



**AGENDA
REGULAR SESSION
HISTORIC PRESERVATION COMMISSION
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S. EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, JULY 21, 2022, 5:00 P.M.**

- 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 www.cityblm.org/register at least 5 minutes before the start of the meeting.

4. MINUTES

Review and approval of the minutes of the June 16, 2022 meeting.

5. REGULAR AGENDA

- A. BHP-17-22** Consideration, review and action on a request submitted by Greg Shaw for a Certificate of Appropriateness for siding and soffit repairs on the property located at 1104 N Roosevelt Street (PIN: 14-33-361-004), c. 1870, (Ward 7).
- B. BHP-18-22** Consideration, review and action on a request submitted by Greg Shaw for a Funk Grant in the amount of \$1,964.56 for siding and soffit repairs on the property located at 1104 N Roosevelt Street (PIN: 14-33-361-004), c. 1870, (Ward 7).
- C. BHP-19-22** Consideration, review and action on a request submitted by Leigh & Ron Troyer for a Certificate of Appropriateness for façade and stone repairs on the property located at 701 E Grove Street (PIN: 21-04-440-013), c. 1886, (Ward 1).
- D. BHP-20-22** Consideration, review and action on a request submitted by Leigh & Ron Troyer for a Funk Grant in the amount of \$5,000.00 for façade and stone repairs on the property located at 701 E Grove Street (PIN: 21-04-440-013), c. 1886, (Ward 1).
- E. BHP-21-22** Consideration, review and action on a request submitted by Cindy Grieves and Molly Bradle for a Rust Grant in the amount of \$25,000.00 for façade repairs on the property located at 106 Front Street (PIN: 21-04-339-014), c. 1870, (Ward 6).
- F. BHP-22-22** Consideration, review and action on a request submitted by Bruce Brietwiser a Rust Grant in the amount of \$11,750.00 for window repairs on the property located at 202 Center Street (PIN: 21-04-370-005), c. 1978, (Ward 6).

6. OLD BUSINESS

Updates regarding Historic Preservation Plan

7. NEW BUSINESS

8. ADJOURNMENT



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
BLOOMINGTON POLICE STATION, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, June 16, 2022 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Osborn Room of the Bloomington Police Station at 5:04 p.m., Thursday, June 16, 2022.

The meeting was called to order by Chair Scharnett.

ROLL CALL

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Not Present
Ms. Sherry Graehling	Commissioner	Not Present
Ms. Dawn Peters	Commissioner	Present
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Alissa Pemberton	Assistant City Planner	Present
Mr. Glen Wetterow	City Planner	Present
Ms. Genevieve Rappold	City Intern / Fellow	Present

PUBLIC COMMENT

Commissioner Koos introduced Morgan Buesa (student from Illinois State University) who is interning with him and working on an application for Miller Park to be listed on the National Register of Historic Places.

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MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
THURSDAY, JUNE 16, 2022**

MINUTES

The Commission reviewed the minutes of the May 19, 2022, Historic Preservation Commission meeting. Mr. Koos made a motion to accept the minute as amended. The motion was seconded by Mr. Elterich. All were in favor.

REGULAR AGENDA

- A. **BHP-13-22** Consideration, review and action on a request submitted by Howard Rodgers for a Certificate of Appropriateness for porch repairs on the property located at 510 Mason Avenue (PIN: 21-04-362-010), c. 1853, (Ward 6).
- B. **BHP-14-22** Consideration, review and action on a request submitted by Howard Rodgers a Funk Grant in the amount of \$1,140.00 for porch repairs on the property located at 510 Mason Avenue (PIN: 21-04-362-010), c. 1853, (Ward 6).

Ms. Pemberton requested to address the Certificate of Appropriateness and Funk Grant requests be reviewed together, with the Commission's approval. She presented the cases that were tabled at the last meeting, with recommendation for approval of a Certificate of Appropriateness and Funk Grant. She noted that the applicant had provided additional information since the last meeting, including images of the areas to be repaired, and a proposal from Brad Williams Construction detailing the materials to be used. Since the original request was submitted, additional degradation has occurred, and some materials must now be replaced instead of repaired; an updated quote was provided by the applicant and distributed to the Commission. Ms. Pemberton stated that the petitioner would like the Funk Grant request to be increased to \$1,890.00 to match the increased cost of work in the updated quote.

Howard Rodgers (510 Mason Avenue), applicant, spoke on behalf of the project and provided images of current condition of property and windows. He stated all the work they have done to the home thus far has been in the spirit of maintaining historical and architectural significance. He stated he was working with Brad Williams as he is known for his work on historical homes. He added Mr. Williams indicated to him that patching was not a viable solution and thus the reason for updated/revised quote. He stated the flooring and columns on the porch had significant rot.

The Commission discussed the applications and the updated information provided.

Mr. Koos inquired if the project included painting. Mr. Rodgers responded it did not.

Mr. Koos inquired if all floorboards would be included. Mr. Rodgers stated Mr. Williams recommended doing all because of the condition of wood.

Mr. Eltrich inquired as to the age of the floorboards. Mr. Rodgers stated they were there when they moved in into the home in 2004.

Mr. Koos noted the porch was not original to the 1853 construction. He stated it was likely added in 1900s. He stated it would still be considered historically significant.

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MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

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Ms. Peters motioned to accept the findings of fact as presented by staff. Mr. Koos seconded. All were in favor. (5-0) Ms. Peters motioned to approve a Certificate of Appropriateness. Mr. Koos seconded. All were in favor. (5-0)

Ms. Peters motioned to accept the findings of fact as presented by staff. Mr. Eltrich seconded. All were in favor. (5-0) Ms. Peters motioned to award a Funk Grant in the amount of \$1,890.00. Mr. Elterich seconded. All were in favor. (5-0)

- C. **BHP-16-22** Consideration, review and action on a request submitted by Sarah Lindenbaum & Alister Smith for an S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property at 1001 N. Evans Street (PIN:21-04-226-00) (Ward 4).

Mr. Wetterow presented background on the case, with a recommendation for approval to forward with positive recommendation to the Planning Commission. This property is specifically appropriate for designation due to section c, d, and j of the subject criteria.

- Home of City Alderman in 1980s and also of the creator of “blood plasma” techniques still used today.
- Architectural significance and representation of Queen Anne style.

Mr. Wetterow reviewed the process for reporting the findings of the Commission to the Planning Commission, and further to the City Council. He reviewed key architectural features including the front porch, windows, and back porch that may warrant mentioning in the report to ensure consideration during future requests for Certificates of Appropriateness.

Sarah Lindenbaum and Alister Smith (1001 N. Evans Street), applicants, provided further background. They stated they purchased the home in 2021 from house flippers, but the owners before that had begun to restore the character of the single-family home and they would like to continue that work. They stated they would like to preserve original pieces that remain and try to restore other elements. They mentioned the possible involvement of David Davis at the property.

The Commission discussed several architectural details of the residence.

Mr. Koos stated that sufficient historic materials are present that a restoration could be possible. He also noted that he believes that spot-zoning S-4 is bad policy; the proper approach would be to look at extension of S-4 into areas and neighborhoods for more consistency. He stated he would like the Commission to consider neighborhood identity and larger impact in the future, and ways to get larger groups of people involved in preservation and restoration activities. Chair Scharnett concurred.

Ms. Peters motioned to accept the findings of fact as presented by staff and recommend approval of the designation to the Planning Commission. Mr. Koos seconded. All were in favor. (5-0)

Mr. Wetterow described next steps in the process.

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MEETING MINUTES

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OLD BUSINESS

Review and vote on proposed changes and updates to Rust Grant Guidelines

Ms. Pemberton provided background on proposed updates to the Rust Grant Guidelines. She explained that Resolution 2021-40 requires the Commission to update the Guidelines to allow building owners to receive grants of up to 75% of the total cost of qualified improvements to enhance the accessibility means of building ingress or egress up to a maximum grant amount of \$50,000.

She noted that many of the other similar programs reviewed by staff use “ADA Compliance” to determine project eligibility due to the clarity of the definition, compared to “accessibility.” To meet the request of the City Council, language must be added in two sections. She noted additional clarification and prioritization could be added in other sections as well.

The Commission discussed Rust Grant funding. They also discussed differences between ADA, IAC (Illinois Accessibility Code), and IAEA. Chair Scharnett stated he liked ADA because it would require a licensed architect. Mr. Koos stated State funding options could be made available with ADA. The Commission also discussed potential coverage of elevators and parking lot areas.

Ms. Smith stated the guidelines must follow the Secretary of the Interior’s standards. She stated the Council’s intent was to expand options for funding.

The Commission discussed requiring a licensed structural engineer or architect to review. They also discussed the impact and importance of potential accessibility projects and potential timing items.

At 6:32pm Chair Scharnett asked for 5-minute recess to allow staff to update language in proposed guideline changes. The meeting resumed at 6:37pm

Chair asked what remaining text amendments need to be discussed. Ms. Pemberton listed the remaining of text amendments. The Commission further discussed permitting and professional requirements they would like to see in place. Ms. Pemberton stated the Commission could always request additional information. Ms. Smith noted that even though a permit might be issued, the Commission can still deny an application.

Ms. Smith noted that other Commissions require a pre-application conference with staff - so they could try to work this into guidelines.

The Commission reviewed the proposed language.

Mr. Koos made a motion to accept the changes to the Rust Grant Guidelines, as reported by staff. Mr. Eltrich seconded. All were in favor. (5-0)

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MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

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Updates regarding Historic Preservation Plan

Ms. Rappold presented the Historic Preservation Commission Map work being done to research and map the existing City survey resources.

Chair Scharnett inquired whether this could be overlayed on the MCGIS at some point so people can see it. Mr. Wetterow clarified “yes” and that it would help with public awareness as well. He stated they can take paper applications/images/etc. and scan to attach to GIS points to assist researchers.

Ms. Rappold explained she has created S-4 District layer, National Register layer, Historic Tax Credit layer; most of the information is publicly available so can be issued once the data is cleaned up.

Mr. Koos provided additional details regarding the Miller Park National Register application. The Commission discussed several items regarding Miller Park and commended Mr. Koos for his research. Ms. Smith noted that next steps are to meet with Parks regarding potential impacts, especially since there are living animals involved.

Mr. Buesa provided other details that have been discovered about the park. He stated he is currently working to establish all the pieces and then will stitch it all together. He stated he feels like the project could be successful and bring a lot of positive attention to the park and western Bloomington in general.

Mr. Koos stated he would be happy to do a research workshop on like he is conducting for Le Roy soon.

The Commission discussed various theme updates of the Preservation Plan. They also discussed how historic preservation interacts with public policy.

Ms. Smith thanked the Commission for their thoughtful discussion and time allowed for staff updates so that we are all moving forward in the same direction and in pursuit of the goals in the Preservation Plan.

NEW BUSINESS

None.

ADJOURNMENT

Ms. Peters motioned to adjourn. Mr. Koos seconded. All were in favor. The meeting was adjourned at 7:29pm.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

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HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: July 21, 2022
CASE NO: BHP-17-22, Certificate of Appropriateness (COA)
REQUEST: Consideration, review and action on a petition submitted by Greg Shaw for a Certificate of Appropriateness for soffit and siding replacement for the property located at 1104 N Roosevelt Avenue (PIN:14-33-361-004), c. 1870, (Ward 7).



Above: The subject property at 1104 N Roosevelt Avenue

PROPERTY INFORMATION

Subject property: 1104 N Roosevelt Avenue
Applicant: Greg Shaw
Existing Zoning: R-2 Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 82.5' x 100' (8,250 square feet)
PIN: 14-33-361-004

HISTORICAL INFORMATION

Year Built: c. 1870
Architectural Style: Italianate
Architect: Unknown
Historic District: North Roosevelt Avenue Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2	401 W Graham St (single family)
South	R-2	1102 N Roosevelt Ave (single family)
East	R-2	308 W Graham St (single family)
West	R-2	404 W Graham St (single family)

PROJECT DESCRIPTION

Background:

The applicant did not provide any historical background of the residence. The residence was constructed in 1870.

Petitioner's request:

The applicant is requesting a Certificate of Appropriateness to replace 470 linear feet of cedar siding on the south elevation. Additionally, the applicant requests to replace approximately 11 feet of fascia and soffit at the southeast portion of the house. The applicant intends to individually perform the proposed work and has provided an estimate.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with the Siding and Soffit Policy as outlined in the Architectural Review Guidelines.

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. **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.* No changes to the distinctive architectural features of the home are proposed. The siding and soffit would be replaced with same quality and type of wood. All dimensions and colors are proposed to be consistent with original siding and soffit items. No other changes are proposed to the residence. **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 proposed work does not alter the earlier appearance of the building. **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.* No changes have occurred to the subject portion of the residence. **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 proposal will affect only a portion of the residence and will match original materials as closely as possible. All other original items will be retained. **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.* Replacement items are proposed to be consistent with original items. **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 not applicable.**
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 proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features. **The standard is met.**

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Siding and Soffit Policy as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Certificate of Appropriateness. Staff recommends that the Commission take the following actions:

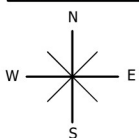
Motion to establish standards are met.

Motion to approve the petition submitted by Greg Shaw for a Certificate of Appropriateness for soffit and siding replacement for the property located at 1104 N Roosevelt Avenue (PIN: 14-33-361-004), c. 1870, (Ward 7).

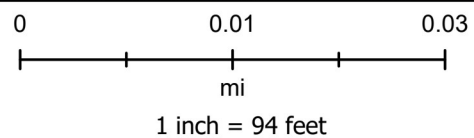
Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



Application

Property Address: 1104 North Roosevelt Ave.

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: 1870

Architectural Style: Italianate



Proposed Restoration Work: siding and soffit replacement in limited areas

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

see attached narrative and materials lists

Project Start Date: August 1, 2022

Expected Project Completion Date: August 31, 2022

Please attach the following information to the application.



Historic photos supporting the application (if available)

Application for a Funk historic preservation grant for 1104 North Roosevelt Avenue

Part 1: siding replacement in select areas

Approximately 12 years ago I removed the 1950s synthetic siding (cement-asbestos type), scraped, and attempted to repair the original cedar siding that remained underneath. For the most part, this restoration has been successful. However, on the south (sun-facing) side of the house the old siding has not held paint well and the cracks are numerous. Despite my considerable efforts to restore the old siding, scraping and repainting multiple times using the best oil-based products I can find, sections of the old siding still will not hold paint. On sections of the house where I have replaced the cedar siding with a modern equivalent and have primed the wood on all surfaces prior to installing it, the new siding is holding up very well. I propose to replace the siding on the portion of our south wall where the conditions are the worst. This will involve approximately 470 linear feet of beveled western red cedar that perfectly matches the old siding. The new product measures $1\frac{1}{16}$ th of an inch (on the thicker edge) by 6 inches, installed to leave a 4.25-inch reveal. I will perform all of the work myself, so there are no labor costs associated with this project. I will purchase most of the materials from our local Lowe's store.

The list of materials:

470 feet of beveled red cedar siding (\$4.73 per foot)	2364
Delivery fee for siding	79
1 roll of housewrap	31
1 roll of housewrap tape	13
2 boxes of galvanized siding nails (\$5 per box)	10
3 gallons of oil-based primer (\$27 per gal)	81
1 gallon of latex paint	43
1 roll aluminum flashing (10' x 10")	10
6 tubes of caulk (\$3 each)	18
3 paint brushes (\$6 each)	18
1 box of staples for staple gun	4
Sub-total	2671.00
Sales tax (8.75%)	233.71
Total for siding replacement	\$2904.71

Part 2: soffit and fascia replacement

Long ago a former owner of the house built an addition in a way that created a nearly flat section of our roof. While the rolled roofing that covers this section remains in good condition (I recoat it with sealant about every 3 years), the edge where it meets the gutter is imperfect. Over the years, water seepage has spoiled the fascia and soffit on the south-east aspect of the house. Conditions on that section of the edge of the roof continue to slowly deteriorate. To prevent damage to rafters and sheeting, this is the summer to finally get this job done. I propose to rent a mechanical lift from a local construction rental company and do the work myself. I have done

this kind of work before and am confident in my skills. I will remove approximately 11 feet of aluminum gutter, and the corresponding fascia and soffit. I will replace both fascia and soffit as well as adding metal flashing under the edge of the rolled roofing to ensure that water coming off the edge of the roof makes its way into the gutter. I will prime all of the new wood prior to installing it, and once in place I will paint all of the new materials to match the rest of the house. The price list is as follows.

2 days of rental for an articulating lift (\$325 per day, plus \$150 delivery)	800
12 feet of cedar 1 x 8 for fascia	50
1 sheet ½ exterior plywood for soffit	30
1 gallon of oil-based primer	27
3 tubs of silicone caulk (\$5 each)	15
2 rolls of aluminum flashing (10' x 10"; \$10 each)	20
Sub-total	942.00
Sales tax (8.75%)	82.42
Total for roof edge repair	\$1024.42
 GRAND TOTAL FOR BOTH PROJECTS	 \$3929.13





HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: July 21, 2022
CASE NO: BHP-18-22, Funk Grant
REQUEST: Consideration, review and action on a petition submitted by Greg Shaw for a Funk Grant in the amount of \$1,964.56 for replacement of soffit and siding for the property located at 1104 N Roosevelt Avenue (PIN: 14-33-361-004), c. 1870, (Ward 7).

PROPERTY INFORMATION

Subject property: 1104 N Roosevelt Avenue
Applicant: Greg Shaw
Existing Zoning: R-2 Single Family Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 82' x 100' (8,200 square feet)
PIN: 14-33-361-004

HISTORICAL INFORMATION

Year Built: c. 1870
Architectural Style: Italianate
Architect: Unknown
Historic District: North Roosevelt Ave Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2	401 W Graham St (single family)
South	R-2	1102 N Roosevelt Ave (single family)
East	R-2	308 W Graham St (single family)
West	R-2	404 W Graham St (single family)

PROJECT DESCRIPTION

Background:

The applicant did not provide any historical background of the residence. The residence was constructed in 1870.

Petitioner's request:

The applicant is requesting a Funk Grant in the amount of \$1,964.56 for soffit and siding replacement at the residence. The owner is proposing to individually perform the work, estimated at \$3,929.13 total for labor and materials. As the structure is owner-occupied, the project does not require prevailing wage. The amount requested is an eligible expense under the Funk Grant Guidelines. This application is coupled with a Certificate of Appropriateness application which is required via the Funk Grant process.

The scope of work entails replacing 470 linear feet of cedar siding on the south elevation. Additionally, the applicant requests to replace approximately 11 feet of fascia and soffit at the southeast portion of the residence.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with much of the Siding and Soffit Policies as outlined in the Architectural Review Guidelines.

STANDARDS FOR REVIEW

A project's eligibility for Funk Grant funding is determined by the following factors:

1. *Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program. **The standard is met.***
2. *The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project to:*
 - a. *The original structure,*
 - b. *Historically significant features of the property such as original fencing,*
 - c. *Architecturally compatible additions to the original structure, or*
 - d. *A historically significant or architecturally compatible auxiliary building to the primary structure such as carriage house.*

The standard is met.
3. *Roofing and Gutter Projects are eligible for consideration if: a. The project is a repair or replacement using historically accurate roofing materials such as slate or tile, or b. The project is a restoration or repair of historic, architectural features such as box or yankee gutters, or c. The project is a repair or replacement using modern materials which mimic historic materials in appearance, and increase durability and useful life. **The standard is not applicable.***
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. (Note: painting, staining and related-tasks will be considered as a single project per property.) **The standard is met.***
5. *Project expenses eligible for grant program funds include:*
 - a. *Professional architectural services,*
 - b. *Materials, and*
 - c. *Skilled labor. Grant recipients and their contractors must pay prevailing wage in accordance with all federal, state and local laws and all requirements of the Illinois Department of Labor except for owner-*

occupied single-family residences and owner-occupied multi-family residences.

- i. Sweat equity is not eligible for grant reimbursement. **No sweat equity will be funded.***
- ii. Labor costs below prevailing wage are not eligible for grant reimbursement. **Prevailing wage is not required.***

Limitations:

- 6. *No interior work is eligible for the grant. **No interior work is indicated or requested.***
- 7. *Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award. A Certificate of Appropriateness is being sought concurrently with this application (see BHP-17-22).*
- 8. *Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding. Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year. **The standard is not applicable.***
- 9. *Funding assistance is not available to exterior projects on:*
 - a. Significant additions to the original structure which are not architecturally compatible with the original structure.*
 - b. Non-historically significant auxiliary buildings.*
 - c. Non-historically significant features of the property such as fences, driveways and sidewalks.*
 - d. Landscaping.*

The standard is met.
- 10. *Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards. **The standard is not applicable.***
- 11. *Project expenses not eligible for grant program funds include:*
 - a. "Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. **No sweat equity will be funded.***
 - b. Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. **Prevailing wage is not required.***

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Siding & Soffit Policy as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Funk Grant. Staff recommends that the Commission take the following actions:

Motion to establish standards are met.

Motion to approve the petition submitted by Greg Shaw for a Funk Grant in the amount of \$1,964.56 for soffit and siding replacement for the property located at 1104 N Roosevelt Avenue (PIN: 14-33-361-004), c. 1870, (Ward 7).

Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Funk Grant application
- Supplementary application materials

APPLICATION

Property Address: 1104 North Roosevelt Ave.

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 1870

Architectural Style: Italianate

Cost of Proposed Work: \$39,291.13

Grant Amount Requested: \$19,645.56



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

Proposed Restoration Work: Siding + soffit replacement in select areas

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

see attached narrative

Project Start Date: 8/1/22

Expected Project Completion Date: 8/31/22

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 PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: July 21, 2022
CASE NO: BHP-19-22, Certificate of Appropriateness (COA)
REQUEST: Consideration, review and action on a petition submitted by Leigh & Ron Troyer for a Certificate of Appropriateness for siding, window, and stone paver repairs for the property located at 701 E Grove Street (PIN: 21-04-440-013), c. 1886, (Ward 1).



Above: The subject property at 701 E Grove Street

PROPERTY INFORMATION

Subject property: 701 E Grove Street
Applicant: Leigh & Ron Troyer
Existing Zoning: R-2 Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 70' x 180' (12,600 square feet)
PIN: 21-04-440-004

HISTORICAL INFORMATION

Year Built: c. 1886
Architectural Style: Queen Anne
Architect: Unknown
Historic District: East Grove Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2	702 E Grove St (single family)
South	R-2	1314 N Clinton Blvd (single family)
East	R-2	703 E Grove St (single family)
West	R-2	613 E Grove St (single family)

PROJECT DESCRIPTION

Background:

The residence was constructed in 1886 and is known as the George H. Cox House.

Petitioner's request:

The applicant is requesting a Certificate of Appropriateness to make siding repairs at the southeast portion of the residence, window and siding repairs on the south side of the residence, and concrete/paver/cairn replacement in front of the residence.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with the Siding, Window and Site Features Policies as outlined in the Architectural Review Guidelines.

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. **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.* No changes to the distinctive architectural features of the home are proposed. The siding, window sill, and site features would be replaced with same quality, size and type. All dimensions and colors would be consistent with original items. No other changes are proposed. **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 proposed work does not alter the earlier appearance of the building. **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.* No changes have occurred to the subject portion of the residence. **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.* Any original items will be retained, repaired if possible, and duplicated when damaged beyond repair. There is no expansion to the residence or other changes proposed at this time. **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.* Any original items will be retained, repaired if possible, and duplicated when damaged beyond repair. **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 not applicable.**
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 proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features. **The standard is met.**

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Siding, Window and Site Features Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Certificate of Appropriateness. Staff recommends that the Commission take the following actions:

Motion to establish standards are met.

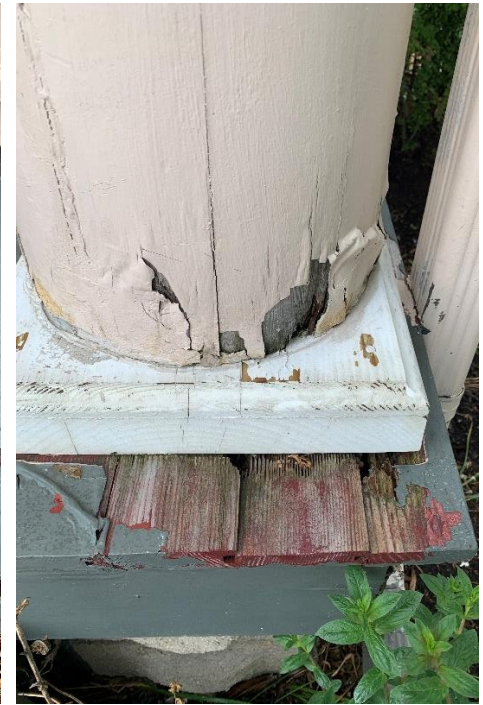
Motion to approve the petition submitted by Leigh & Ron Troyer for a Certificate of Appropriateness for siding, window, and stone paver repair for the property located at 701 E Grove Street (PIN: 21-04-440-013), c. 1886, (Ward 1).

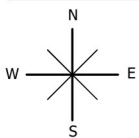
Respectfully submitted,
Jon Branham
City Planner

Attachments:

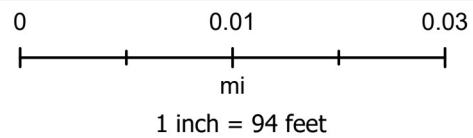
- Petition for Certificate of Appropriateness
- Supplementary application materials







McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



Certificate of Appropriateness Application

Application

Property Address: 701 E. GROVE ST., BLOOMINGTON, IL
61701

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: 1886

Architectural Style: QUEEN ANNE

see attached

- attach photo of property front elevation here

Proposed Restoration Work: see attached

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

*See Brad Williams
Proposal, attached*

Project Start Date: *Summer - early fall 2022* Expected Project Completion Date: *fall/winter 2022*

Please attach the following information to the application.

☒ Historic photos supporting the application (if available)

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

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

Ron and Leigh Troyer
leighannatroy@hotmail.com

Exterior repairs
701 E. Grove St., Bloomington, IL

Phone: 309-831-9015

Date: April 30, 2022

Part One:

Southeast corner repair work:

- Set up and take down scaffolding..... \$ 800.00
- East facing siding repairs..... \$ 700.00
- Built-in gutter, fascia and crown repair..... \$ 825.00
- South facing wood shingle repair.....\$ 760.00
- Make custom cove molding for overhang..... \$ 410.00
- South east facing: replace 10 feet of lap siding.....\$ 160.00

South side:

- Replace window sill on 2nd floor left window..... \$ 230.00
- Replace 120 feet of lap siding and repair flair framework.
Set up and tear down scaffolding..... \$1,800.00

Wood repairs to be in cedar wood...**Total for wood repairs..... \$5,685.00**

Owner to provide any painting or roofing services.

Part Two:

Concrete and stone work:

- Remove & reset original limestone pavers from Grove St. to city sidewalk...\$1,500.00
- Create 7 new cairns to replace rotted, damaged originals.....\$ 800.00
- Remove & replace steps & landing from city sidewalk to city street on west side of house..... \$2,500.00
- Set new 4x5 limestone paver for front sidewalk entrance..... \$ 250.00
- Tuck points damaged steps to front entrance.....\$ 800.00

Total for concrete and stone work.....\$5,850.00

This is an estimate for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise. Should these things arise, the customer will be notified immediately.

Total for labor and materials: \$11,535.00

Payment in full required before job is started.

This proposal is valid for 365 days.

Authorized signature:



Acceptance of Proposal:

Signature _____ Date: _____

Signature _____ Date: _____

PROPERTY IMAGES

Subject Photos **TROYER 701 E. GROVE, BLOOMINGTON, IL 61701**

SUBJECT FRONT



Subject Front

SUBJECT STREET



Subject Street

SUBJECT ADDRESS VERIFICATION



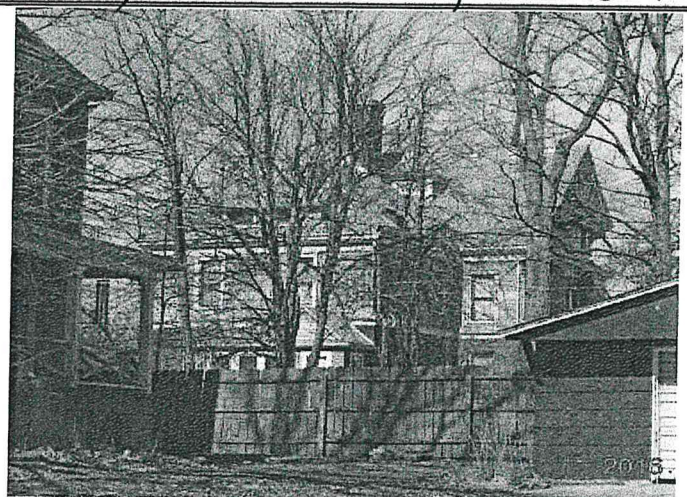
Subject Address

Additional Photos

TROYER 701 E. GROVE, BLOOMINGTON, IL 61701



right rear view



rear view



left front view



right view



street view from subject right front corner



street view from left end of street to right frnt

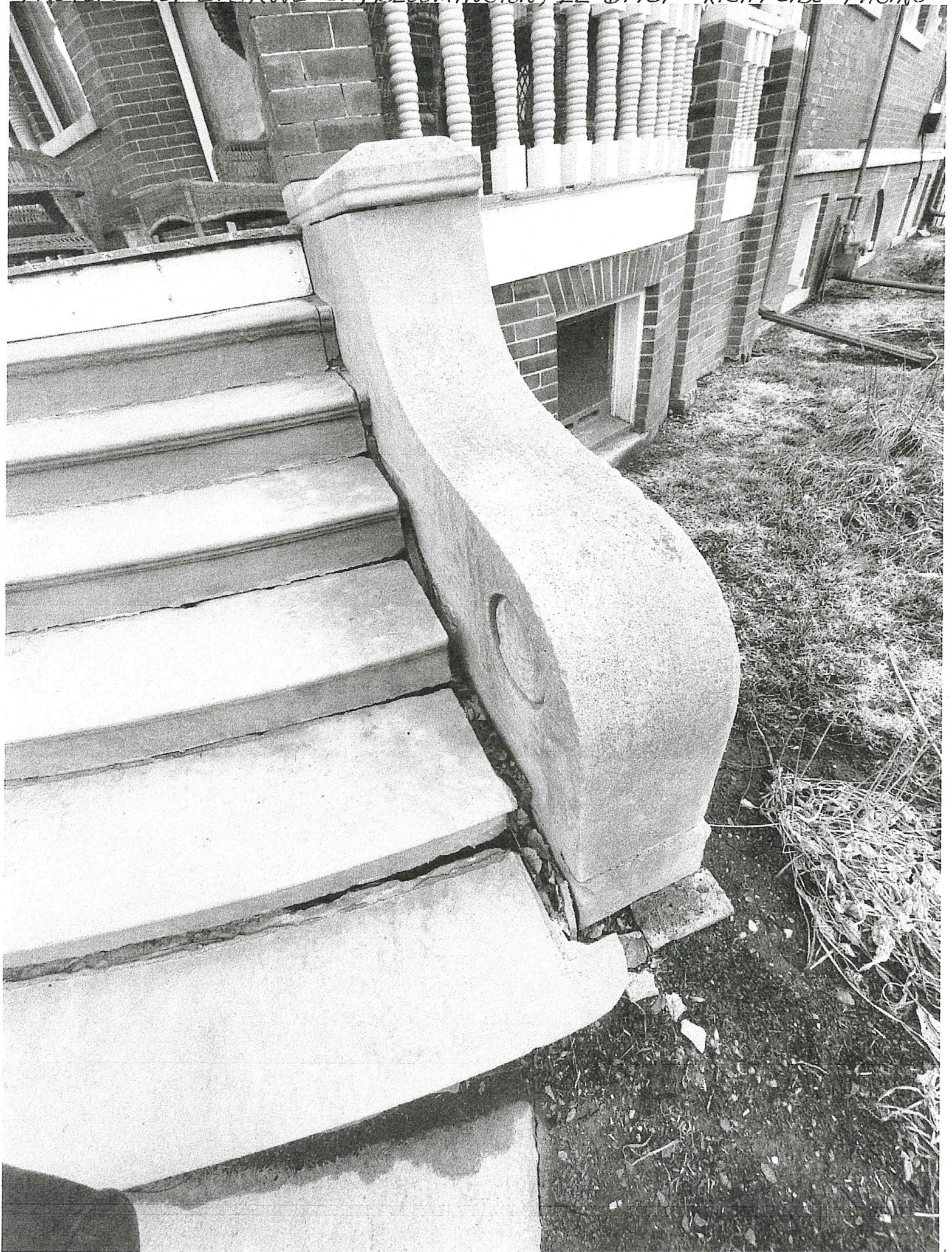
TROYER 701 E. GROVE, BLOOMINGTON, IL 61701

FRONT S.W.



DAMAGED BY ~~RE~~ PREVIOUS PAINTER
WITH HEAVY EQUIPMENT

101 E. GROVE ST., BLOOMINGTON, IL 61701 RIGHT SIDE FACING





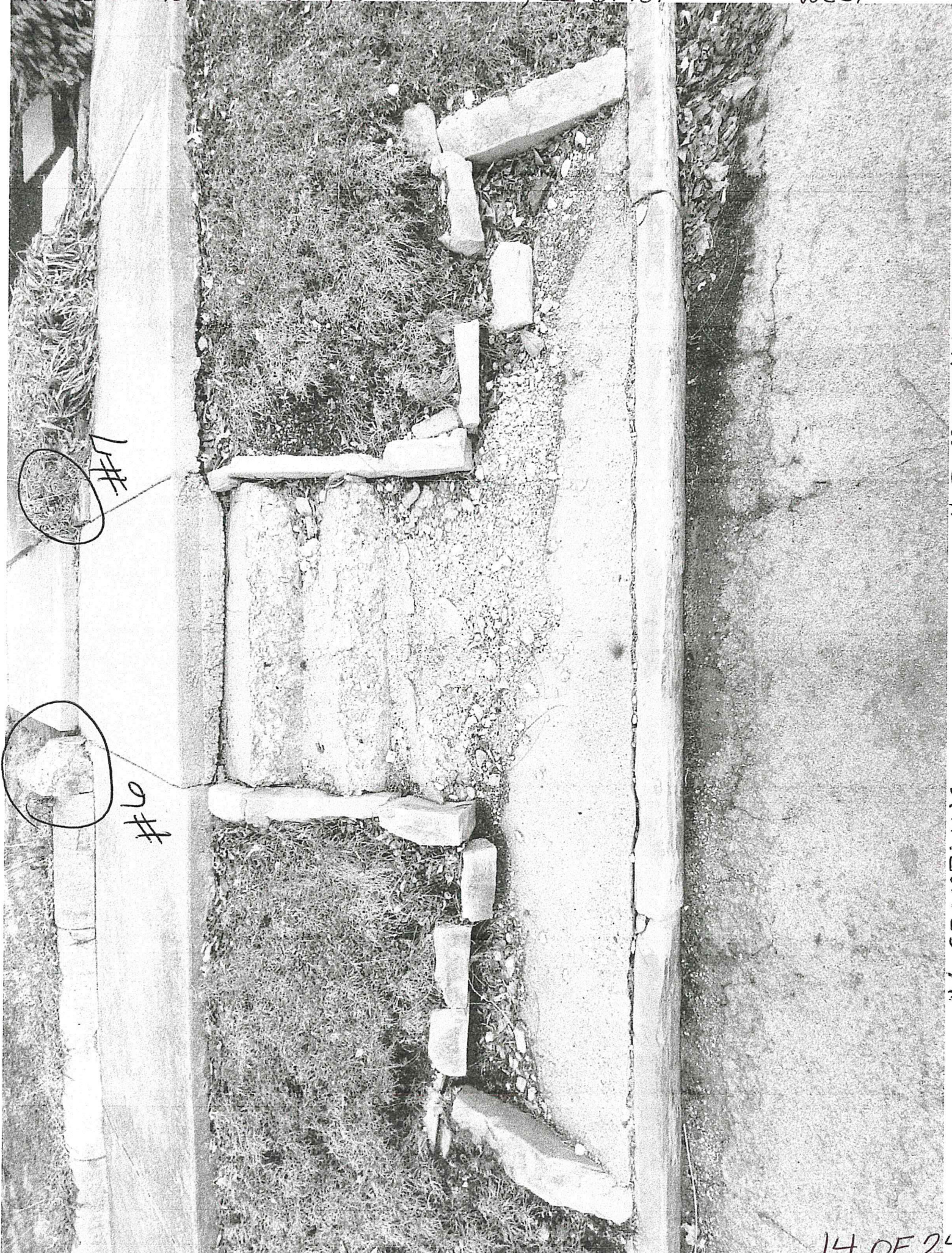
TROYER

701 E. GROVE, BLOOMINGTON, IL 61701

S.W. CORNER



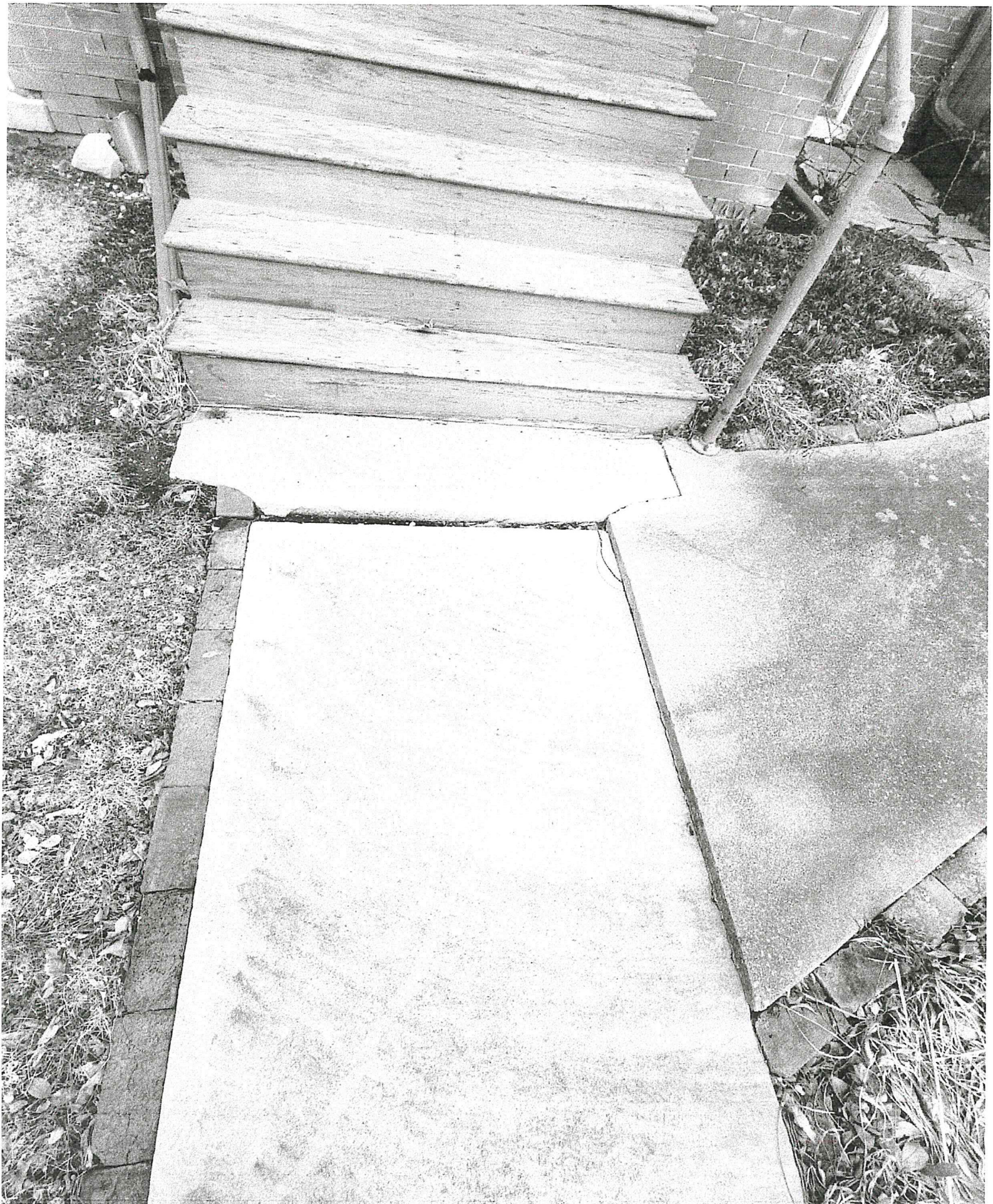
CAIRN DAMAGED + GONE BY CITY CREW



#7 MISSING

#6 CRUMBLING

TROYER 701 E. GROVE, BLOOMINGTON, IL 61701



WEST

17 OF 24

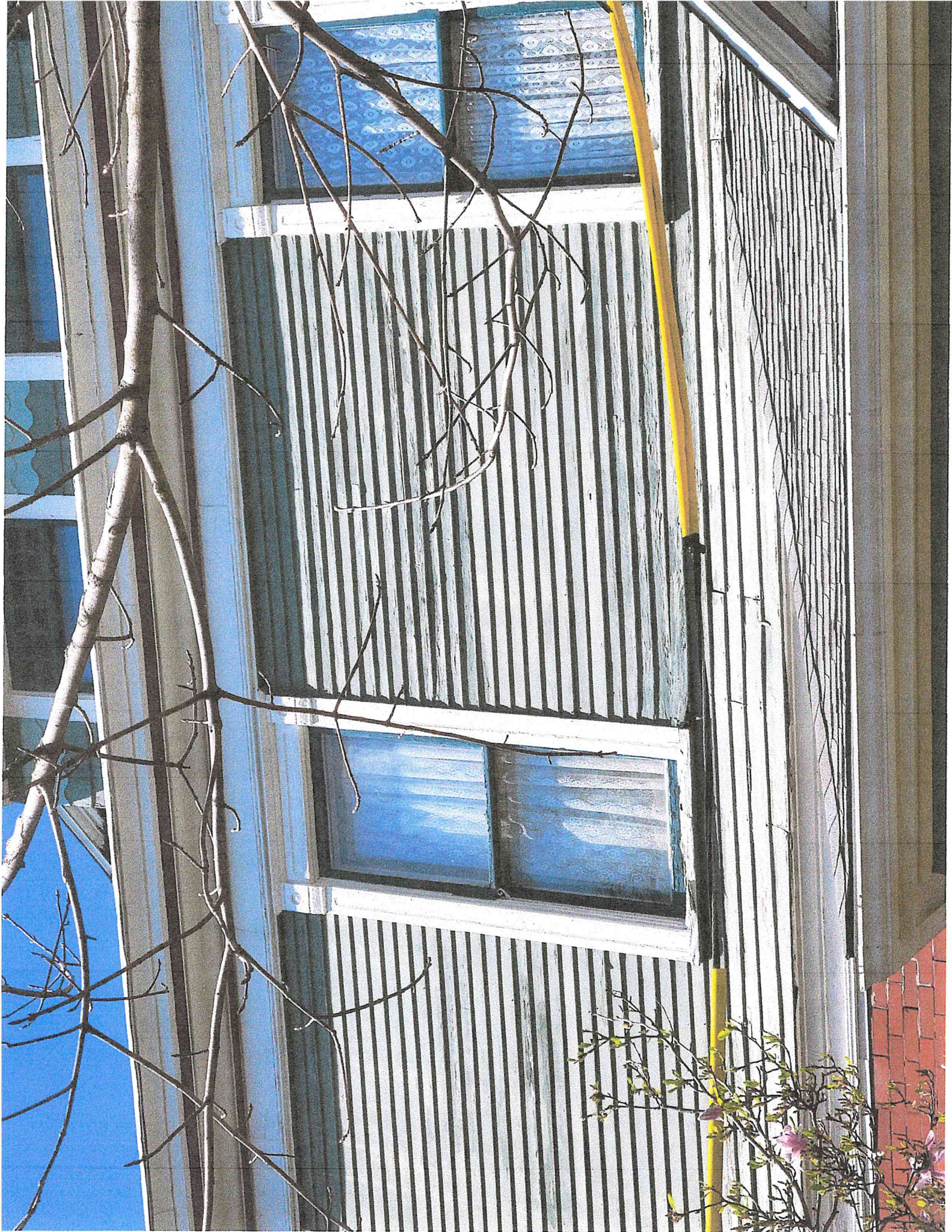




10 25 24







07 DE 04



02 OF 04





HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: July 21, 2022
CASE NO: BHP-20-22, Funk Grant
REQUEST: Consideration, review and action on a petition submitted by Leigh & Ron Troyer for a Funk Grant in the amount of \$5,000.00 for façade and stair repairs for the property located at 701 E Grove Street (PIN: 21-04-440-013), c. 1886, (Ward 1).

PROPERTY INFORMATION

Subject property: 701 E Grove Street
Applicant: Leigh & Ron Troyer
Existing Zoning: R-2 Single Family Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 70' x 180' (12,600 square feet)
PIN: 21-04-440-013

HISTORICAL INFORMATION

Year Built: c. 1886
Architectural Style: Queen Anne
Architect: Unknown
Historic District: East Grove Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2	702 E Grove St (single family)
South	R-2	1314 N Clinton Blvd (single family)
East	R-2	703 E Grove St (single family)
West	R-2	613 E Grove St (single family)

PROJECT DESCRIPTION

Background:

The residence was constructed in 1886 and is known as the George H. Cox House.

Petitioner's request:

The applicant is requesting a Funk Grant in the amount of \$5,000.00 for siding, windowsill, and stone repairs to the residence. Brad Williams Construction has been contracted to perform the work, estimated at \$11,535.00 total for labor and materials. As the structure is owner-occupied, the project does not require prevailing wage. The amount requested is an eligible expense under the Funk Grant Guidelines. This application is coupled with a Certificate of Appropriateness application which is required via the Funk Grant process.

The scope of work entails replacing siding on the southeast corner of the residence, replacing windowsill and siding on the south side of the residence, and concrete/stone replacement in front of the residence, including several cairns.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with much of the Siding, Window and Site Feature Policies as outlined in the Architectural Review Guidelines.

STANDARDS FOR REVIEW

A project's eligibility for Funk Grant funding is determined by the following factors:

1. *Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program. **The standard is met.***
2. *The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project to:*
 - a. *The original structure,*
 - b. *Historically significant features of the property such as original fencing,*
 - c. *Architecturally compatible additions to the original structure, or*
 - d. *A historically significant or architecturally compatible auxiliary building to the primary structure such as carriage house.*

The standard is met.
3. *Roofing and Gutter Projects are eligible for consideration if: a. The project is a repair or replacement using historically accurate roofing materials such as slate or tile, or b. The project is a restoration or repair of historic, architectural features such as box or yankee gutters, or c. The project is a repair or replacement using modern materials which mimic historic materials in appearance, and increase durability and useful life. **The standard is not applicable.***
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. (Note: painting, staining and related-tasks will be considered as a single project per property.) **The standard is met.***
5. *Project expenses eligible for grant program funds include:*
 - a. *Professional architectural services,*
 - b. *Materials, and*
 - c. *Skilled labor. Grant recipients and their contractors must pay prevailing wage in accordance with all federal, state and local laws and all requirements of the Illinois Department of Labor except for owner-*

occupied single-family residences and owner-occupied multi-family residences.

- i. Sweat equity is not eligible for grant reimbursement. **No sweat equity will be funded.***
- ii. Labor costs below prevailing wage are not eligible for grant reimbursement. **Prevailing wage is not required.***

Limitations:

- 6. *No interior work is eligible for the grant. **No interior work is indicated or requested.***
- 7. *Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award. A Certificate of Appropriateness is being sought concurrently with this application (see BHP-19-22).*
- 8. *Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding. Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year. **The standard is not applicable.***
- 9. *Funding assistance is not available to exterior projects on:*
 - a. Significant additions to the original structure which are not architecturally compatible with the original structure.*
 - b. Non-historically significant auxiliary buildings.*
 - c. Non-historically significant features of the property such as fences, driveways and sidewalks.*
 - d. Landscaping.*

The standard is met.
- 10. *Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards. **The standard is not applicable.***
- 11. *Project expenses not eligible for grant program funds include:*
 - a. "Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. **No sweat equity will be funded.***
 - b. Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. **Prevailing wage is not required.***

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Siding, Window, and Site Feature Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Funk Grant. Staff recommends that the Commission take the following actions:

Motion to establish standards are met.

Motion to approve the petition submitted by Leigh & Ron Troyer for a Funk Grant in the amount of \$5,000.00 for siding, windowsill, and stone repairs for the property located at 701 E Grove Street (PIN: 21-04-440-013), c. 1886, (Ward 1).

Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Funk Grant application
- Supplementary application materials

APPLICATION

Property Address:

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 1886

Architectural Style: QUEEN ANNE

Cost of Proposed Work: \$11,535.00

Grant Amount Requested: \$5000

See attached

- attach photo of property front elevation here

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

Proposed Restoration Work: See attached

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

See attached
Brad Williams
Proposal

Project Start Date: Summer/Fall 2022 Expected Project Completion Date: Fall/Winter 2022

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 PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: July 21, 2022
CASE NO: BHP-21-22, Rust Grant
REQUEST: Consideration, review and action on a petition submitted by Cindy Grieves & Molly Beadle for a Rust Grant in the amount of \$25,000.00 for façade repairs on the property located at 106 Front Street, (PIN:21-04-339-014), c.1870 (Ward 6).



Above: The subject property at 106 Front Street.

PROPERTY INFORMATION

Subject property: 106 E Front Street
Applicant: Cindy Grieves & Molly Beadle
Existing Zoning: D-1, Central Business District
Existing Land Use: Commercial
Property Size: 60' x 20' (1,200 square feet)
PIN: 21-04-339-014

HISTORICAL INFORMATION

Year Built: c. 1870
Architectural Style: 20th Century Commercial/multiple-story commercial
Architect: Unknown
Historic District: Downtown Bloomington Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	D-1 Central District	Commercial
South	D-1 Central Business District	Commercial
East	D-2 Downtown Transition District	Commercial
West	D-1 Central Business District	Commercial

PROJECT DESCRIPTION

Background:

106 E Front Street was constructed c. 1870 and is improved with a three-story commercial brick building by an unknown architect. The property is located in the Central Business Zoning District and is included within the Downtown Bloomington Historic District. The building currently houses Rosie's Pub on the ground floor with residential units above.

Petitioner's request:

The petitioner is requesting a Rust Grant in the amount of \$25,000.00 for a façade renovation at the property. Two estimates for the project have been provided as required. The first is from P.J. Hoerr for a total of \$74,927.76 and the second is from Associated Construction Company, Inc. for \$90,200.00.

The proposed façade renovation involves replacing the entire first-floor storefront façade for Rosie's Pub. Historical images have been provided of other facades of the building over the years. Also provided is an image of Black Band Distillery in Peoria, which the architect has indicated the proposed design will mimic. Based on the monetary request, the petitioner will contract with P.J. Hoerr, which had the lower bid. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$25,000.00.

STANDARDS FOR REVIEW

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

1. Preserving a historic property.
2. Restoring a historic property.
3. Preserving a non-historic property.
4. Restoring a non-historic property.
5. Maintenance of a historic property.
6. Maintenance of a non-historic property.

This project involves maintenance of a historic property and contributing structure.

Rust Grant Eligibility Criteria:

1. *The property is located in the Rust Program's Target area. **The standard is met.***
2. *Applicant is the owner or tenant of the building or business. **The standard is met.***
3. *Applicant may receive up to two grants for separate properties during a fiscal year. **The standard is met.***
4. *The Scope of Work includes eligible improvements as defined, but not limited to, the following:*
 - Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
 - Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
 - Detailed architectural design work
 - Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
 - Asbestos and lead paint removal.
 - Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.

The exterior improvements proposed are identified as eligible improvements of the Rust Grant Approval Criteria. **The standard is met.**

5. *Project expenses not eligible for grant program funds include:*
 - a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. **No sweat equity will be funded.***
 - b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. **Prevailing wage is required.***

Secretary of the Interior's Standards for Rehabilitation

Although no Certificate of Appropriateness is required, for each Rust Grant awarded, the Historic Preservation Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

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 changes are proposed to the buildings current use. **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 façade renovation will not adversely affect or diminish any distinguishing qualities.* **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 alterations will not impact the existing building's original appearance. **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 historic significance of the property will not be affected. **The standard is met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* Care should be taken to avoid potential damage to the façade while cleaning and repairs are ongoing. **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.* No architectural features will be impacted by the proposed work. **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.* No power washing shall be performed to any brick surfaces. **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 finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation and recommends approval of the Rust Grant. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

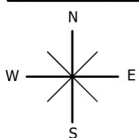
Motion to approve the petition submitted by Cindy Grieves & Molly Beadle for a Rust Grant in the amount of \$25,000.00 for façade repairs on the property located at 106 Front Street, (PIN:21-04-339-014), c. 1870 (Ward 6).

Respectfully submitted,

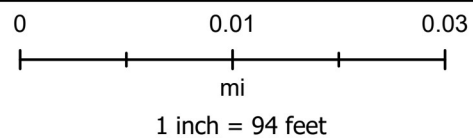
Jon Branham
City Planner

Attachments:

- Application for a Rust Grant
- Supplementary application materials



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



APPLICATION

Property Address: 106 E Front St. B/m., IL 61701

Year Built 1870

Architectural Style:

Architect: EA Architecture

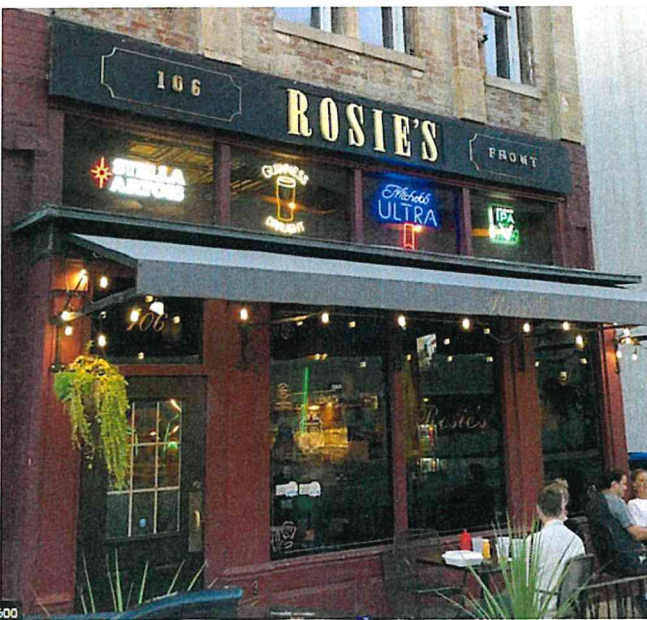
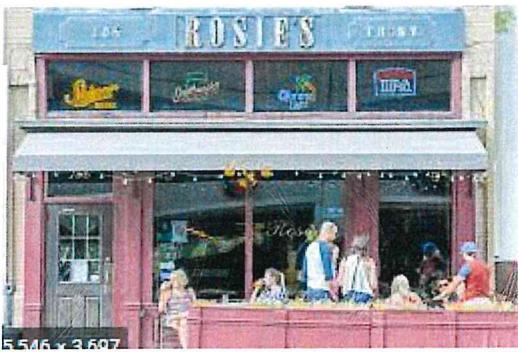
Scope of work (please select the option that best describes the type of work):

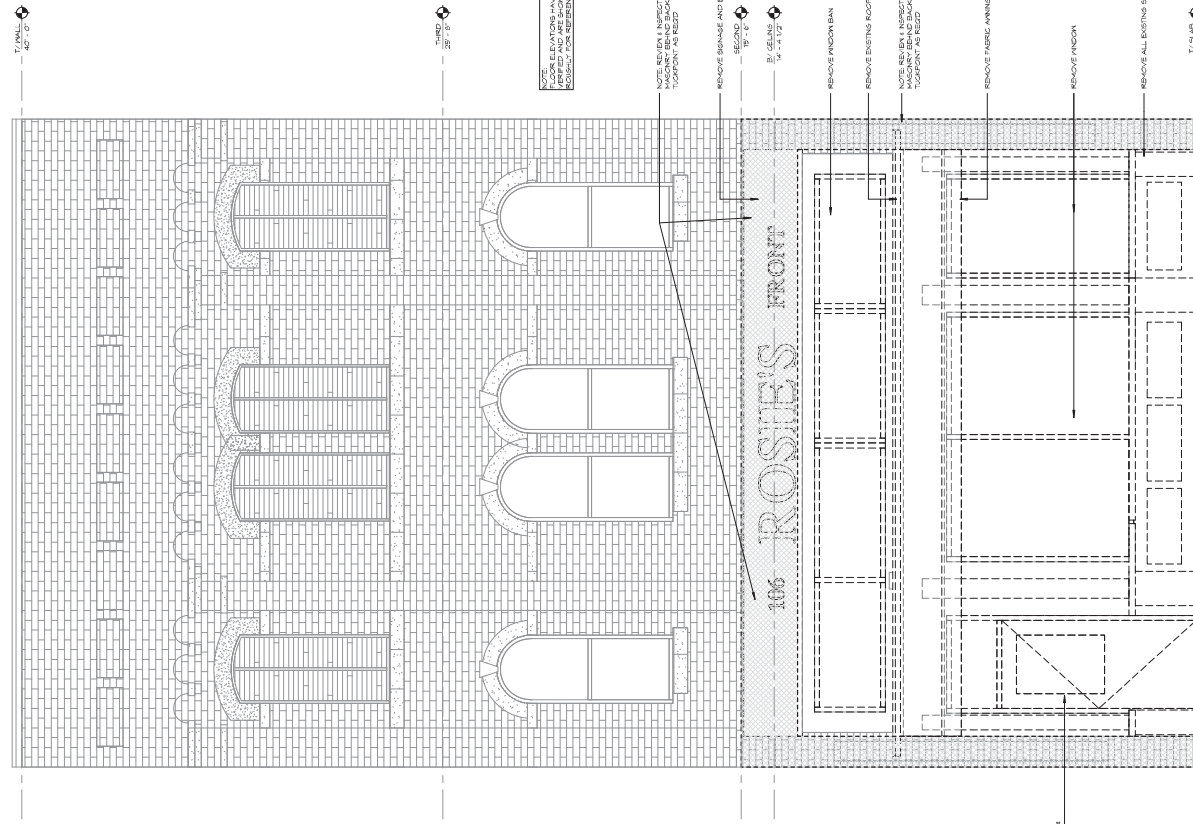
Cost of Proposed Work (Estimate 1):

Cost of Proposed Work (Estimate 2):

Grant Amount Requested:

- attach photo of property front elevation here





EM

S PLUS...

TWENTY GRAND TAP

OPEN

light

OPEN

NATIONAL SHIP
PARKING



EXHIBIT B







Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

June 7, 2022

Attn: Molly Bradle-Reynolds

RE: Rosie's Pub - Budget for Façade Restoration
106 E. Front Street
Bloomington, IL 61701

Dear Molly,

PJ Hoerr is pleased to provide pricing for the following scope of work for the Façade Restoration at Rosie's Pub.

- Inclusions
 - New Siding for the Façade
 - New Windows and Door and Hardware
 - Roofing and Cap
 - Rough Carpentry Framing
 - Sound System
 - Taxes are included
 - Allowances Included are
 - Tuck Pointing
 - Sign Lighting
 - Safety Provisions for Public
 - New Flooring in Vestibule
- Exclusions
 - Builders Risk Insurance
 - Performance and Payment Bond
 - Premium Time work
- Pricing
 - This work will be performed on a time and material basis. Our labor rates are as follows:

Trade	Rate
Superintendent (incl vehicle)	
Project Manager (incl vehicle)	107.63
Quality Control Superintendent (incl vehicle)	115.31
Carpenter Journeyman	85.08
Carpenter Foreman (no vehicle)	88.66
Laborer Journeyman	78.41
Laborer Foreman	79.44
Laborer Highway Journeyman	83.03
Laborer Highway Foreman	85.59
Finisher Journeyman	81.49
Finisher Foreman	87.64
Finisher General Foreman (incl vehicle)	101.99
Operator (no equipment)	94.30



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

A Rough Order of Magnitude (ROM) for this work is approximately \$74,927.26. Please see the attached quotes from each Subcontractor for more information regarding the scope which was quoted. There are several areas identified as "allowances" which saving may be achievable. Also, as discussed, PJ Hoerr will only invoice for trade labor time expended to reduce the overall costs. If you choose, we can hold all the subcontracts for the amount listed in the spreadsheet below.

Rosie's Façade Restoration		
Contractor	Scope	Budget
Midwest Commercial Paint	Painting Brick and the Siding (int. Patch)	\$ 6,400.00
Western Roofing	Installing a New Drainable Roof Area	\$ 7,830.00
McLean County Glass	New Windows and Door	\$ 21,050.00
PJ Hoerr	Flooring Restoration Allowance	\$ 3,000.00
PJ Hoerr	Labor to Install Framing and Siding	\$ 17,000.00
LS Supply	Materials quote for siding and framing	\$ 4,972.76
PJ Hoerr	Miscellaneous Materials, Flashing and Fasteners	\$ 1,200.00
PJ Hoerr	Safety provisions for Public	\$ 500.00
PJ Hoerr	Temp Partitions in Windows/Doors	\$ 1,400.00
Weber Electric	Sound System	\$ 3,950.00
Weber Electric	Sign Lighting Allowance	\$ 1,500.00
Summit Masonry	Brick Tuck Pointing Allowance	\$ 4,000.00
Man Lift	General Use	\$ 850.00
City of Bloomington	Building Permit Fee	\$ 487.00
City of Bloomington	Plan Review Fee	\$ 788.00
	Total Budget Amount	\$ 74,927.76
*All PJ Hoerr labor will be performed on Time and Material basis where we track our time and costs and only bill for labor expended. All budget savings not used will be returned to Owner as savings.		
*add \$5,183 if you would like for PJ Hoerr to Contract all Subcontractors		

I am happy to sit down with you and Cindy to discuss how you would like to move forward. Thank you for the opportunity to participate in your restoration project. Please feel free to call or email with any questions.

Sincerely,

Matthew Brown
P.J. Hoerr, Inc.
309-214-1085





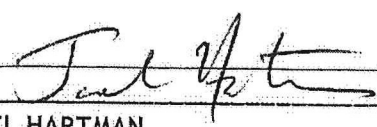
ASSOCIATED CONSTRUCTORS COMPANY, INC
103 CAROLINE STREET
BLOOMINGTON, IL 61701
PHONE 309/827-8522 FAX 309/454-6766
joel@associatedconstructors.com

PROPOSAL

DATE: JUNE 24, 2022

TO ROSIE'S PUB
106 E. FRONT ST.
BLOOMINGTON, IL 61701
ATTN: MOLLY

JOB EXTERIOR IMPROVEMENTS

PROPOSED SCOPE FOR EXTERIOR IMPROVEMENTS	
REMOVAL AND REPLACEMENT OF THE FOLLOWING: • STOREFRONT ALUMINUM WINDOWS. • ALUMINUM DOOR/FRAME/HARDWARE. • SIDING. • RELATED PAINTING. • INCLUDES DUMPSTER, PERMITTING.	
 JOEL HARTMAN	TOTAL \$90,200.00

ACCEPTANCE OF PROPOSAL

THANK YOU FOR YOUR BUSINESS!
PLEASE VISIT OUR WEBSITE WWW.ASSOCIATEDCONSTRUCTORS.COM TO LEARN MORE.



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: July 21, 2022
CASE NO: BHP-22-22, Rust Grant
REQUEST: Consideration, review and action on a petition submitted by Bruce Brietwiser for a Rust Grant in the amount of \$11,750.00 for window repairs on the property located at 202 Center Street, (PIN:21-04-370-005), c. 1978 (Ward 6).



Above: The subject property at 202 Center Street.

PROPERTY INFORMATION

Subject property: 202 Center Street
Applicant: Bruce Brietwiser
Existing Zoning: D-1, Central Business District
Existing Land Use: Commercial
Property Size: 65' x 135' (8,775 square feet)
PIN: 21-04-370-005

HISTORICAL INFORMATION

Year Built: c. 1978
Architectural Style: Late 20th Century Commercial/multiple-story commercial
Architect: Unknown
Historic District: Downtown Bloomington Historic District

SURROUNDING ZONING AND LAND USES

Zoning		Land Uses
North	D-1 Central Business District	Commercial
South	D-1 Central Business District	Commercial
East	P-2 Public Lands & Institutions District	Public
West	D-1 Central Business District	Commercial

PROJECT DESCRIPTION

Background:

202 Center Street was constructed in 1978 and is improved with a three-story commercial brick building by an unknown architect. The property is in the Central Business Zoning District and is included within the Downtown Bloomington Historic District. The building is currently vacant.

Petitioner's request:

The petitioner is requesting a Rust Grant in the amount of \$11,750.00 for window repairs at the property. Two estimates for the project have been provided as required. The first is from R.J.V. Construction LLC for a total of \$23,500.00 and the second is from Patton & Sons, Inc. for \$24,280.00.

The proposed repair involves 56 exterior window opening repairs, including removing old caulk, cleaning joints, and applying new sealant. Based on the monetary request, the petitioner will contract with R.J.V. Construction LLC, which had the lower bid. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$11,750.00.

STANDARDS FOR REVIEW

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

1. Preserving a historic property.
2. Restoring a historic property.
3. Preserving a non-historic property.
4. Restoring a non-historic property.
5. Maintenance of a historic property.
6. Maintenance of a non-historic property.

This project involves maintenance of a non-historic property.

Rust Grant Eligibility Criteria:

1. *The property is located in the Rust Program's Target area. The standard is met.*
2. *Applicant is the owner or tenant of the building or business. The standard is met.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year. The standard is met.*

4. *The Scope of Work includes eligible improvements as defined, but not limited to, the following:*

- Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
- Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
- Detailed architectural design work
- Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
- Asbestos and lead paint removal.
- Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.

Window repair is identified as an eligible improvement of the Rust Grant Approval Criteria. **The standard is met.**

5. *Project expenses not eligible for grant program funds include:*

- a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. No sweat equity will be funded.*
- b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. Prevailing wage is required.*

Secretary of the Interior's Standards for Rehabilitation

Although no Certificate of Appropriateness is required, for each Rust Grant awarded, the Historic Preservation Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

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 changes are proposed to the buildings current use. 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*

window repairs will not adversely affect or diminish any distinguishing qualities. **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 proposed repairs will not impact the existing structure's façade appearance. **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 non-historic significance of the property will not be affected. **The standard is met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* Care should be taken to avoid potential damage to the brick façade while cleaning and repairs are ongoing. **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.* No architectural features will be impacted by the proposed work. **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.* No power washing shall be performed to any brick surfaces. **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 finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation and recommends approval of the Rust Grant. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

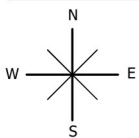
Motion to approve the petition submitted by Bruce Brietwiser for a Rust Grant in the amount of \$11,750.00 for window repairs on the property located at 202 Center Street, (PIN:21-04-370-005), (Ward 6).

Respectfully submitted,

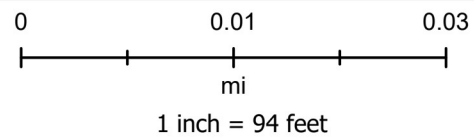
Jon Branham
City Planner

Attachments:

- Application for a Rust Grant
- Supplementary application materials



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



R.J.V. Construction LLC

919 W. Mulberry

Bloomington, IL 61701

(309) 275-4331

Estimate

Prepared for:

Bruce Breitweiser

202 N center

Bloomington, IL 61701

6/8/2022

Proposal**Total**

56 Window openings- East, west, and south elevations

Exterior caulking and prep

Provide man lift

Block and barricade sidewalk

Provide sidewalk closure permit

Remove old caulk

Clean joints

Mask windows and brick

Apply Tremco Vulkem 116 Polyurethane sealant- Bronze
color to All sides of windows and steel lintel.

Tool caulk and remove masking tape

Cleanup when finished

Prevailing wage included in the price

Total**\$ 23,500.00**By signing this estimate customer agrees to
work as outlined above. Payment terms:
See proposal for terms.**Subtotal****\$ 23,500.00****TOTAL****\$ 23,500.00**x _____
Robert J. Vericella R.J.V. Inc. Memberx _____
Authorized agent

Patton & Sons Inc.

Gannon Patton
12894 N. 1000 East Rd. Bloomington, IL. 61705
(309) 275-9812
pattonandsonsinc@gmail.com

Estimate for:

202 N Center St.

Bloomington, IL

Exterior Windows:

- 56 Windows
- South, West, and East sides

Preparation:

- Supply JLG lift
- Supply sidewalk closure permit
- Block off sidewalk in working areas

Labor:

- Cut/scrape and remove old caulking
- Remove dust/debris from joints
- Tape off windows and brick
- Apply and smooth Vulkem 116 Sealant (Bronze)
- Remove tape
- Clean up working areas at the end of each day

Total estimated cost of labor and materials (prevailing wage included): **\$24,280**

*Prices are estimates only, not a guarantee, and may be subject to change. If you have any questions or concerns, please contact the number listed on this estimate or respond to this email. Thank you.

APPLICATION

Property Address: 202 N Center St.

Year Built

Architectural Style:

Architect:

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

Preservation of a non-historic property/non-contributing structure

Cost of Proposed Work (Estimate 1): 23,500.⁰⁰

Cost of Proposed Work (Estimate 2): 24,280.⁰⁰

Grant Amount Requested: 11,750

See attached

- attach photo of property front elevation here

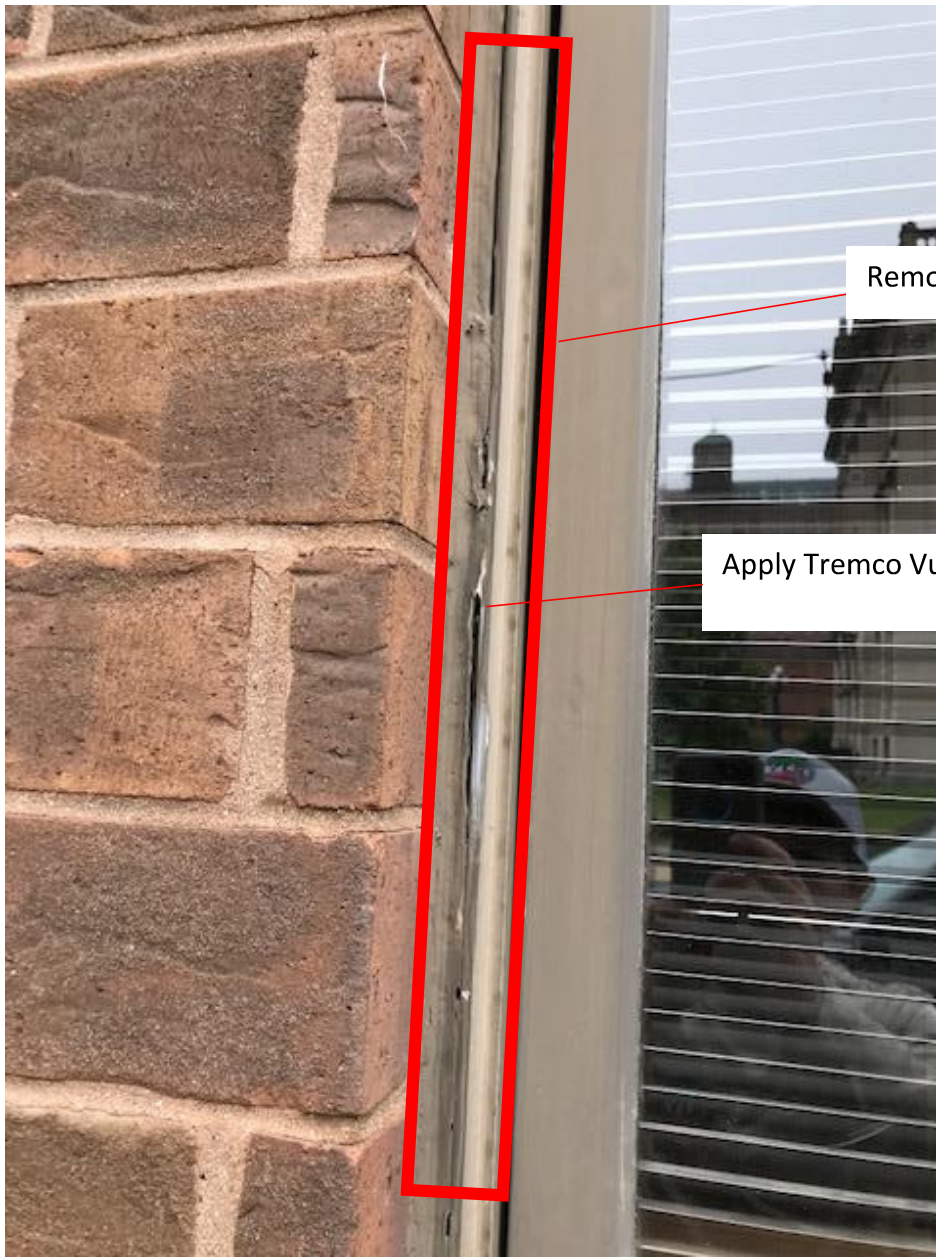
Detailed Description of Proposed Restoration Work: *See proposal*

Project Start Date:

Expected Project Completion Date:

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)



Remove old caulk

Apply Tremco Vulkem 116 Polyurethane sealant - Bronze



Remove old caulk

Apply Tremco Vulkem 116 Polyurethane sealant - Bronze



