



**Historic Preservation Commission - Special Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington St., Bloomington, IL 61701
Friday, May 29, 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.

- A. Review and approval of the Minutes of the March 19, 2026, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department.** (Recommended Motion: The Minutes be approved.)

5. Regular Agenda

- A. BHP-06-26 - Consideration and action on a request submitted by Christopher Stucky, for a Certificate of Appropriateness for masonry foundation repair, on the property at 1212 E. Washington St., PIN 21-03-329-014, as requested by the Development Services Department.** (Recommended Motion: Motion to approve, with or without conditions, the proposed scope of work for the requested Certificate of Appropriateness.)
- B. BHP-07-26 - Consideration and action on a request submitted by Christopher Stucky, for a Funk Grant in the amount of \$3,712.50 for masonry foundation repair, on the property at 1212 E. Washington St., PIN 21-03-329-014, as requested by the Development Services Department.** (Recommended Motion: Motion to approve a Funk Grant award in the amount of up to \$3,712.50.)
- C. BHP-08-26 - Consideration, and action on a request submitted by Joe Strano for a Certificate of Appropriateness for clay tile roof restoration on the property at 2 White Place, PIN 14-33-480-024, as requested by the Development Services Department.** (Recommended Motion: Motion to approve, with or without conditions, the proposed scope of work for the requested Certificate of Appropriateness.)
- D. BHP-09-26 - Consideration and action on a request submitted by Joe Strano, for a Funk Grant in the amount of \$7,500.00 for clay tile roof restoration on the property at 2 White Place, PIN 14-33-480-024, as requested by the Development**

Services Department. (Recommended Motion: Motion to approve a Funk Grant award in the amount of up to \$7,500.00.)

- E. **BHP-10-26 - Consideration and action on a request submitted by Fred Woolrab, for a Certificate of Appropriateness for enclosure of a historically recessed entryway in the D-1 (Central Business) District, pursuant to § 44-505B(1)(d), for the property at 116 W. Washington St., PIN 21-04-338-002, as requested by the Development Services Department.** (Recommended Motion: Motion to approve, with or without conditions, the proposed scope of work for the requested Certificate of Appropriateness.)
- F. **BHP-22-26 - Consideration, and action on a request submitted by Joseph Gibson for a Certificate of Appropriateness for exterior painting, on the property at 5 White Place, PIN 14-33-479-032, as requested by the Development Services Department.** (Recommended Motion: Motion to approve, with or without conditions, the proposed scope of work for the requested Certificate of Appropriateness.)
- G. **BHP-23-26 - Consideration and action on a request submitted by Joseph Gibson, for a Funk Grant in the amount of \$7,500.00 for exterior painting, on the property at 5 White Place, PIN 14-33-479-032, as requested by the Development Services Department.** (Recommended Motion: Motion to approve a Funk Grant award in the amount of up to \$7,500.00.)

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.



Consent Agenda Item No. 4.A.

For Historic Preservation Commission: May 29, 2026

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the March 19, 2026, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department.

Recommended Motion: The Minutes be approved.

Strategic Priorities:

Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

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

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. 2026-03-19 HPC Regular Session DRAFT Minutes



**DRAFT Minutes
Historic Preservation Commission - Regular Session
Thursday, March 19, 2026 - 5:00 PM**

The Historic Preservation Commission convened in regular session in Community Room 1 at the Bloomington Public Library at 5:00 PM. Chair Lindenbaum called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mark Adams	Commissioner	Present
John Elterich	Commissioner	Present
Paul Scharnett	Commission Vice Chair	Present
Alan Lessoff	Commissioner	Present
Emma Meyer	Commissioner	Present (5:11 PM)
Sarah Lindenbaum	Commission Chair	Present
Dawn Peters	Commissioner	Present (5:03 PM)

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

Public Comment

There was no public comment presented.

Consent Agenda

- A. Review and approval of the Minutes of the February 19, 2026, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department.**

Commissioner Lessoff made a motion, seconded by Commissioner Scharnett to approve the minutes from February 19, 2026, as presented.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Scharnett

Motion carried (viva voce).

Commission Peters arrived at 5:03 p.m.

Regular Agenda

- A. BHP-05-26 – Consideration and action on a request submitted by Erin Carmean, for a Certificate of Appropriateness for an Accessory Structure (greenhouse), on the property located at 1009 E. Jefferson Street, PIN 21-03-304-009.**

Mr. Branham stated that the Applicant had notified staff they would not be able to attend the meeting and requested that the case be presented as scheduled. Mr. Branham presented the staff report, summarizing the history of the property, the background of the proposal, the proposed materials and construction details, and the standards for review. The proposed hoop-style greenhouse would be located on the footprint of the non-original detached garage that had been demolished in 2025. Staff had recommended two preferred options to the Applicant. The first option: if the greenhouse were placed in a north-south orientation including encroachment into the side yard, then a privacy fence consistent with the character, height, and material of the existing fence on the west side of the property must be installed to partially shield the greenhouse from public view. The second option: that the structure shall be placed in an east-west orientation located entirely within the rear yard of the property. The Applicant responded that the second "east-west" option would not be feasible due to the configuration of mature trees in that portion of the property.

Chair Lindenbaum asked if the Applicant was amenable to the first option; Mr. Branham confirmed they were open to that option.

Vice Chair Scharnett asked where the fence would be located. Commissioner Elterich opined that it would be located to shield view of the greenhouse, running along the driveway. Mr. Branham said that it would be located outside the required front yard setback, so it could be up to six feet tall. The proposed greenhouse could be up to 14 feet tall, so passersby would likely see the peak of the greenhouse over the top of the fence, from the vantage point of the public right of way.

Members of the commission discussed that the fence would not completely obscure the greenhouse from view, the possibility that a transparent greenhouse could accumulate junk that would otherwise be visible from the right-of-way if not for the fence, and the consideration that this accessory and temporary structure could be seen as out of character for this historic district. Mr. Branham confirmed that the proposed greenhouse would be 14 by 40 feet in size and up to 14 feet tall. Ms. Pemberton confirmed that that size of accessory structure is permitted as it is less than 30% of the size of the rear yard.

Vice Chair Scharnett commented that he understood why the Applicant would want to install this type of structure but was struggling with the aesthetics of the proposal and what it might do to the character of the property and the historic district. Commission Peters asked what was located at 1003 E. Jefferson St. Staff confirmed that it was a vacant lot, with a garden with vegetable supports but no structures. Ms. Pemberton clarified that, as an accessory structure, it needs to be only three feet from the side and rear property lines and may encroach into the required rear yard.

Commission Meyer arrived at 5:11 p.m.

Commissioner Adams asked how many greenhouses of this size were located in Downtown Bloomington; none were known to be present. Commissioner Lessoff asked why a Certificate was required; Ms. Pemberton responded that it is because it requires a building permit, and is large enough to be a significant physical and visual addition to the property. She stated that, because a building permit has not been submitted yet, staff do not know the exact materials or location of the proposed building. Commissioner Scharnett stated that he would have less concern if the greenhouse were more of a turn-of-the-century glass conservatory-style and not a plastic-and-PVC

style, and especially due to the size, which feels like it is half the size of the house itself. He would feel better if it were located behind the rear face of the house itself, as the original garage had been. Commissioners talked about how the greenhouse would be seen by the adjacent neighbors.

Ms. Pemberton reminded the commission that they could place conditions on the request, or postpone it for further discussion. Members continued discussion on the resulting views of the neighbors. Ms. Pemberton clarified that the staff recommendation for a fence was to be around the entire rear yard, which would partially shield the views of side and rear neighbors.

Vice Chair Scharnett stated that screening was a reasonable approach, and that it should have qualifications: trees, like arborvitae, could be a good option, or some native landscaping elements. He asked if the ultimate goal of the commission was to conceal the structure from view. Chair Lindenbaum stated she would feel comfortable approving the certificate with the conditions of correct screening, possibly a smaller footprint of greenhouse, possibly shorter height, and secondary landscape screening. Commissioner Peters was opposed to modifying the size, if it can be properly screened, because the size of the structure is allowed by right.

Discussion continued regarding whether the greenhouse should be located behind the rear face of the house, as the original garage had been. Ms. Pemberton stated that, as the neighborhood evolves, it may be more likely that larger accessory structures may need to be further forward than the rear face of the house. Vice Chair Scharnett explained the differences between historic neighborhoods and younger neighborhoods and how they emphasized the home itself rather than the garage. Discussion continued about perhaps requiring the structure to be located at least no further forward than the rear third of the house.

Commissioner Meyer stated that she thought that it would be extremely visible from the street, and that the fence and the secondary landscaping screening would be very important.

Commissioner Adams stated he was not keen on the entire request and he wished the Applicant was there to provide more information and – without them there – he had no consideration for the request at all.

Commissioner Elterich stated that the request should be postponed so that the Applicant can be present to respond to the commission's concerns.

Vice Chair Scharnett added that the quality of construction of the structure makes it a much more utilitarian, temporary structure, like “a tent on steroids” more than a building.

Commissioner Lessoff stated that the discussion should be postponed until the Applicant can be present to come up with a solution that would fit the neighborhood.

Commissioner Peters stated that it would be nice to have the Applicant present to troubleshoot a solution together as opposed to the commission coming up with ideas that might or might not work for the Applicant.

Commissioner Lessoff made a motion, seconded by Commissioner Adams, to table

the request until the regularly scheduled April meeting of the Historic Preservation Commission at which the Applicant could be present and provide alternative options. a Certificate of Appropriateness for front porch repair and restoration, as presented. AYES: Adams; Elterich; Lessoff; Lindenbaum; Meyer; Peters; Scharnett Motion passed.

Ms. Pemberton stated that staff would request a scaled site plan from the Applicant, showing location and setbacks of the proposed greenhouse, and possibly the adjacent lots with their structure configurations.

New Business

Ms. Pemberton notified commission members that a portion of the City's proposed budget would be dedicated to demolition of single-family homes, possibly 15 to 20 homes. This would be focused on structures that were beyond rehabilitation.

Currently, the review process is that Chair Lindenbaum reviews a demolition application and determine whether a) she is able to approve the request herself, or b) she brings it to the full commission for a public hearing during which the commission reviews and votes on the request. Members discussed this and it was agreed that Ms. Pemberton would continue the current practice of presenting the proposed demolitions to the Chair and the Chair would decide which of them she felt comfortable deciding on herself, and which ones would be brought to the commission.

Ms. Pemberton clarified that this demolition initiative would be matched with funds for rehabilitating salvageable homes, for small loans, for roof replacements, etc., to help keep existing structures in use. This program is housed in the Community Improvement & Enhancement Department (CIE) and would be managed by the Grants Division which handles the CDBG and Lead programs. She could arrange for someone from Grants to come to the June meeting to explain the program and answer questions.

Adjournment

Commissioner Adams made a motion, seconded by Commissioner Scharnett, to adjourn the meeting. AYES: Adams; Elterich; Lessoff; Lindenbaum; Meyer; Peters; Scharnett Motion carried (viva voce).

The Meeting Adjourned at 5:45 P.M.

CITY OF BLOOMINGTON

ATTEST

Sarah Lindenbaum, Chair

Alissa Pemberton, Staff Liaison



Regular Agenda Item No. 5.A.

For Historic Preservation Commission: May 29, 2026

Ward Impacted: Ward 6

Subject: BHP-06-26 - Consideration and action on a request submitted by Christopher Stucky, for a Certificate of Appropriateness for masonry foundation repair, on the property at 1212 E. Washington St., PIN 21-03-329-014, as requested by the Development Services Department.

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

Strategic Priorities:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The Applicant is requesting a Certificate of Appropriateness for repairs to the masonry foundation. Mortar erosion and an apparent lack of tuckpointing maintenance by prior owner(s) is resulting in degradation of areas of the brick foundation. General review and repair will be conducted; specific areas of focus include the east side and under the deck/porch. Work is proposed to be in compliance with MIA standards for repair and restoration (complies with Secretary's Standards); grind to 1" then repoint using Type-O mortar is specified. The brick in the areas of work appears to include: 1) soft red brick that has been previously painted, 2) soft red brick that has not been previously painted but has been pointed with mortar too hard for it (visible spalling), and 3) slightly harder, lighter variegated brick in need of maintenance, but without significant apparent damage. The differences in existing materials and treatment may result in differences in the intensity of maintenance and repair in different areas. Staff finds that the scope of work **meets the relevant standards and policies** as presented in the Bloomington Architectural Review Guidelines.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. BHP-06-25 - Staff Report
2. Attachment 1 - Images of Work Areas
3. Attachment 2A - Maurer Quote
4. Attachment 2B - PMI Masonry Quote

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 29, 2026

CASE NO: BHP-06-26, Certificate of Appropriateness (COA)

REQUEST: Consideration and action on a request submitted by Christopher Stucky, for a Certificate of Appropriateness for masonry foundation repair, on the property at 1212 E. Washington St., PIN 21-03-329-014.



Above: Subject property

PROPERTY INFORMATION

Subject property: 1212 E. Washington St. (FKA 1206 E. Washington St.)

Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-Family Dwelling

HISTORIC INFORMATION

Year Built: 1892
Architectural Style: Victorian (plain, late)
Architect: Richard Williams
Historic District: N/A
Alternate Name: William A. Gooding House

PROJECT DESCRIPTION

Background

According to the Local Designation nomination report, the residence was constructed in 1892 by William A. Gooding, a local travel agent. The property was designated and zoned S-4 in 2001 (Ord. No. 2001-82), based primarily on architectural criteria. Address notations in the 1953 Sanborn map indicate that the prior address as 1206, in which case it may have a build date a few years prior by another occupant, but little was identified on this subject either.

The Applicant or previous property owners have received Certificates of Appropriateness for:

- Restoration of built in gutters using copper linings, including Funk Grant (BHP-23-03, BHP-24-03);
- Front porch roof and porch façade restoration, including Funk Grant (BHP-25-23, BHP-26-03);
- Repair and repaint of front porch, including Funk Grant (BHP-01-14, BHP-02-14);
- Gutter, soffit, siding repair and structure repainting, including Funk Grant (BHP-07-15, BHP-08-15);
- Reroofing in March, 2021 (BHP-01-21);
- Box gutter repair/rebuild/lining, soffit and fascia repair, and exterior painting, including Funk Grant (BHP-21-25 & BHP-22-25).

Request

The Applicant is requesting a Certificate of Appropriateness for repairs to the masonry foundation. Mortar erosion and an apparent lack of tuckpointing maintenance by prior owner(s) is resulting in degradation of areas of the brick foundation. General review and repair will be conducted; specific areas of focus include the east side and under the deck/porch. Work is proposed to be in compliance with MIA standards for repair and restoration (complies with Secretary's Standards); grind to 1" then repoint using Type-O mortar is specified. The brick in the areas of work appears to include: 1) soft red brick (likely local) that has been previously painted, 2) soft red brick that has not been previously painted but has been pointed with mortar too hard for it (visible spalling), and 3) slightly harder, lighter variegated brick in need of maintenance, but without significant apparent damage. The differences in existing materials and treatment may result in differences in the intensity of maintenance and repair in different areas.

STANDARDS FOR REVIEW

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

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

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

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

Appropriate maintenance is proposed for historic materials; no replacement is currently proposed but given the condition of the exposed red brick and the obscuring of some, via paint, minor replacement can be expected. The guidelines for the work provide appropriate pathways.

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

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

- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

The proposed work would not alter the appearance of the building.

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

This scope of work is exclusively dedicated to structural improvements and does not impact distinctive stylistic features or examples of skilled craftsmanship. Appropriate methods and materials have been proposed for use.

- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

The scope of work does not impact architectural features.

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

The scope of work includes (soft pressure) wash for dirt removal and water washing post-repair.

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

N/A.

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

N/A.

ARCHITECTURAL REVIEW GUIDELINES

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

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

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

All Masonry work to be in accordance with the Masonry Institute of America repair and restoration guidelines.

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

Tuck-pointing shall be done following National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10.

Use cement-lime mortars appropriate to the type of masonry to be tuck-pointed.

STAFF RECOMMENDATION

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

Motion to ***approve*** the scope of work and request for a Certificate of Appropriateness, as submitted by Christopher Stucky, for masonry foundation repair, on the property at 1212 E. Washington Street.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Images of the Locations for Proposed Work (Separate Documents)
2. Scope of Work and Quotes (Separate Documents)













ESTIMATE

Maurer Masonry & Restoration
9645 Ridgewood Ct
Bloomington, IL 61705-5349

maurermasonry@gmail.com
+1 (309) 238-5263



carlyon stucky

Bill to

Carlyon Stucky
1212 east Washington street
Bloomington, Illinois 61701

Ship to

carlyon stucky
carlyon stucky
1212 east washington street
bloomington, illinois 61701

Estimate details

Estimate no.: 1015
Estimate date: 06/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	tuck point	price includes: all labor and materials - Grind out all mortar joints approximately 1" deep with grinder and dust collection system - Clean with water to remove dust - Repoint with type-o mortar - Wash with water only *All Masonry work to be in accordance with the Masonry Institute of America repair and restoration guidelines. OPTIONS: 1. Remove all work under porches and save \$5,860 2. Spot point under porches and save \$4,395 3. Spot point entire project for a total of \$2,995			\$11,820.00
				Total	\$11,820.00

Accepted date

Accepted by

ESTIMATE



Prepared For

Carolyn Stucky
1212 E Washington Street
Bloomington, Illinois 61701

PMI MASONRY

4649 Circle Dr
Heyworth , Illinois 61745
Phone: (309) 275-4223
Email: pmimasonry@gmail.com
Web: PMIMASONRY.com

Estimate # 2644
Date 06/30/2025
Business / Tax # 309-275-4223

Description	Quantity	Total
Natural hydrated lime 3.5	24	\$1,372.08
Sand for tuckpointing	4	\$83.16
Grinding bales for removal of mortar	4	\$311.86
brick detergent cleaner	1	\$103.95
Labor- tuckpointing west wall of house foundation Grind out mortar joints Clean area free of all debris. Tuckpoint ground out area with new mortar. Tool mortar joint.	328	\$7,476.95
Labor- tuckpointing North backyard house foundation wall Grind out mortar joints Clean area free of all debris. Tuckpoint ground out area with new mortar. Tool mortar joint.	126	\$2,872.24
Labor- tuckpointing east house foundation wall Grind out mortar joints Clean area free of all debris. Tuckpoint ground out area with new mortar. Tool mortar joint.	168	\$3,829.65

Labor- tuckpointing south front hose foundation wall	98	\$2,233.97
Grind out mortar joints		
Clean area free of all debris. Tuckpoint ground out area with new mortar. Tool mortar joint.		

Brick wash repaired areas	720	\$1,119.06
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Subtotal		\$19,402.92
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Tax		\$164.96
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Total		\$19,567.88
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Carolyn Stucky



Regular Agenda Item No. 5.B.

For Historic Preservation Commission: May 29, 2026

Ward Impacted: Ward 4

Subject: BHP-07-26 - Consideration and action on a request submitted by Christopher Stucky, for a Funk Grant in the amount of \$3,712.50 for masonry foundation repair, on the property at 1212 E. Washington St., PIN 21-03-329-014, as requested by the Development Services Department.

Recommended Motion: Motion to approve a Funk Grant award in the amount of up to \$3,712.50 (\$5,910).

Strategic Priorities:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The Applicant is requesting a Funk Grant to assist with masonry foundation repair; a Certificate of Appropriateness for the subject work has been requested and recommended for approval via BHP-06-26. After reviewing the quotes with the Applicant it was determined that the full scope of work presented by Maurer is likely to be required and the recommended award figure is higher than the initial request or recommendation.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: The FY27 Funk Grant budget does have sufficient funding to award the full amount requested. If the full amount requested was awarded, \$49,090 would remain for FY27.

Attachments:

1. BHP-07-26- Staff Report
2. Attachment 1A - Maurer Quote
3. Attachment 1B - PMI Quote

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: May 29, 2026
CASE NO: BHP-07-26, Funk Grant
REQUEST: Consideration, review and action on a request submitted by Christopher Stucky, for a Funk Grant, in the amount of \$3,712.50, for masonry foundation repair, on the property at 1212 E. Washington St., PIN 21-03-329-014.



Above: Subject property

PROPERTY INFORMATION

Subject property: 1212 E. Washington St. (FKA 1206 E. Washington St.)
Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling

HISTORIC INFORMATION

Year Built: 1892
Architectural Style: Victorian (plain, late)
Architect: Richard Williams
Historic District: N/A
Alternate Name: William A. Gooding House

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-06-26 and has been recommended for approval**. The property last received a Funk Grant in 2025.

Request

The Applicant is requesting a **Funk Grant in the amount of \$3,712.50** for masonry foundation repair. Costs include labor, equipment and materials. Both quotes provided review a similar scope; the lower bid (Maurer) is also the preferred contractor of the Applicant. After reviewing the quotes with the Applicant, it was determined that the full scope of work presented by Maurer is likely to be required and the recommended award figure is higher than the initial request or recommendation.

STANDARDS FOR REVIEW

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

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

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

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

The proposal addresses exterior maintenance of structural elements of the residence.

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

The project is eligible as a restoration or repair of historic features and materials.

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

N/A

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

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

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

The project ***is not eligible*** for additional funding as “**Major Restoration**” project, defined as any project costing at least 45% of the subject property’s EAV.

STAFF RECOMMENDATION

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

Motion to establish findings that the ***project is eligible*** and to ***approve*** the request by Christopher Stuckey, for a Funk Grant in the amount of up to **\$5,910** for masonry foundation repair on the property located at 1212 E. Washington Street.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments: Project Quotes from Contractors

ESTIMATE

Maurer Masonry & Restoration
9645 Ridgewood Ct
Bloomington, IL 61705-5349

maurermasonry@gmail.com
+1 (309) 238-5263



carlyon stucky

Bill to
Carlyon Stucky
1212 east Washington street
Bloomington, Illinois 61701

Ship to
carlyon stucky
carlyon stucky
1212 east washington street
bloomington, illinois 61701

Estimate details

Estimate no.: 1015
Estimate date: 06/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	tuck point	price includes: all labor and materials - Grind out all mortar joints approximately 1" deep with grinder and dust collection system - Clean with water to remove dust - Repoint with type-o mortar - Wash with water only *All Masonry work to be in accordance with the Masonry Institute of America repair and restoration guidelines. OPTIONS: 1. Remove all work under porches and save \$5,860 2. Spot point under porches and save \$4,395 3. Spot point entire project for a total of \$2,995			\$11,820.00
				Total	\$11,820.00

Accepted date

Accepted by

ESTIMATE



Prepared For

Carolyn Stucky
1212 E Washington Street
Bloomington, Illinois 61701

PMI MASONRY

4649 Circle Dr
Heyworth , Illinois 61745
Phone: (309) 275-4223
Email: pmimasonry@gmail.com
Web: PMIMASONRY.com

Estimate # 2644
Date 06/30/2025
Business / Tax # 309-275-4223

Description	Quantity	Total
Natural hydrated lime 3.5	24	\$1,372.08
Sand for tuckpointing	4	\$83.16
Grinding bales for removal of mortar	4	\$311.86
brick detergent cleaner	1	\$103.95
Labor- tuckpointing west wall of house foundation Grind out mortar joints Clean area free of all debris. Tuckpoint ground out area with new mortar. Tool mortar joint.	328	\$7,476.95
Labor- tuckpointing North backyard house foundation wall Grind out mortar joints Clean area free of all debris. Tuckpoint ground out area with new mortar. Tool mortar joint.	126	\$2,872.24
Labor- tuckpointing east house foundation wall Grind out mortar joints Clean area free of all debris. Tuckpoint ground out area with new mortar. Tool mortar joint.	168	\$3,829.65

Labor- tuckpointing south front hose foundation wall	98	\$2,233.97
Grind out mortar joints Clean area free of all debris. Tuckpoint ground out area with new mortar. Tool mortar joint.		

Brick wash repaired areas	720	\$1,119.06
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Subtotal		\$19,402.92
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Tax		\$164.96
-----	--	----------

Total		\$19,567.88
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Regular Agenda Item No. 5.C.

For Historic Preservation Commission: May 29, 2026

Ward Impacted: Ward 4

Subject: BHP-08-26 - Consideration, and action on a request submitted by Joe Strano for a Certificate of Appropriateness for clay tile roof restoration on the property at 2 White Place, PIN 14-33-480-024, as requested by the Development Services Department.

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

Strategic Priorities:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The Applicant is requesting a Certificate of Appropriateness for west face roof restoration, which includes removal of the existing tiles, tar, mortar, and underlayment; replacement of any deteriorated deck boards; installation of new underlayment, including a rain and ice shield and gutter aprons; and reinstallation of the clay tiles, using color matched mortar and reclaimed materials for any necessary replacements (when possible). Generalized repair of cracked tile and maintenance is also proposed (see Roof Diagram, Attachment 2.) Staff finds that the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. BHP-08-26- Staff Report
2. Attachment 1 - Images of Work Area(s)
3. Attachment 2 - Roof Diagram, Work Locations
4. Attachment 3 - Scope of Work

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 29, 2026

CASE NO: BHP-08-26, Certificate of Appropriateness (COA)

REQUEST: Consideration, and action on a request submitted by Joe Strano for a Certificate of Appropriateness for clay tile roof restoration on the property at 2 White Place, PIN 14-33-480-024.



Above: Subject property

PROPERTY INFORMATION

Subject property: 2 White Place
Existing Zoning: R-1C (Single Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling

HISTORIC INFORMATION

Year Built: 1914
Architectural Style: Prairie
Architect: A. L. Pilsbury
Historic District: White Place Historic District
Alternate Name: A. B. Means Home

PROJECT DESCRIPTION

Background

According to the National Register nomination report, the residence was constructed in 1914 by A. L. Pilsbury and is noted as “the closest to a ‘pure’ example of Prairie architecture in the district” (National Register Nomination 200986, Section 7, Page 4, 27 Jun 1988). The property was added to the National Register in 1988 and zoned S-4 in 2003 (Ord. No. 2003-59). The Battered pilasters and the curved hood are noted features of the front porch. Strings of casement windows, brick belt courses, and recessed stucco are the primary features noted on the façade, while the north sun porch is called out for the decorative features of the roof.

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

- CoA and grant for window repair and restoration (BHP-06-05, BHP-07-05)
- CoA and grant for window repair and restoration (BHP-06-07, BHP-07-07)
- CoA and grant for tile roof repair, south valley (BHP-05-11, BHP-06-11)
- CoA and grant for tile roof repair and restoration, south face (BHP-05-14, BHP-06-14)
- CoA and grant for tuckpointing and brick repair (BHP-17-20, BHP-18-20)
- CoA and grant for front porch and window repair/replacement (BHP-46-23, BHP-47-23)
- CoA and grant for side porch repair/restoration (BHP-25-24, BHP-26-24)

Request

The Applicant is requesting a Certificate of Appropriateness for west face roof restoration, which includes removal of the existing tiles, tar, mortar, and underlayment; replacement of any deteriorated deck boards; installation of new underlayment, including a rain and ice shield and gutter aprons; and reinstallation of the clay tiles, using color matched mortar and reclaimed materials for any necessary replacements (when possible). Generalized repair of cracked tile and maintenance is also proposed (see Roof Diagram, Attachment 2.)

STANDARDS FOR REVIEW

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

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

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

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

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

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

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

- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

N/A.

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

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

- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

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

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

N/A.

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

N/A.

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

N/A.

ARCHITECTURAL REVIEW GUIDELINES

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

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

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

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

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

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

STAFF RECOMMENDATION

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

Motion to **approve** the request for a Certificate of Appropriateness, as submitted by Joe Strano for a Certificate of Appropriateness for clay tile roof restoration on the west facet of the home and generalized repairs, on the property at 2 White Place.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Images of area where work is to be performed (Separate Attachment)
2. Roof diagram identifying area(s) of work (Separate Attachment)
3. Scope of Work (Separate Attachment)









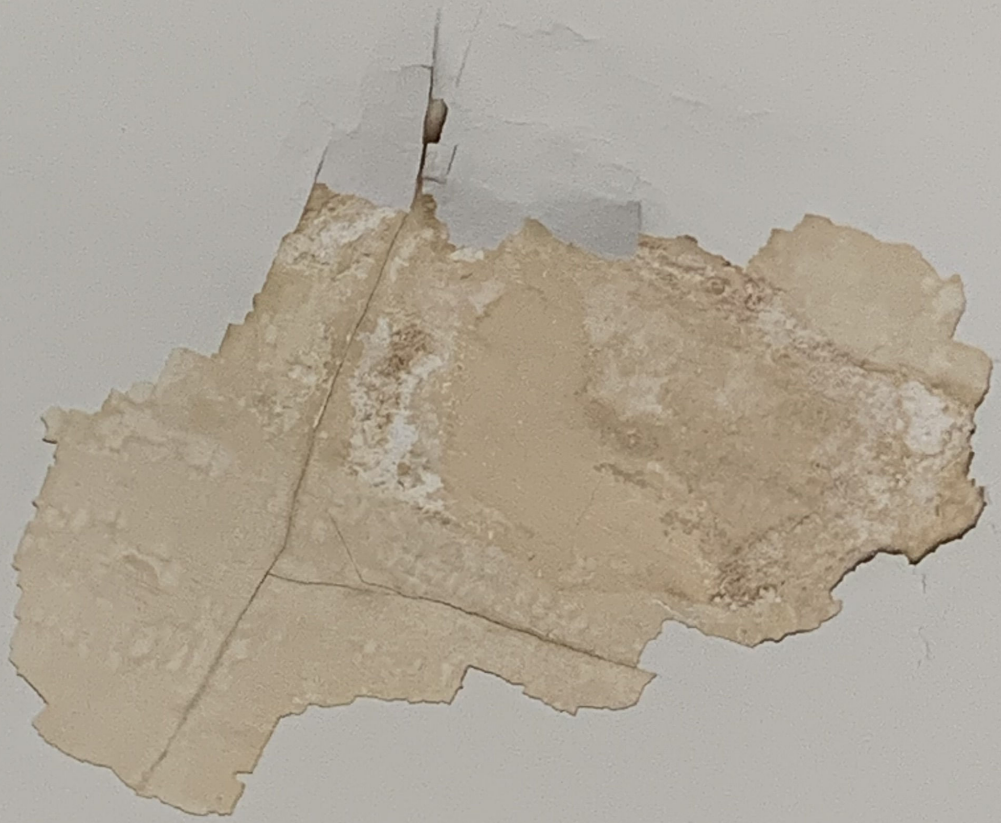




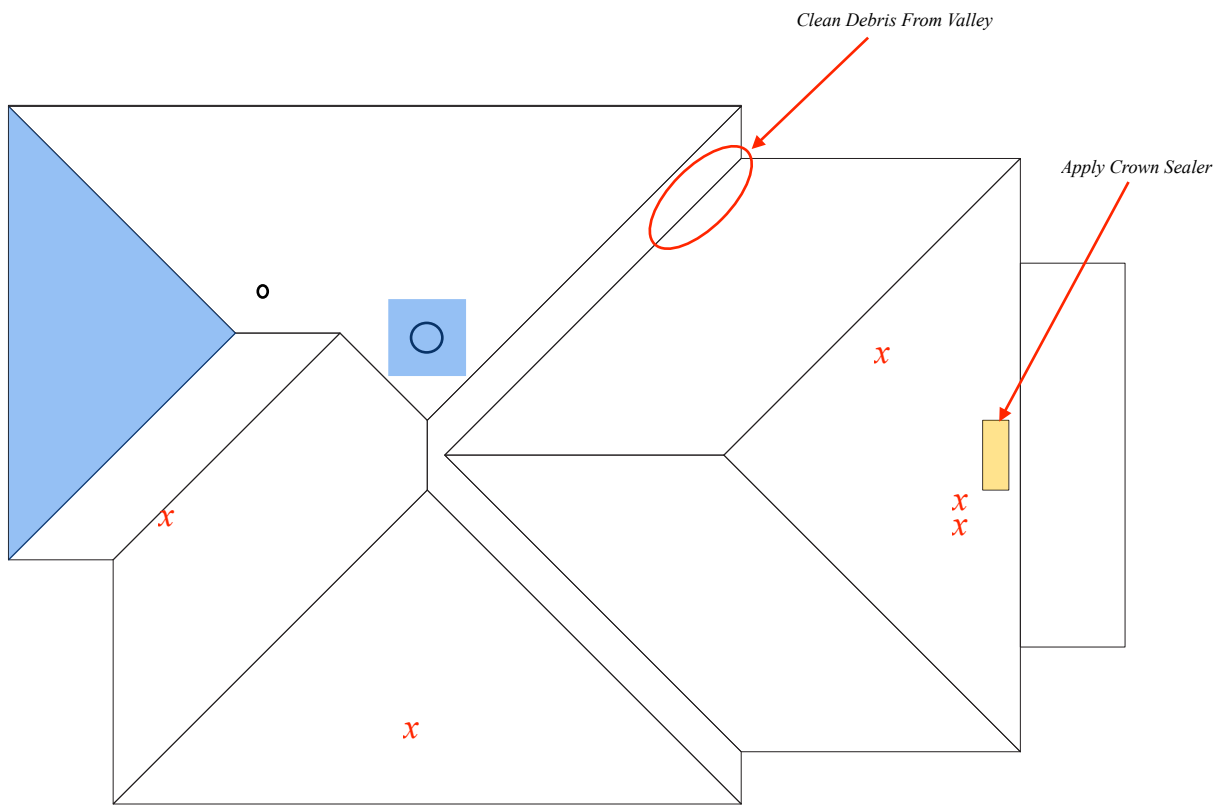
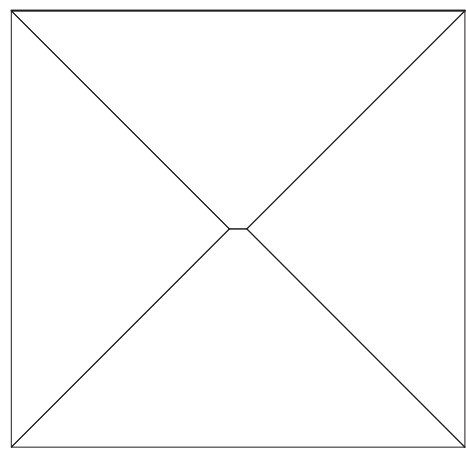
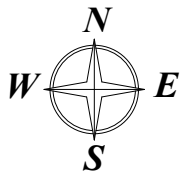








STRANO RESIDENCE



X - Tile Replacement Locations

Blue Area - Part I West Side Roof Facet Restoration & Maintenance Repairs

	RENAISSANCE HISTORIC EXTERIORS 2231 HAWKEY DRIVE, BELVIDERE, IL 61008 PHONE: 815-547-1725	DATE: 3/9/2026
		DRAWN BY: BW
DRAWING: ROOF DIAGRAM		
PROJECT: JOE STRANO RESIDENCE		
LOCATION: 2 WHITES PL., BLOOMINGTON, IL 61701		
SCALE: NO SCALE		



RENAISSANCE

HISTORIC EXTERIORS

April 2, 2026

Joe Strano ("Owner")
2 Whites Place
Bloomington, IL 61701

P) [REDACTED]

Email) [REDACTED]

RE: Clay Tile Roof Repairs

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

Part I – West Side Roof Facet Restoration & Maintenance Repairs

(Refer to Included Roof Diagram for Location)

West Side Roof Facet Restoration

- A) Erect scaffold staging along the west side upper roof perimeter to provide a safe, roof-level work platform complete with netting for debris containment, as well as protecting the building and grounds from damage.
- B) Carefully remove the existing field tile and trim tile accessories from the west side roof facet and set aside good sound tiles for reinstallation.
- C) Remove the existing felt underlayment down to bare wood deck and dispose of.
- D) Replace any rotten wood roof deck boards as needed (\$9.50 per linear foot)
- E) Furnish and install new Grace ice and water shield underlayment along roof eave (extending minimum 24" above exterior wall), around the chimney, and around plumbing vent location.
- F) Furnish and install new 43 lb. felt underlayment over the entire west side roof facet.
- G) Furnish and install new brown aluminum gutter apron along the west side roof eave.
- H) Re-install the original field tile and trim tile accessories with the appropriate length copper nails (Renaissance to provide additional matching tiles for those lost in the take up and relay process to complete work 100%).
- I) Re-mortar the southwest and northwest hips with colored mortar, matching tile color as close as possible.

Maintenance Repairs

- J) Lift tiles around the north exhaust vent and set aside for re-installation.

BELVIDERE/CHICAGO OFFICE

2231 HAWKEY DRIVE
BELVIDERE, IL 61008

ST LOUIS OFFICE

2070 N LARK DRIVE
FENTON, MO 63026

800.699.5695

HISTORICEXTERIORS.COM

- K) Carefully remove the top rotating louver portion of the existing exhaust vent and set aside for re-installation.
- L) Remove the existing exhaust vent base and felt underlayment from the exposed roof area down to bare wood deck and dispose of.
- M) Furnish and install new ice and water shield underlayment and 43 lb. felt underlayment over the exposed roof area.
- N) Fabricate new galvanized metal base and drum. Install salvaged top rotating louver portion of exhaust vent to new base. Install new screen over exhaust vent louvers.
- O) Prep, prime and paint exhaust vent with (Rustoleum or comparable type) metal paint (red, to match tile as close as possible).
- P) Re-install the original field tile and trim tile accessories with the appropriate length copper nails.
- Q) Replace the miscellaneous broken tiles over all roof facets at locations marked (X) on the included roof diagram.
- R) Seal east chimney capstone joints and apply crown sealer over chimney top.
- S) Clean the northeast valley free of debris.
- T) Clean up and remove all debris created by our work.

*The above work to be completed for the total investment of \$18,575.00, payable as follows:

\$2,000.00 initial deposit payable upon acceptance of this proposal
 \$8,000.00 installment payable upon commencement of the work
 \$8,575.00 installment payable upon final completion of the work

*Acceptance Part I Total Investment (\$18,575.00) _____
 (Credit cards (VISA/MC) accepted, a 4% convenience fee applies.) (Owner Signature Required)

Date: _____

Respectfully submitted,



Greg Derry
 Historic Building Specialist





Regular Agenda Item No. 5.D.

For Historic Preservation Commission: May 29, 2026

Ward Impacted: Ward 4

Subject: BHP-09-26 - Consideration and action on a request submitted by Joe Strano, for a Funk Grant in the amount of \$7,500.00 for clay tile roof restoration on the property at 2 White Place, PIN 14-33-480-024, as requested by the Development Services Department.

Recommended Motion: Motion to approve a Funk Grant award in the amount of up to \$7,500.00.

Strategic Priorities:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The Applicant is requesting a Funk Grant to assist with clay tile roof repair and restoration on the west side of the home; a Certificate of Appropriateness for the subject work has been requested and recommended for approval via BHP-08-26.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: The FY27 Funk Grant budget does have sufficient funding to award the full amount requested.

Attachments:

1. BHP-09-26- Staff Report
2. Attachment 1 - Renaissance Quote
3. Attachment 2 - Kreiling Quote

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: May 29, 2026
CASE NO: BHP-09-26, Funk Grant
REQUEST: Consideration, review and action on a request submitted by Joe Strano, for a Funk Grant in the amount of \$7,500.00 for clay tile roof restoration on the property at 2 White Place, PIN 14-33-480-024.



Above: Subject property,

PROPERTY INFORMATION

Subject property: 2 White Place
Existing Zoning: R-1C (Single Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling

HISTORIC INFORMATION

Year Built: 1914
Architectural Style: Prairie
Architect: A. L. Pilsbury
Historic District: White Place Historic District
Alternate Name: A. B. Means Home

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-08-26 and has been recommended for approval**. The property last received a Funk Grant in 2024, as part of the FY25 budget year. The Funk Grant guidelines permit applications to receive two awards per fiscal year for “major restoration” projects.

Request

The Applicant is requesting a **Funk Grant in the amount of \$7,5000.00** for roof repair and restoration. Costs include labor, equipment and materials.

STANDARDS FOR REVIEW

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

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

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

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

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

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

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

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

N/A.

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

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

The project *is not eligible* for additional funding as “**Major Restoration**” project, defined as any project costing at least 45% of the subject property’s EAV.

STAFF RECOMMENDATION

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

Motion to establish findings that the *project is eligible* and to *approve* the request by Joe Strano, for a Funk Grant in the amount of up to **\$7,500.00** for clay tile roof repair and restoration on the west facet of the home, of the property located at 2 White Place.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Quote from Renaissance (Separate Document)
2. Quote from Kreiling (Separate Document)



RENAISSANCE

HISTORIC EXTERIORS

April 2, 2026

Joe Strano ("Owner")
2 Whites Place
Bloomington, IL 61701

P) [REDACTED]

Email) [REDACTED]

RE: Clay Tile Roof Repairs

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

Part I – West Side Roof Facet Restoration & Maintenance Repairs

(Refer to Included Roof Diagram for Location)

West Side Roof Facet Restoration

- A) Erect scaffold staging along the west side upper roof perimeter to provide a safe, roof-level work platform complete with netting for debris containment, as well as protecting the building and grounds from damage.
- B) Carefully remove the existing field tile and trim tile accessories from the west side roof facet and set aside good sound tiles for reinstallation.
- C) Remove the existing felt underlayment down to bare wood deck and dispose of.
- D) Replace any rotten wood roof deck boards as needed (\$9.50 per linear foot)
- E) Furnish and install new Grace ice and water shield underlayment along roof eave (extending minimum 24" above exterior wall), around the chimney, and around plumbing vent location.
- F) Furnish and install new 43 lb. felt underlayment over the entire west side roof facet.
- G) Furnish and install new brown aluminum gutter apron along the west side roof eave.
- H) Re-install the original field tile and trim tile accessories with the appropriate length copper nails (Renaissance to provide additional matching tiles for those lost in the take up and relay process to complete work 100%).
- I) Re-mortar the southwest and northwest hips with colored mortar, matching tile color as close as possible.

Maintenance Repairs

- J) Lift tiles around the north exhaust vent and set aside for re-installation.

BELVIDERE/CHICAGO OFFICE

2231 HAWKEY DRIVE
BELVIDERE, IL 61008

ST LOUIS OFFICE

2070 N LARK DRIVE
FENTON, MO 63026

800.699.5695

HISTORICEXTERIORS.COM

- K) Carefully remove the top rotating louver portion of the existing exhaust vent and set aside for re-installation.
- L) Remove the existing exhaust vent base and felt underlayment from the exposed roof area down to bare wood deck and dispose of.
- M) Furnish and install new ice and water shield underlayment and 43 lb. felt underlayment over the exposed roof area.
- N) Fabricate new galvanized metal base and drum. Install salvaged top rotating louver portion of exhaust vent to new base. Install new screen over exhaust vent louvers.
- O) Prep, prime and paint exhaust vent with (Rustoleum or comparable type) metal paint (red, to match tile as close as possible).
- P) Re-install the original field tile and trim tile accessories with the appropriate length copper nails.
- Q) Replace the miscellaneous broken tiles over all roof facets at locations marked (X) on the included roof diagram.
- R) Seal east chimney capstone joints and apply crown sealer over chimney top.
- S) Clean the northeast valley free of debris.
- T) Clean up and remove all debris created by our work.

*The above work to be completed for the total investment of \$18,575.00, payable as follows:

\$2,000.00 initial deposit payable upon acceptance of this proposal
 \$8,000.00 installment payable upon commencement of the work
 \$8,575.00 installment payable upon final completion of the work

*Acceptance Part I Total Investment (\$18,575.00) _____
 (Credit cards (VISA/MC) accepted, a 4% convenience fee applies.) (Owner Signature Required)

Date: _____

Respectfully submitted,



Greg Derry
 Historic Building Specialist





2335 W. Altorfer Drive
Peoria, IL 61615
309-673-3649
www.kreiling.com

PROPOSAL & CONTRACT

DATE March 31, 2026

Kreiling Roofing Co. (hereinafter referred to as "KRC") proposes to perform and furnish the labor, materials, insurance, supervision, equipment and warranty (herein together referred to as the "Work") described herein for:

OWNER/CUSTOMER: Strano Residence

ADDRESS: 2 White Pl, Bloomington, IL 61701

PROJECT: Tile Restoration on Two Sections

A. SCOPE OF WORK: Two Sections Only

Roofing Scope:

1. Set up job in compliance with OSHA standards for safety and fall protection.
2. Construct scaffolding at the eave of the roof to allow a staging area for work scope.
3. Carefully remove field tiles, wood blocking, underlayment, and ridge cap down to wood roof deck. Any deck repair if needed will be done on a T&M basis in addition to the base price listed below.
4. Install new high temp tile ice and water moisture guard over wood deck.
5. Fabricate new 16 oz copper trim and valley as needed at eave or rake.
6. Install existing clay tiles with copper nails, replace any broken or missing tiles with new ones.
7. Set existing ridge cap and grout all laps and seams for a watertight system.
8. Clean up all debris and haul away

The price for equipment to load the roof is included in the base price.

***Any electrical, H-vac, gutter & downspouts, or plumbing work is not included in base price and is the responsibility of the owner.

*** Any damage caused to the ground due to loading isn't covered in the proposal.

The parties acknowledge that some of the materials and products to be used and installed in the construction of this project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the Subcontractor. If a specified product is unavailable or shipment is delayed, Subcontractor shall provide notice to Owner and shall be afforded additional time and substitute products may be considered. If there is an increase in price of materials, equipment, or products between the date of the Subcontract and the time when the Project is ready for the installation of the affected material, the Subcontract Sum shall be increased to reflect the additional cost to obtain the materials, provided the Subcontractor gives the Owner notice and documentation of increased costs.

B. CONTRACT PRICE: KRC shall perform the Work for \$Twenty-Nine Thousand Seven Hundred Eighty Eight00/00Dollars (\$29,788.00), in current funds. Payment of the Contract Price shall be paid as follows: 30% down on accepted proposal. Net due upon completion of job.

Alternate to repair broken tile \$1,566.00

C. TERMS AND CONDITIONS: The terms and conditions set forth on the reverse side are a part of this proposal.

D. This Proposal is subject to revision or withdrawal by KRC for any reason until communication of acceptance and may be revised after communication of acceptance where an inadvertent error by KRC has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted or withdrawn.

By: Tim Massey _____

Title: Estimator _____

ACCEPTANCE

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Owner/Customer: _____

By: _____

Title: _____

Date: _____



Regular Agenda Item No. 5.E.

For Historic Preservation Commission: May 29, 2026

Ward Impacted: Ward 6

Subject: BHP-10-26 - Consideration and action on a request submitted by Fred Woolrab, for a Certificate of Appropriateness for enclosure of a historically recessed entryway in the D-1 (Central Business) District, pursuant to § 44-505B(1)(d), for the property at 116 W. Washington St., PIN 21-04-338-002, as requested by the Development Services Department.

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

Strategic Priorities:

Priority Area 4: Economic Vitality. Furthering economic vitality through job growth, business retention and recruitment, workforce development, and strategic growth that supports both current residents and future opportunities. This includes attention to zoning, childcare access, commercial and residential growth, and maintaining Bloomington as a competitive and desirable community.

Background: The Applicant is requesting a Certificate of Appropriateness for the enclosure of an existing recessed entryway in the D-1 (Central Business) District, which is allowed on contributing structures to the Historic Bloomington Central Business District only with a Certificate of Appropriateness. This proposal would bring the front of the subject building to the front of the property, in line with the front wall of the buildings to the east and west. Storefront windows similar to others in the downtown area (ex: 115 E. Monroe St.) are proposed for installation. A permit, pursuant to § 38-208C, would allow an outswing door, providing appropriate egress with the updated plan.

The subject property is the Dr. Crother's Building (1857) at 116 W. Washington; it is a Contributing Structure to the Historic District and is associated with individuals of local and national importance. The current configuration of the recessed entry is not original to the building. Photographs from 1890 show a much different entry profile which has undergone additional transitions over time; none of the profiles which may be considered "historic" are consistent with today's visual.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. BHP-10-26 - Staff Report
2. Attachment 1 - Historic Images of the Building
3. Attachment 2 - Proposed alterations

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 29, 2026

CASE NO: BHP-10-26, Certificate of Appropriateness (COA)

REQUEST: Consideration, and action on a request submitted by Fred Woolrab, for a Certificate of Appropriateness for enclosure of a historically recessed entryway in the D-1 (Central Business) District, pursuant to § 44-505B(1)(d), for the property at 116 W. Washington St., PIN 21-04-338-002.



Above: Subject property

PROPERTY INFORMATION

Subject property: 116 W. Washington St.
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Restaurant; Mixed Use

HISTORIC INFORMATION

Year Built:	c.1857
Architectural Style:	Commercial, Italianate
Architect:	Unknown
Historic District:	Historic Bloomington Central Business District, Contributing Structure
Alternate Name:	Dr. Crother's Building

PROJECT DESCRIPTION

Background

According to the National Register nomination report for Downtown Bloomington Historic District, the building was constructed about 1857 after a fire in 1855 destroyed a large part of the block. Dr. Eli K. Crothers built three buildings at the southeast corner of Washington Street and Center Street; 118 W. Washington Street became known as the "Dewenter Building" as a reference to a later, long-term tenant. The law offices of a number of famous lawyers and Civil War figures were located in the upper floors of these buildings. The first floor of the structure has undergone a number of alterations over the years. Photos from 1890 show a much different entry profile, and additional images from the 1930s, 1940s, and 1960s show that none of those which may be considered "historic" are consistent with today's visual.

No prior Certificates of Appropriateness (CoA) or Funk Grants were identified for this building.

Request

The Applicant is requesting a Certificate of Appropriateness for the enclosure of an existing recessed entryway in the D-1 (Central Business) District, which is allowed on contributing structures to the Historic Bloomington Central Business District only with a Certificate of Appropriateness. This proposal would bring the front of the subject building to the front of the property, in line with the front wall of the buildings to the east and west. Storefront windows similar to others in the downtown area (ex: 115 E. Monroe St.) are proposed for installation. A permit, pursuant to § 38-208C, would allow an outswing door, providing appropriate egress with the updated plan.

STANDARDS FOR REVIEW

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

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

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

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

No changes to the distinctive architectural features or historic materials of the building are proposed for alteration or removal.

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

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

- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

The current configuration of the recessed entry is not original to the building. Photographs from 1890 show a much different entry profile which has undergone additional transitions over time; none of the profiles which may be considered "historic" are consistent with today's visual.

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

N/A

- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

N/A

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

N/A.

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

N/A.

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

The proposed enclosure of the recessed entry is consistent with the façade depth of other nearby and similar buildings and does not hide or damage any distinctive architectural features or materials. Upper stories of the building which retain significant features and historic materials are not proposed for alteration.

ARCHITECTURAL REVIEW GUIDELINES

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

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

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

New additions in historic districts must be compatible with the size, scale, set-back, massing, material, and character of the building to which it is attached.

New additions shall not remove significant character-defining features or historic material visible from the street.

New additions shall not change the historic character of the building. New additions shall be considered by the commission on a case-by-case basis.

STAFF RECOMMENDATION

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

Motion to **approve** the request for a Certificate of Appropriateness, as requested by Fred Woolrab, for enclosure of a historically recessed entryway in the D-1 (Central Business) District, pursuant to § 44-505B(1)(d), for the property at 116 W. Washington St., with or without conditions.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Historic Images of the Building (Separate Attachment)
2. Proposed alterations (Separate Attachment)

1890s



1933



1940s



1940s



ONE OF ILLINOIS GREAT STORES *A. Livingston & Sons* ESTABLISHED 1866

MILLER & SONS SHOES

BUNNELL'S

Antel Photo
1907-1

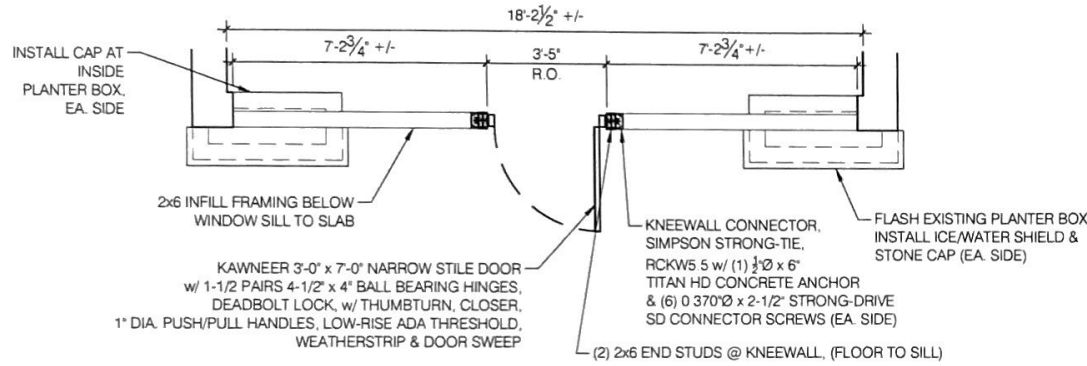
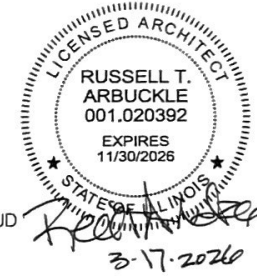
DEFENSE SAVINGS STAMPS

1946

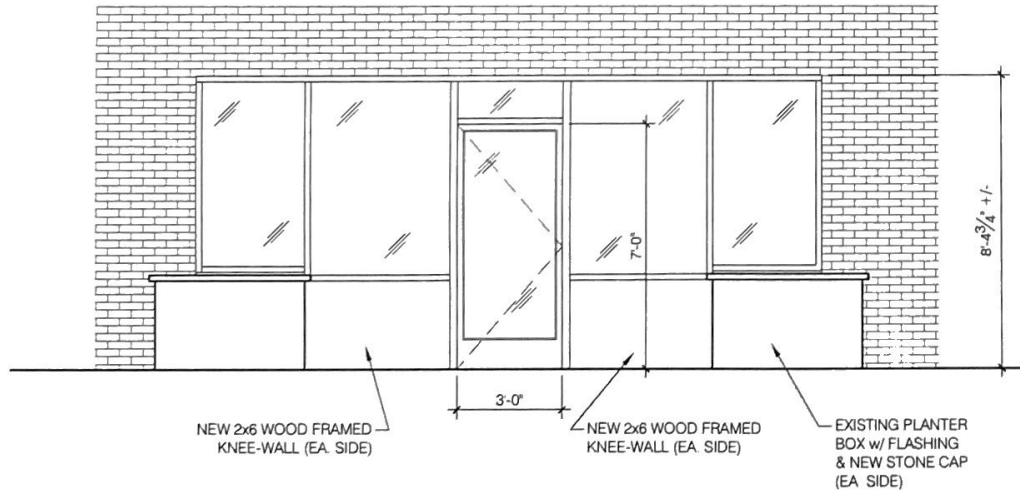


1960s

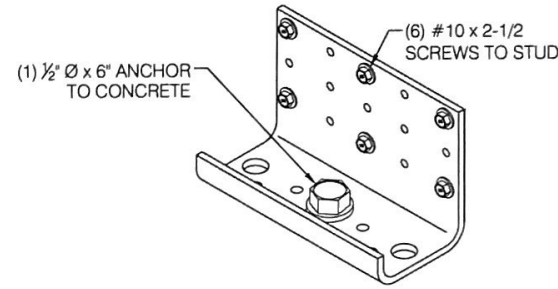




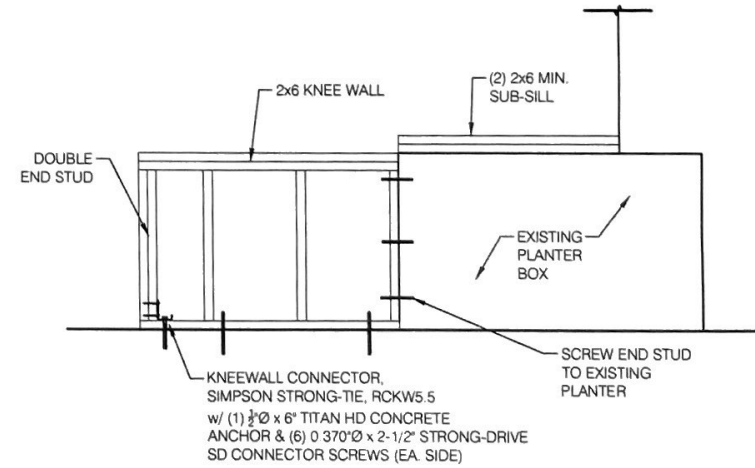
1 PLAN
1/8" = 1'-0"



2 FRONT ELEVATION
1/8" = 1'-0"



3 RCKW5.5 FASTENER DETAIL
N.T.S.



4 FRAMING DETAIL
1/8" = 1'-0"

EA ARCHITECTURE & DESIGN, INC.
802 N. CLINTON ST., SUITE 1
BLOOMINGTON, ILLINOIS 61701

EA

IL. PROF. DESIGN FIRM LICENSE NO. 184.007110

project:	WINDY CITY WIENERS	drawing date:	3.17.2026
job #:	25-045	scale:	1/8" = 1'-0"
subject:	STOREFRONT PLAN	drawn:	R. ARBUCKLE
sheet:	A1		



Regular Agenda Item No. 5.F.

For Historic Preservation Commission: May 29, 2026

Ward Impacted: Ward 4

Subject: BHP-22-26 - Consideration, and action on a request submitted by Joseph Gibson for a Certificate of Appropriateness for exterior painting, on the property at 5 White Place, PIN 14-33-481-032, as requested by the Development Services Department.

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

Strategic Priorities:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The Applicant is requesting a Certificate of Appropriateness for repainting the exterior of the home, including detached garage, front concrete porch, and rear wood deck. The scope of work includes [soft] pressure washing all surfaces to be painted, caulk gaps where necessary, scrape failing or peeling paint, prime areas where the bare substrate has been exposed, and apply two coats of specified exterior paint. Staff finds that the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. BHP-22-26- Staff Report
2. Attachment 1 - Images of Work Areas
3. Attachment 2 - Scope of Work

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: May 29, 2026

CASE NO: BHP-22-26, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Joseph Gibson for a Certificate of Appropriateness for exterior painting, on the property at 5 White Place, PIN 14-33-481-032.



Above: Subject property

PROPERTY INFORMATION

Subject property: 5 White Place
Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling

HISTORIC INFORMATION

Year Built: c. 1915
Architectural Style: Four-square, Spanish Influence
Architect: Stock plan, modified by A.L Pilsbury
Historic District: White Place Historic District, Contributing
Alternate Name: Watson Gailey House

PROJECT DESCRIPTION

Background

According to the National Register District nomination report, the residence was constructed c. 1916 by Alonzo Dolan, Vice-President of The Pantagraph Printing and Stationary Company. It is the simplest of the Spanish Influence homes in the District; it is named for its most notable owner, Watson Gailey who started the Main Street eye clinic while living there. The two-stall, wooden siding, flat roof garage is also called out in the National Register nomination as contributing. The property was designated and zoned S-4 in 2005 (Ord. No. 2005-89).

The Applicant or previous property owners have received Certificates of Appropriateness for:

- Exterior painting, including Funk Grant (BHP-16-14, BHP-17-14).

Request

The Applicant is requesting a Certificate of Appropriateness for repainting the exterior of the home, including detached garage, front concrete porch, and rear wood deck. The scope of work includes [soft] pressure washing all surfaces to be painted, caulking gaps where necessary, scraping failing or peeling paint, priming areas where the bare substrate has been exposed, and applying two coats of specified exterior paint.

STANDARDS FOR REVIEW

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

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

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

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

No changes to the distinctive architectural features of the home are proposed. The proposal will protect original qualities and materials through appropriate exterior maintenance.

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

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

- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

The proposed work would not alter the appearance of the building.

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

Appropriate methods and materials have been proposed for use; no damage would be expected to any distinctive stylistic features or examples of skilled craftsmanship.

- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

Painting will include preparation by hand scraping to protect the wooden clapboard siding. Specification is "Emerald-Acrylic/Latex" flat or satin (29.64 WVP – 19.5 WVP) for paint and primer, except for work on the porch floor which specifies "Porch & Floor-Latex." The rear wood deck specifies "SuperDeck-Waterborne" material which would likely not be appropriate for historic materials, but this deck is not original and not visible from the right-of-way.

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

Hand scraping and soft wash with water comply with SOI's Standards and the City's Architectural Guidelines for appropriate methods for paint removal.

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

N/A.

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

N/A.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be

typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

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

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

Do not use sandblasting or high-pressure water blasting to remove paint from masonry or wood surfaces (it is acceptable to use these methods for paint removal from cast iron or steel surfaces).

Prior to repainting remove only loose paint from surfaces that have been historically painted. Complete removal of all paint from the surface is not necessary prior to re-painting.

STAFF RECOMMENDATION

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

Motion to **approve** the scope of work and request for a Certificate of Appropriateness, as submitted by Joseph Gibson, for exterior painting, on the property at 5 White Place, PIN 14-33-481-032.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Images of the Locations for Proposed Work
2. Scope of Work and Exterior Coating Information





PREPARED FOR

Joe Gibson
 5 White Place
 Bloomington, IL 61701

PREPARED BY



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Luke Wielgopalan
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 1613 Commerce Pkwy, Unit E
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Full Worker's Compensation Coverage
 \$2,000,000 General Liability Coverage

PRICE SUMMARY

House Exterior	\$10,950.00
Garage	\$2,675.00
Deck	\$2,600.00
Front Step Concrete	\$150.00
Subtotal:	\$16,375.00
Total:	\$16,375.00
Deposits Due	\$4,093.75
Balance	\$12,281.25



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PROJECT SUMMARY

This proposal is for the prep and painting of the exterior of the home. The prep process will include pressure washing all surfaces to be painted, caulk gaps where necessary, scrape any failing or peeling paint, prime areas where the bare substrate has been exposed if needed, and tape and mask off where necessary. After prep is complete CertaPro will apply two coats of paint to the exterior walls. All materials are included in the price above. The estimate is based on a single color scheme. If additional colors are needed, additional costs will incur.

Included in the price above: House Exterior (Siding, green trim, light brown window frames, shutters, door frames, screened in porch siding, screened in porch floor & ceiling), Garage (siding, window frames, wood door frame, green trim), Deck (boards, railing, lattice, walk-way), Front Step Concrete

Excluded in the price above: Windows, Doors, Soffit, Fascia, Gutters, Downspouts, Any other surface not mentioned above

Notes:

- Please have all vegetation cut back prior to the painters arrival.
- Please have all items moved away from the side of the home prior to the painters arrival.
- CertaPro will remove downspouts prior to painting and return them once painting has been completed.

CARPENTRY: We can perform carpentry (wood replacement) on an hourly basis of \$80/manhour. Any material receipts will get added together with 25% added to it and billed along with the hours.

PROJECT DETAILS

	Paint / Primer	Sheen	Color	Paint / Primer Coats
House Exterior \$10,950.00				
Siding - Wood - Spray &	Emerald-Acrylic Latex	Flat	TBD	2 / 0

Backroll					
Window Frame(s)	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Door Frame(s)	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Shutter(s)	Emerald-Acrylic Latex	Satin	TBD		2 / 0
Green Trim	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Porch Floor	Porch & Floor-Latex	Satin	TBD		2 / 0
Porch Ceiling	Emerald-Acrylic Latex	Satin	TBD		2 / 0
Wash					
Paint Brands: Sherwin-Williams					
Siding - Wood - Spray & Backroll Includes inside of screened in porch					
Garage \$2,675.00					
Siding - Wood - Spray & Backroll	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Green Trim	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Window Frame(s)	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Door Frame(s)	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Wash					
Paint Brands: Sherwin-Williams					
Deck \$2,600.00					
Deck	SuperDeck-Waterborne	Semi-Transparent	TBD		1 / 0
Lattice	SuperDeck-Waterborne	Semi-Transparent	TBD		1 / 0
Paint Brands: Sherwin-Williams					
Front Step Concrete \$150.00					
Siding - Concrete - Spray & Backroll	Emerald-Acrylic Latex Fast Drying Primer	Flat	TBD		2 / 1
Paint Brands: Sherwin-Williams					



NOTES

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

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

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

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

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

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

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

EXISTING PEELING PAINT: If you currently have peeling paint, we will remove what is currently failed and spot prime where bare substrate has been exposed. Please bare in mind that the existing paint may fail more in the future which is out of our control.

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

CAULKING: We include caulking areas that were previously caulked only. We will remove loose/failing caulking and replace. Full recaulk is not included in the price.

EXISTING PAINT: If the existing paint is currently failing, we will remove as much of that loose paint off as we can, but more than likely, some of the paint will still be bonded to the substrate. We are not responsible if any of that existing paint comes off in the future and takes our new paint with it. This is not a warranty issue. Also, area's that have been scraped down to bare wood might sometime have more of a wood texture once painted than the surrounding previously

painted area's.

SHUTTERS: If painting of shutters is included, we include painting of one side (exterior) for vinyl or metal and both sides for wood.

DOWNSPOUTS: If downspouts have been previously painted, we will paint them as well (typically in place). If they are unpainted (factory finish), we will remove them and reinstall them after the wall has been painted.

CHARGE RATE: Our hourly charge rate is \$80 per manhour.

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

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

SEMI-TRANSPARENT STAINS: These stains do not result in uniform coloring of stained surfaces. Some areas may be lighter and others may be darker, depending on how much stain is left on it after powerwashing. We do not include stripping the old stain off, this can be performed on an hourly basis plus material.

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

SIGNATURES

Authorized Franchise Representative Signature

Date

PAYMENT DETAILS

Payment is due: In full upon job completion

DECLARATION OF CONTRACT

(I/We) Have read the terms stated herein, they have been explained to (me/us) and (I/we) find them to be satisfactory, and hereby accept them.

Customer Signature

Date

PROPERTY PHOTO AND VIDEO RELEASE

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

ADDENDUM - ALL PICTURES



Regular Agenda Item No. 5.G.

For Historic Preservation Commission: May 29, 2026

Ward Impacted: Ward 4

Subject: BHP-23-26 - Consideration and action on a request submitted by Joseph Gibson, for a Funk Grant in the amount of \$7,500.00 for exterior painting, on the property at 5 White Place, PIN 14-33-481-032, as requested by the Development Services Department.

Recommended Motion: Motion to approve a Funk Grant award in the amount of up to \$7,500.00.

Strategic Priorities:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The Applicant is requesting a Funk Grant to assist with front porch restoration; a Certificate of Appropriateness for the subject work has been requested and recommended for approval via BHP-22-26.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: The FY26 Funk Grant budget does have sufficient funding to award the full amount requested.

Attachments:

1. BHP-23-26 - Staff Report
2. Attachment 1 - Quote from CertaPro
3. Attachment 2 - Quote from Oscar Ruiz

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: May 29, 2026
CASE NO: BHP-23-26, Funk Grant
REQUEST: Consideration, review and action on a request submitted by Joseph Gibson, for a Funk Grant in the amount of \$7,500.00 for exterior painting on the property at 5 White Place, PIN 14-33-481-032.



Above: Subject property

PROPERTY INFORMATION

Subject property: 5 White Place
Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling

HISTORIC INFORMATION

Year Built: c. 1915
Architectural Style: Four-square, Spanish Influence
Architect: Stock plan, modified by A.L Pilsbury
Historic District: White Place Historic District, Contributing
Alternate Name: Watson Gailey House

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-22-26 and has been recommended for approval**. The property last received a Funk Grant in 2014. The Funk Grant guidelines permit applications to receive two awards per fiscal year for “major restoration” projects.

Request

The Applicant is requesting a **Funk Grant in the amount of \$7,5000.00** for roof repair and restoration. Costs include labor, equipment and materials.

STANDARDS FOR REVIEW

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

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

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

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

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

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

N/A

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

The last grant related to exterior painting was awarded in 2014, 12(+) years ago.

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

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

The project ***is not eligible*** for additional funding as “**Major Restoration**” project, defined as any project costing at least 45% of the subject property’s EAV.

STAFF RECOMMENDATION

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

Motion to establish findings that the ***project is eligible*** and to ***approve*** the request by Joseph Gibson, for a Funk Grant in the amount of up to **\$7,500.00** for exterior painting on the property located at 5 White Place.

Staff recommends considering removal of the rear (non-original, non-historic) deck from the scope of funded work. This would result in a total project budget of \$13,775, for an award of \$ 6,887.50.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Quote from CertaPro (Separate Document)
2. Quote from Oscar Ruiz (Separate Document)

PREPARED FOR

Joe Gibson
 5 White Place
 Bloomington, IL 61701

PREPARED BY



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 1613 Commerce Pkwy, Unit E
 Suite E
 Bloomington, IL 61704

Full Worker's Compensation Coverage
 \$2,000,000 General Liability Coverage

PRICE SUMMARY

House Exterior	\$10,950.00
Garage	\$2,675.00
Deck	\$2,600.00
Front Step Concrete	\$150.00
Subtotal:	\$16,375.00
Total:	\$16,375.00
Deposits Due	\$4,093.75
Balance	\$12,281.25



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PROJECT SUMMARY

This proposal is for the prep and painting of the exterior of the home. The prep process will include pressure washing all surfaces to be painted, caulk gaps where necessary, scrape any failing or peeling paint, prime areas where the bare substrate has been exposed if needed, and tape and mask off where necessary. After prep is complete CertaPro will apply two coats of paint to the exterior walls. All materials are included in the price above. The estimate is based on a single color scheme. If additional colors are needed, additional costs will incur.

Included in the price above: House Exterior (Siding, green trim, light brown window frames, shutters, door frames, screened in porch siding, screened in porch floor & ceiling), Garage (siding, window frames, wood door frame, green trim), Deck (boards, railing, lattice, walk-way), Front Step Concrete

Excluded in the price above: Windows, Doors, Soffit, Fascia, Gutters, Downspouts, Any other surface not mentioned above

Notes:

Please have all vegetation cut back prior to the painters arrival.
 Please have all items moved away from the side of the home prior to the painters arrival.
 CertaPro will remove downspouts prior to painting and return them once painting has been completed.

CARPENTRY: We can perform carpentry (wood replacement) on an hourly basis of \$80/manhour. Any material receipts will get added together with 25% added to it and billed along with the hours.

PROJECT DETAILS

	Paint / Primer	Sheen	Color	Paint / Primer Coats
House Exterior \$10,950.00				
Siding - Wood - Spray &	Emerald-Acrylic Latex	Flat	TBD	2 / 0

Backroll					
Window Frame(s)	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Door Frame(s)	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Shutter(s)	Emerald-Acrylic Latex	Satin	TBD		2 / 0
Green Trim	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Porch Floor	Porch & Floor-Latex	Satin	TBD		2 / 0
Porch Ceiling	Emerald-Acrylic Latex	Satin	TBD		2 / 0
Wash					
Paint Brands: Sherwin-Williams					
Siding - Wood - Spray & Backroll Includes inside of screened in porch					
Garage \$2,675.00					
Siding - Wood - Spray & Backroll	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Green Trim	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Window Frame(s)	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Door Frame(s)	Emerald-Acrylic Latex	Flat	TBD		2 / 0
Wash					
Paint Brands: Sherwin-Williams					
Deck \$2,600.00					
Deck	SuperDeck-Waterborne	Semi-Transparent	TBD		1 / 0
Lattice	SuperDeck-Waterborne	Semi-Transparent	TBD		1 / 0
Paint Brands: Sherwin-Williams					
Front Step Concrete \$150.00					
Siding - Concrete - Spray & Backroll	Emerald-Acrylic Latex Fast Drying Primer	Flat	TBD		2 / 1
Paint Brands: Sherwin-Williams					



NOTES

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

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

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

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

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

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

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

EXISTING PEELING PAINT: If you currently have peeling paint, we will remove what is currently failed and spot prime where bare substrate has been exposed. Please bare in mind that the existing paint may fail more in the future which is out of our control.

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

CAULKING: We include caulking areas that were previously caulked only. We will remove loose/failing caulking and replace. Full recaulk is not included in the price.

EXISTING PAINT: If the existing paint is currently failing, we will remove as much of that loose paint off as we can, but more than likely, some of the paint will still be bonded to the substrate. We are not responsible if any of that existing paint comes off in the future and takes our new paint with it. This is not a warranty issue. Also, area's that have been scraped down to bare wood might sometime have more of a wood texture once painted than the surrounding previously

painted area's.

SHUTTERS: If painting of shutters is included, we include painting of one side (exterior) for vinyl or metal and both sides for wood.

DOWNSPOUTS: If downspouts have been previously painted, we will paint them as well (typically in place). If they are unpainted (factory finish), we will remove them and reinstall them after the wall has been painted.

CHARGE RATE: Our hourly charge rate is \$80 per manhour.

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

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

SEMI-TRANSPARENT STAINS: These stains do not result in uniform coloring of stained surfaces. Some areas may be lighter and others may be darker, depending on how much stain is left on it after powerwashing. We do not include stripping the old stain off, this can be performed on an hourly basis plus material.

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

SIGNATURES

Authorized Franchise Representative Signature

Date

PAYMENT DETAILS

Payment is due: In full upon job completion

DECLARATION OF CONTRACT

(I/We) Have read the terms stated herein, they have been explained to (me/us) and (I/we) find them to be satisfactory, and hereby accept them.

Customer Signature

Date

PROPERTY PHOTO AND VIDEO RELEASE

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

ADDENDUM - ALL PICTURES

Oscar Ruiz

Phone **309-287-9559**

Date

1/23/26

BILL TO: Joe Gibson

5 white pl

Bloomington IL

DETAILS painting and scraping

descriptions

Power wash, scraping, Painting, if any other repairs need to be done we will discuss with you before they get done.

Labor and paint included

Total \$ 16,865.00

This is just an estimate to repair the front door overhead and the back screen porch

Total \$3200

Make all checks payable to Oscar Ruiz

If you have any questions concerning this invoice, use the following contact information

Oscar Ruiz

309-287-9559

Thank you for your business!