



AGENDA
HISTORIC PRESERVATION
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
THURSDAY, August 15, 2019 at 5:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. MINUTES Consideration, review and approval of Minutes of the July 18, 2019 meeting of the Bloomington Historic Preservation Commission.

5. REGULAR AGENDA

A. BHP-25-19 Consideration, review and action on an application for a Certificate of Appropriateness submitted by Diana Krieg to restore 13 hinged basement windows, restoration of previously unrestored original windows on first and second stories of the house, repair of select window sills, installation and painting of 46 new storm windows, removal of clapboards on west side of house from below kitchen windows to water table, installation of insulation, repair/replacement of clapboards and installment of clapboards, and priming and painting any replaced clapboards at 402 E. Grove Street, Queen Anne, c. 1894, architect George Miller, East Grove Historic District. (WARD 6)

B. BHP-26-19 Consideration, review and action on an application for a **FUNK Grant in the amount of \$5,000** submitted by Diana Krieg to restore 13 hinged basement windows, restoration of previously unrestored original windows on first and second stories of the house, repair of select window sills, installation and painting of 46 new storm windows, removal of clapboards on west side of house from below kitchen windows to water table, installation of insulation, repair/replacement of clapboards and installment of clapboards, and priming and painting any replaced clapboards at 402 E. Queen Anne, 1894, architect George Miller, East Grove Historic District. (WARD 6). (The remaining Funk Grant funds currently amount to \$4,657.14 for FY 2020.)

C. BHP-27-19 Consideration, review and action on an application for a **RUST Grant in the amount of \$6,584.50** to the repointing of brickwork, repair chimney, wash brick and apply a sealant replace a downspout and portion of gutter, and replace

broken sidewalk at the entrance. The 4 x 5 downspout and 7” seamless gutter (0.032 thickness) replacement on the north east corner of the building is a musket brown color submitted by Nancy Isaacson for 305 W. Monroe Condominiums Braley-fields Building, 1909, Maurice McCarthy building, Downtown Historic District, contributing. (WARD 6)

6. OTHER BUSINESS

A. Updates on previous agenda items.

7. NEW BUSINESS

8. ADJOURNMENT

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JULY 18, 2019 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Ms. Ann Bailen, Ms. Georgene Chissell, Chairperson Lea Cline, Mr. John Elterich, Ms. Sherry Graehling, Mr. Levi Sturgeon, Mr. Paul Scharnett.

MEMBERS ABSENT: None.

OTHERS PRESENT: Mr. George Boyle, Assistant Corporate Council, Ms. Katie Simpson, City Planner, Ms. Casey Weeks, Assistant City Planner

1. CALL TO ORDER: Chairperson Cline called the meeting to order at 5:05 P.M.

2. ROLL CALL: Ms. Simpson called the roll. Seven members were present and quorum was established.

3. PUBLIC COMMENT: None.

4. MINUTES:

The Commission reviewed the minutes of the June 20, 2019 meeting and the June 20, 2019 Special Meeting. The scrivener errors were presented to staff for revision. Mr. Scharnett motioned to approve the “as corrected” minutes for both meetings. Seconded by Mr. Elterich. The motion was approved (7-0-0), with the following votes cast on roll call: Voice vote -Ms. Bailen—yes, Ms. Chissell—yes, Ms. Cline—yes, Mr. Elterich—yes, Chairperson Graehling—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes.

Chair Cline moved item 5.E. BHP-24-19 to 5.A.

5. REGULAR AGENDA:

A. BHP-24-19 Public Hearing, review and action on a demolition permit submitted by Loreen Buroler, requesting demolition of a heating plant at 702 E Emerson St, White Place Historic District, c. 1914. (WARD 4)

Casey Weeks, Assistant City Planner, provided the staff report, gave background and history of the heating plant. Emails were read from two community members in support of the preservation of the White Place Heating Plant. Ms. Weeks presented the staff

recommendation that the building meets 8 of the 10 criteria for significance identified in the zoning ordinance.

Chair Cline stated that HPC will be voting on the significance of the heating plant and if the commission votes that the heating plant does have historical significance, the head of Community Development will call a meeting with the Chair or subcommittee to discuss alternatives to demolition with the owner of the building.

Citizens addressing the commission:

Luke Boward of Kirk Demolition was sworn in. He explained that the city demanded the demolition of the building. The interior is missing and damaged. He expressed concerns about the condition of the building.

Rich Pritz owner of property at 608 E. Emerson stated the building is a nuisance and has concerns about foot traffic, and believes the building is unsecure and an accident waiting to happen.

Chris Baldwin, 1414 N. Clinton Blvd, commented she would like to see the building saved.

Andy Streeaz, 611 N. Lee St., was sworn in. He would like to see the building saved.

In Commission discussion they determined eight of ten factors are met regarding the significance of the heating plant. A motion was made by Mr. Scharnett to accept staff findings, seconded by Ms. Graehling. The motion was approved 7-0 with the following votes cast: Ms. Bailen – Yes, Ms. Chissell- Yes, Mr. Elterich Yes, Mr. Sturgeon – Yes, Chairperson Cline – Yes, Mr. Scharnett- Yes, Ms. Graehling - Yes.

Chair Cline asked for volunteers for a subcommittee and Mr. Scharnett and Ms. Bailen offered to meet with city staff and the owner to discuss alternatives to demolition. The subcommittee was unanimously approved by voice vote.

Mr. George Boyle left the meeting at 5:45.

B. BHP-20-19 Consideration, review and action on an application for a Certificate of Appropriateness submitted by Zac Alvis for repairing and replacing the chimney and roof at 809 N. McLean Street, Gothic, Romanesque and Late Victorian Influences, c. 1882, architect George Miller with alterations by Arthur L. Pillsbury in 1909, Franklin Square Historic District. (WARD 4)

Casey Weeks, Assistant City Planner gave background and existing conditions of the structure and proposed work. Ms. Weeks provided the staff recommendation in favor of the COA. Mr. Zac Alvis, the petitioner, was present and discussed the details of the design of the chimney to be replaced from the roof up. Mr. Scharnett expressed concern in the design and choice of brick.

Tim Maurer spoke to the Commission regarding the design of the chimney replacement. The replacement chimney does not match the existing chimney and showed the photo of the chimney.

A motion was made by Mr. Scharnett to replace the roof, and wait on the replacement of the chimney at this time. The motion was seconded by Ms. Chissell. The motion was approved 7-0 with the following votes cast: Ms. Bailen – Yes, Mr. Eltrich – Yes, Ms. Graehling – Yes, Mr. Sturgeon – Yes, Chairperson Cline – Yes, Ms. Chissell – yes, Mr. Scharnett – Yes..

A motion was made by Mr. Elterich to create a subcommittee consisting of Mr. Scharnett and Mr. Sturgeon and meet to discuss details of the chimney replacement. The subcommittee was approved unanimously by voice vote.

Mr. Scharnett left the meeting at 6:18 pm.

- C. BHP-21-19** Consideration, review and action on an application for a FUNK Grant in the amount of \$5,000.00 submitted by Mr. Zac Alvis for repairing and replacing the chimney and roof at 809 N. McLean Street, Gothic, Romanesque and Late Victorian Influences, c. 1882, architect George Miller with alterations by Arthur L. Pillsbury in 1909, Franklin Square Historic District. (WARD 4)

Ms. Weeks gave the staff recommendation to approve the Funk Grant. The award of the Funk Grant does not include the cost of the asphalt shingles. Mr. Sturgeon made a motion to approve the Funk Grant in the amount of \$5,000 which does not include the cost of the asphalt shingles. Ms. Chissel seconded the motion. This motion was approved 6-0 with the following votes cast: Ms. Bailen – Yes, Mr. Elterich – Yes, Ms. Graehling - Yes, Mr. Scharnett – (absent), Chairperson Cline – Yes, Ms. Chissell – Yes, Mr. Sturgeon - Yes.

- D. BHP-22-19** Consideration, review and action on an application for a RUST Grant in the amount of \$15,493.55 to scrape, sand, and prep window trim, apply oil primer and 2 coats of S.W. Super Paint to exterior window trim, spackle and caulk as needed submitted by Fred Wollrab for the property at 220 N. Center Street, Braley-fields Building, c. 1901, architect Arthur L. Pillsbury, Downtown Historic District, contributing. (WARD 6)

Casey Weeks, Assistant City Planner, gave the background and proposed work for the Rust Grant and gave the staff recommendation to approve the Rust Grant. Ms. Bailen is concerned about the deteriorated stone trim above the first and second floor.

Mr. Wollrab was sworn in. Mr. Wollrab chose the lesser of the two estimates.

Mr. Sturgeon made a motion to approve the Rust Grant in the amount of \$15,493.55, Mr. Elterich seconded the motion. The motion was approved 6-0 with the following votes cast: Ms. Bailen – Yes, Ms. Chissell - Yes, Ms. Graehling –Yes, Chairperson Cline- Yes, Mr. – Sturgeon – Yes, Mr. – Eltrich- Yes.

- E. BHP-23-19** Consideration, review and action on an application for a RUST Grant in the amount of \$12,000.00 repair the roof and address related structural components such as flashing and roof penetrations submitted by Harold Boyd and Rhea Edge for the property at 313 N. Main Street, Colonial C.D. Smith Building, c. 1901, architect Arthur L. Pillsbury, Downtown Historic District, contributing. (WARD 6)

Casey Weeks, Assistant City Planner, gave the background and the proposed work and the staff recommendation to approve the Rust Grant. Ms. Graehling made a motion to approve BHP-23-19 for a Rust Grant in the amount of \$12,000, Ms. Chissell seconded the motion.

The motion was approved 6-0 with the following votes cast: Ms. Bailen – Yes, Mr. Elterich - Yes, Mr. Sturgeon – Yes, Ms. Graehling – Yes, Ms. Chissell – Yes, Chair Cline - Yes.

6. OTHER BUSINESS:

7. NEW BUSINESS:

Brad Williams, 613 E. Grove St., addressed the Commission with concerns regarding the demolition of the State Farm Building requesting HPC to block the demolition.

A. Introduction of Assistant City Planner Casey Weeks

8. ADJOURNMENT:

Mr. Sturgeon motioned to adjourn. Seconded by Ms. Bailer. The motion was approved unanimously by voice vote. The meeting was adjourned at 6:54 P.M.

Respectfully Submitted,
Casey Weeks, Assistant City Planner

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
August 15, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-25-19	Certificate of Appropriateness	402 E. Grove	Window restoration and installation of storm windows, removal, repair, and replacement of section of clapboard siding, installation of insulation	Casey Weeks, Assistant City Planner
BHP-26-19	Funk Grant	402 E. Grove	Window restoration and installation of storm windows, removal, repair, and replacement of section of clapboard siding, installation of insulation	Casey Weeks, Assistant City Planner

REQUEST:	A Certificate of Appropriateness and a Funk Grant for \$5,000.00 to restore windows, install 46 storm windows, install insulation, repair and replace a section of clapboard siding at 402 E. Grove Street, c. 1894 Queen Anne style.

STAFF RECOMMENDATION:	<i>Staff recommends the Historic Preservation Commission grant the COA for restoring windows, installing storm windows, install insulation, repair and replace a section of clapboard siding. Staff also recommends granting the maximum amount of the Funk Grant in the amount of \$4,657.14, since the total estimate of the project is \$20,040.00 at 402 E. Grove Street. The total remaining in the Funk Grant for FY 2020 is \$4,657.14. (This amount is the remaining funds available for Funk Grants for FY 2020.)</i>



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Diana Krieg

PROPERTY INFORMATION

Existing Zoning: R-3B, High Density
Multiple Family Residence
Existing Land Use: Single Family Residence
Property Size: 10,420 ft²
PIN: 21-04-415-016

Historic District: East Grove Street Historic
District
Year Built: 1894
Architectural Style: Queen Anne
Architect:

SURROUNDING ZONING AND LAND USES

Zoning

North: D-2, Downtown Transition District
South: R-3B, High Density Multiple-Family
Residence
East: R-3B, High Density Multiple-Family
Residence

West: D-2, Downtown Transition District

Land Uses

North: Mixed Use
South: Single and multiple family home(s)
East: Single and multiple family home(s)
West: Mixed Use

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. City of Bloomington Architectural Review Guidelines

PROJECT DESCRIPTION:

The property is located in East Grove Street Historic District. The two and a half story home is located on the north side of East Grove Street. This house was the former residence of Oscar Mandel, and was moved from 507 E. Washington Street in 2004.

The petitioner is requesting a Certificate of Appropriateness and a Funk Grant for \$4,657.14 to restore 13 hinged basement windows, restoration of previously unrestored original windows on first and second stories of the house, repair of select window sills, installation and painting of 46 new storm windows, removal of clapboards on west side of house from below kitchen windows to water table, installation of insulation, repair/replacement of clapboards and installment of clapboards, and priming and painting any replaced clapboards.

The existing basement windows are single light wooden windows, the majority of the existing windows on the first and second floors are double hung single light wooden windows.

Mandel House Real Estate website:

The Mandel House was moved from 507 E. Washington Street in November of 2004 by the current owners. From the Dimmitt's Grove Neighborhood Association Newsletters: "For years,

the lots at 402 and 404-406 E. Grove sat vacant after decades of neglect and misuse lead to the eventual destruction of the remaining buildings, which occupied those sites. The lots eventually found a new use, as an informal neighborhood dog park. Meanwhile, over at 507 E. Washington, a house sat, slowly decaying. An architectural gem, once the pride and joy of the family that had commissioned it to be built, was enduring decades of neglect itself. Eventually the house sat alone, the solitary remaining home in the entire 500 block of Washington/Front Streets.”

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior.

FINDINGS OF FACT:

For each Certificate of Appropriateness and/or Grant 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; **The Standard is met.***
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; The petitioner will restore the wood windows where it is feasible. **The standard is met.***
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; Replacement materials should match originals in shape, size, and color as close as possible. **The standard is met.***
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 Standard is recognized by the petitioner and met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; The petitioner is making efforts to maintain the historic character of the home as it exists today. **The Standard is met.***
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 Standard is met.***

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 Standard is met.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; **The Standard is not applicable.***
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. (Ordinance No. 2006-137, Section 44.11-5D) **The Standard is met.***

STAFF RECOMMENDATION:

Staff recommends the Historic Preservation Commission grant the COA for restoring windows, installing storm windows, install insulation, repair and replace a section of clapboard siding. Staff also recommends granting the maximum amount of the Funk Grant in the amount of \$4,657.14, this is the total remaining of funding available in the Funk Grant for FY2020. The total estimate of the project is \$20,040.00. The program provides funding for up to fifty percent of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.

Respectfully Submitted,

Casey Weeks

Assistant City Planner

Attachments: Certificate of Appropriateness Application, Funk Grant Application, Proposed budgets



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

- ☒ Property is zoned S-4, Local Historic Preservation District
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines
- ☐ For significant changes to buildings and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all building, structures, driveways, parking areas, and other improvements showing all dimensions
- ☐ Specifications as to the type, quantity, dimensions, and durability of the materials are described in the drawings or an associated narrative

Application

Property Address:

402 E GROVE

Historic District (if applicable):

- ☐ Davis-Jefferson Historic District
- ☐ Downtown Bloomington Historic District
- ☒ East Grove Historic District
- ☐ Franklin Square Historic District
- ☐ North Roosevelt Ave Historic District
- ☐ White Place Historic District

Year Built

1894

Architectural Style:

QUEEN ANNE

See first attachment

- attach photo of property front elevation here

Proposed Restoration Work:

Restoration of original windows, sill repair, clapboard repair, installation of storm windows

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

See attachments

JUL 22 2019

Project Start Date: 8/15/19 Expected Project Completion Date: 12/30/19

Please attach the following information to the application.

- ☐ Historic photos supporting the application (if available)

Applicant Name:

Applicant Address:

DIANA KRIEG
[Redacted]
BLOOMINGTON, IL 61701

Phone:

Email:

Applicant Signature* Date

[Redacted] 7/22/19

Return to:

City Planner
City of Bloomington Community Development Department
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341
Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/18/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/16/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019



Detailed Description of Proposed Restoration Work

402 E. Grove

July 22, 2019 Certificate of Appropriateness/Grant Request

Restoration of original windows:

- Restoration of 13 hinged basement windows will be comprised of:
 - removing the sash from the frame
 - removing existing hardware (hinges and locks)
 - removing window glazing and glass
 - removing existing paint on sash
 - repairing sash as needed
 - replacing original glass in sash, repointing and reglazing
 - sanding, priming and painting interior and exterior faces of sash
 - repairing and adding custom stop molding to match original
 - reinstallation of sash using new brass hinges and new reproduction locks when original locks are not salvageable
- Restoration of previously unrestored original windows on 1st and 2nd stories of house (excluding the sleeping porch) will be comprised of:
 - removing the upper and lower sashes from the frame(double-hung windows)
 - removing existing hardware (locks)
 - removing window glazing and glass
 - removing existing paint on interior and exterior of sashes(preserving existing shellac on interior of sashes where it appears)
 - repairing/rebuilding sashes as needed
 - replacing original glass in sashes (replacing glass in 1 kitchen window), repointing and reglazing
 - sanding, priming and painting exterior faces of sashes
 - scraping, priming and painting sash frames and sills
 - repair/replacement of stops and parting beads as needed
 - re-roping of window weights for double-hung window reinstallation
 - restoration and reinstallation of original window hardware

Repair of select window sills

- removal of window sills in west attic window, north attic window, west parlor window and north parlor window
- removal of sashes or glass (fixed windows) as needed

- replacement of window sills in west attic window, north attic window west parlor window and north parlor window
- reinstallation of sashes or glass (fixed windows) as needed

Purchase, paint and installation of storm windows

- purchase of Larson Premium Exterior Storm Windows for 46 windows (double hung and picture, includes basement windows)
- unpacking of storm windows
- paint windows to match sash color
- cleaning of storm windows
- installation of storm windows

Clapboard repair

- removal of clapboards on west side of house from below kitchen windows to water table
- installation of insulation
- repair/replacement of clapboards and re-installment of clapboards
- priming and painting any replaced clapboards



ENERGY STAR CERTIFIED
Storm Windows

Larson - Premium Low-E 2-Track Double Hung Storm Window : L203E

Specifications

ENERGY STAR Partner:	Larson Manufacturing Company
Brand Name:	Larson
Model Name:	Premium Low-E 2-Track Double Hung Storm Window
Model Number:	L203E
Product Type:	Exterior Storm Window
ENERGY STAR Storm Window Zone:	Northern
Operator type:	Vertical Slider/Single-Double Hung
Number of tracks:	Two-Track
Frame Material:	Aluminum
Frame Finished (painted or coated):	Yes
Glazing Material:	Glass with a coating
Number of glazing layers:	1
Emissivity:	0.15
Solar Transmittance:	0.69
AERC 1.2 Air Leakage Rating:	0.7
Screen included:	Yes
Screen Size:	Partial, Full
Weep Holes:	Yes
Manufacturer Warranty:	Yes
Manufacturer Warranty Period:	Limited Lifetime
Date Available on the market:	10/31/2018
Date Certified:	11/21/2018
Markets:	United States, Canada
ENERGY STAR Certified:	Yes

Additional Model Information

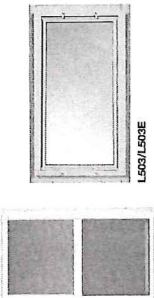
Premium Low-E 2-Track Double Hung Storm Window, L203E, Premium Series exterior aluminum two-track operable double-hung storm window with low-E glass

Captured On:
07/22/2019

Exterior Storm Windows Premium Series



Double-Hung / Picture



L203/L203E
Exact with Expander: For manufacturing purposes, we round the size provided down to the nearest 1/8" in width and height. Examples:
 28-1/8 x 47
 28-1/4 x 47
 28-1/16 x 47

Size Ordered	Manufactured Size
28-1/8 x 47	28-1/8 x 46 + 1" Expander
28-1/4 x 47	28-1/4 x 46 + 1" Expander
28-1/16 x 47	28 x 46 + 1" Expander

Exact without Expander: For manufacturing purposes, we round the size provided down to the nearest 1/8" in width and height. Examples:
 28-3/4 x 46-7/8
 28-5/8 x 46-5/8
 28-1/16 x 46

Size Ordered	Manufactured Size
28-3/4 x 46-7/8	28-3/4 x 46-7/8
28-5/8 x 46-5/8	28-5/8 x 46-5/8
28-1/16 x 46	28 x 46

OTHER TYPES OF INSTALLATION AVAILABLE:

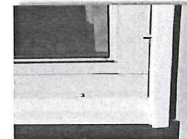
Blindstop: For manufacturing purposes, we round the size provided down to the nearest 1/8" in width and height. An expander is provided to achieve the overall height. Fits inside opening. Examples:
 28 x 47
 28-1/8 x 47
 28-1/16 x 47

Opening Size Ordered	Manufactured Size
28 x 47	27-7/8 x 46 + 1" Expander
28-1/8 x 47	28 x 46 + 1" Expander
28-1/16 x 47	27-7/8 x 46 + 1" Expander

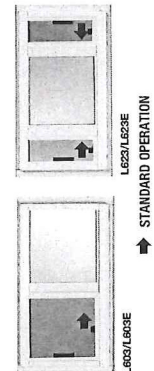
Overlap: For manufacturing purposes, we round the size provided down to the nearest 1/8" in width and height. An expander is provided to achieve the overall height. Fits outside opening. Examples:
 28-1/8 x 47
 28-1/4 x 46-3/4 + 1" Expander = 47-3/4"
 28-13/16 x 47
 28-3/4 x 46-3/4 + 1" Expander = 47-3/4"

Opening Size Ordered	Manufactured Size
28-1/8 x 47	29-1/8 x 46-3/4 + 1" Expander = 47-3/4"
28-1/4 x 47	29-1/4 x 46-3/4 + 1" Expander = 47-3/4"
28-13/16 x 47	29-3/4 x 46-3/4 + 1" Expander = 47-3/4"

Flush Mounts
 Refer to blindstop measurements instructions above.



Slider / Picture Slider



L603/L603E
L623/L623E
STANDARD OPERATION
 Screen standard in operating panels as viewed from outside the home.
 • Viewed from exterior of house
 • Expander is not available

Exact without Expander: For manufacturing purposes, we round the size provided down to the nearest 1/8" in width and height. Examples:
 29-1/8 x 29
 29-1/2 x 29
 29-1/16 x 29

Opening Size Ordered	Manufactured Size
29 x 29	29 x 29
29-1/8 x 29	29-1/8 x 29
29-1/2 x 29	29-1/2 x 29
29-1/16 x 29	29 x 29

Blindstop: For manufacturing purposes, we round the size provided down to the nearest 1/8" in width and height. An expander is provided to achieve the overall height. Fits inside opening. Examples:
 29 x 29
 29-1/8 x 29
 29-1/2 x 29
 29-1/16 x 29

Opening Size Ordered	Manufactured Size
29 x 29	28-7/8 x 28-7/8
29-1/8 x 29	29 x 28-7/8
29-1/2 x 29	29-3/8 x 28-7/8
29-1/16 x 29	28-7/8 x 28-7/8

Overlap: For manufacturing purposes, we round the size provided down to the nearest 1/8" in width and height and then upsize the width by 1" and the height by 3/4". Fits outside opening. Examples:
 29 x 29
 29-1/8 x 29
 29-1/2 x 29
 29-1/16 x 29

Opening Size Ordered	Manufactured Size
29 x 29	30 x 29-3/4
29-1/8 x 29	30-1/8 x 29-3/4
29-1/2 x 29	30-1/2 x 29-3/4
29-1/16 x 29	30 x 29-3/4

Use ordering information on page 12 for specific measurements

Double-Hung Exterior Storm Window



Premium Features

- Choice of Clear Glass (L203) or Low-E Glass (L203E)
- Pre-punched mounting holes for easy installation
- Self-storing inserts
- Adjustable sill expander for a great fit
- High performance weatherstrip on inserts and interlocking meeting rails
- Butt-jointed frame and inserts
- Wrap-around marine glazing
- All-metal finger-pull latches
- Low air infiltration rate = tight sealing window
- Fiberglass screen standard
- Optional full screen offers top and bottom ventilation; includes stabilizer bar
- Recommended for porch enclosures with sloped sills

AAMA / WDMA / CSA 101 / 1.52 / 1440-11 and AAMA 1022-11 Certified
 (1/2 screen, up to 12" x 12", non flat mount application types)

APPLICATIONS:

- Exact with Expander
- Exact without Expander
- Blindstop
- Overlap
- Flush Mount



L203E

CUTS ENERGY LOSS BY UP TO 60%*

- Warmer in the winter
- Cooler in the summer
- Protects floors and furniture from UV rays

*Results based on independent lab testing of Low-E window when applied over wood double-hung single glass window. Actual energy savings may vary.

SIZE RANGE	L203E Low-E	L203 Clear
14 1/2" - 54" width 25 1/2" - 90" height		
40 - 75 UI	\$141.00	120.00
75 1/8 - 85 UI	\$156.00	135.00
85 1/8 - 95 UI	\$177.00	146.00
95 1/8 - 144 UI	\$213.00	177.00

UI (United Opening Inched) = width + height
 See Window Requirements below

LARSON LIST

Add per Unit

Requirements	Double Strength Glass	Required when width exceeds 44" and UI is 95 or under
Premium	L203 Clear	Included with UI over 95 and all L203E Low-E Glass
Double Hung		
	Flush Mount	Expander surrounds the storm window, bringing the outside surface flush with the prime window casing for a smooth appearance
	Chief/Cottage Style	See page 12 for ordering instructions
	Aluminum Screen	Charcoal or Mill
	Double Strength Glass	Included with all L203E Low-E glass pricing
	Tempered Glass	40 - 75 UI (width + height)
	Double Hung	75 1/8 - 85 UI
	Specify when ordering	85 1/8 - 95 UI
	Full Screen	95 1/8 - 144 UI
		Full length screen attached to the outside. Both sashes operate, allowing multiple venting options. Includes screen stabilizer bar. Not available with Flush Mount.

Use ordering information on page 12 for specific measurements.
 All orders are custom and once placed cannot be cancelled.

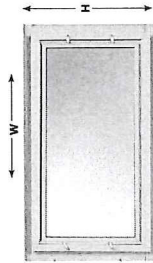
Premium SERIES EXTERIOR STORM WINDOWS



Picture Exterior Window

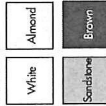
Premium Features

- Choice of Clear Glass (L503) or Low-E Glass (L503E)
- Pre-punched mounting holes for easy installation
- Adjustable sill expander for a great fit
- High performance weatherstrip
- Wrap-around marine glazing
- Exterior removal for easy cleaning
- Optional Fiberglass or Aluminum screen available



L503
L503E Low-E

COLORS:



APPLICATIONS:

- Exact with Expander
- Exact without Expander
- Blindstop
- Overlap
- Flush Mount



Low-E
CUTS ENERGY LOSS BY UP TO 60%*

- Warmer in the winter
- Cooler in the summer
- Protects floors and furniture from UV rays

* Results based on independent lab testing of Low-E window when applied over wood double-hung single glazed window. Actual energy savings may vary.

LARSON LIST

SIZE RANGE	L503E Low-E	L503 Clear
10" - 80" width 10" - 80" height		
20 - 75 UI	\$ 136.00	\$ 115.00
75 1/8 - 85 UI	\$ 167.00	\$ 146.00
85 1/8 - 95 UI	\$ 209.00	\$ 177.00
95 1/8 - 150 UI subject to size limitations below	\$ 260.00	\$ 224.00

UI (United Opening Inches) = width + height

See Window Requirements below

LARSON LIST

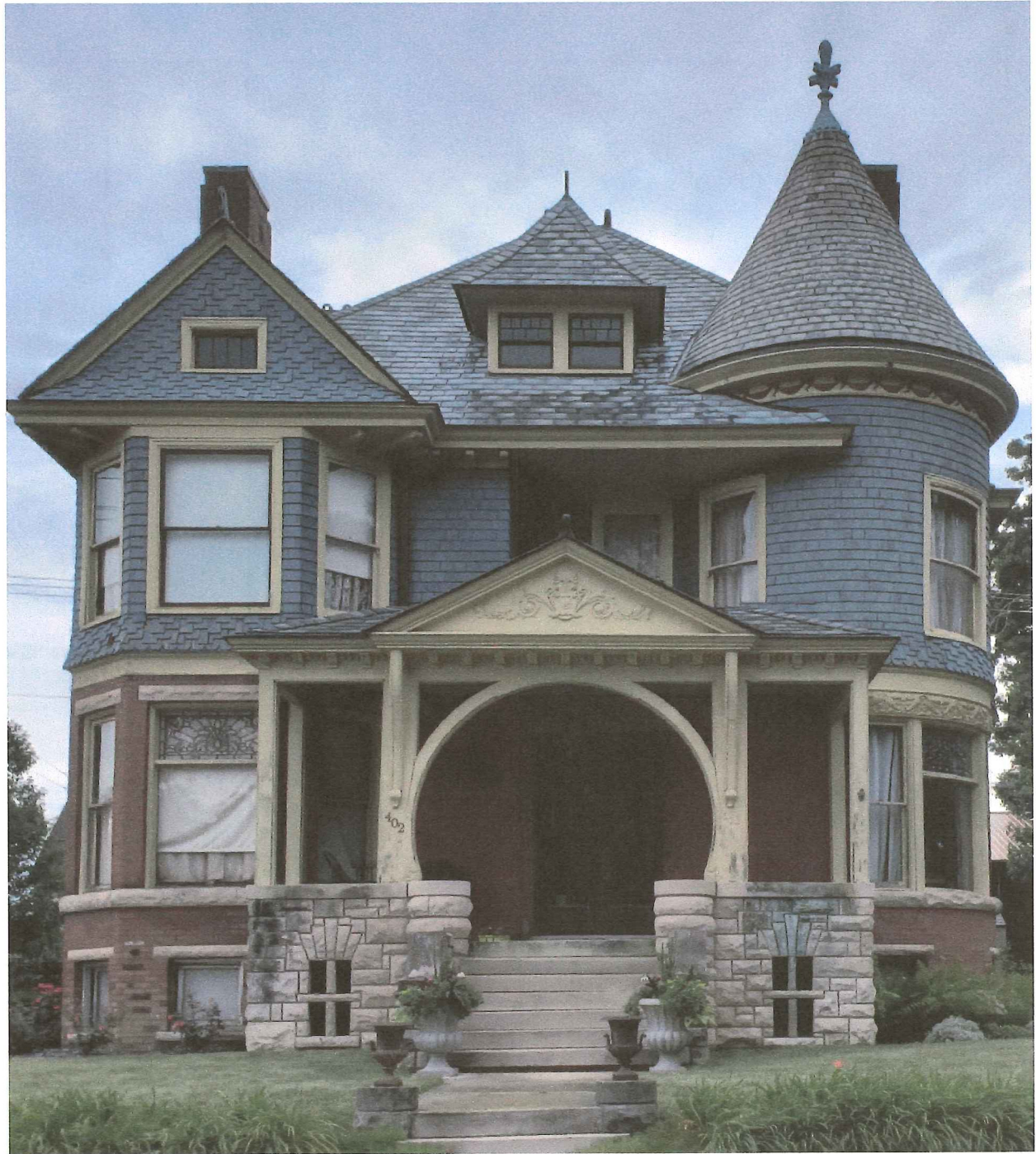
Add Per Unit

Requirements	Size	Not available if width exceeds 70" and height exceeds 65"
Premium Picture Window	Mullion Bar	Vertical bar required if width exceeds 63"; Horizontal bar required if height exceeds 63"
	Double Strength Glass	Both horizontal and vertical bars are required if width and height exceed 63"
	L503 Clear	Vertical or Horizontal bar required if over 20 sq. ft. (width x height) 144"
		Under 95 UI: Add to base price on any sash panel larger than 44" in width or height.
		Included with UI over 95 and all L503E Low-E Glass pricing
		Included in base price above
Options	Flush Mount	Expander surrounds the storm window, bringing the outside surface flush with the prime window casing for a smooth appearance
	Fiberglass Screen Insert	
	Aluminum Screen Insert	
	Mullion Bar	Charcoal or mill; not available if screen panel is over 55" in width and height
	Double Strength Glass	Single or multiple vertical or horizontal bars
	Tempered Glass	Custom mullion location available
	Call to confirm availability if ordered size is under 18" in width or height	See page 12 for ordering instructions
		Included with all L503E Low-E Glass pricing
		20 - 75 UI
		75 1/8 - 85 UI
		85 1/8 - 95 UI
		95 1/8 - Maximum UI

Use ordering information on page 12 for specific measurements.
All orders are custom and once placed cannot be cancelled.

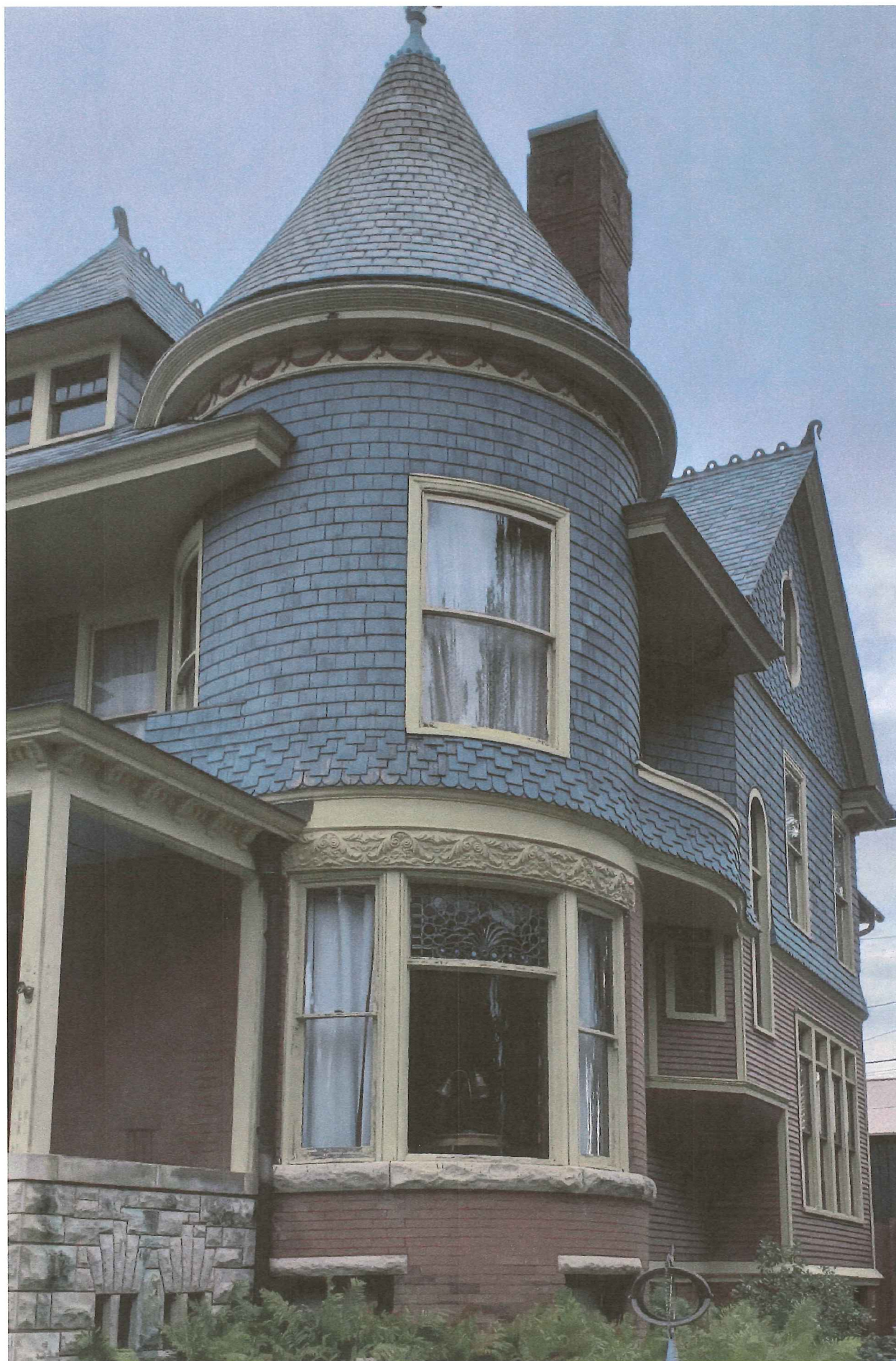


Residence of Oscar Mandel, 507 E. Washington Street

















EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.

ELIGIBILITY

If your project does not meet all of the factors listed below, it is ineligible for Funk Grant funding:

- ☒ Property is zoned S-4, Local Historic Preservation District
 - ☒ The project is an **exterior** preservation, restoration or rehabilitation project to:
 - The original structure, or;
 - Historically significant features of the property such as original fencing, or;
 - Architecturally compatible additions to the original structure, or;
 - A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house
 - ☒ A Certificate of Appropriateness application has also been submitted for this project
 - ☒ Work on this project has not been started nor been completed
 - ☒ The project complies with the City of Bloomington Architectural Review Guidelines
- Funding assistance is not available to exterior projects on:
- Significant additions to the original structure which are not architecturally compatible with the original structure.
 - Non-historically significant auxiliary buildings.
 - Non-historically significant features of the property such as fences, driveways and sidewalks.
 - Landscaping

APPLICATION

Property Address:

402 E. GROVE

Historic District (if applicable):

- ☐ Davis-Jefferson Historic District
- ☐ Downtown Bloomington Historic District
- ☒ East Grove Historic District
- ☐ Franklin Square Historic District
- ☐ North Roosevelt Ave Historic District
- ☐ White Place Historic District

Year Built 1894

Architectural Style:

\$20,040.00

Cost of Proposed Work:

\$5,000

Grant Amount Requested:

QUEEN ANNE

See first attachment

- attach photo of property front elevation here

☒ I have applied or am applying for a Certificate of Appropriateness

JUL 22 2019

Proposed Restoration Work: Restoration of original windows, window sill repair, clipboard repair, installation of storm windows

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Project Start Date: 8/15/19 Expected Project Completion Date: 12/30/19

Please attach the following information to the application.

- ☐ Detailed budget of project
- ☐ Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness

☐ Historic photos supporting the application (if available)

Applicant Name: DIANA KRIG

Applicant Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature

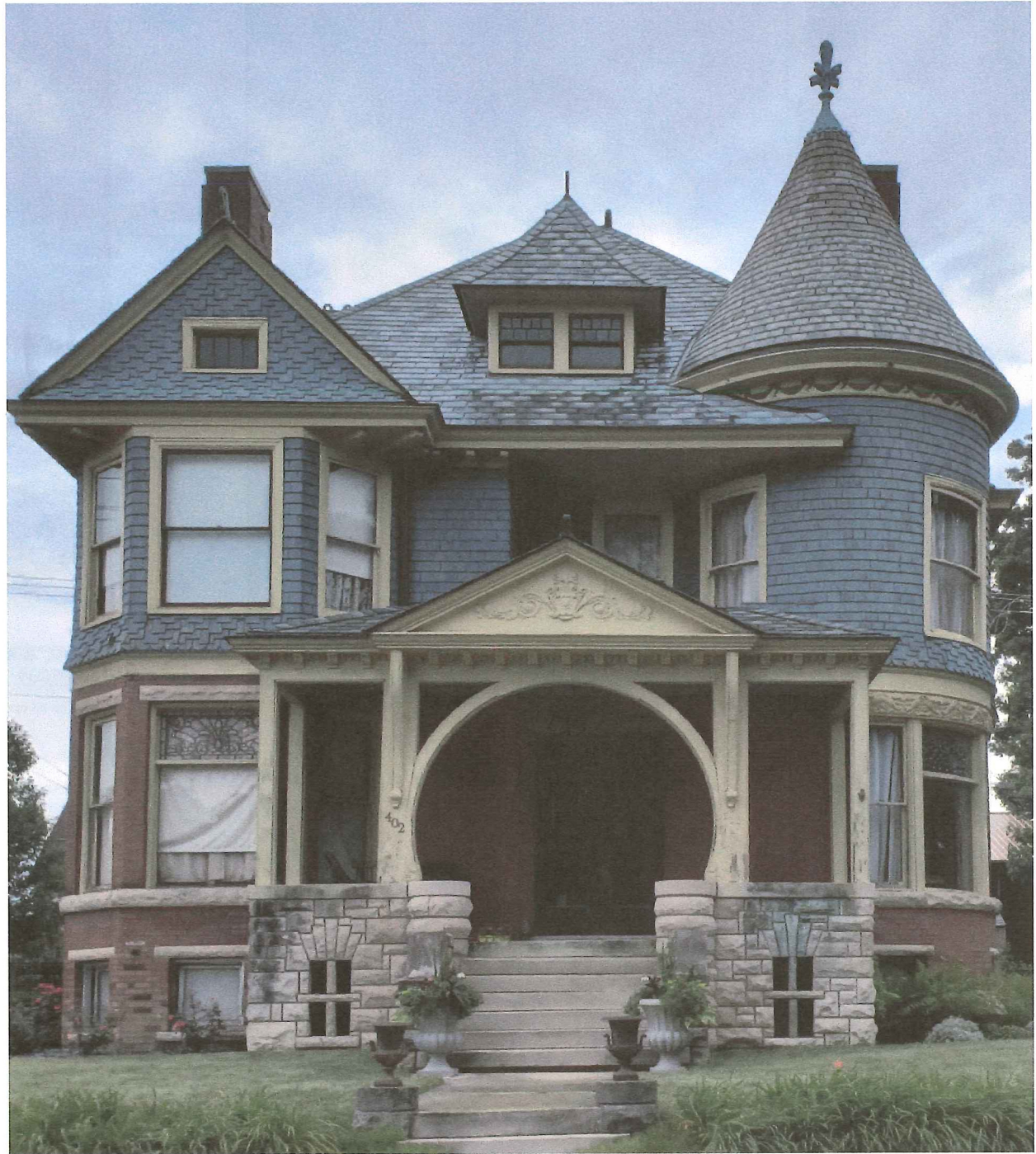
Date

7/22/19

RETURN TO:

City Planner
City of Bloomington Community Development Department
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341
Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/19/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019



Detailed Description of Proposed Restoration Work

402 E. Grove

July 22, 2019 Certificate of Appropriateness/Grant Request

Restoration of original windows:

- Restoration of 13 hinged basement windows will be comprised of:
 - removing the sash from the frame
 - removing existing hardware (hinges and locks)
 - removing window glazing and glass
 - removing existing paint on sash
 - repairing sash as needed
 - replacing original glass in sash, repointing and reglazing
 - sanding, priming and painting interior and exterior faces of sash
 - repairing and adding custom stop molding to match original
 - reinstallation of sash using new brass hinges and new reproduction locks when original locks are not salvageable
- Restoration of previously unrestored original windows on 1st and 2nd stories of house (excluding the sleeping porch) will be comprised of:
 - removing the upper and lower sashes from the frame(double-hung windows)
 - removing existing hardware (locks)
 - removing window glazing and glass
 - removing existing paint on interior and exterior of sashes(preserving existing shellac on interior of sashes where it appears)
 - repairing/rebuilding sashes as needed
 - replacing original glass in sashes (replacing glass in 1 kitchen window), repointing and reglazing
 - sanding, priming and painting exterior faces of sashes
 - scraping, priming and painting sash frames and sills
 - repair/replacement of stops and parting beads as needed
 - re-roping of window weights for double-hung window reinstallation
 - restoration and reinstallation of original window hardware

Repair of select window sills

- removal of window sills in west attic window, north attic window, west parlor window and north parlor window
- removal of sashes or glass (fixed windows) as needed

- replacement of window sills in west attic window, north attic window west parlor window and north parlor window
- reinstallation of sashes or glass (fixed windows) as needed

Purchase, paint and installation of storm windows

- purchase of Larson Premium Exterior Storm Windows for 46 windows (double hung and picture, includes basement windows)
- unpacking of storm windows
- paint windows to match sash color
- cleaning of storm windows
- installation of storm windows

Clapboard repair

- removal of clapboards on west side of house from below kitchen windows to water table
- installation of insulation
- repair/replacement of clapboards and re-installment of clapboards
- priming and painting any replaced clapboards

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

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

Diana Krieg
[REDACTED]
Bloomington, IL 61701
[REDACTED]

Window repairs & Exterior repairs

Phone: 309-830-3264

Date: 7-20-19

- Repair split siding under kitchen window, west side..... \$950.00
- Repair and add custom stop molding to 13 basement windows.... \$1,950.00
- Replace west attic window sill..... \$ 200.00
- Replace north attic window sill.....\$ 200.00
- Replace west parlor picture window sill and reset glass..... \$ 400.00
- Replace north parlor window sill.....\$ 240.00
- Rebuild south bay, west side parlor, upper and lower sash..... \$325.00
- Replace cracked glass on one kitchen window..... \$ 75.00
- Remove upper and lower sash to restore and re-rope 24 double-hung windows..... \$4,200.00
- Add 46 storm windows to house, nothing on leaded glass windows (storm window profile supplied by home owner) \$11,500.00

All materials to be western red cedar.

Proposal is for carpentry services and materials, unless otherwise stated. Painting not included.

Total for labor and materials: \$20,040.00

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

This proposal is valid for 365 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____ **Date:** _____

Signature _____ **Date:** _____



Residence of Oscar Mandel, 507 E. Washington Street

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
August 15, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-27-19	Rust Grant	305 W. Monroe St.	Brick repointing	Casey Weeks, Assistant City Planner

REQUEST:	Rust Grant for \$6,584.50 for brick repointing and replacement, chimney repair, replace downspout and guttering, replace broken sidewalk at front entrance, built 1909 by Maurice McCarthy, contributing

STAFF RECOMMENDATION:	305 W. Monroe St. is a contributing building in the National Register Downtown District. Its design is compatible with the historic context and the period of significance for downtown. The Rust Grant funds are intended to prioritize preservation and restoration of contributing structures. <i>Staff recommends the Historic Preservation Commission grant the request for a Rust Grant for \$6,584.50 to assist with the costs of repointing the brickwork, replace downspout and guttering, replace broken sidewalk, and chimney repair.</i>



GENERAL INFORMATION

Owner and Applicant: Nancy Isaacson for 305 W. Monroe Condominiums

PROPERTY INFORMATION

Existing Zoning: D-2. Downtown Transition District, 7 units

Existing Land Use: Multiple-Family Residence

Property Size: 6,600 ft²

PIN: 21-04-198-001 thru 007

Historic District: Downtown District
Year Built: 1909; Maurice McCarthy Building

Architectural Style: contributing
Architect:

SURROUNDING ZONING AND LAND USES

Zoning

North: GAP 3

South: D-2, Downtown Transition District

East: D-1, Central Business District

West: R-3B, High Density Multiple-Family Residence District

Land Uses

North: Apartments/Retail/Offices

South: Apartments/Retail/Offices

East: Mixed Use

West: Residence

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness and Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

BACKGROUND:

305 W. Monroe St, is located in the Central Business District. The building was constructed in 1909 and is a contributing structure to the historic district. The owner/applicant is proposing to repoint and replace brick work, repair chimney, wash new mortar and brick with brick cleaner and sealant, replace a section of downspout and 7" portion of gutter connecting to downspout, and replace broken sidewalk at front entrance.

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

The applicant is requesting a **Rust Grant in the amount of \$6,584.50** to fund the repointing of brickwork, repair chimney, wash brick and apply a sealant replace a downspout and portion of gutter, and replace broken sidewalk at the entrance. The 4 x 5 downspout and 7" seamless gutter (0.032 thickness) replacement on the north east corner of the building is a musket brown color. The applicant submitted two estimates for the project. One bid is for \$13,169.00 from Proposal Restoration Masonry Design, Inc., and the other is for \$18,339.00 from Bulldog Construction. The Rust Façade Program funds fifty percent of the total project up to \$25,000 per project or \$50,000 per project for a building the HPC determines is in an extreme and dangerous state of disrepair.

PROJECT DESCRIPTION:

The applicant submitted two estimates for roof repairs. The first estimate is for a total of \$13,169.00 which includes \$11,100 from Proposal Restoration Masonry Design for tuck pointing broken mortar and replacement of broken and missing bricks including washing down new work with vanotrol brick cleaner, masonry repair to exterior of chimney grind all mortar joints between exterior chimney, fill in with type S mortar, wash down new work, and apply siloxaine water repellent to exterior chimney; \$1,074 from Midstate Seamless Gutters, Inc. to replace downspout and 7" of gutter; \$995 from Zappa Construction, Inc. to replace 9'-6" section of front sidewalk.

The second bid is for a total of \$18,339 which includes \$15,000 from Bulldog Construction for tuck pointing broken mortar and replacement of broken and missing bricks, three steel lintels for beam support, and sealing of brick; \$1,074 from Midstate Seamless Gutters, Inc. to replace downspout and 7" of gutter; \$2,265 from Scritchlow Concrete Lifting and Slab Jacking for the replacement of 9'-6" section of front sidewalk.

In McLean County, as per the Department of Labor, the prevailing wage for skilled labor is \$31.05/hour and a laborer is \$30.05/hr. The minimum hourly rate paid will need to match the State's prevailing wage guidelines for McLean County.

Bloomington Historic Preservation Commission Architectural Review Guidelines

F. Masonry Repair Policy

1. All Masonry work to be in accordance with the Masonry Institute of America repair and restoration guidelines.
2. Repair rather than replace masonry materials unless it is technically infeasible to do so.
3. If replacement of masonry materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, unless it is technically infeasible to do so,
4. Do not sandblast masonry.
5. Do not high-pressure water blast masonry.
6. Tuck-pointing shall be done following National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10.
7. Use cement-lime mortars appropriate to the type of masonry to be tuck-pointed.
8. Do not use premixed "masonry cements" that contain no lime for tuck-pointing.
9. Joint profiles and colors of tuck-pointing shall match existing historic tuck-pointing.
10. Do not parge or apply stucco to masonry surfaces that were not historically parged or stuccoed.
11. Do not install synthetic siding over masonry materials.

NPS Preservation Brief #2: <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Preliminary research is necessary to ensure that the proposed repointing work is both physically and visually appropriate to the building. Analysis of unweathered portions of the historic mortar to which the new mortar will be matched can suggest appropriate mixes for the repointing mortar so that it will not damage the building because it is excessively strong or vapor impermeable.

A simple, non- technical, evaluation of the masonry units and mortar can provide information concerning the relative strength and permeability of each—critical factors in selecting the repointing mortar—while a visual analysis of the historic mortar can provide the information necessary for developing the new mortar mix and application techniques.

Although not crucial to a successful repointing project, for projects involving properties of special historic significance, a mortar analysis by a qualified laboratory can be useful by providing information on the original ingredients. However, there are limitations with such an analysis, and replacement mortar specifications should not be based solely on laboratory analysis. Analysis requires interpretation, and there are important factors which affect the condition and performance of the mortar that cannot be established through laboratory analysis. These may include: the original water content, rate of curing, weather conditions during original construction, the method of mixing and placing the mortar, and the cleanliness and condition of

the sand. The most useful information that can come out of laboratory analysis is the identification of sand by gradation and color. This allows the color and the texture of the mortar to be matched with some accuracy because sand is the largest ingredient by volume.

In creating a repointing mortar that is compatible with the masonry units, the objective is to achieve one that matches the historic mortar as closely as possible, so that the new material can coexist with the old in a sympathetic, supportive and, if necessary, sacrificial capacity. The exact physical and chemical properties of the historic mortar are not of major significance as long as the new mortar conforms to the following criteria:

The new mortar must match the historic mortar in color, texture and tooling. (If a laboratory analysis is undertaken, it may be possible to match the binder components and their proportions with the historic mortar, if those materials are available.)

The sand must match the sand in the historic mortar. (The color and texture of the new mortar will usually fall into place if the sand is matched successfully.)

The new mortar must have greater vapor permeability and be softer (measured in compressive strength) than the masonry units.

The new mortar must be as vapor permeable and as soft or softer (measured in compressive strength) than the historic mortar. (Softness or hardness is not necessarily an indication of permeability; old, hard lime mortars can still retain high permeability.)

Mortars for repointing projects, especially those involving historic buildings, typically are custom mixed in order to ensure the proper physical and visual qualities. These materials can be combined in varying proportions to create a mortar with the desired performance and durability. The actual specification of a particular mortar type should take into consideration all of the factors affecting the life of the building including: current site conditions, present condition of the masonry, function of the new mortar, degree of weather exposure, and skill of the mason.

Thus, no two repointing projects are exactly the same. Modern materials specified for use in repointing mortar should conform to specifications of the American Society for Testing and Materials (ASTM) or comparable federal specifications, and the resulting mortar should conform to ASTM C 270, Mortar for Unit Masonry.

Specifying the proportions for the repointing mortar for a specific job is not as difficult as it might seem. Five mortar types, each with a corresponding recommended mix, have been established by ASTM to distinguish high strength mortar from soft flexible mortars. The ASTM designated them in decreasing order of approximate general strength as Type M (2,500 psi), Type S (1,800 psi), Type N (750 psi), Type O (350 psi) and Type K (75 psi).

Test Panels

These panels are prepared by the contractor using the same techniques that will be used on the remainder of the project. Several panel locations—preferably not on the front or other highly visible location of the building—may be necessary to include all types of masonry, joint styles, mortar colors, and other problems likely to be encountered on the job.

Joint Preparation

Old mortar should be removed to a minimum depth of 2 to 2-1/2 times the width of the joint to ensure an adequate bond and to prevent mortar "popouts." For most brick joints, this will require removal of the mortar to a depth of approximately Ω to 1 inch; for stone masonry with wide joints, mortar may need to be removed to a depth of several inches. Any loose or disintegrated mortar beyond this minimum depth also should be removed.

Although some damage may be inevitable, careful joint preparation can help limit damage to masonry units. The traditional manner of removing old mortar is through the use of hand chisels and mash hammers. Though labor-intensive, in most instances this method poses the least threat for damage to historic masonry units and produces the best final product.

Inappropriate cleaning and coating treatments are a major cause of damage to historic masonry buildings. While either or both treatments may be appropriate in some cases, they can be very destructive to historic masonry if they are not selected carefully. Historic masonry, as considered here, includes stone, brick, architectural terra cotta, cast stone, concrete and concrete block. It is frequently cleaned because cleaning is equated with improvement. Cleaning may sometimes be followed by the application of a water-repellent coating. However, unless these procedures are carried out under the guidance and supervision of an architectural conservator, they may result in irrevocable damage to the historic resource.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior.

FINDINGS OF FACT:

For each Certificate of Appropriateness and/or Grant 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; **The Standard is met.***
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; **The Standard is met.***
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 Standard is met.***
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 Standard is not applicable.***

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; **The Standard is met.***
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 estimates did not specify a mortar analysis prior to repointing. It is important to use the correct mixture of mortar materials to prevent damage to the brick and new and existing mortar.*
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 Standard is met***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; **The Standard is not applicable.***
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. (Ordinance No. 2006-137, Section 44.11-5D) **The Standard is met.***

STAFF RECOMMENDATION: 305 W. Monroe St. is a contributing building in the Central Business District. Its design is compatible with the historic context and the period of significance for downtown. The repointing of brick work, chimney repair, replacement of gutter and downspout, and replacement of the sidewalk to the front entrance improve the sustainability and longevity of this historic structure. *Staff recommends the Historic Preservation Commission grant the request for a Rust Grant for \$6,584.50 to assist with the costs of repointing brick work.*

Respectfully Submitted,

Casey Weeks
Assistant City Planner

Attachments: Rust Application, Scope of Work, Materials Specifications, Photos of building

Design Plan

Our beautiful 110-year-old "Blackstone Building" is in need of work to preserve the exterior brick, and insure that the building will remain strong, safe and beautiful. The bricks and mortar on the front side (south) of the building are in excellent shape and do not need repair work. The sides and back side of the building are in great need of repair. Our condominium association would like to complete the following work this calendar year before further damage ensues:

- Repair & Replace (as needed) existing mortar, bricks on exterior of building to preserve the building.
- Install new seamless downspout in order to prevent current on-going water damage to brick and mortar.
- Replace broken sidewalk approaching the front door of the building, ensuring that our sidewalk is safe for residents and guests.

Overall Budget for the Project

Our association reserves are limited to covering only one-half of the lowest estimate of this project: \$6584.50 (one-half of \$13,169).

Thank you to the City of Bloomington Historic Preservation Commission for consideration of our Grant Application. We would greatly appreciate your assistance in funding this needed work.

**Nancy Isaacson,
on behalf of 305 West Monroe Condominium members**

Estimate #1

\$11,100	Prospal Restoration Masonry Design, Inc. Tuck pointing broken mortar and replacement of Broken & missing bricks
\$1,074	Midstate Seamless Gutters, Inc. Replacement of Downspout & 7" of Gutter
\$ 995	Zappa Construction, Inc. Replacement of 9' 6" section of front sidewalk
\$13,169	Total Cost

Estimate # 1

Prospal Restoration Masonry Design Inc.

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

Estimate

Date	Estimate #
7/10/2019	567

Name / Address
condo association 305 W Monroe bloomington illinois

			Project
Description	Qty	Rate	Total
Masonry repair mortar joints between brick exterior building and replace broken brick exterior building . 1 - tuck point cracked mortar joints east exterior wall and replace broken brick . . 2 - tuck point cracked mortar joints between brick exterior north east balcony walls and north east brick corner ground to roof line . 3 - tuck point mortar joints between brick north balcony wall s . 4 - repair second floor pocket where bricks have moved . 5 - tuck point mortar joints between brick exterior north west balcony walls and north west brick corner ground to roofline . 6 - tuck point cracked mortar joints between brick west exterior wall . 7 - wash down new work with vanotrol brick cleaner .	1	11,100.00	11,100.00
Materials on the job - mortar 80 pound bag	14	0.00	0.00
Materials on the job - vanotrol brick cleaner gallon	5	0.00	0.00
Masonry repair exterior chimney included in bid price . 1- grind all mortar joints between brick exterior chimney . 2 - fill in with type s mortar . wash down new work . 3 - apply siloxane water repellent to exterior chimney .	1	0.00	0.00
thank you for calling Prospal Restoration			Total \$11,100.00

Midstate Seamless Gutters, Inc.
1204 S Adelaide St
Normal, IL 61761 US
midstategutters@aol.com
www.midstateseamlessgutters.com

Estimate

ESTIMATE # 1433
DATE 07/17/2019

ADDRESS
NANCY ISAACSSON
305 W MONROE ST
BLOOMINGTON, IL 61701

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
07/17/2019	4X5 DOWNSPOUT	FURNISH LABOR AND MATERIALS FOR NEW 4X5 DOWNSPOUT INSTALLED ON NORTH EAST CORNER OF THE BUILDING. COLOR MUSKET BROWN	1	360.00	360.00
07/17/2019	7"GUTTER	FURNISH LABOR AND MATERIALS FOR NEW 7" .032 THICKNESS SEAMLESS GUTTER INSTALLED ON NORTH SIDE OF THE BUILDING. COLOR MUSKET BROWN	1	714.00	714.00

PROPOSAL IS VALID FOR 90 DAYS FROM DATE

TOTAL

\$1,074.00

Please review attached estimate and available options. If your estimate is for multiple options your total at the bottom is for all options combined. Look at the subtotal under each option for individual pricing. Contact us if you have any questions or concerns.

When you decide to proceed with the job, you can e-mail or mail the signed copy to us. Once we receive your signed copy you will be put on the current service schedule. This schedule is season/weather dependent. You can anticipate an installation/work date around 2 weeks from the time we receive your signed estimate. You can call for an update if you'd like.

Invoice for work completed will be sent immediately and is due within 13 days.

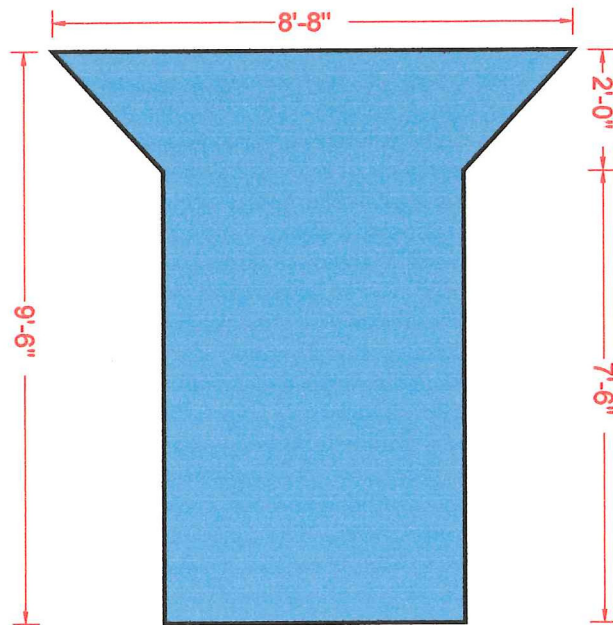
Thank you for the opportunity to provide you with this estimate. We look forward to working with you.



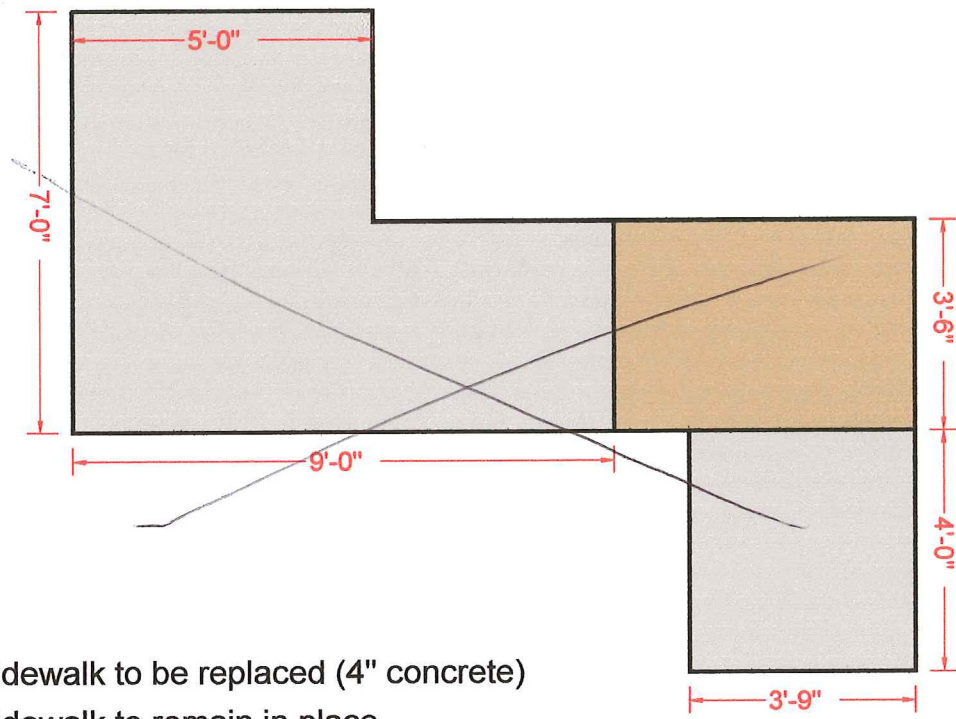
2334 E Raab Road
Normal, IL 61761
(309) 451-8291
info@zappaconstruction.com

Name / Address
Isaacson, Nancy 305 W. Monroe Bloomington, IL 61701

		Project
Description	Total	
Sidewalk replacement (front only) FRONT SIDEWALK Tear out and replace sidewalk as indicated on diagram. Will pour back as 4 inches of 4000 PSI concrete with fiber and wire mesh reinforcement, with a recycled gravel base below grade. Expansion and control joints will be placed as needed. New concrete will receive a light broom finish. A penetrating sealer will be sprayed to prevent corrosion.	995.00	
	Total \$995.00	



Front
Sidewalk



Back
Sidewalk
Not
included

-  Sidewalk to be replaced (4" concrete)
-  Sidewalk to remain in place
-  Optional sidewalk to be replaced (4" concrete)

ISSUE
6/29/19

PROJECT
Nancy Isaacson

CLIENT
Nancy Isaacson
305 W. Monroe
Bloomington, IL 61701

Zappa Construction Inc.
2334 E Raab Rd
Normal IL 61761
Tel: 309-451-8291



DRAWN BY
JRAZ

PROJECT NO.
19____

Estimate # 2

\$15,000	Bulldog Construction Tuck pointing broken mortar and replacement of Broken & missing bricks
\$1,074	Midstate Seamless Gutters, Inc. Replacement of Downspout & 7" of Gutter
\$2,265	Scratchlow Concrete Lifting and Slab Jacking Replacement of 9' 6" section of front sidewalk
\$18,339	Total Cost

Estimate # 2

PROPOSAL

PROPOSAL NO.

SHEET NO.

DATE 6-29-19

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Nancy Isaacson
ADDRESS 305 Monroe
CITY, STATE Bloomington IL
PHONE NO.

ADDRESS Thegg Judd
CITY, STATE
DATE OF PLANS
ARCHITECT

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

Bid for 305 Monroe St Bloomington
IL, Bloomington

Renovation Exterior Suck pointing
West, East North side
and chimney repair

Include 3 steel lintels
for beam support

Sealing of Brick

Include and material and labor.

7500.00 down
7500.00 upon completion

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Dollars (\$_____)

with payments to be as follows

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Per

Tress T Judd
Bulldog Const.

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

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

SIGNATURE

SIGNATURE

DATE

Midstate Seamless Gutters, Inc.
1204 S Adelaide St
Normal, IL 61761 US
midstategutters@aol.com
www.midstateseamlessgutters.com

Estimate

ADDRESS

NANCY ISAACSSON
305 W MONROE ST
BLOOMINGTON, IL 61701

ESTIMATE # 1433

DATE 07/17/2019

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
07/17/2019	4X5 DOWNSPOUT	FURNISH LABOR AND MATERIALS FOR NEW 4X5 DOWNSPOUT INSTALLED ON NORTH EAST CORNER OF THE BUILDING. COLOR MUSKET BROWN	1	360.00	360.00
07/17/2019	7"GUTTER	FURNISH LABOR AND MATERIALS FOR NEW 7" .032 THICKNESS SEAMLESS GUTTER INSTALLED ON NORTH SIDE OF THE BUILDING. COLOR MUSKET BROWN	1	714.00	714.00

PROPOSAL IS VALID FOR 90 DAYS FROM DATE

TOTAL

\$1,074.00

Please review attached estimate and available options. If your estimate is for multiple options your total at the bottom is for all options combined. Look at the subtotal under each option for individual pricing. Contact us if you have any questions or concerns.

When you decide to proceed with the job, you can e-mail or mail the signed copy to us. Once we receive your signed copy you will be put on the current service schedule. This schedule is season/weather dependent. You can anticipate an installation/work date around 2 weeks from the time we receive your signed estimate. You can call for an update if you'd like.

Invoice for work completed will be sent immediately and is due within 13 days.

Thank you for the opportunity to provide you with this estimate. We look forward to working with you.

SCRITCHLOW

CONCRETE RAISING
SLAB JACKING



Proposal

1906-1816-4132

2019-06-18

Scritchlow Concrete Lifting and Slab Jacking
1005 S Maple
Bloomington IL 61701
rscritch@hotmail.com
1-877-287-0402

Nancy Isaacson
305 W Monroe
Bloomington IL 61701
[REDACTED]
[REDACTED]

Thank you for the opportunity to work on your project!

This estimate is valid for 30 days

Project Location

305 W Monroe, Bloomington, IL, 61701

Front Sidewalk

Description	Unit Price	Quantity	Total
<u>Concrete - Removal Small / Limited</u> Breaking up of existing 4" concrete, loading, and disposal. IF concrete is thicker than 4" an additional charge of \$1.50 per inch will apply based on the concrete's thickest point.		50.00 Square Feet	\$712.08
<u>Concrete - Form Work Wood</u> Form up wooden concrete forms with the proper slope for drainage and stake or back fill as needed for support.		20.00 Linear Feet	\$88.71
<u>Concrete - Expansion Install</u> Set elevations for 1/2" expansion joint and drill and set using Tapcon concrete screws	\$3.93	10.00 Linear Feet	\$39.30
<u>Concrete - Placment Small / Limited Access</u> Screening of sub grade and base preparation as needed, Order 4000 mix concrete, white rock with reinforcing fiber delivered to site and moved from the trucks location to the pouring location		50.00 Square Feet	\$607.86
<u>Concrete - Finishing</u> Pour, strike, float and finish new concrete in place. Concrete surface to be hand troweled with a broomed finish. All joints to be tooled.		50.00 Square Feet	\$973.80
<u>Concrete - Form Stripping</u> Pulling of stakes and stripping of forms from new concrete and clean up of excess concrete splatter as needed		20.00 Linear Feet	\$31.53
<u>Concrete - Trucking</u> Hauling Concrete and debris from the site to the disposal site. Attentional trucking charges may apply due to concrete being thicker than 4".		50.00 Sq Ft	\$37.40

Concrete - Perimeter Clean Up

Final clean up around the work site, blending in of project

grades to existing elevations using screened top soil through out the project as needed and hand seeding of any disturbed areas

20.00
Linear Feet \$174.51

\$2,665.19

Side Stairs

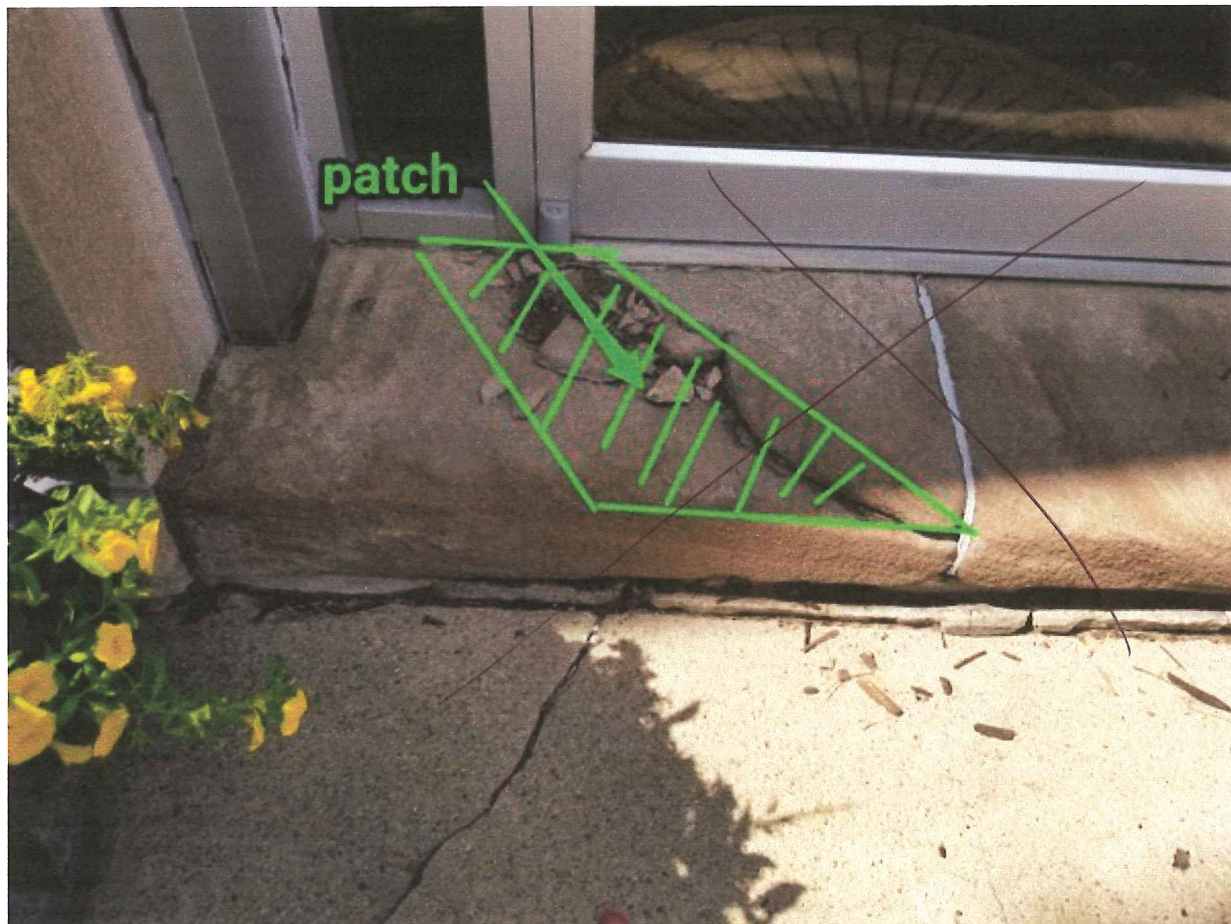
Description	Unit Price	Quantity	Total
<u>Concrete - Removal Small / Limited</u> Breaking up of existing 4" concrete, loading, and disposal. IF concrete is thicker than 4" an additional charge of \$1.50 per inch will apply based on the concrete's thickest point.		25.00 Square Feet	\$257.83
<u>Concrete - Form Work Wood</u> Form up wooden concrete forms with the proper slope for drainage and stake or back fill as needed for support.		65.00 Linear Feet	\$288.31
<u>Concrete - Expansion Install</u> Set elevations for 1/2" expansion joint and drill and set using Tapcon concrete screws	\$3.93	4.00 Linear Feet	\$15.72
<u>Concrete - Placment Small / Limited Access</u> Screening of sub grade and base preparation as needed, Order 4000 mix concrete, white rock with reinforcing fiber delivered to site and moved from the trucks location to the pouring location		25.00 Square Feet	\$101.59
<u>Concrete Finishing Vertical Surface</u> Pour, strike, float pull form boards, scrub and finish vertical surface. Concrete surface to be hand troweled with a broomed finish. All joints to be tooled.		20.00 Linear Feet	\$1,229.04
<u>Concrete - Finishing</u> Pour, strike, float and finish new concrete in place. Concrete surface to be hand troweled with a broomed finish. All joints to be tooled.		25.00 Square Feet	\$174.90
<u>Concrete - Form Stripping</u> Pulling of stakes and stripping of forms from new concrete and clean up of excess concrete splatter as needed		65.00 Linear Feet	\$102.47
<u>Concrete - Trucking</u> Hauling Concrete and debris from the site to the disposal site. Attentional trucking charges may apply due to concrete being thicker than 4".		25.00 Sq Ft	\$18.70
			\$2,188.56

Back Sidewalk

Description	Unit Price	Quantity	Total
<u>Concrete - Removal Small / Limited</u> Breaking up of existing 4" concrete, loading, and disposal. IF concrete is thicker than 4" an additional charge of \$1.50 per inch will apply based on the concrete's thickest point.		68.00 Square Feet	\$701.28



Front
Sidewalk



Not
Included

Historic Information

The Pantagraph, 25 March 1909: "The McCarthy Apartments"

Newspapers
by Ancestry

Bill Kemp

The Pantagraph (Bloomington, Illinois) · 25 Mar 1909, Thu · Page 3

Printed on Jul 19, 2019

... and is preparing to move back to this city.

The McCarthy Apartments.

—Mr. Maurice McCarthy is clearing the ground in the 300 block on West Monroe street on which he will build his new apartment building just as soon as the weather will permit.

Building Notes.

—Mr. H. R. Dodds has determined to build a fine new residence on North Main street this year. It will be a modern two-story building.

—Plans are being finished for a two-story frame residence that will be put up on the Isaac Livingston farm to take the place of the one lately destroyed by fire.

HUSBAND FORGIVES

Clipped By:



McLeanCountyMuseum
Fri, Jul 19, 2019

Historic Information, continued

2016 Tour de Metro, Bloomington: Description of the “Blackstone Artonia”



Blackstone Artonia

305 W. Monroe

Unit # 3

Originally built in 1909, this seven-unit building was renovated in 2006. This unit features hardwood floors, lots of natural woodwork, and 11-foot ceilings with wood beamed dining room and built-in hutch. Be sure to check out the bath with glass block shower and back deck.

HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects within Bloomington's central downtown district. This grant offers a maximum award amount of \$25,000 per project. \$50,000.00 may be awarded to buildings determined by the Historic Preservation Commission to be in extreme and dangerous states of disrepair.

ELIGIBILITY

If your project does not meet all of the factors listed below, it may be ineligible for funding:

- ☒ Property is within the program's target area
- ☒ The project is an **eligible** preservation, restoration or rehabilitation improvement:
 - Brick cleaning and tuck pointing
 - Window restoration
 - Painting
 - Restoration or original architectural features visible from the street
 - Signs
 - Remodeling window display areas
 - Exterior lighting
 - Window and/or door replacement
 - Awnings
 - Eligible non-façade work such as roof repairs/replacements, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing
 - Detailed architectural design work
 - Structural inspection or analysis by a licensed architect or engineer
 - Asbestos and/or lead paint removal
- ☒ I am the owner of the property, or can provide consent from the owner.
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines
- ☒ This project includes prevailing wages for labor

APPLICATION

Property Address: 305 West Monroe St, Bloomington, IL 61701

Year Built 1909 by Maurice McCarthy Architectural Style: Unsure

Architect: Unknown

Scope of work (please select the option that best describes the type of work):

Brick tuckpointing
Chimney repair + tuck pointing
Drainage system replacement
Sidewalk replacement

Cost of Proposed Work (Estimate 1): \$13,169

Cost of Proposed Work (Estimate 2): \$18,339

Grant Amount Requested: \$6,584.50



Detailed Description of Proposed Restoration Work:

Tuck point broken mortar joints on east, north and west exterior walls of building, including mortar joints surrounding north exterior balconies.

Replace broken or missing brick on east, north and west exterior walls of building, including brick surrounding north exterior balconies.

Repair exterior chimney, including tuck pointing and brick replacement.

Wash new mortar and brick with brick cleaner and sealant.

Replace existing leaking downspout with new seamless downspout and replace 7" portion of gutter, which connects to downspout.

Replace broken sidewalk immediately in front of front entrance to the building with new concrete and sealer.

Project Start Date: Sept 1, 2019 Expected Project Completion Date: Nov. 1, 2019

Please attach the following information to the application.

- Design plan
- Outline work specification prepared by an architect (if applicable)
- Overall budget for the project
- Minimum two (2) estimates for the project
- Sample materials (if possible)
- Historic photos of the subject property showing the appropriateness of improvements (when possible)

Applicant Name: Nancy Isaacson for 305 W. Monroe
 Applicant Address: Condominiums

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature

Date 7/22/19

RETURN TO:

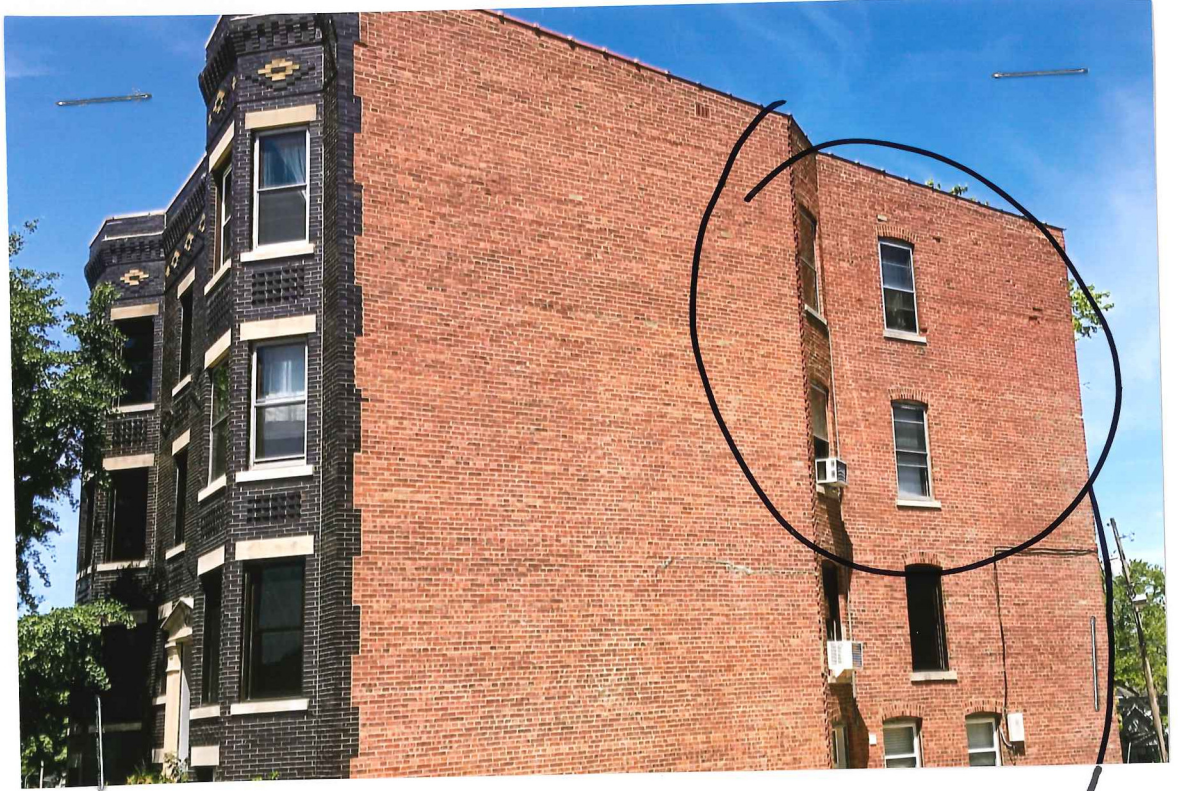
City Planner
 City of Bloomington Community Development Department
 115 E. Washington St. Suite 201
 Bloomington, IL 61701
 Phone: (309) 434-2341
 Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/18/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019

305 W. Monroe

East
side of
building.

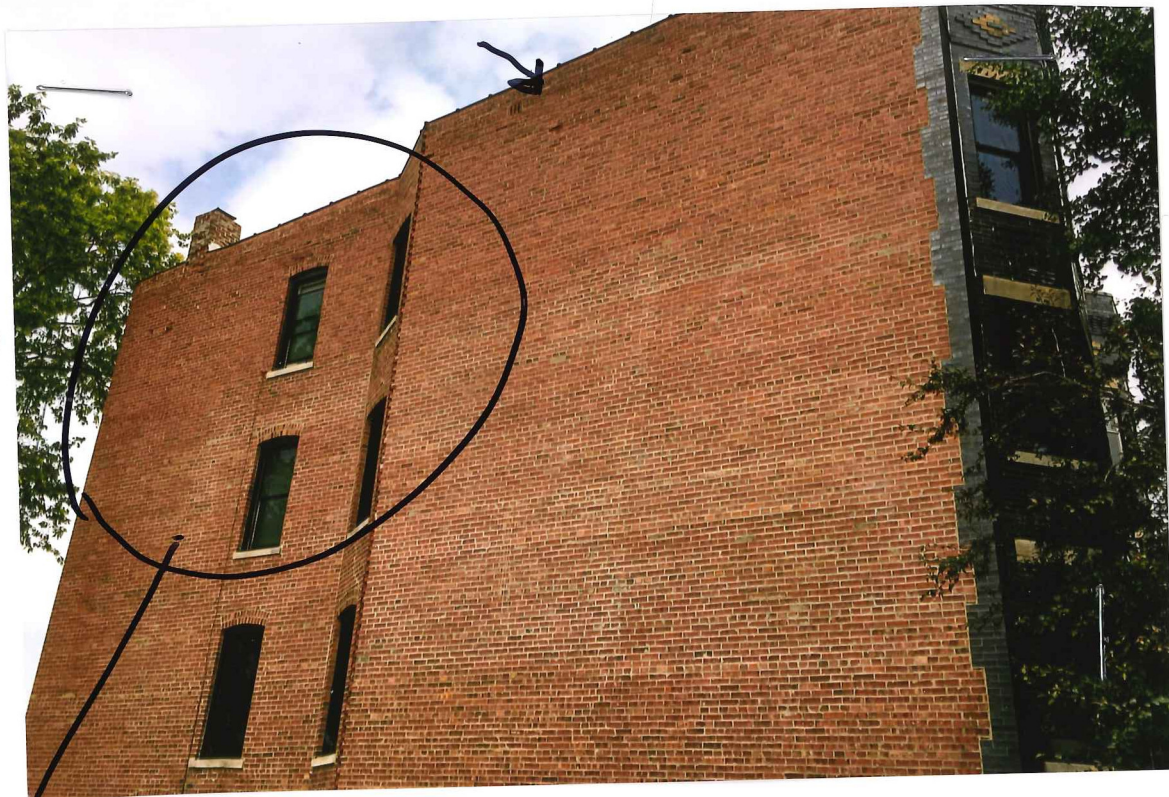
Note missing
or broken
bricks



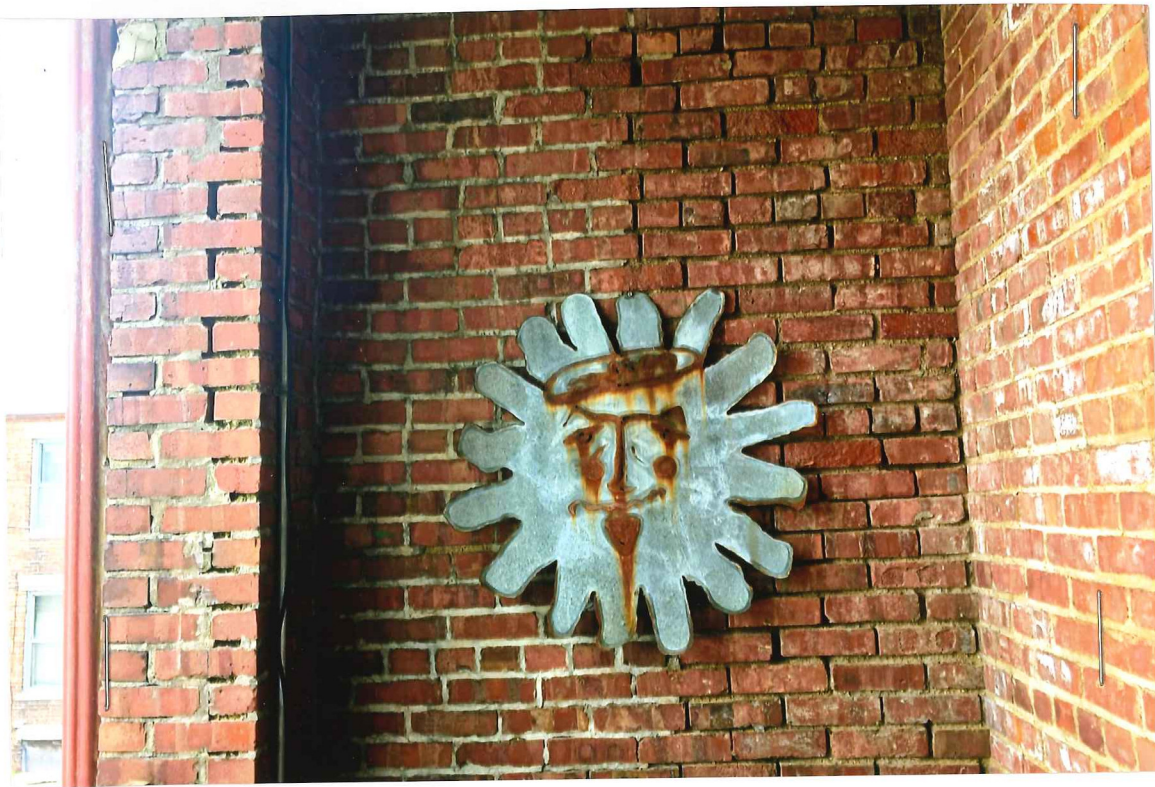
West
Side of
building.

Note missing
or broken
bricks.

Note chimney.



South
side
of
building
Note
missing
brick
and
broken
mortar.

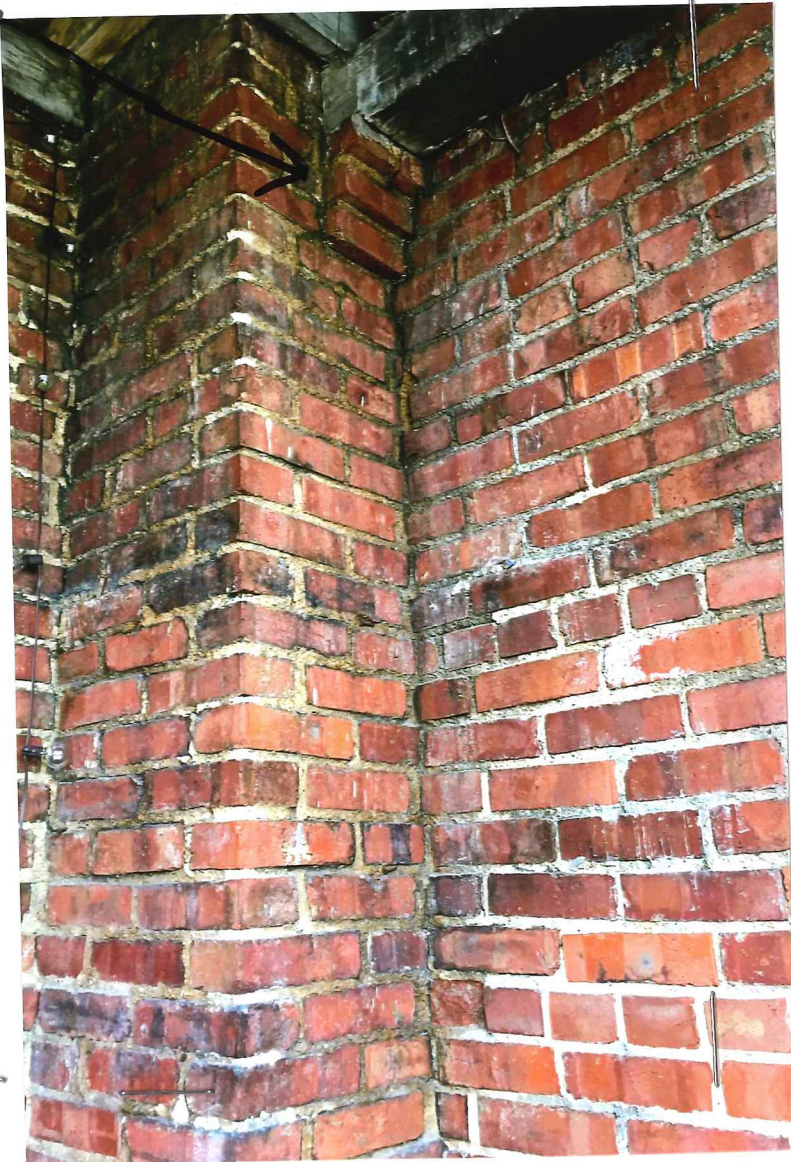
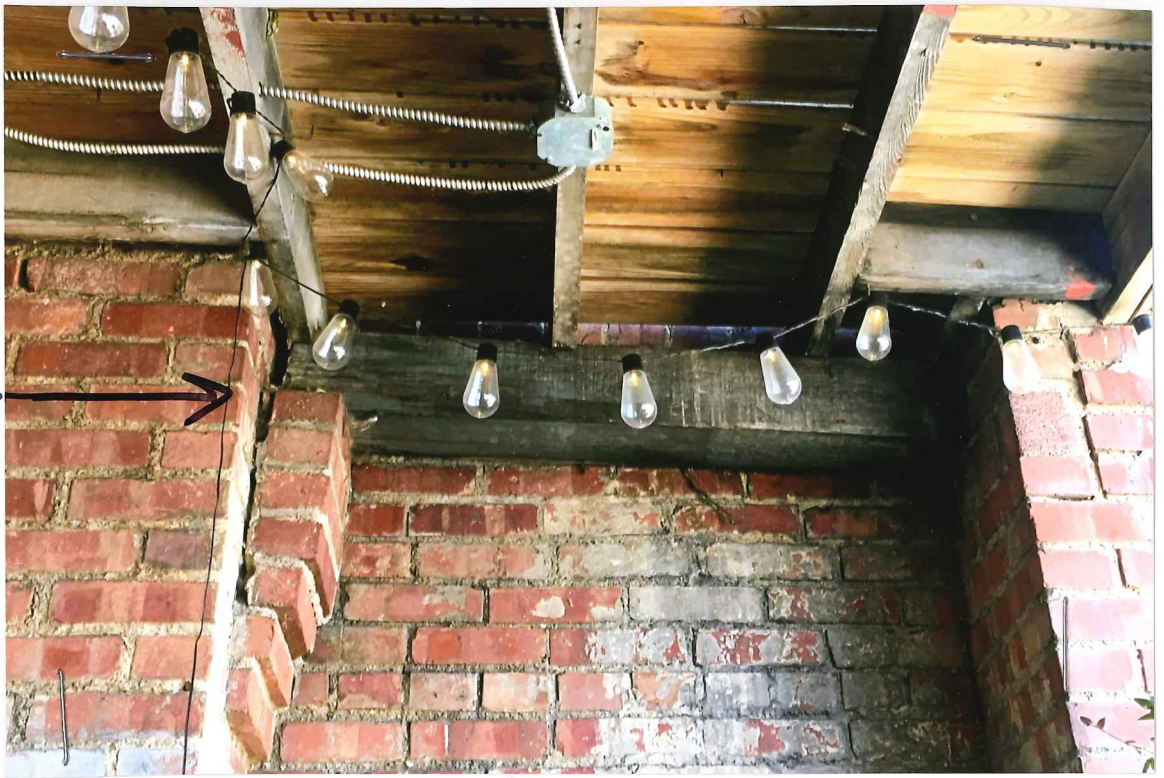


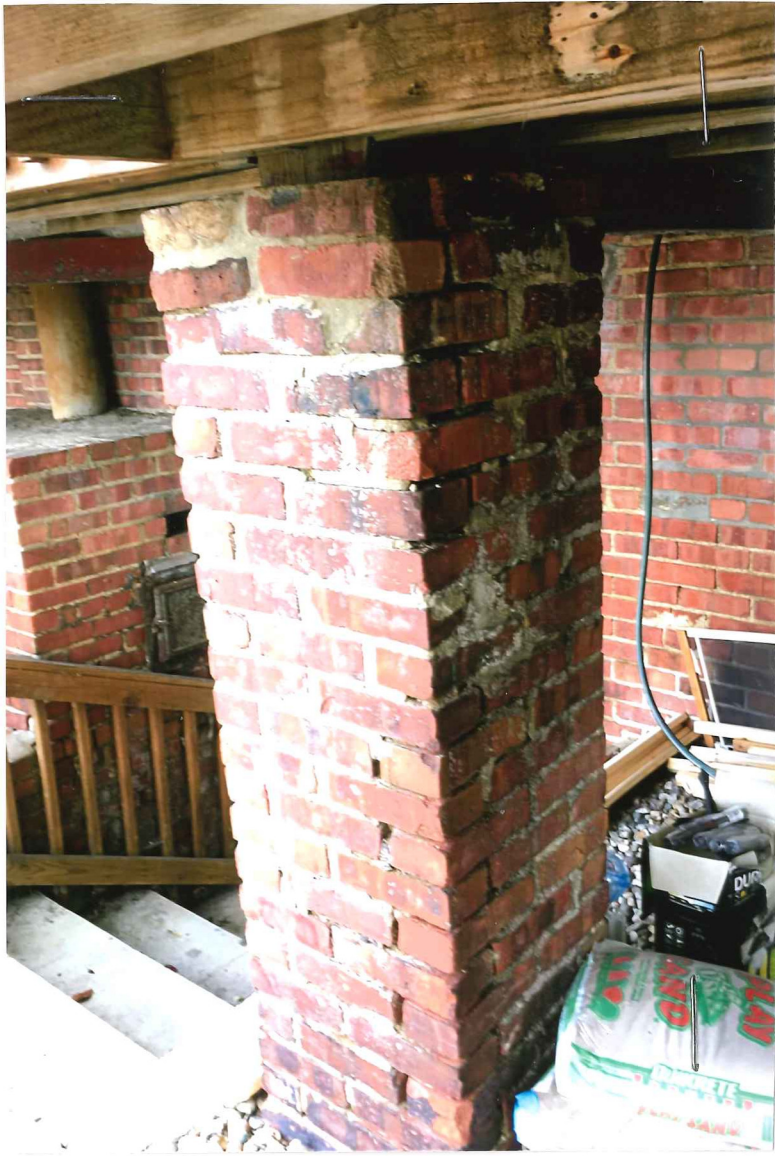
South
side
of
building
Bricks
surround
exterior
balconies.



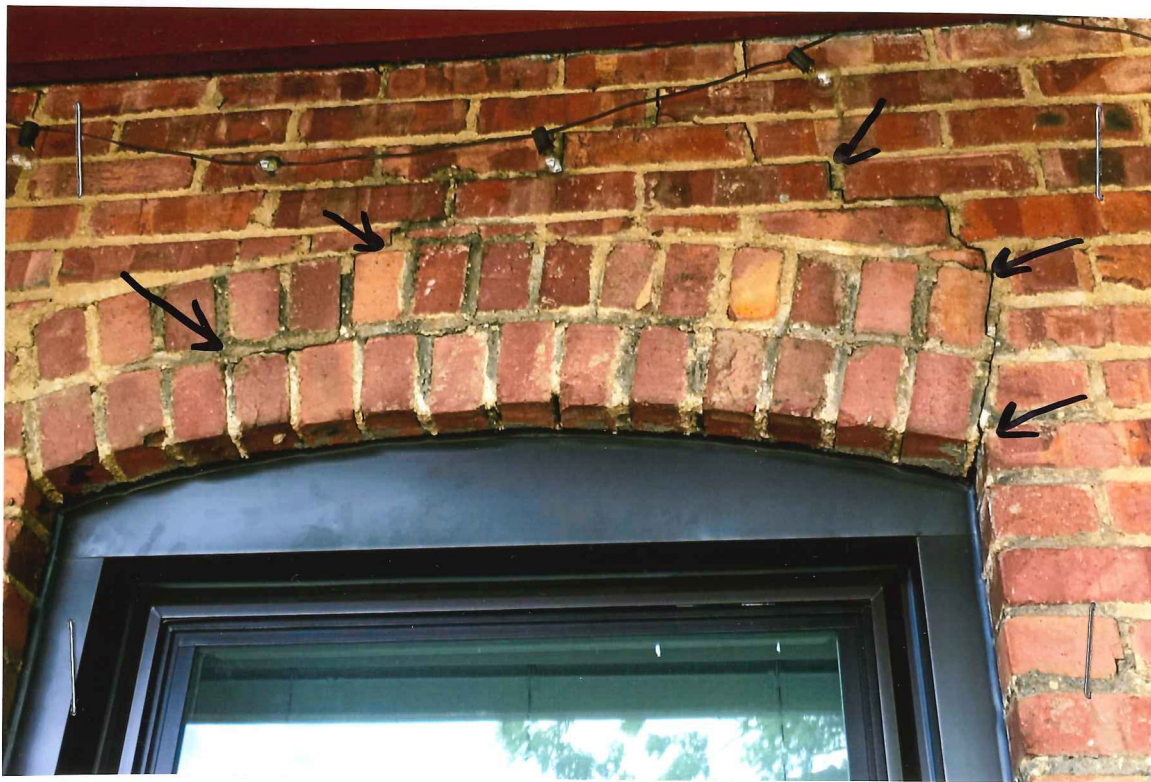
South side
of building

Bricks are
supporting
beam for
exterior
balconies.

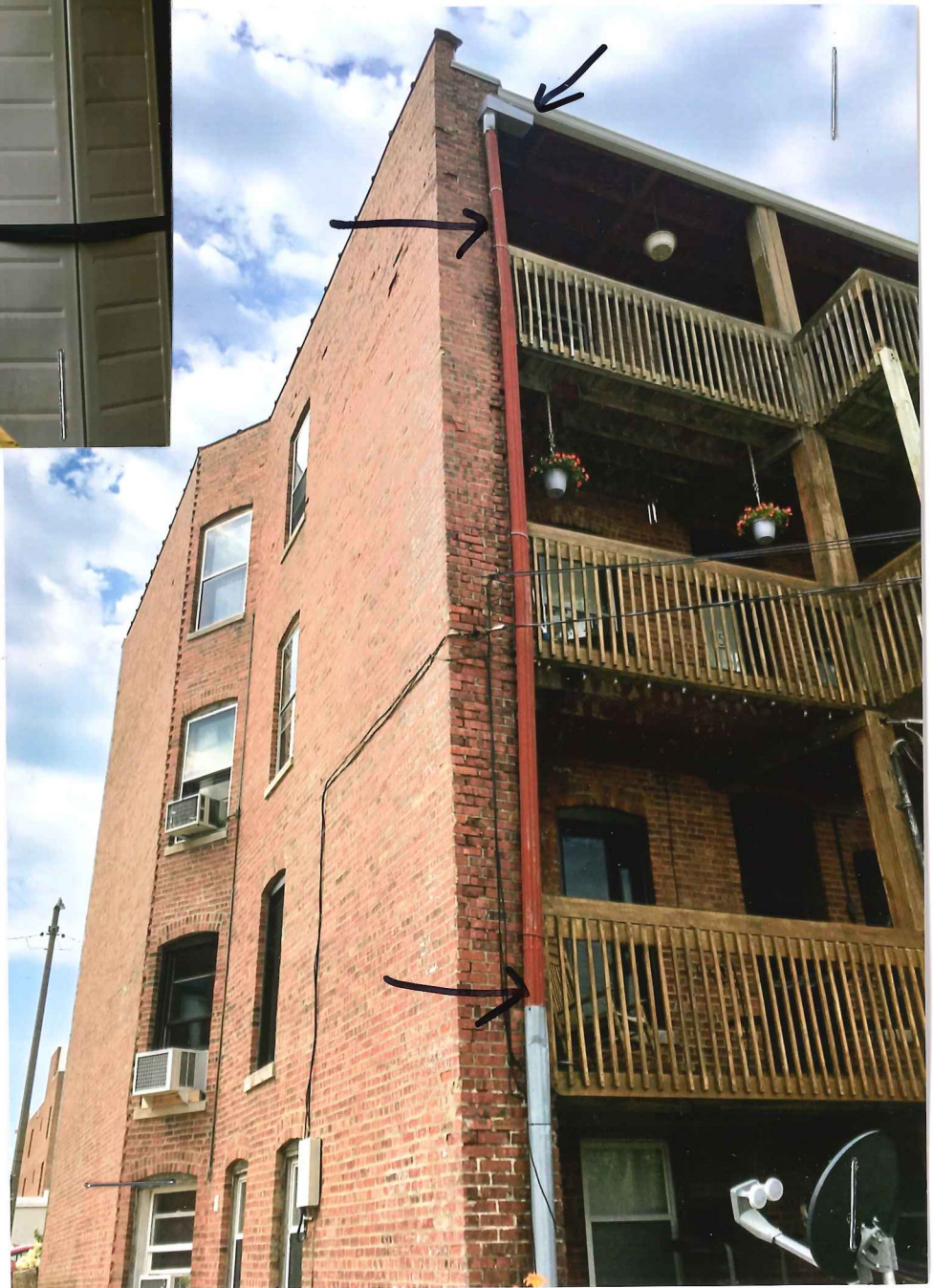




South
side of
building.



Downspout and
7" portion of Gutter
to be replaced



Broken sidewalk to be replaced.

