

Telephone # _____

Amount

PREPARE, PRIME & FINISH TO THE PREVIOUS
COLORS

CARBON & MATERIALS

~~#~~5900.-

TOTAL

Thanks!

Bellis & Bolek Painting Inc.

Honest, Hardworking, Skilled Professionals

Proposal

Bellis and Bolek Painting
1701 East Taylor
Bloomington, IL 61701
www.bellisbolekpainting.com

Phone: (309) 310-2319

Page: 1
Date: 3/23/26
Proposal Number: 32326 CT

Client	Project Location
Rory O'Connor 309 275-1238 rory@thecastletheatre.com	Castle Theatre Washington Street Bloomington IL 61701

Proposal to provide labor necessary to complete the following:

- 1) Remove lights and clean and prime marquee metal.
- 2) Prime rusty metal as needed.
- 3) Paint the metal with 2 coats of paint in the same color scheme as currently on the sign.
- 4) Prevailing wage will be paid.

Total Proposal Amount \$ 7,040 dollars
Payments to be made as follows: at completion
<u>Terms & Conditions:</u> <i>Any alteration or deviation from about specifications involving extra costs will be executed only upon written or verbal orders and will become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Owner will carry fire, tornado and other necessary insurance. Workmen's compensation and Public Liability Insurance to be carried by Bellis and Bolek Painting Inc. on the above work.</i> Submitted by: Accepted by: _____ Date: _____ <u>Note: This proposal may be withdrawn by Bellis and Bolek painting Inc. if not accepted within 30 days</u>

Bellis and Bolek Painting

Integrity, attention to detail, and a desire to please the customer are incorporated into every decision.

WILCOX ELECTRIC & SERVICE Inc.

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

March 23, 2026

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: \$5000

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



Date: 03/23/2026

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 Seven-Hundred Two-Dollars*****

(\$5,702.00)

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_____



PREPARED FOR

SALE - The Castle Theatre

The Castle Theatre / Bloomington, IL



SALE - The Castle Theatre Marquee

Client	Bill To	Venue / Site
The Castle Theatre 209 E Washington St Bloomington, IL 61701 US	The Castle Theatre 209 E Washington St Bloomington, IL 61701 US	The Castle Theatre 209 E Washington St Bloomington, IL 61701 US

Event Details:

Account Manager: Kyle Weimer
Terms: 50% Deposit / 50% Due at Load In
Tax Rule: Tax Exempt

Event Times:

Ship Date: 09/01/2026 04:00 PM
Return Date: 09/02/2026 11:00 AM

Qty	Item Description	Note
12	ATO4	ATO4 4mm Outdoor LED 800mmx900mm
1	VX4S-N	Novastar VX4S-N LED Video Controller
5	ATO4 Module	ATO 4 Outdoor 4mm LED Module 400mm x 300mm
5	ATO4 Module	ATO 4 Outdoor 4mm LED Module 400mm x 300mm
4	ATO Receive Card	ATO Series Receive Card
4	ATO Power Supply	ATO Series Power Supply
1	Installation Service	Onsite Service 1 Tech: Installation Service Package (2 week notice)
1	Tariff Surcharge	Tariff Surcharge for 20% tariff-Subject to change. Charged at rate at time of import
1	Freight	

This quote is valid for 30 calendar days from the date of receipt by the client.

Total: \$34,140.00

Applicable sales tax will be added to the final invoice based on the regional tax codes.

Taxes shown may be subject to adjustment based on final transaction review.



The Connection That Matters Most

Proposal To:

Castle Theatre

For:

Castle Theatre dvLED (Absen 3.9)

March 19, 2026

PT-2659

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

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. Any issues purchase orders shall be adherent to the terms set forth in this document.

Acceptance

Castle Theatre

Signed _____

Date _____

Print Name _____

Title _____

Pearl Technology

Signed _____

Date _____

Print Name _____

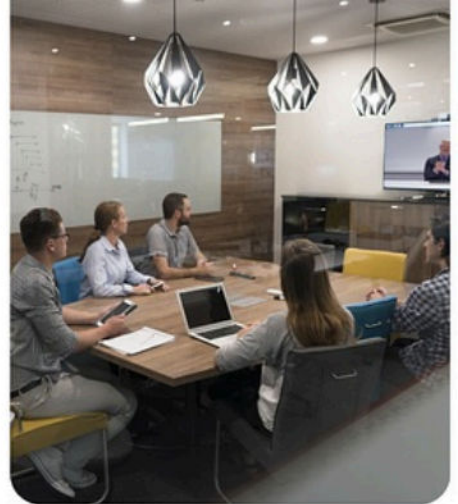
Title _____

Payment Terms

- Up to 50% of 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.
- Quoted prices are good for a period of seven (7) days from the date of this proposal unless otherwise noted.
- 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 in this quote. 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 device/system IP information 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 provided by others, available, and functional by others as required to support the AV installation. 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 by others based on requirements.
- All necessary ceiling trim work, drywall, woodwork, millwork painting, etc., will be in place by others as required.
- All user furnished sources will be available during system commissioning and training including laptops, computers, satellite/cable feeds, etc.
- 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.
- Provide clean, dust-free, 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.
- 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.
- 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 systems 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.
- Equipment will reflect the most current technology available at the time of design. Should equipment become unavailable for any reason, Pearl Technology reserves the right to change to equipment that is equal to or better than what was originally specified in order to provide a holistic solution that meets the agreed upon scope of work.



Pearl Total Care *First Year Included!*

The Connection That Matters Most

Prioritize Your Audiovisual Systems

Connect with Pearl to discuss the Total Care support or to schedule your system check-up today!



Systems Coverage

From routine maintenance to unexpected repairs, every part of your system is supported to keep running smoothly and efficiently. This coverage guarantees reliability, minimizes downtime, and provides the assurance that your technology will perform at its best.



Priority On-Site Service

We provide priority on-site support within 1-2 business days and ensure rapid response for critical issues to minimize downtime and keep your systems running seamlessly.



Critical Event Support

Comprehensive support for high-profile or mission-critical events, including thorough pre-event system checks and dedicated on-call technical assistance throughout the event to ensure flawless execution.



Education & Training

Training on all system operations as needed along with access to specialized training resources and events throughout the year.



Nationwide Support Network



📞 800-800-8005

✉️ AVSupport@pearltechnology.com

🌐 [@PearlTechnology](https://www.pearltechnology.com)

🌐 www.pearltechnology.com

Midwest Construction Rentals Inc.

Rental • Sales • Service

802 N. Linden St. • Bloomington, IL 61701
309-829-1046 • Fax 309-827-3303

REMIT TO:
802 N Linden St.
Bloomington, IL 61701

604 N. Country Fair Dr. • Champaign, IL 61821
217-366-9200 • Fax 217-366-9255

Page 1 of 1

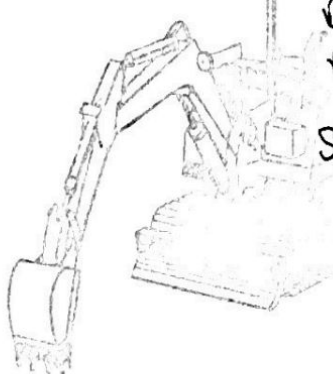
MCR CONTRACT HOLD 701 N COUNTRY FAIR DR. Champaign, IL 61821	Customer #: 20639 Phone 217-366-9200	Quote #: q6151-1 Status: Quote
---	---	---

Operator: James Nutt
Quote To: Fri 3/27/2026 5:00PM

Delivery Fri 3/27/2026 5:00PM
BLOOMINGTON, IL 61701

Qty	Key	Items	Status	Quote Date	Price
1	124-0013	34' ART BOOM LIFT	Rental	Mon 3/30/2026 8:00AM	\$395.00
		1day \$395.00 1week \$900.00 4weeks \$1,915.00			
1	DeliveryBLM1	Delivery/Pickup BLM1	Delivery		\$200.00

Total for Not Defined \$595.00



 2-4 Wks 1915
 Delivery 200
 Damage Wa 23.70
 Sub: 2138.70
 CC. 64.16
 Tax 128.32
 2331.18
 Quote valid for 30 days.

Quote

This is a contract. The back of this contract contains important terms + conditions including lessor's disclaimer from all liability for injury or damage + details of customer's obligations. These terms + conditions are a part of this contract - READ THEM!

If equipment does not function properly, notify lessor within 30 minutes of occurrence or no refund or allowance will be made. If this is a reservation, cancellation fee up to 1/2 of the total amount may be charged if reservation is cancelled within 72 hours of the scheduled "time + date out"

If Equipment is returned not topped off with fuel, additional charges may occur

If the machine has an hour meter, overage charges can occur if time exceeds 8 hours per day, 40 hours per week or 160 per month

I certify that I have read and agree to all terms of this contract.
RENTALS WILL BE CHARGED RENTAL USE TAX DUE TO IL LAW

BEGINNING JAN 1, 2025, ALL

Rental:	\$395.00
Damage Waiver:	\$23.70
Delivery Charge:	\$200.00
Subtotal:	\$618.70
CC fee:	\$18.56
BLOOMINGTON 61701 TAX:	\$38.51
Total:	\$675.77
Paid:	\$0.00
Amount Due:	\$675.77



Regular Agenda Item No. 5.E.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-15-26 - Consideration, review and action on a request submitted by Melissa Moody on behalf of Bloomingtonian Condo Association, for a Rust Grant in the amount of \$13,000 for rear porch and stair maintenance on the property located at 102-116 W. Locust St., PIN: 21-04-196-000., as requested by the Development Services Department.

Recommended Motion: Motion to establish findings that the project is eligible and to consider approval of the request by Melissa Moody on behalf of Bloomingtonian Condo Association, for a Rust Grant in the amount of up to \$13,000 for rear porch and stair maintenance on the property located at 102-116 W. Locust Street.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: The Applicant is requesting a Rust Grant in the amount of \$13,000 for rear porch and stair maintenance (all units). The project will include board/structural repair, power washing, and staining for all decks, including stairs, handrails, spindles, and walkways, on the rear (south side) of the building. These serve as secondary ingress/egress for the dwelling units and are a life safety component of the building. The quotes are similar in scope but provide significantly different levels of detail and cost. The least cost estimate is \$20,955.94; staff would prefer use of the higher estimate which is more clearly defined and offers greater assurance that adjacent historic material would be appropriately protected, through the use of masking.

- The property is a contributing structure to the National Register Historic Bloomington Central Business District
- The property is occupied by residential uses.
- This project falls under priority 4, "Maintenance of a non-historic element."

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-15-26 - Staff Report and Attachments 1-2
2. Attachment 3A - 1600 Contracting Quote
3. Attachment 3B - AMG Quote

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 21, 2026

CASE NO: BHP-15-26, Rust Grant

REQUEST: Consideration, review and action on a request submitted by Melissa Moody on behalf of Bloomingtonian Condo Association, for a Rust Grant in the amount of \$13,000 for rear porch and stair maintenance on the property located at 102-116 W. Locust St. (PINs: 21-04-196-000+).



Above: Subject property

PROPERTY INFORMATION

Subject property: 102-116 W Locust Street
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Single-Family Attached Residential
Property Size: 100' x 125' (12,500 square feet)

HISTORIC INFORMATION

Year Built: c. 1897
Architectural Style: Late 19th Century Multi-Family Residential Rowhome
Architect: Arthur Pillsbury
Historic District: Bloomington Central Business District contributing structure
Alternate Name: R. Loudon Flats/Loudon Apartments

PROJECT DESCRIPTION

Background

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. The applicant and building received a Rust Grant for gutter repair and tuckpointing in FY23 (BHP-15-22), and for a roofing project approved in FY21 (BHP-19-20). A Rust Grant requested in FY24 was not awarded (BHP-24-23) and the project was completed; a portion of the project (painting the porches on the north side of the building) ended up being paid for using funding leftover at the end of the fiscal year (see 3/21/24 HPC Minutes).

The "R. Loudon Flats" at 102-116 W. Locust Street were constructed c. 1897 as a two-story multi-family brick building designed by architect Arthur Pillsbury. The property is in the Bloomington Central Business District and serves as a "Gateway" to Downtown for southbound travelers. The building currently houses eight dwellings. No evidence of replacement of the original front porch materials could be identified other than reference to repair and maintenance as part of the conversion to condos in the early 2000s.

Request

The applicant is requesting a **Rust Grant in the amount of \$13,000** for rear porch and stair maintenance (all units).

Project Description

The project will include board/structural repair, power washing, and staining for all decks, including stairs, handrails, spindles, and walkways, on the rear (south side) of the building. These serve as secondary ingress/egress for the dwelling units and are a life safety component of the building. The quotes are similar in scope but provide significantly different levels of detail and cost. The least cost estimate is \$20,955.94; staff would prefer use of the higher estimate which is more clearly defined and offers greater assurance that adjacent historic material would be appropriately protected, through the use of masking.

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 visual (and protective maintenance of structural) improvements on the structure, but which are easily visible from the public right of way. The proposal is for eligible exterior improvements since equivalent funding has not been provided in the last 15 years.

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

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

improve the visual appearance of the building from the N. Center Street right-of-way, as well as maintaining non-historic materials.

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

The subject property is owned by multiple individuals serving as a Condominium Association and operates as a multiple-family residential structure with eight dwellings which will continue to occupy the building during and after the project is complete.

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

Some version of rear access has likely always existed for this building, but the design and materials of the present are c.2003. Neither the structures or the materials are historic; standard materials and treatment are appropriate. The more robust scope of work includes masking of the surrounding area which should help protect any adjacent historic structure or 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 have been met. No funding for a similar scope on this portion of the building has been awarded in the last 15 years.

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 Melissa Moody on behalf of Bloomingtonian Condo Association, for a Rust Grant in the amount of **up to \$13,000** for rear porch and stair maintenance on the property located at 102-116 W. Locust Street.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Aerial Map
2. Pictures of the work area
3. Scopes of Work/Quotes (separate document)

Attachment 1 – Aerial Map



Attachment 2 - Pictures of work area





1600 Contracting LLC

P.O. Box 44 | Sullivan, Illinois 61951
2174600142 | ervink.deed@gmail.com

RECIPIENT:

Melissa Moody
1 West Locust Street
Bloomington, Illinois 61701

Quote #200	
Sent on	Mar 17, 2026
Total	\$26,100.00

Product/Service	Description	Qty.	Unit Price	Total
Deck Stain (materials)	-oil based stain -masking supplies -lumber -lift rental -cleaning chemicals -fuel -cust. to supply water for pressure washer (onsite water spigot)	1	\$6,100.00	\$6,100.00
Deck Stain (labor)	This bid includes the 8 decks on the backside of 108 locust st stairways, handrails, walkways, all wood parts Customers to have all decks clear of furniture, decor, plants, etc. prior to arrival. Anything we have to move from the decks will be billed extra at \$300 per hour -cleaning (adding chemicals) as necessary -replacing cracked and damaged boards -adding blocks where necessary -masking walls, floors, and ceilings, lights, etc. -staining decks, handrails, stairs, beams etc. -cleanup and touchup	1	\$20,000.00	\$20,000.00
Pertinent Info	-10 percent is due at agreement of contract -90 percent due upon completion of job -personal checks and cash are accepted -if paying online then add 4% to total bill -I can provide 'proof of insurance' anytime, now or when bid is accepted -any and all employees will be paid at prevailing wage rate for this job	1	\$0.00	\$0.00

A deposit of \$2,610.00 will be required to begin.

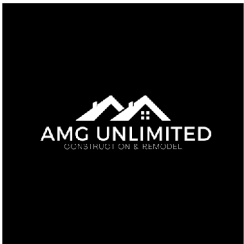
Total	\$26,100.00
-------	-------------

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

ESTIMATE

AMG Unlimited
1605 Baumgart Dr
Normal, IL 61761-2354

AMGUnlimited22@yahoo.com
+1 (309) 706-8836



Bill to
Cameron Turner

Ship to
Cameron Turner

Estimate details

Estimate no.: 1064
Estimate date: 03/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Material	2x6 treated material treated 5/4 deck boards stain	1	\$4,925.00	\$4,925.00
2.		Labor	repairing/replacing any railing and deck boars as needed	55	\$39.32	\$2,162.60
3.		Labor	staining railing and decking	240	\$42.40	\$10,176.00
Total						\$17,263.60

Accepted date

Accepted by



Regular Agenda Item No. 5.F.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-16-26 - Consideration, review, and action on a request submitted by Anthony Smith, for a Rust Grant in the amount of \$9,979.41 for tuckpointing with brick repair/replacement, and concrete repair, on the property located at 116 E. Market St., PIN: 21-04-183-022., as requested by the Development Services Department.

Recommended Motion: Motion to establish findings that the project is eligible and to consider approval of the request Anthony Smith, for a Rust Grant in the amount of \$6,096.80 for tuckpointing with brick repair/replacement, and concrete repair, on the property located at 116 E. Market Street, with Conditions.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: The Applicant is requesting a Rust Grant in the amount of \$9,979.41 for tuckpointing with brick repair/replacement, and concrete repair on the southern façade and southeastern corner of the building. Both estimates include grinding out existing mortar, cutting out and replacing damaged brick, and addressing broken concrete on the step-up into the building. This area also serves as the primary entry for the premises, so health and life safety are positively impacted by the improvement.

- The property is a contributing structure to the National Register Historic Bloomington Central Business District
- The property has ground-floor commercial use.
- This project falls under priority 2, "Maintenance of a historic element."

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-16-26 - Staff Report and Attachments 1-3
2. Attachment 4A - PMI Quote
3. Attachment 4B - Exclusive Quote

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 21, 2026

CASE NO: BHP-16-26, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Anthony Smith, for a Rust Grant in the amount of \$9,979.41 for tuckpointing with brick repair/replacement, and concrete repair, on the property located at 116 E. Market Street (PIN: 21-04-183-022).



Above: The subject property

PROPERTY INFORMATION

Subject Property 116 E. Market Street
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial
Property Size: 22' x 130' (2,860 square feet)

HISTORIC INFORMATION

Year Built:	c. 1908 (1905?)
Architectural Style:	Commercial storefront
Architect:	Unidentified
Historic District:	Bloomington Central Business District contributing structure
Significant Name	The Leisy; Lucca Grill since 1936

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. No prior Rust Grant awards were identified for this property. The property won a Heritage Award in 1993.

Request

The Applicant is requesting a Rust Grant in the amount of \$9,979.41 for tuckpointing with brick repair/replacement, and concrete repair on the southern façade and southeastern corner of the building.

Project Description

Both estimates include grinding out existing mortar, cutting out and replacing damaged brick, and addressing broken concrete on the step-up into the building. This area also serves as the primary entry for the premises, so health and life safety are positively impacted by the improvement.

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 and visual improvements to the the primary façade and main entrance, which supports occupancy and safe usage of the building and is eligible in accordance with the Rust Grant guidelines. The subject work visible from two 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 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 have mostly been proposed. Both proposals specify "Type S" mortar which is not appropriate; a condition of "Type O" has been recommended for any approval. The PMI quote specifies application of a "penetrating sealer" which should be further reviewed and/or qualified in any consideration of funding; sealing of a concrete step is acceptable, while sealing of any historic brick may not be permitted.

Both scopes of work include approximately the same work, except treatment of the existing damaged concrete. One proposal removes the damaged concrete step and replaces it in-kind (PMI). The other scope (Exclusive) removes and replaces the concrete under the door with a brick step-up which may look out of place with the rest of the light horizontal base of the front façade and corner wrap-around. If the entire concrete front facade receives the same treatment to look like the brick-to-bottom eastern façade between doors it could be reasonable. The light base band appears to be present in a 1949 image of the building, but is only clearly visible directly under the west-most door in 1927 (Attachment 2). Clarity should be sought on the intent and options for addressing the broken concrete.

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. The PMI estimate is substantially more “complete” and is the estimate that includes the concrete replacement which is more expensive than the brick alternative (but likely preferable). However, this estimate also includes sealer which may not be appropriate. The cost recommended for funding in the motion is the PMI estimate (\$13,367.60), with sealer items removed (-\$1,174), then that final cost (\$12,193.60) represented as a 50% match; a recommended may differ depending upon discussion of the above.

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 have been awarded grant funding 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 Anthony Smith, for a Rust Grant in the amount of \$6,096.80 for tuckpointing with brick repair/replacement, and concrete repair, on the property located at 116 E. Market Street, with the following Conditions:

- Type “O” mortar is used, or testing completed to identify the appropriate replacement mortar for the specific type of brick and application; and
- No sealant be applied to the existing brick without prior approval of the material and method from the HPC; and
- The existing visual of the concrete step-up is replicated, or an updated plan is submitted and approved by the HPC prior to installation.

As part of this motion, the Commission could consider delegating the approvals in the above Conditions to the HPC staff liaison, for purposes of project speed.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Aerial Map
2. Historic Images of the Building
3. Area of Work Image(s)
4. Scope of Work/Quotes (Separate Documents)

Attachment 1 – Aerial Map



Attachment 2 – Historic Images of the Building



1927



1949



1984



1984

Attachment 3 – Area of Work Image(s)







anthony smith <sanothony4@gmail.com>

Your estimate #2722 from PMI MASONRY

1 message

PMI MASONRY <noreply@sg-co.joistapp.com>
Reply-To: pmimasonry@gmail.com
To: sanothony4@gmail.com

Wed, Mar 25, 2026 at 9:11 PM



 **PMI MASONRY**

2722

[Review Estimate](#)

Joshua Prescott sent you a message:

We are excited about the possibility of working with you.

Thank you,
PMI MASONRY
Joshua Prescott

You can review your Estimate on a secure webpage.

ESTIMATE SUMMARY

Service Date: March 25, 2026

(Material) mortar type S

\$20.00

1

(Material) mortar type S	\$100.00
5	
Brick	\$30.00
1.5	
Concrete	\$60.00
6	
Cut out damaged brick and replace with new bric...	\$1,000.00
20	
Labor- tuckpointing Front left	\$3,525.00
141	
Concrete step removed and disposal	\$500.00
1	
Form and pour step	\$800.00
1	
(Material) mortar type S	\$60.00
3	
(Material) mortar type S	\$20.00
1	
Brick	\$90.00
60	
Concrete	\$60.00
6	
Cut out damaged brick and replace with new bric...	\$3,000.00
50	
Labor- tuckpointing	\$312.50
12.5	
Concrete step removed and disposal	\$500.00
1	
Form and pour step	\$800.00
1	
Brick wash cleaner	\$150.00
1	
Brick wash repaired areas	\$600.00
1	
Pentreat penetrating sealer	\$250.00
1	
Applying sealer	\$924.00
154	

mortar color	\$225.00
15	
Grinding blades for removal of mortar	\$225.00
3	
Tax	\$116.10
Total	\$13,367.60

 [View PDF](#)

PMI MASONRY

P: 3092754223

pmimasonry@gmail.com

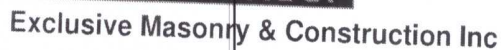
4649 Circle Dr

Heyworth Illinois

61745

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(309) 242-2989
sanothy4@gmail.com

Services

Services subtotal: \$9,425.00

Materials subtotal: \$509.80

Deposit	\$4,989.71
---------	------------

Service completed by: Manny Chaidez



Regular Agenda Item No. 5.G.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-17-26 - Consideration, review and action on a request submitted by Vicki & Tim Tilton, for a Rust Grant in the amount of \$3,000.00 for exterior lighting at 200 W. Monroe St., PIN: 21-04-192-008., as requested by the Development Services Department.

Recommended Motion: Motion to establish findings that the project is eligible and to consider approval of the request by Vicki & Tim Tilton, for a Rust Grant in the amount of \$2,825.00 for alleyway lighting, on the property located at 200 W. Monroe Street.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background:

The Applicant is requesting a Rust Grant in the amount of \$3,000.00 to install exterior lighting along the public alleyway to improve public safety and increase walkability of the Downtown Business District. The proposed luminaires would be outdoor-rated gooseneck light fixtures, enhancing the historic period aesthetic of the public walkway.

- This property is not within a National Register District or individually designated
- The property has ground-floor and upper-floor commercial uses
- This project does fit neatly under any of the prioritized criteria

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-17-26 - Staff Report and Attachments 1-2-3
2. Attachment 4a - Draper Quote
3. Attachment 4b - Wilcox Quote

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 21, 2026

CASE NO: BHP-17-26, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Vicki & Tim Tilton, for a Rust Grant in the amount of \$3,000.00 for exterior lighting, on the property located at 200 W. Monroe Street (PIN: 21-04-192-008).



Above: The subject property

PROPERTY INFORMATION

Subject Property 200 W. Monroe Street, previously addressed as 316 N. Center Street

Existing Zoning: D-1 (Central Business) District

Existing Land Use: Commercial

Property Size: 115' x 198' (22,770 square feet, including parking lot)

HISTORIC INFORMATION

Year Built: 1900
Architectural Style: 20th Century Commercial/multiple-story commercial
Architect: George Miller / Arthur L. Pillsbury
Historic District: N/A
Significant Name: Fervert 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. Prior Rust Grant applications and awards for this property include:

- BHP-23-21: \$10,125 - power wash and recoat of foam roof
- BHP-01-13: \$1,721.32 - awnings
- BHP-11-09: \$20,000 - tuckpointing for three facades
- BHP-30-08: \$11,621 - new awnings
- BHP-12-05: \$2,709.87 – new awnings
- BHP-19-01: \$7,759.74 - window and door replacement

Request

The Applicant is requesting a Rust Grant in the amount of \$3,000.00 to install exterior lighting along the public alleyway to improve public safety and increase walkability of the Downtown Business District. The proposed luminaires would be outdoor-rated gooseneck light fixtures, enhancing the historic period aesthetic of the public walkway.

Project Description

Light fixtures would be mounted on the building's exterior, along the north side of the alley. Weather-proof conduit and electrical boxes would contain the wiring, which would be routed to the existing electrical panel in the basement by drilling through the exterior brick wall into the art gallery and down to the basement. Lighting would be controlled by a new time clock installed at the same panel.

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 exterior lighting and public safety improvements to the alley façade, which supports occupancy and safe usage of the building and is eligible in accordance with the Rust Grant guidelines. The subject work would be visible from three public streets or right of ways.

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

This project does not fit neatly under any prioritized criterion, but it remains eligible.

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

The subject property is owned by the Applicants. The building contains 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 building affected by this project is historic in build and materials. No significant style changes will be made to any elements of the property, and no inappropriate treatment of the masonry façade is proposed. Careful surface mounting of the new lighting can be completed without more than minor injury to sound masonry.

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. The two quotes provided are similar in scope and price. The Draper quote (\$5,650.00) specifies that a lift would be required; the Wilcox quote (\$5,797.00) states that fixture installation height will need to be discussed.

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:

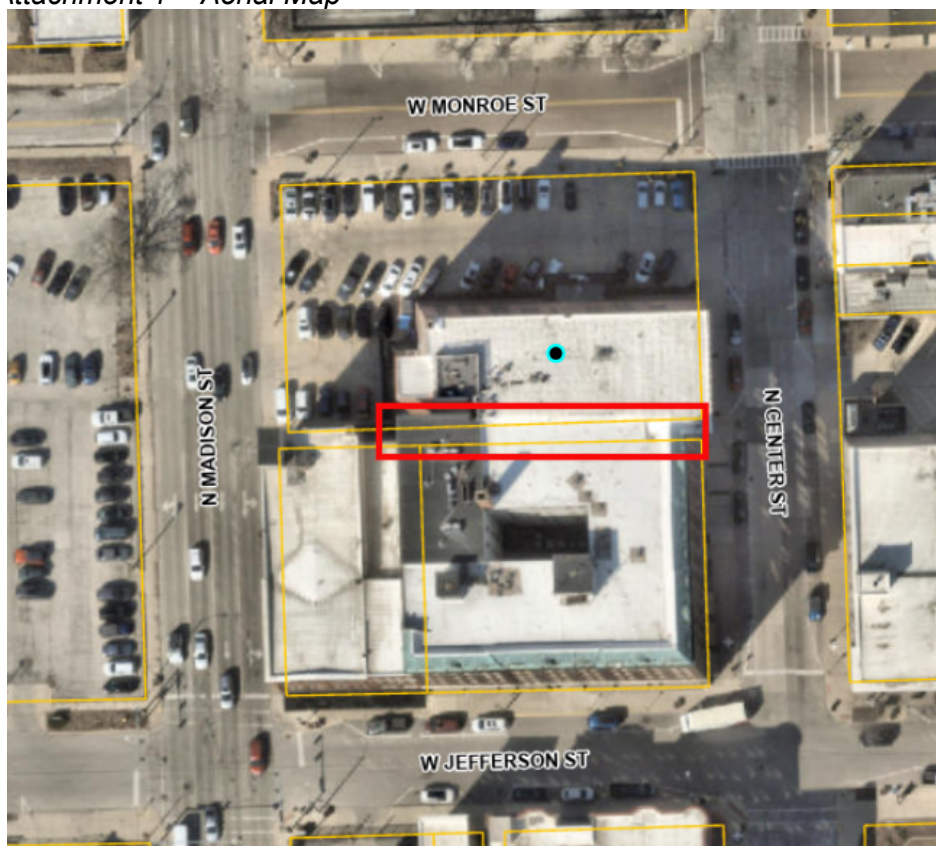
Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Vicki & Tim Tilton, for a Rust Grant in the amount of \$2,825.00 for alleyway lighting, on the property located at 200 W. Monroe Street.

Respectfully submitted,
Marcus Ricci
Planner III

Attachments:

1. Aerial Map
2. Historic Images of the Building
3. Area of Work Image(s)
4. Scope of Work/Quotes (Separate Documents)

Attachment 1 – Aerial Map



Attachment 2 – Historic Images of the Building



Attachment 3 – Area of Work Image(s)



Fig. 1: looking west down alley from Center St.



Fig. 2: Looking east towards Center St.



Fig. 3: Looking east towards Center St.



Fig. 4: Looking east towards Center St.



Draper construction services

+ New Request

Requests

Quotes

Appointments

Invoices

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Quote #584

Awaiting response

Tim and Vikki Tilton
200 West Monroe Street / Bloomington,
Illinois 61701
(309) 242-4951

Sent on
Mar 27, 2026

An outstanding deposit of **\$3,390.00** will be required to begin.

Fox & Hound Lighting Project

Electrical Estimate:

- >Install (1) timer for (4) PRO SERIES Classic Metal Gooseneck LED Barn Light.
- >Install (4) round metal weather proof boxes for the fixtures to secure to.
- >Install (2) sticks of painted conduit in between boxes with all fittings required to complete the installation.
- >We will need a lift for this project.

City of Bloomington Permit will be required to complete this installation.

Total estimate: \$5650.00

QTY.	UNIT PRICE	TOTAL
1	\$5,650.00	\$5,650.00

Subtotal	\$5,650.00
Total	\$5,650.00
Deposit Required	\$3,390.00

You can pay over time

Deposit Required

\$3,390.00

Approve & Pay Deposit

Request Changes

WILCOX ELECTRIC & SERVICE Inc.

1833 W. Hovey Ave. Normal IL 61761 309-452-7099 phone / 309-454-8888 fax
March 23, 2026

Proposal Submitted To: Vicki Tilton

Project: Alley Lighting

We hereby propose to furnish the material and perform the labor necessary for the completion of:

- 1) Install conduit, boxes and wire in the alley on the exterior of the building.
- 2) Drill from the alley into the art gallery.
- 3) Drill from the art gallery into the basement.
- 4) Install conduit chase in the art gallery.
- 5) Install MC cable through the basement to the existing electrical panel.
- 6) Install one time clock to control the new alley lights.
- 7) Install 4 LED Gooseneck light fixtures in the alley.
- 8) Terminate all wiring and test.
- 9) Provide City of Bloomington Electrical Permit.

The price for this work would be: \$5797.00

Notes: All pricing is based off of onsite visit. The mounting height of the new fixtures will need to be discussed before installation of any material.

Sincerely:

Scott Taylor
Scott Taylor (309) 434-4450

Pricing good for 30 days
Taxes included on materials
Painting of conduits, fixtures etc. if required to be done by others
Drywall removal and repair if required- to be done by others
No other outside site work shown (i.e.-nothing included for light poles, outside lights or menu boards at this date)
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: _____ Approved _____

Name & title _____

Date: _____





Regular Agenda Item No. 5.H.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-18-26 - Consideration, review and action on a request submitted by Fari Ghahramany for a Rust Grant in the amount of \$38,856 for tuckpointing and second story window replacement at 624 N. Main Street, PIN: 21-04-178-006., as requested by the Development Services Department.

Recommended Motion: Motion to establish findings that the project is eligible and to consider funding the request from Fari Ghahramany, for a Rust Grant in the amount of up to \$24,600 for tuckpointing at 624 N. Main Street, with Conditions.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: The Applicant is requesting a Rust Grant in the amount of \$38,856 for tuckpointing and second story window replacement to match the newer first-floor commercial storefront windows. The project includes tuckpointing of the north and east facades and replacement of the second story windows to match the newer first floor commercial windows. The scopes of work and quotes related to the tuckpointing differ significantly. The Devore estimate provides a more complete scope of work but does not address materials; it does specify reuse of the existing limestone caps on the parapet wall. The full cost of this scope of work is \$49,200 and is the lower of the two tuckpointing estimates. The Ramirez estimate appears to include removal of the parapet wall(s), a defining feature of the building; the cost of work is \$63,000.

Replacement of the second-story windows to match the first-floor commercial storefront is also proposed. The existing windows are likely not original based upon appearance, but no permits or evidence of replacement was identified. The Anderson Windows estimate is for double-hung, 1:1, composite (Fibrex®) material windows. The Window World estimate is for double-hung vinyl windows.

- The property is a contributing structure to the National Register Historic Bloomington Central Business District
- The property has ground-floor commercial use.
- This project falls under priority 2, "Maintenance of a historic element."

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-18-26 - Staff Report and Attachments 1-2
2. Attachment 3A - Ramirez Tuckpoint Quote
3. Attachment 3B - Devore Tuckpoint Quote
4. Attachment 3C - Anderson Window Quote
5. Attachment 3D - Window World Quote

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: May 21, 2026
CASE NO: BHP-18-26 Rust Grant
REQUEST: Consideration, review and action on a request submitted by Fari Ghahramany for a Rust Grant in the amount of \$38,856 for tuckpointing and second story window replacement at 624 N. Main Street, PIN: 21-04-178-006.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 624 N. Main Street
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial
Property Size: 22' x 94' (2,068 square feet)

HISTORIC INFORMATION

Year Built: 1883/1928
Architectural Style: Commercial
Architect: Unidentified
Historic District: Bloomington Central Business District - Contributing
Significant Name: Moy Sam Laundry

PROJECT DESCRIPTION

Background

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. No prior Rust Grant awards were identified for this building.

Request

The Applicant is requesting a Rust Grant in the amount of \$38,856 for tuckpointing and second story window replacement to match the newer first-floor commercial storefront windows.

Project Description

The project includes tuckpointing of the north and east facades and replacement of the second story windows to match the newer first floor commercial windows. The scopes of work and quotes related to the tuckpointing differ significantly. The Devore estimate provides a more complete scope of work but does not address materials; it does specify reuse of the existing limestone caps on the parapet wall. The full cost of this scope of work is \$49,200 and is the lower of the two tuckpointing estimates. The Ramirez estimate appears to include removal of the parapet wall(s), a defining feature of the building; the cost of work is \$63,000.

Replacement of the second-story windows to match the first-floor commercial storefront is also proposed. The existing windows are likely not original based upon appearance, but no permits or evidence of replacement was identified. The Anderson Windows estimate is for double-hung, 1:1, composite (Fibrex®) material windows. The Window World estimate is for double-hung vinyl windows.

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 tuckpointing work addresses visual and structural improvements to the north and east elevations, which support the usage of the building and is eligible in accordance with the Rust Grant guidelines. The improved visual impact of matching windows could be significant. The subject work is exterior to the building and visible from two public streets.

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

The tuckpointing portion of this project falls under priority 2, "Maintenance of a historic element," by helping to fund structural maintenance on the north and east facades. The windows are eligible under the Grant guidelines, but priority is unclear since the request is one of a purely visual basis and would not be classified as "preservation," "maintenance," or "restoration."

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

The subject property is owned by the Applicant and operates as a primarily commercial building, including active ground-floor tenancy. The property will continue under 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 building and elements affected by the tuckpointing portion of this project are historic in build and materials. Neither scope of work includes appropriate materials and methods so a recommendation related to possible condition(s) has been provided with the motion. The Devore scope of work does not include any significant style changes or inappropriate treatment of the masonry façade. Staff does *not* find the scope of work from Ramirez to be clear or appropriate, as it appears to propose significant visual and structural changes to the building. Staff recommends restricting any funding to the scope of work reflected in the Devore quote and specifying that the parapet wall(s), including brick color and height differentiation—are required to remain.

Typically window replacement is not allowed unless repair is not feasible but considering the modern style and material of the current windows, replacement with the same size/shape/style could be appropriate since it would not result in a negative impact to historic features or materials. If the Anderson Window scope of work is pursued it may be eligible for funding; the Acclaim™ windows are made with a newer composite material that has not yet been name-brand incorporated into the Standards, but the specifications align with the stated intent of allowable replacement materials (Fibrex is 40% reclaimed wood fiber and 60% thermoplastic polymer). The cost of the Anderson quote is \$35,550. The Window World scope is not appropriate for reimbursement; vinyl windows are not an allowable replacement for historic buildings.

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 are 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 funding the request from Fari Ghahramany, for a Rust Grant in **the amount of up to \$24,600** for tuckpointing at 624 N. Main Street, with the following Conditions:

- The scope of work approved for funding is that in the Devore estimate, Items A, B, and C. No funding will be reimbursed if work conducted as part of the project results in the removal or significant alteration of any architectural feature, including the parapet wall(s), decorative brick coloring, or limestone caps.
- No high-pressure washing may occur as part of the tuckpointing project.
- Type "O" mortar shall be used for the tuckpointing.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Aerial Map
2. Pictures of Work Area
3. Quotes with scopes of work (Separate Documents)

Attachment 1: Aerial Map



Attachment 2: Pictures of Work Area





ERICK RAMIREZ
1505 PERRY ST
BLOOMINGTON, IL
61701

PROPOSAL
DATE: 03/17/2026

CUSTOMER NAME/ADDRESS

FARI
624 N MAIN ST
BLOOMINGTON, IL
61701

ITEMS	DESCRIPTION	QUANTITY
Unlevel brick wall	Unlevel brick wall . Tear off Unlevel brick walls and clean up the existing brick to reuse and use the same limestone caps. Tuckpointing in front and one side of the building where necessary.	
HARD MATERIALS	• Mortar mix type "S". • Scaffold. Clean up, disposal, etc.	2.5 1

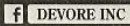
THANK YOU FOR YOUR BUSINESS

LABOR AND MATERIALS
TOTAL \$63,000.00

Thank you for your business if you have any questions please contact Erick Ramirez

DEVORE INC.

LANDSCAPING • MASONRY • RETAIL NURSERY
210 S. MORRIS • LEXINGTON, IL 61753
309-365-8822 • DEVORELMNINC@GMAIL.COM



DATE

3-3-26

Mandy

Fari Ghahramany
624 N. Main St
Bloomington

ESTIMATE

(A) Front (East)

tuck point all brick, and seal along windows
and steel angel iron \$9500.00

(B) Lower ^(North) upper parapet wall as needed according to flashing,
re using limestone caps \$22500.00

(C) tuck point remainder of wall (North) \$17200.00

option along with (A) if (B) & (C) are not chosen, \$6100.00
around North East corner just past Lower
Large black window, straight up to top of wall,
tuck point & re lay brick above Lower Large Window

(INITIAL EACH OPTION TO BE COMPLETED)

TOTAL MATERIAL & LABOR: \$

ACCEPTANCE: THE UNDERSIGNED HEREBY ACCEPTS THE WRITTEN ESTIMATE AS SET FORTH ABOVE. 50% OF BID SHALL BE PAID TO DEVORE LANDSCAPING & MASONRY, INC. AS DOWN PAYMENT TOWARD COST OF MATERIAL. THE REMAINDER BALANCE SHALL BE PAID IN FULL UPON COMPLETION OF JOB. PAYMENT TERMS: REMAINDER BALANCE DUE WITHIN TEN (10) DAYS OF COMPLETION. (2% INTEREST PER MONTH AFTER THIRTY (30) DAYS)

X:

CLIENT SIGNATURE

X:

DATE

J. DEVORE, PRESIDENT

DATE

3-3-26

THANK YOU FOR THE OPPORTUNITY TO QUOTE THIS PROJECT.
ESTIMATE VALID ONLY WITHIN THE FOLLOWING 15 DAYS OF CURRENT DATE.



UL 624 Main St - Bloomington, IL

DBA: RENEWAL BY ANDERSEN OF CENTRAL ILLINOIS AND QUAD CITIES
Legal Name: Polar Block Sales, Inc
3307 W Farmington Rd | Peoria, IL 61604
Conor Wowra (309)868-5778

Amanda Pierce & Fari Ghahramany
624 N Main St
Bloomington, IL 61701
Year Built: 1930
[REDACTED]

ID#:	ROOM:	SIZE:	IMAGE:	DETAILS:	PRICE:
	Exterior Capping			Misc: Misc, All Unit Miscellaneous Charges, Notes for Project, Quantity 1, BLK capping, sealed to existing brick sill and jambs with color matched caulking.	\$0
	Insulation			Misc: Misc, All Unit Miscellaneous Charges, Notes for Project, Quantity 1, RbA to insulate new windows with minimally expanding spray foam insulation. Acts as vapor barrier as well.	\$0
	IECC Compliance			Misc: Misc, All Unit Miscellaneous Charges, Notes for Project, Quantity 1, All windows installed meet IECC .28 U-Factor Compliance for new window installs	\$0
101	Kitchen	40 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,622 \$2,878
102	Kitchen	40 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,622 \$2,878

103	Living	40 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,622 \$2,878
104	Living	40 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,622 \$2,878
105	Living	40 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,622 \$2,878
106	Living	40 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,622 \$2,878
107	Living	40 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,622 \$2,878

108	Living	40 W 56 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,622 \$2,878
109	Top of Stairs	28 W 36 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$3,833 \$2,387
110	Hall Bathroom	28 W 36 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern , Tempered Glass Hardware: Black , Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,139 \$2,578
111	Primary Bedroom	40 W 44 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,390 \$2,734
112	Primary Bedroom	28 W 30 H		Window: Acclaim™ Double-Hung (DG) , 1:1, Limited Travel Reduced 3.625, Flat Sill, Insert Frame, Modern Checkrail, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Black , Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$3,705 \$2,307
113	Primary Bedroom	34 W 48 H		Window: Acclaim™ Casement Single , Right, Base Frame, Exterior Black, Interior Black Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Black , Standard Color Recessed Hand Lift Screen: Aluminum , Full Screen Grille Style: No Grille Misc: None	\$4,043 \$2,518

					RETAIL TOTAL	\$57,086
					DISCOUNT TOTAL	\$21,536
WINDOWS: 13	PATIO DOORS: 0	ENTRY DOORS: 0	SPECIALTY: 0	MISC: 3	PROJECT TOTAL	\$35,550



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.

**Window World of Bloomington**

2501 General Electric Road

Bloomington, IL 61704

Office: (309) 827-5237 | 1-800

NEXT WINDOW

Fax: (309) 827-5250

www.windowworldbloomington.com



Amanda Pierce and Fari Ghahramany

Phone: [REDACTED]

Install Address: 624 N Main St

Email: [REDACTED]

Bloomington, IL 61701

Quote Name: Amanda Pierce and Fari Ghahramany - Sales - Windows

Design Consultant: Evan Sakinis**Measured By:** Design Consultant☒ **Measure Approved****Date:** 3/24/2026**Status:** Quote**Payment Method:** Check**Lender:****Contract Type:** Sales**Comments:**

Approx 6-8 weeks to install from the signing of the contract

Product	Description	Txbl	Qty	Price	Extension
4000 Series DH All-Weld	White Vinyl 4000 Series Double Hung Window with 1/2 screen	N	13	\$425.00	\$5,525.00
\$109 IL State Code - IECC Compliance (Solarzone & Argon	HP Low - E & Argon 97% UV reflection & argon filled	N	13	\$109.00	\$1,417.00
Exterior Laminate Colors	Black Exterior Color	N	13	\$250.00	\$3,250.00
Custom Exterior Trim	Custom Exterior Trim - Black G8	N	13	\$135.00	\$1,755.00
2nd Story Exterior Trim	2nd Story Labor	N	13	\$20.00	\$260.00
Window Labor	Window Labor	N	13	\$90.00	\$1,170.00
Permit Fee	Building Permit Fee	N	1	\$136.00	\$136.00
Site Set up and Landfill Disposal Fee	Site Set-Up & Disposal Fee	N	1	\$200.00	\$200.00

Total Information

Unit Total:	13
Subtotal:	\$13,713.00
Tax Rate:	0%
Tax:	\$0.00
Total:	\$13,713.00
Amount Financed:	\$0.00
Payment Method:	Check
Deposit Amount:	\$6,857.00
Balance Paid to Installer upon Completion:	\$6,856.00

Renovation, Repair and Paint Act (RRP) Compliance**RRP Pamphlet Provided Date:****Year Home Built:****RRP Signed Date:**



Window World of Bloomington

2501 General Electric Road

Bloomington, IL 61704

Office: (309) 827-5237 | 1-800

NEXT WINDOW

Fax: (309) 827-5250

www.windowworldbloomington.com



Product Acknowledgements

☐ I confirm that I have read and fully understand the Customer Checklist, Terms and Conditions.

Primary Homeowner

Secondary Homeowner



Window World of Bloomington

2501 General Electric Road

Bloomington, IL 61704

Office: (309) 827-5237 | 1-800

NEXT WINDOW

Fax: (309) 827-5250

www.windowworldbloomington.com



Terms and Conditions

All work is to be completed in a workmanlike manner according to industry standard practices. This contract is valid only with proper signatures. Window World of Bloomington shall not be held responsible for time and material delays, including strikes, acts of God or any other matter beyond its control, delays caused by such events do not constitute abandonment and are not included in calculation time frames for payment or performance. Owner agrees that the equity in this property is security for this contract. Since this contract calls for custom made-to-order goods, it is not subject to cancellation, except as stated on this contract. Time is not of the essence. Window World of Bloomington shall comply with all local requirements for building permits, inspections, and zoning.

Work is scheduled in the order of contract date, meaning first come first served. Window World of Bloomington will install siding and/or other work on this contract at the earliest possible date; however, Window World of Bloomington, Inc. will not be held responsible for delays caused by weather or any other cause outside of Window World of Bloomington control. If the homeowner chooses to reschedule once work has been scheduled, this voids any contracted dates and homeowner agrees to pay \$10 per day storage fee until work begins.

From time to time, product may come in that doesn't fit properly or may have a factory defect. Window World of Bloomington will re-order at no cost to the customer but the customer is not entitled to any refund or discount, nor will Window World of Bloomington be responsible for any missed work days the homeowner may incur. Homeowner must pay that day for work completed.

Homeowner will be present when work is done and also will inspect, sign completion form and pay balance due at time of completion of job. Partial work requires partial payment. Homeowner agrees to pay all of Window World of Bloomington reasonable expenses incurred to enforce or collect any and all indebtedness and other obligations under this contract, including without limitation, a minimum of 15% above the total collected as reasonable attorneys' fees, and 1.5% per month interest until collected in full.

Verbal promises can cause misunderstanding; therefore, the contract constitutes the entire understanding of the parties and no other understanding, collateral, verbal or otherwise, shall be binding. Seller is not liable or bound by any warranties, guarantees, statements or representations made by any broker, agent, employee or other person representing or purposing to represent the Seller unless expressly set forth in the Agreement.

Owner alone is responsible for ordering colors or any other non standard accessories. Window World of Bloomington will not be held responsible for owner selections not listed on the face of this contract. It is understood and agreed that all prior understandings and agreements between the parties are merged in this Agreement, and that this Agreement alone fully and completely constitutes the Final Agreement. Any subsequent changes or modifications hereto shall not be binding on either party unless in writing and signed by both parties hereto.

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no longer than midnight of the following third business day.

THIS IS A CUSTOM ORDER NOT FOR RESALE!

Thank you for your order.

Customer Checklist

- 1. Verbal Agreements:** For your complete satisfaction, please ensure that all the information on your work order is correct. Please have any changes confirmed in writing. This helps maintain communication and clarity on the job.
- 2. Measure:** If required, a technician will contact you within 3-6 business days of processing your work order. This will allow a final walk through to ensure measurements are accurate and complete. Please be flexible with scheduling. We cannot submit your order until this measure is completed.
- 3. Installation Department:** Our Installation Department will notify you once your products arrive in our warehouse and are ready to be installed. The time from order to installation typically takes 5 to 8 weeks. Your satisfaction is our number goal – if we can complete your project sooner, we will. Please feel free to contact us for updates at any time throughout your job process. Our direct office line is (309) 827-5237.
- 4. Preparing for Your Install:** Please have all window dressings down (i.e. curtains, blinds, blind holders) If Window World of Bloomington must remove them, there will be a \$15.00 charge per opening added to your final invoice. Please provide a clear path to all openings and move furniture at least three feet away from the openings. If you are unable to move large objects, please make sure they are covered/protected.
- 5. Window Installation:** Windows to be installed into existing window frame. The current interior extension jamb, casing & exterior brick mold is to remain. If a new interior trim stop is added to facilitate the install, we do not fill nail holes or paint, stain or varnish the stop. There may be some glass viewing loss depending on the installation method needed to facilitate a proper install. There may also be loss of jamb depth which may require readjustment of window treatments.
- 6. Full Frame Replacement (if applicable):** Windows will be replaced, including casing, jambs, exterior trim, and sills. We do not fill nail holes, paint, stain, or varnish. Please ask your design consultant about our ultra-trim options if you wish to go with a maintenance-free product. This option would increase the cost vs. regular wood material.
- 7. Exterior Grounds:** We will be working from the outside of the home as well. We will use caution near plants, flowers, and shrubs; however, there could be minor contact with them.
- 8. Children, Pets, Driveways and Electrical Outlets:** We love children and pets; but please make sure they do not play near the work site or on the path around it. We need access to the driveway and an electrical outlet.
- 9. Clean Up:** Our installation team will clean up the areas where they have done work. Occasionally small debris may be missing. We appreciate your help with any additional clean-up. Please call us right away if the job site has not cleaned up properly and we will come out as soon as possible to correct it.
- 10. Installation Day:** Our Production Department strives to keep your project on track for the day(s) scheduled. Occasionally the scheduled time may be affected by weather or a previous job taking longer than expected. We will do everything we can to avoid rescheduling your appointment and ask for your understanding and flexibility if a change must be made.

11. Size Error or Damaged Product: Window World of Bloomington has guaranteed you the best service. We will not cut corners. If any products are incorrect or damaged upon receipt from the factory, we will obtain a replacement as soon as possible.

12. Final Payment: At the time of installation the lead technician on your project will provide you with a Certificate of Completion, warranty cards and final invoice. If we cannot complete your job due to a Manufacturers Missing Item or Warranty Item (Broke Glass, Missing/Wrong Grids, Screen Issues, Shipping error, ETC), you are expected to Pay for the Pro-rated work performed. EX: If we are only able to install 9/10 windows, due to 1 being broken in transit, you will be expected to pay 90% of the balance of 9/10ths of the work.

13. Non-Payment: If Payment is not made upon completion, your file will be turned over to Collections. ALL FEES ASSOCIATED WITH COLLECTIONS WILL BE ADDED TO YOUR BALANCE.

14. Prior Damage: Window World of Bloomington discussed prior damage and/or leaks.

15. Thank You! We work hard to earn your business and even harder to keep it. Please relax and know you're getting a premium product installed by a premium company. Thank you again for being a valued Window World of Bloomington customer.

Primary Homeowner

Secondary Homeowner

Design Consultant

This Window World Franchise is independently owned and operated by Window World of Bloomington LLC under license from Window World, Inc.

Regular Agenda Item No. 5.I.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-19-26 - Consideration, review and action on a request submitted by Frank Hoffman for a Rust Grant in the amount of \$4,610 for awning cover replacement at 401 N. Main St., PIN: 21-04-189-011., as requested by the Development Services Department.

Recommended Motion: Motion to establish findings that the project is eligible and to consider funding the request from Frank Hoffman, for a Rust Grant in the amount of up to \$4,610 for awning cover replacement at 401 N. Main St.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: The Applicant is requesting a Rust Grant in the amount of \$4,610 for awning cover replacement. The project includes replacing the cover on the existing awning structure. An estimate from the same company was also acquired for repair of the covering, but the Applicant was unable to acquire a second estimate for the same scopes or work. The structure of the awning itself is not proposed for any repair or replacement. The applicant proposes the replacement rather than repair option; staff agrees this is the most appropriate option, considering that the current covering appears to have been present since at least 2011, has already undergone multiple repairs, and has exceeded the average “lifespan” of a commercial awning. Sunbrella’s “Eastland Redwood” is specified in the estimate and matches the currently present fabric.

- The property is a contributing structure to the National Register Historic Bloomington Central Business District
- The property has ground-floor commercial use.
- This project falls under priority 2 “Maintenance of a historic element.”

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-19-26 - Staff Report and Attachments 1-3
2. Attachment 4A - Repair Quote
3. Attachment 4B - Replace Quote

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: May 21, 2026
CASE NO: BHP-19-26 Rust Grant
REQUEST: Consideration, review and action on a request submitted by Frank Hoffman for a Rust Grant in the amount of \$4,610 for awning cover replacement at 401 N. Main St., PIN: 21-04-189-011.



Above: Subject property

PROPERTY INFORMATION

Subject property: 401 N. Main Street
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Commercial
Property Size: 24' x 89' with abnormal shape (approximately 2,770 square feet)

HISTORIC INFORMATION

Year Built: 1871
Architectural Style: Italianate Commercial
Architect: Unidentified
Historic District: Bloomington Central Business District - Contributing
Significant Name: Evans Grocery Building

PROJECT DESCRIPTION

Background

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. The Applicant and building received Rust Grants in 2009 for tuckpointing (BHP-27-09) and flat roof replacement (BHP-26-09). No other Rust Grant awards were identified for this building.

Request

The Applicant is requesting a Rust Grant in the amount of \$4,610 for awning cover replacement.

Project Description

The project includes replacing the cover on the existing awning structure. An estimate from the same company was also acquired for repair of the covering, but the Applicant was unable to acquire a second estimate for the same scope or work. The structure of the awning itself is not proposed for any repair or replacement. The applicant proposes the replacement rather than repair option; staff agrees this is the most appropriate option, considering that the current covering appears to have been present since at least 2011, has already undergone multiple repairs, and has exceeded the average "lifespan" of a commercial awning. *Sunbrella's* "Eastland Redwood" is specified in the estimate and matches the currently present fabric.

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 project addresses visual improvements to the awning along the south and west elevations and is eligible in accordance with the Rust Grant guidelines. The subject work is exterior to the building and visible from two public streets.

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

This project falls under priority 2, "Maintenance of a historic element," by helping to fund replacement of a durable (but not permanent) covering for an awning that has existed in one fashion, or another, since the building was constructed.

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

The subject property is owned by the Applicant and operates as a primarily commercial building, including active ground-floor tenancy. The property will continue under 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.**

Preservation Brief No. 44, "The Use of Awnings on Historic Buildings: Repair, Replacement, and New Design," advises regular cleaning and maintenance of existing awnings, including the replacement of the material covers at reasonable intervals. Specifically, it notes, "acrylic fabrics on fixed awnings have a service life of eight to fifteen years of year-round exposure."

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. Only one estimate was provided; staff reviewed prior similar Rust Grant awards (BHP-08-22 and BHP-09-22) and the estimate appears reasonable for the scope of work.

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 are 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 funding the request from Frank Hoffman, for a Rust Grant in **the amount of up to \$4,610** for awning cover replacement at 401 N. Main Street.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Aerial Map
2. Historic Images of the Property
3. Pictures of Work Area
4. Quotes with scopes of work (Separate Documents)

Attachment 1: Aerial Map



Attachment 2: Historic Images of the Property



1875



1984

Attachment 3: Pictures of Work Area





frank.hoffman3@outlook.com

From:
Sent:
To:
Subject:

BLOOMINGTON TENT & AWNING <quickbooks@notification.intuit.com>
Tuesday, March 31, 2026 11:07 AM
frank.hoffman3@outlook.com
Estimate 1007 from BLOOMINGTON TENT & AWNING

ESTIMATE 1007 DETAILS

BLOOMINGTON TENT & AWNING

\$4,560.00

Review and approve

Powered by QuickBooks

Frank,

Attached is the repair estimate using prevailing wages. Using our existing wages reduce the cost to \$3420.00

Please let me know if you have any questions,

Thanks,

Matt

Have a great day!

BLOOMINGTON TENT & AWNING

BLOOMINGTON TENT & AWNING
226 E Market St
Bloomington, IL 61701-4020

Estimate

ADDRESS
Frank Hoffman
401 North Main street
Bloomington, IL 61701

ESTIMATE #	DATE
1006	03/26/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Recover Awn - Bus	Business Awning Recover Sunbrella #4813 Eastland Redwood	1	9,220.00	9,220.00
SUBTOTAL					9,220.00
TAX (7.75%)					0.00
TOTAL					\$9,220.00

Accepted By

Accepted Date



Regular Agenda Item No. 5.J.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-20-26 - Consideration, review and action on a request submitted by Catalyst Construction for a Rust Grant in the amount of \$50,000 for masonry repair and stabilization work at 307 E. Grove St., PIN: 21-04-417-005., as requested by the Development Services Department.

Recommended Motion: Motion to establish findings that the project is eligible and to consider funding the request from Catalyst Construction, for a Rust Grant in the amount of up to \$50,000 for masonry repair and stabilization work on the property at 307 E. Grove Street.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: The Applicant is requesting a Rust Grant in the amount of \$50,000 for “a targeted scope of masonry repair and stabilization work for the historic Clay Dooley Building. The intent of this work is to preserve the existing façade, address areas of active deterioration, and extend the useful life of the structure.” Different aspects of the project are more applicable to certain areas of the building, but generalized maintenance and harm reduction is proposed throughout the exterior of the building, including crack repair, joint sealing, lintel repair, flashing installation, brick repair and replacement. Preventive and site-related repairs (vegetation removal, foundation crack sealant) to reduce additional damage are included; staff finds these items eligible for funding under the current guidelines. The scope of work states, “Mortar will be matched in color, tooling, and strength to ensure compatibility with the historic structure,” but does not indicate a particular set of methods and materials. Sealant is proposed for the parapet walls, with “breathable materials” specified but details not provided. Again, from the Applicant, “Salvaged brick will be reused where possible to maintain consistency with the original materials. This work represents a prioritized first phase, with additional repairs anticipated over time as part of ongoing maintenance.”

- The property is not in a National Register Historic District, or individually designated
- The property is currently vacant, but will have ground-floor commercial use.
- This project falls under priority 2, “Maintenance of a historic element.”

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-20-26 - Staff Report and Attachments 1-2
2. Attachment 3 - Pictures of Work Area
3. Attachment 4 - Keystone Construction Quote

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: May 21, 2026
CASE NO: BHP-20-26 Rust Grant
REQUEST: Consideration, review and action on a request submitted by Catalyst Construction for a Rust Grant in the amount of \$50,000 for masonry repair and stabilization work at 307 E. Grove St., PIN: 21-04-417-005.



Above: Subject property

PROPERTY INFORMATION

Subject property: 307 E. Grove Street
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Vacant (Commercial)
Property Size: 295' x 120' (35,400 square feet)

HISTORIC INFORMATION

Year Built: 1946
Architectural Style: Streamline Moderne, Two-Part
Architect: Unidentified
Historic District: N/A
Significant Name: Corn Belt Motor Company/Clay Dooley

PROJECT DESCRIPTION

Background

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. Rust Grants have been awarded for this property related to garage door replacement and rotunda window re-framing that adjusted single-pane to single pane with transoms (BHP-24-14). No other Rust Grant awards were identified for this building.

Request

The Applicant is requesting a Rust Grant in the amount of \$50,000 for "a targeted scope of masonry repair and stabilization work for the historic Clay Dooley Building. The intent of this work is to preserve the existing façade, address areas of active deterioration, and extend the useful life of the structure."

Project Description

Different aspects of the project are more applicable to certain areas of the building, but generalized maintenance and harm reduction is proposed throughout the exterior of the building, including crack repair, joint sealing, lintel repair, flashing installation, brick repair and replacement. Preventive and site-related repairs (vegetation removal, foundation crack sealant) to reduce additional damage are included; staff finds these items eligible for funding under the current guidelines.

The scope of work states, "Mortar will be matched in color, tooling, and strength to ensure compatibility with the historic structure," but does not indicate a particular set of methods and materials. Sealant is proposed for the parapet walls, with "breathable materials" specified but details not provided. Again, from the Applicant, "Salvaged brick will be reused where possible to maintain consistency with the original materials. This work represents a prioritized first phase, with additional repairs anticipated over time as part of ongoing maintenance."

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 work addresses visual and structural needs of the building, as well as preservation evaluation and planning. The subject work is exterior to the building and visible from at least two public streets.

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

This project falls under priorities 1 and 2, "Preservation of a historic element," and "Maintenance of a historic element," by helping to fund structural maintenance and harm reduction through addressing drainage and water intrusion issues.

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

The subject property is owned by 307 3 GROVE LLC; Catalyst has been hired to complete the renovation project and has applied on their behalf. The currently vacant building will operate as a primarily commercial building 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 building and elements affected this project are mostly historic in build and materials; some window and door work was completed in 2014. Commitment to the use of appropriate materials and methods is expressed and general process for working on historic building appear to be understood, but specific methods and materials were not discussed so verification of the methods and materials to be used may be needed. It is possible that additional on-site evaluation will be required to determine the most appropriate pathway; a condition could be considered that would require the applicant to work with staff to review methods and materials once they are identified, prior to use.

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. Only one quote has been provided; the Applicant has provided a reasonable sole source justification statement.

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 are 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 funding the request from Catalyst Construction, for a Rust Grant in **the amount of up to \$50,000** for masonry repair and stabilization work on the property at 307 E. Grove Street.

Possible condition: the applicant to work with staff to review—and have approved—methods and materials prior to use.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Aerial Map
2. Historic Images of the Property
3. Pictures of Work Area (Separate Document)
4. Quotes with scopes of work (Separate Documents)

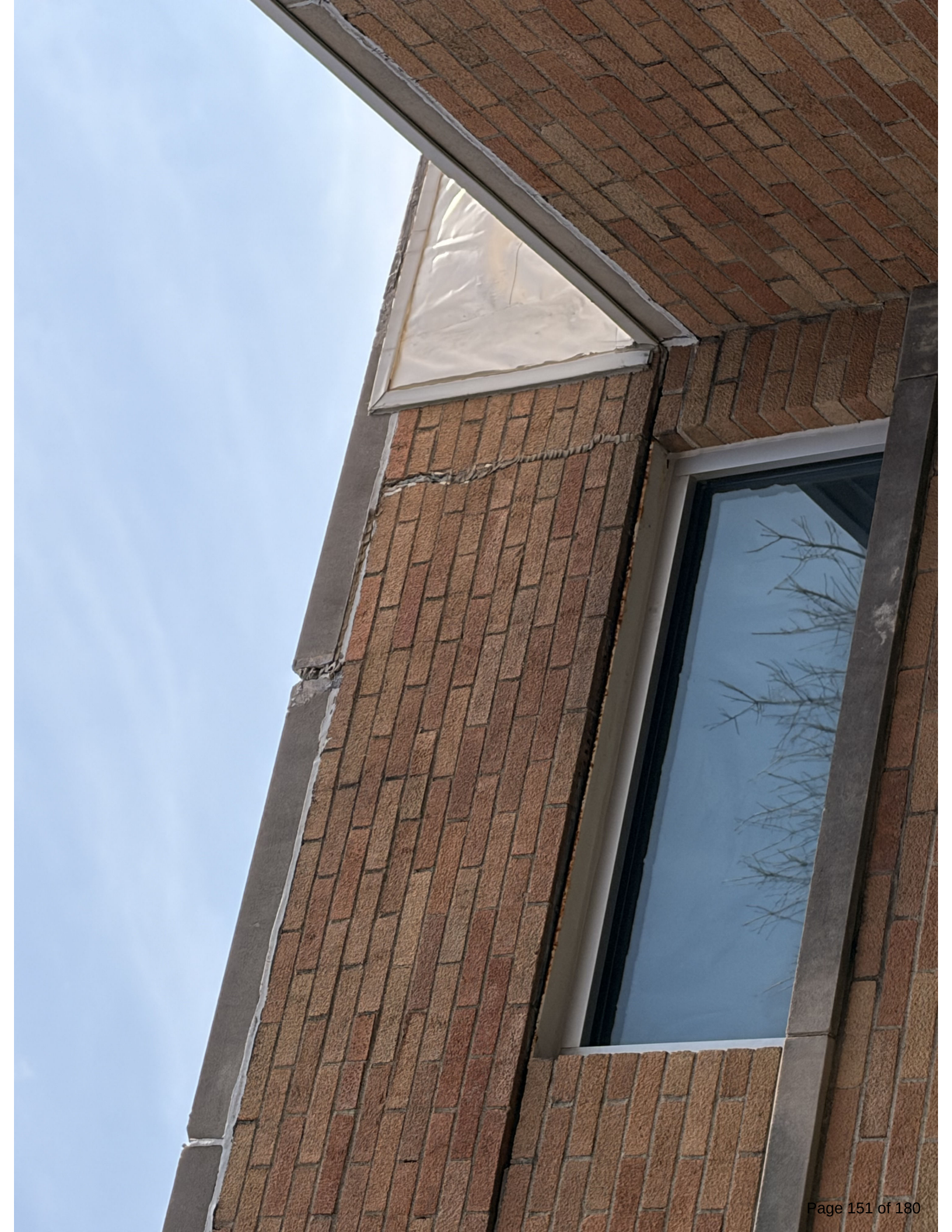
Attachment 1: Aerial Map



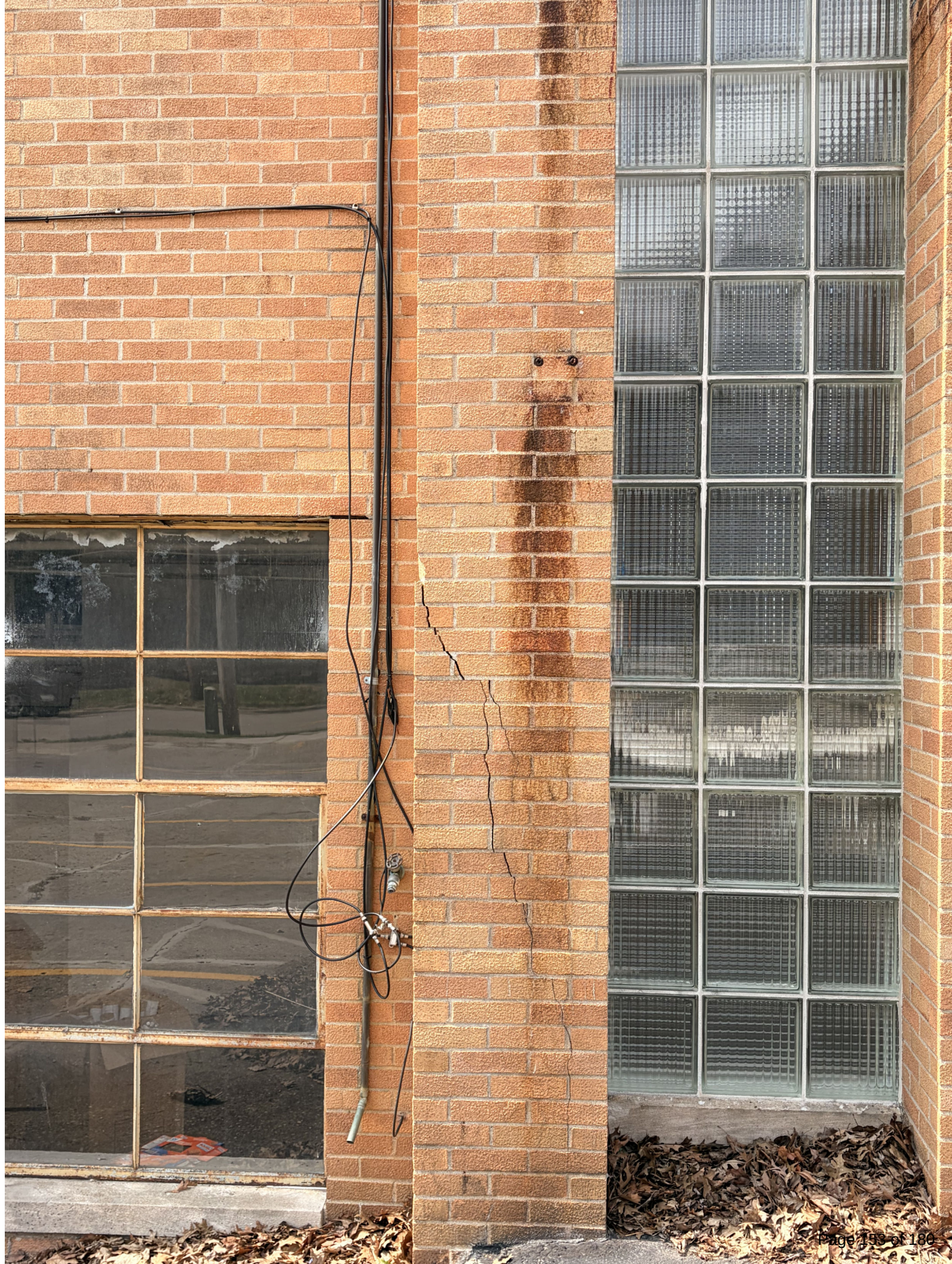
Attachment 2: Historic Images of the Property

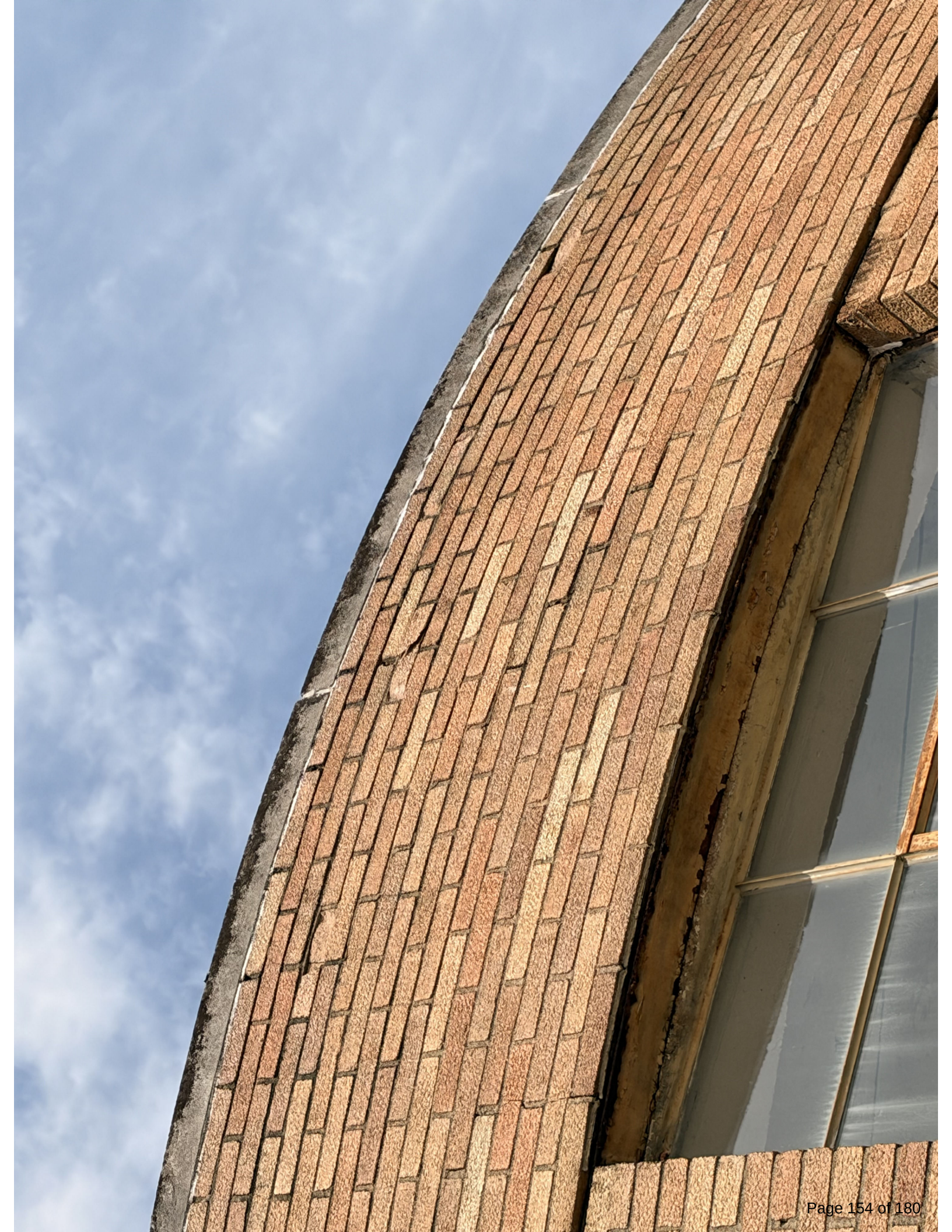




















Masonry Restoration Proposal

Keystone Construction Enterprises, Inc.

23191 E 1900 N Rd, P.O. Box 327

Towanda, IL 61776

Phone: (309) 826-4168

Proposal Submitted By:

Adrian Rabe, President & Owner

Project

307 E Grove, LLC

307 E. Grove Street

Bloomington, IL 61701

Project Overview

This proposal outlines a targeted scope of masonry repair and stabilization work for the historic Clay Dooley Building. The intent of this work is to preserve the existing façade, address areas of active deterioration, and extend the useful life of the structure.

All work will be completed using materials and methods consistent with historic preservation best practices & performed in accordance with Prevailing Wage . Repairs will prioritize retention of original materials wherever possible, with replacement limited to areas where deterioration has compromised performance.

All labor performed under this proposal shall be completed in accordance with the requirements of the Illinois Prevailing Wage Act, including applicable wage rates and reporting standards.

Phasing and Professional Assessment

This scope represents an initial phase of prioritized masonry repair based on observed conditions. Due to the age of the building, deterioration exists across all elevations.

This proposal reflects Keystone Construction's professional recommendation for addressing areas with active water infiltration, lintel corrosion, and structural concern first. Additional work may be required over time as part of a long-term preservation strategy.

Scope of Work

Crack Repair and Joint Sealing

Cracks and gaps throughout all elevations will be sealed using color-matched, non-staining, commercial-grade sealant appropriate for historic masonry. Sealants will be selected for compatibility, flexibility, and long-term performance.

This includes sealing joints above lintels and head joints at limestone elements to prevent water intrusion.

Estimated Cost

- East elevation gaps and cracks: **\$1,150**
- South elevation gaps and cracks: **\$1,750**
- West elevation gaps and cracks allowance: **\$3,800**

Lintel Repair and Flashing Installation

Brick will be selectively removed above window and door openings to access steel lintels. Lintels exhibiting corrosion will be cleaned and treated with corrosion-inhibiting coatings.

New through-wall flashing and drip edges will be installed to improve water management. Existing brick will be reinstalled where possible to maintain original coursing and joint profiles.

Estimated Cost by Area

- Northwest circular parapet, 11 windows: **\$8,800**
- East elevation, 12 windows and door: **\$12,200**
- Circular sign section, 14 upper windows: **\$13,100**
- East side additional windows and door, 7 openings: **\$7,100**
- South elevation, 6 windows: **\$9,100**
- West elevation, 23 windows including scaffolding: **\$30,200**

Brick Replacement and Masonry Restoration

Brick replacement will be limited to areas where units are deteriorated or structurally compromised. Salvaged brick from the existing chimney will be reused wherever possible to maintain consistency in appearance.

Mortar will be matched in color, tooling, and strength to ensure compatibility with the historic structure.

Estimated Cost

- Pilaster repair and localized replacement: **\$2,500**
- South elevation infill and structural repair: **\$5,700**
- Circular parapet brick replacement and spalling repair: **\$4,400**

Parapet and Upper Wall Stabilization

Parapet walls will be sealed and stabilized using breathable materials appropriate for historic masonry. Repairs will maintain the original profile and detailing of the façade.

This work is included within the lintel and window repair scope above.

Preventative and Site-Related Repairs

Vegetation along the west elevation will be removed to prevent continued root intrusion and foundation damage. Associated cracks at the foundation and lower wall areas will be sealed.

Additional conditions such as chimney deterioration and parapet wear have been observed and may be addressed in future phases.

Project Cost Summary

- Masonry Repair Work: **\$97,700**
- Lift and Access Equipment: **\$6,300**

Total Project Cost: \$104,000

Material and Preservation Approach

All work will be completed in alignment with historic preservation standards, including:

- Use of salvaged on-site brick to maintain material consistency wherever possible
- Careful selection of replacement brick to match original size, color, and texture
- Mortar matched in strength and composition with historic masonry
- Installation of flashing and sealants that improve performance while allowing the wall system to breathe
- Avoidance of modern materials that could negatively impact long-term integrity



Regular Agenda Item No. 5.K.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: BHP-21-26 - Consideration, review and action on a request submitted by Paul Brown for a Rust Grant in the amount of \$14,250 for masonry repair on the parapet wall at 101 W. Jefferson St., PIN: 21-04-328-028., as requested by the Development Services Department.

Recommended Motion: Motion to establish findings that the project is eligible and to consider funding the request from Paul Brown, for a Rust Grant in the amount of up to \$14,250 for masonry repair on the parapet wall at 101 W. Jefferson Street.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: The Applicant is requesting a Rust Grant in the amount of \$14,250 for masonry repair on the northeast corner of the parapet wall. The project includes tuckpointing using Type "O" mortar, following joint grinding and removal of loose skim coat. A new skim coat using Type "N" mortar is proposed. Siloxane masonry waterproofing on the back of the wall is indicated. Caulking of the parapet cap and termination bar is included to protect the proposed work.

- The property is a contributing structure to the National Register Historic Bloomington Central Business District
- The property has ground-floor commercial use.
- This project falls under priority 2, "Maintenance of a historic element."

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. BHP-21-26 - Staff Report and Attachment 1
2. Attachment 2 - Images of Work Area
3. Attachment 3A - Ramirez Quote
4. Attachment 3B - RJV Quote

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: May 21, 2026
CASE NO: BHP-21-26 Rust Grant
REQUEST: Consideration, review and action on a request submitted by Paul Brown for a Rust Grant in the amount of \$14,250 for masonry repair on the parapet wall at 101 W. Jefferson St., PIN: 21-04-328-028.



Above: Subject property

PROPERTY INFORMATION

Subject property: 101 W. Jefferson Street
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Commercial
Property Size: 42' x 120' (5,040 square feet)

HISTORIC INFORMATION

Year Built: 1901
Architectural Style: Chicago with Richardsonian Romanesque features
Architect: George Miller
Historic District: Bloomington Central Business District - Contributing
Significant Name: Corn Belt Bank Building

PROJECT DESCRIPTION

Background

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. Rust Grants have been awarded for this property related to window restoration (BHP-02-02) and one for a variety of projects (BHP-28-05). A grant for tuckpointing and parapet repair was awarded in FY21 (BHP-09-20) but was related to a different area of the building. No other Rust Grant awards were identified for this building.

Request

The Applicant is requesting a Rust Grant in the amount of \$14,250 for masonry repair on the northeast corner of the parapet wall.

Project Description

The project includes tuckpointing using Type "O" mortar, following joint grinding and removal of loose skim coat. A new skim coat using Type "N" mortar is proposed. Siloxane masonry waterproofing on the back of the wall is indicated. Caulking of the parapet cap and termination bar is included to protect the proposed work.

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 tuckpointing work addresses visual and structural improvements to the building. The subject work is exterior to the building and visible from two public streets.

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

This project falls under priority 2, "Maintenance of a historic element," by helping to fund structural maintenance on the northeast corner of the building, adjacent to the public right-of-way.

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

The subject property is owned by the Applicant and operates as a primarily commercial building, including ground-floor tenancy. The property will continue under 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 building and elements affected by the tuckpointing portion of this project are historic in build and materials. Appropriate materials and methods are proposed; verification of the method that will be used to remove the loose skim coat is needed.

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 are 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 funding the request from Paul Brown, for a Rust Grant in **the amount of up to \$14,250** for masonry repair on the parapet wall at 101 W. Jefferson Street.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Aerial Map
2. Pictures of Work Area (Separate Document)
3. Quotes with scopes of work (Separate Documents)

Attachment 1: Aerial Map



Grind all joints and tuck point wall.



Remove loose mortar and tar. Grind and tuck point.

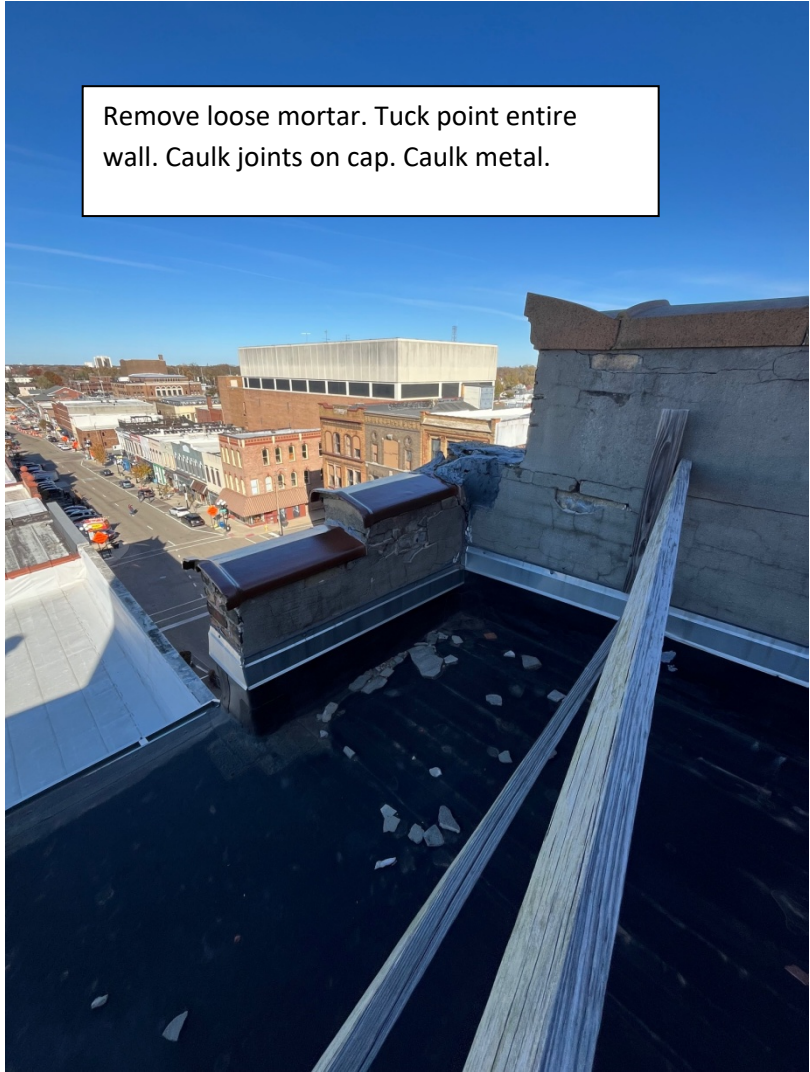


Remove loose mortar. Tuck point entire wall. Caulk joints on cap. Caulk metal.





Remove loose mortar. Tuck point entire wall. Caulk joints on cap. Caulk metal.



Eric Ramirez
1505 Perry Street
Bloomington, IL 61701

Date: January 12th, 2026

ESTIMATE

For: Paul Brown
103 W Jefferson
Bloomington, IL 61701

Proposal

Masonry Repairs – Northeast corner of parapet wall

Parking Permit
Cover roof deck to prevent damage
Remove loose skim coat & grind all joints
Apply Type O mortar to joints
Caulk parapet cap with Urethane joint caulk
Caulk roof termination metal
Skim coat missing areas

Provide scaffold & lift

Apply Siloxane masonry waterproofing to back side of the parapet wall
Provide safety and dust equipment

Clean up entire job site of debris and dispose of it
Haul all supplies and trash
Labor to be Prevailing Wage

TOTAL \$31,500.00

R.J.V. Construction LLC

919 W. Mulberry

Bloomington, IL 61701

(309) 275-4331

Estimate

Prepared for:

Paul Brown

103 W Jefferson

Bloomington, IL 61701

1/6/2026

Proposal**Total**

Masonry repairs

North East corner on parapet wall

Mobilize for work

Cover the roof deck with osb to prevent damage to roofing

Remove loose skim coat

Grind all joints

Apply Type O mortar to joints

Skim coat missing areas with Type N.. Use Tenon Mighty

Bond for additional adhesion

Caulk parapet cap with NP-1 Master seal joint caulk

Caulk roof termination metal with NP-1 Master seal joint
caulk

Provide scaffold

Provide 80' man lift for upper area- See Pic

Haul all supplies and trash through the building

Apply Siloxane masonry waterproofing to back see of the
parapet wall

Provide safety and dust equipment

Disposal

Cleanup

Parking permit

Labor to be Prevailing Wage

Total**\$ 28,500.00**

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****\$ 28,500.00****TOTAL****\$ 28,500.00**

x _____

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

x _____

Authorized agent



Regular Agenda Item No. 5.L.

For Historic Preservation Commission: May 21, 2026

Ward Impacted: Ward 6

Subject: Review, consideration, and action on the award of the \$200,000 allocated to the Harriet Fuller Rust Facade Grant Program for FY27., as requested by the Development Services Department.

Recommended Motion: Motions to award the FY27 allocated funding, specifying which eligible projects are to be funded at which amount.

Strategic Priorities:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Objective 6e. Preservation of historic buildings

Background: Following review of the individual applications and proposed projects, the Commission will review the collection of recommendations for comparison against the available funding. This portion of the meeting will consist of: Commission discussion and prioritization, then attempt to gain concurrence on priorities and funding to award. To finalize the funding amounts, motions may be made related to individual cases, or for a list of funding determinations.

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. Rust Grant Guidelines
2. Rust Grant Application Evaluation Form



HARRIETT FULLER RUST FAÇADE PROGRAM

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

BACKGROUND

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

APPLICATION GUIDELINES

The City of Bloomington allocates money in the General Fund each fiscal year, which is May 1 to April 30, for the Harriett Fuller Rust Façade Program. ***These grants are provided to property or business owners in the target area in recognition of the positive impact that individual façade renovations can have on the overall appearance and quality of their storefronts.*** In addition, the City recognizes that the structural integrity of the façade and base structure that affects the façade can greatly impact the long- term sustainability of the Central Business District.

TARGET AREA

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

TYPE OF ASSISTANCE

Property owners or business owners can receive grants up to 50% of the total cost of qualified façade rehabilitation, repair or restoration, and/or structural work, with a **maximum grant** amount of **\$25,000** per project or **\$50,000** per project for a building the Historic Preservation Commission determines is in an extreme and dangerous state of disrepair.

- Only one (1) grant per fiscal year is allowed per building regardless of the number of property or business owners for such building.
- Any one Applicant may request up to two (2) grants per year but the grants must be for separate buildings.

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

Projects to improve ADA Compliance may be eligible for up to 75% coverage of the project cost, up to a maximum grant amount of \$50,000. Grants to enhance the accessible means of building ingress or egress shall not count towards other maximum grant amounts and shall be given as a one-time incentive.

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

CRITERIA USED FOR GRANT APPROVAL

The grant program is administered by the Bloomington Historic Preservation Commission (Commission). Preference will be given to structures of architectural or historic significance, as determined by the Commission and guided by standards used to judge eligibility for the National Register of Historic Properties. Properties lacking architectural or historic significance may be deemed eligible for the program if proposed changes will create a façade typical of the time period in which the building was constructed.

Approval is contingent upon the Commission's finding that the grant application is in substantial compliance with the Secretary of Interior's Standards for the Treatment of Historic Properties. The Commission reserves the right to deny any grant application, based upon the applicant failing to demonstrate the proposed project will be in accordance with the City of Bloomington Preservation Plan and the City of Bloomington Zoning Ordinance.

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

1. Preserving a historic element.
2. Maintenance of a historic element.
3. Projects that improve ADA Compliance for a historic or non-historic property.
4. Maintenance of a non-historic element.
5. Restoring a historic element.
6. Restoring a non-historic element.

OWNERSHIP

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

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

ELIGIBLE IMPROVEMENTS

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

Eligible improvements include, but are not limited to:

- Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
- Grants may also be used for non-façade work where the façade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-façade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
- Detailed architectural design work.
- Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed Architect and/or structural engineer.
- Asbestos and lead paint removal.
- Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.
- Americans with Disabilities Act (ADA) accessibility improvements (exterior only). These projects must be reviewed by a Licensed Structural Engineer or Architect prior to submission.

INELIGIBLE IMPROVEMENTS

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

- Substantial reconstruction unless the work is needed to maintain the integrity of the building as determined by the Historic Preservation Commission.
- Building expansion.
- Interior remodeling (except window display areas).
- Sandblasting and high-pressure water blasting of brick will not be funded because of the destructive nature of such blasting, nor will the program participate in any project which includes sandblasting and high-pressure water blasting.
- Purchase of furnishings, equipment, or other personal property which does not become a part of the real estate.
- Incomplete projects from previous fiscal year grants.
- Improvements completed or in progress prior to application for the grant.
- “Sweat equity” labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against this grant.
- Projects to improve ADA compliance if alterations to a qualified historic building or facility to achieve program accessibility would threaten or destroy the historic significance of the building or facility.

APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

- The Harriett Fuller Rust Façade Grant application must be filed in the Economic & Community Development Department on the form provided by the Department. The Commission will attempt to act upon a grant request within the published timeline for that year’s application process. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons including the need for more detailed drawings or specifications. If more applications are received than current funding levels will allow, the Commission reserves the right to prioritize the applications on the basis of the historical significance of the building and site, the, the extent of the work, the level of private funding and the relative impact of the proposed improvements on the area.
- All funded projects must be completed in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
- All applications shall include a scope of work specifying the methods and materials to be used for the project(s), historic images of the property (if applicable) and, and at least two (2) estimates for the project. If the Applicant or a related business is one of the bidding contractors then three (3) estimates are required. **All contractors and subcontractors retained shall pay laborers, workers and mechanics no less than the current prevailing rate of wagers (consisting of hourly cash wages plus fringe benefits) for work of similar character in McLean County as covered under the Prevailing Wage Act.** Any Architect selected by the applicant shall prepare a design plan and an outline work specification after on-site inspections and personal interviews with the applicant have been conducted by the architect.

- Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including the Illinois Prevailing Wage Act, and all subject definitions, restrictions, and exemptions.
- All grant recipients will be required to register as a vendor with the City of Bloomington through the City Vendor Self Service (VSS) website. Registration in advance is recommended.
- After the design and outline specifications are completed and submitted, the Applicant may meet with the City Planner, and the City Building Inspector, to discuss the proposed improvements, cost estimates, and any recommended adjustment to the scope, or the methods and materials to comply with the Secretary of the Interior's Standards.
- The Applicant may then choose one of the following courses of action: 1) the Applicant may elect to revise the design plan and possibly delay the application review, or 2) proceed without revisions for the review by the Historic Preservation Commission, or 3) withdraw the application for funding.
- The Commission will review the grant request according to the attached "Annual Funding Timeline." However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons.
- The applicant shall notify the City Planner as to the contractor selected, and the anticipated date(s) of construction. The Applicant may not serve as his/her own contractor except in those instances where the applicant is an owner or partner in a company regularly doing business as a building contractor and in the opinion of the Commission such company has the capacity and skill to perform the proposed improvements. In such instances, the owner/contractor shall be required to obtain a third project estimate.
- Required building permits must be obtained before work begins. Questions regarding permit requirements should be directed to the City's Economic and Community Development Department (Building Safety Division).
- After all necessary permits have been issued, work may proceed. All change orders must be approved by the City Planner in writing and may be referred to the Commission for additional review. **NOTE: project approval through this funding program and provisions of a City Building Permit(s) does *not* preclude the requirement of approvals from other agencies,** including, but not limited, to the Health Department, Illinois Department of Public Health, and the Bloomington Normal Water Reclamation District.
- All funded projects must be completed within one (1) year from the date of the Commission meeting in which the grant is awarded, or the grant will automatically be revoked. The Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the Applicant.
- After project completion, documentation including copies of all bills, receipts, prevailing wage statements, and proof of payment associated with the funded project(s) shall be submitted by the applicant to the City Planner to process the release of funds. In addition,

documentation is required that such project(s) have received a final inspection and approval from the City's Economic and Community Development Department, if required.

- If all of the requirements listed above are satisfied, payment will be issued by the City for the amount approved by the Historic Preservation Commission or for a lesser amount if the actual costs are documented to be less than the original estimate.
- Payment will be issued only upon completion of all work items as originally approved. Major changes or elimination of certain items in the approved design plan must be approved by the Commission.

DEFINITIONS

- **FAÇADE:** The front or main face of a building or other exterior wall which is visible from a public street.
- **DESIGN PLAN:** Documentation required to describe the physical dimensions of the property, the materials and standards to be used during construction or repair, and the ways in which the materials and standards meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. A design plan may include 'as constructed' drawings.
- **MAINTENANCE:** Housekeeping and **routine and cyclic work scheduled to mitigate wear and deterioration** without altering the appearance of the resource, repair or replacement-in-kind of broken or worn-out elements, parts, or surfaces so as to keep the existing appearance and function of the site of structure.
- **PRESERVATION:** The act or process of applying **measures necessary to sustain the existing form, integrity, and materials of an historic property**. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
- **RESTORATION:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the **removal of features from other periods in its history and reconstruction of missing features from the restoration period**. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
- **STOREFRONT:** The front side of a store or store building abutting a public right-of-way.

CITY OF BLOOMINGTON



Greg Koos, HPC Chair



Alissa Pemberton, Staff Liaison

ANNUAL FUNDING TIMELINE (MODEL)

January 1

- Application window opens for upcoming Fiscal Year (FYxx = 5/1/xx - 4/30/xx).

March 31

- Application window closes for upcoming FY.

April 15

- Grant recipients should have submitted all financial records related to the project, or have requested an extension in writing, so that they can be funded in accordance with the grant agreement.
- All applications must be complete, including any additional information requested upon submission of the original application.

April 30

- Funding period ends for previously approved grants.
- All projects must be completed by this point, with exceptions for those that were granted extensions in accordance with the Rust Program Procedures.

May 1

- New FY begins.
- Previous FY PO and grant awards expire.
- Review of complete applications at first Regular Meeting of the HPC in the new FY.
- Projects can begin as soon as the grant has been awarded. Applicants will have one year from that date to complete the project.

June 1

- Last day to submit expenses for payment from the previous FY POs/grant awards.

June 15

- Grant applicants notified of status / Grant Agreements sent.

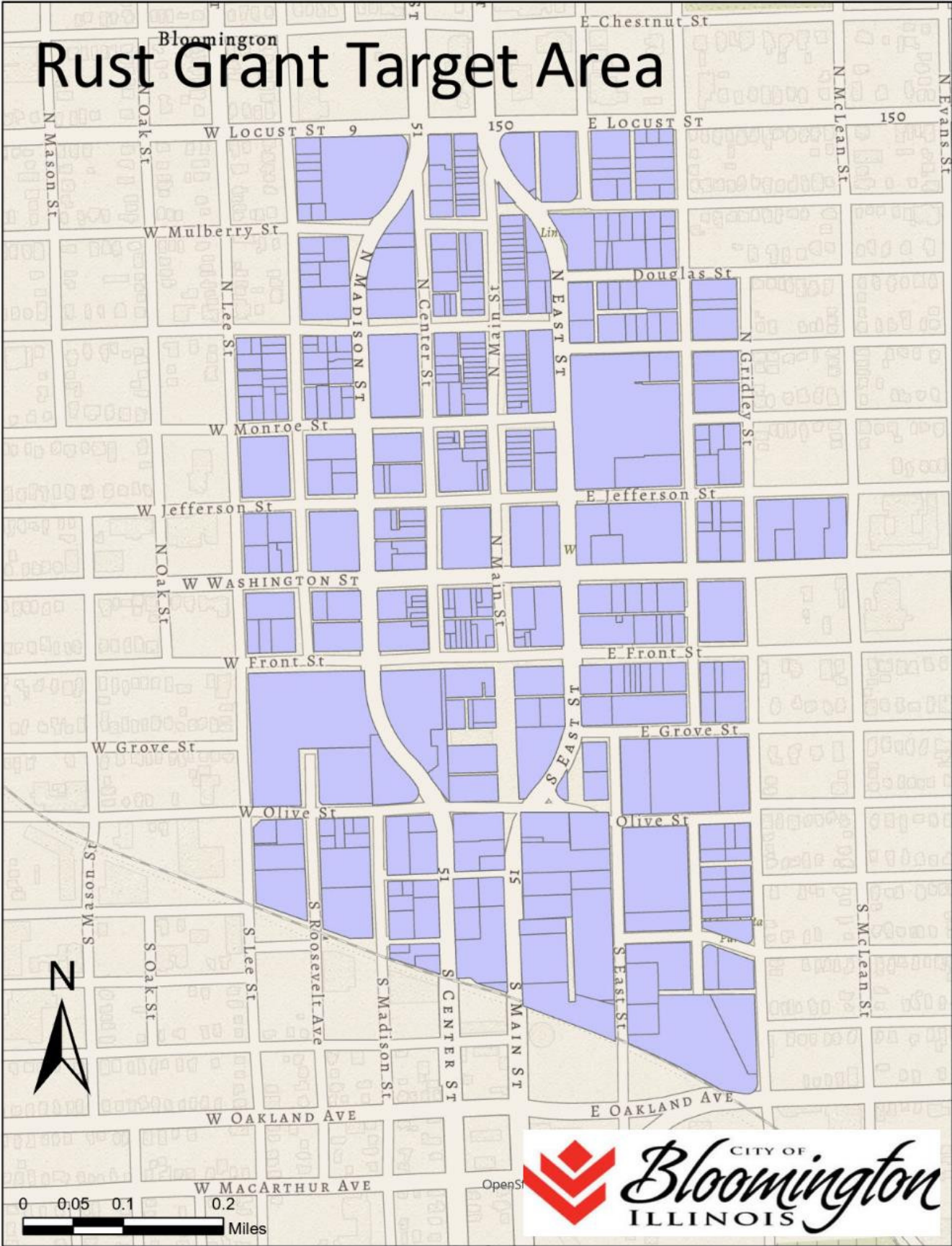
A final schedule, adjusted for business days, holidays, and other relevant restrictions will be published at least 15 days prior to the annual deadline for funding applications.

A second window of applications and reviews may be opened in the fall, subject to the availability of remaining funds. Public Notice and the duration of each step in the timeline will follow the same general structure as the outline above.

CORRESPONDENCE

Economic & Community Development Department
115 E. Washington Street, Suite 201, Bloomington, 61701
planning@cityblm.org
Phone: 309-434-2226 x 5

Exhibit A



RUST GRANT APPLICATION EVALUATION FORM

Case Number: _____ Property Address: _____ Requested: \$ _____

Reviewer Name: _____

HISTORIC PRIORITY STATUS

1	2	3	4
Constructed within the last 50 years	Not on Register > 50 years old	On National Register Noncontributing Structure	On National Register Contributing Structure

EXISTING PROPERTY CONDITION

1	2	3	4
Good condition or expected condition for effective age	Envelope maintenance needed, minor structural damage possible	Beginning of structural damage is evident, rapid intervention is required	Significant damage or necessary structural repair is evident

IMPACT ON STRUCTURAL INTEGRITY

1	2	3	4
Adds element(s) which visually improve the façade (Ex: Signs, lighting)	Impacts existing visual components of the façade (Ex: awnings or shutters)	Impacts the integrity of structural <i>components</i> of the building (Ex: marquees or corbels)	Impacts structural integrity of the entire building (Ex: brick or roof repair)

IMPACT ON COMMUNITY

1	2	3	4
Addresses items that support residential use and tenancy downtown	Addresses items that support commercial use and tenancy downtown	Addresses items that are at risk of causing vacancy in a whole or portion of a currently used structure	Addresses items preventing occupancy of a vacant or underutilized building

GRANT PRIORITY

1	2	3	4	5	6
Restoring a non-historic element	Restoring a historic element	Maintenance of a non-historic element	Projects that improve ADA Compliance	Maintenance of a historic element	Preserving a historic element

Total: _____*

Notes:

** This score does not reflect the only determining factors for eligibility or appropriateness of the subject project. See the current Harriet Fuller Rust Facade Program Grant guidelines for additional criteria.*