



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
THURSDAY, JUNE 15, 2023, 5:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

- A. Review and approval of the minutes of the May 18, 2023, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Session

- A. Consideration, review and action on minor updates to the Harriett Fuller Rust Grant Guidelines, to clarify application process and administrative procedures and revise certain prioritization criteria. (Recommended Motion: Motion to **approve** the updated guidelines, as presented.)
- B. **BHP-22-23** Consideration, review and action on a request submitted by Green Building, LLC, for a **Rust Grant** in the amount of \$25,000 for tuckpointing with brick repair and replacement on the property located at 115 E. Monroe Street (PIN: 21-04-194-006). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by Green Building, LLC, for a **Rust Grant** in the amount of up to \$25,000 for tuckpointing with brick repair and replacement on the property located at 115 E. Monroe Street, with possible conditions.)
- C. **BHP-23-23** Consideration, review and action on a request by Faredun Mehrojkulov, for a **Rust Grant** in the amount of \$25,000 for tuckpointing and limestone windowsill replacement, on the property located at 208-210 N. Center Street (PIN: 21-04-194-006). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by Faredun Mehrojkulov, for a **Rust Grant** in the amount of up to \$25,000 for tuckpointing and limestone windowsill

replacement on the property located at 208-210 N. Center Street, with possible conditions.)

- D. **BHP-24-23** Consideration, review and action on a request submitted by Melissa Moody on behalf of Bloomingtonian Condo Association, for a **Rust Grant** in the amount of \$23,640 for front porch painting on the property located at 102-116 W. Locust Street (PIN: 21-04-196-001). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by Melissa Moody on behalf of Bloomingtonian Condo Association, for a **Rust Grant** in the amount of \$11,820 for front porch painting on the property located at 102-116 W. Locust Street.)
- E. **BHP-25-23** Consideration, review and action on a request submitted by Melissa Moody, on behalf of the Bloomingtonian Condo Association, for a **Rust Grant** in the amount of \$3,360.00 for new hardscaping on the property located at 102-116 W Locust Street (PIN: 21-04-196-001). (Recommended Motion: Motion to establish findings that the project is not eligible.)
- F. **BHP-26-23** Consideration, review and action on a request submitted by Cody Troutman, for a **Rust Grant** in the amount of \$5,000 for window and door replacement on the property located at 407 N. Roosevelt Avenue (PIN: 21-04-186-002). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request submitted by Cody Troutman, for a **Rust Grant** in the amount of up to **\$2,090** for window and door replacement on the property located at 407 N. Roosevelt Avenue.)
- G. **BHP-27-23** Consideration, review and action on a request submitted by Luke Dalfiume, for a **Rust Grant** in the amount of \$25,000 for roof replacement, on the property located at 102 N. Main Street (PIN: 21-04-338-019). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by Luke Dalfiume, for a **Rust Grant** in the amount of up to **\$25,000** for roof replacement, on the property located at 102 N. Main Street.)
- H. **BHP-28-23** Consideration, review and action on a request submitted by Quentin Rabideau on behalf of The Old House Society, for a **Rust Grant** in the amount of \$1,900 for gutter installation on the property located at 214 Douglas Street (PIN: 21-04-254-012). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by Quentin Rabideau on behalf of The Old House Society, for a **Rust Grant** in the amount of up to **\$1,900** for gutter installation on the property located at 214 Douglas Street.)
- I. **BHP-29-23** Consideration, review and action on a request submitted by Green Building, LLC for a **Rust Grant** in the amount of \$25,000 for transom window restoration on the property located at 406-410 N. Main Street (PIN: 21-04-188-022). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by Green Building, LLC for a **Rust Grant** in the amount of up to **\$25,000** for transom window restoration on the property located at 406-410 N. Main Street.)
- J. **BHP-30-23** Consideration, review and action on a request submitted by Fred

Wollrab for a **Rust Grant** in the amount of \$25,000 for window replacement on the property located at 513-515 N. Main Street (PIN: 21-04-183-009). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by Fred Wollrab for a Rust Grant in the amount of **up to \$25,000** for window replacement on the property located at 513-515 N. Main Street.)

- K. **BHP-31-23** Consideration, review and action on a request submitted by 414 N Main, LLC, for a **Rust Grant** in the amount of \$18,950 for tuckpointing and brick repair/replacement on the property located at 414 N. Main Street (PIN: 21-04-188-014). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by 414 N Main, LLC, for a Rust Grant in the amount of **up to \$18,950** for tuckpointing and brick repair/replacement on the property located at 414 N. Main Street, with the condition the applicant or contractor(s) sufficiently verify the scopes of work are appropriate and comparable during the public review.)
- L. **BHP-32-23** Consideration, review and action on a request submitted by Donny Bounds, for a **Rust Grant** in the amount of \$15,340 for tuckpointing, brick repair/replacement, and window replacement, on the property located at 206 N. Gridley Street (21-04-406-005). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by Donny Bounds, for a Rust Grant in the amount of **up to \$9,255** for tuckpointing and brick work on the property located at 206 N. Gridley Street, **with the Condition that Type "O" mortar is used, or the existing original mortar is tested and replicated.**
- Motion to establish findings that the project is eligible and to **approve** the request by Donny Bounds, for a Rust Grant in the amount of **up to \$6,085** for window replacement on the property located at 206 N. Gridley Street, **with the condition that the current lite configuration (grids) of windows are replicated, or single-lites are selected for the replacement profile.**
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- M. **BHP-33-23** Consideration, review and action on a request submitted by RJV Property, for a **Rust Grant** in the amount of \$12,475 for repair and staining of the rear exterior stairs, on the property located at 413 N. Main Street (PIN: 21-04-189-005). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by RJV Property, for a Rust Grant in the amount of **up to \$12,475** for repair and staining of the rear exterior stairs, on the property located at 413 N. Main Street.)
- N. **BHP-34-23** Consideration, review and action on a request submitted by Shawn Cooper, for a **Rust Grant** in the amount of \$21,000 for roof, window, soffit, gutter, door, water management, and other exterior work, on the property located at 702 N. Prairie Street (PIN: 21-04-251-013). (Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request Shawn Cooper, for a Rust Grant in the amount of **up to \$ 11,612.50 (and possibly more)** for roof replacement, grading, and installation of a french drain, as well as for window trim, soffit, gutters, and front porch work, on the property located at 702 N. Prairie Street, pending the receipt of additional quotes for the eligible work.)

- O. BHP-35-23 Consideration, review and action on a request submitted by Cody Troutman, for a **Rust Grant** in the amount of \$25,000.00 for cement work on the property located at 407 N. Roosevelt Avenue (PIN: 21-04-186-002). (Recommended Motion: Motion to establish findings that the project is **not eligible**.)

6. New Business

- A. Brief tutorial on using the publicly-available Bloomington Historic Preservation GIS app. (Recommended Motion: N/A)

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the May 18, 2023, regular meeting of the Bloomington Historic Preservation Commission.

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

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

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

BACKGROUND: N/A

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[HPC 2023-05-18 DRAFT Minutes](#)



**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, MAY 18, 2023, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:02 PM , May 18, 2023. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Greg Koos	Commission Chair	Present
Paul Scharnett	Commission Vice Chair	Present (5:05 pm)
Sarah Lindenbaum	Commissioner	Present
Kim Miller	Commissioner	Present
John Elterich	Commissioner	Present
Emma Meyer	Commissioner	Present
Dawn Peters	Commissioner	Present

Public Comment

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Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Chair Koos pulled items 4.A. and 4.B. from the consent agenda.

Chair Koos introduced two new Commissioners, Emma Meyer and Sarah Lindenbaum, who provided background on their Historic Preservation interest and experience.

Regular Session

The following item was presented:

Item 4.A. Review and approval of the minutes of the April 20, 2023, regular meeting of the Bloomington Historic Preservation Commission.

Chair Koos described minor changes to the minutes of the prior meeting, including a clarification on “composite” materials.

Commissioner Elterich made a motion, seconded by Commissioner Peters, to approve the minutes, as amended.

AYES: Commissioner Lindenbaum; Commissioner Elterich; Commissioner Meyer; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Peters; Commissioner Miller

Motion carried (viva voce).

The following item was presented:

Item 4.B. BHP-15-23 - Consideration, review and action on a request submitted by Zac Alvis, for a Certificate of Appropriateness for priming and painting on the east side of the home, as well as repairing broken box gutters, fascia, soffit, window, and railings on the exterior of the home on the property located at 809 N. Mclean Street (PIN: 21-04-210-001).

Commission Chair Koos asked for clarification on “composite materials,” as related to the approved materials for fascia and soffit repair on the property.

Commission Vice Chair Scharnett spoke on behalf of the subcommittee that had reviewed and preliminarily approved the Certificate of Appropriateness (CoA). He clarified that “composite materials” in this instance are referring to products like MiraTEC or LP SmartSide; glued/laminated product, not plywood-type products. Given location and exposure, the material is preferable for longevity, and is acceptable per NPS Standards with similar texture and color.

Chair Koos asked that the CoA be amended to specifically refer to those types of products, and inquired whether the property owner had received a copy of the document. Staff explained that the document had been provided to the Owner and entered into the City’s permitting system. Staff will update the document.

Commissioner Elterich made a motion, seconded by Commissioner Peters, to affirm the Certificate of Appropriateness, as presented and amended.

AYES: Commissioner Lindenbaum; Commissioner Elterich; Commissioner Meyer; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Peters; Commissioner Miller

Motion passed.

Commission Chair Koos asked for concurrence on reviewing agenda item 5.F. prior to the other items remaining on the Regular Agenda, as any decision could impact the other cases. There were no objections, and the Item was brought forward for consideration.

The following item was presented:

Item 5.F. Consideration, review, and possible action on updates and amendments to the Eugene D. Funk, Jr. Historic Preservation Grant Program Guidelines , as requested by the Economic & Community Development Department.

Ms. Pemberton presented the staff report and briefly explained the first two potential amendments, 1) Increasing the maximum award value from \$5,000 to \$7,500, and 2) adding a 25% cost share for National Register properties that are not S-4 designated.

Chair Koos inquired whether this would result in a property that is designated as both S-4 and on the National Register being able to double up on funding. Ms. Pemberton answered in the negative, noting that the restrictions on a single grant per property per year would still apply.

Commissioner Elterich inquired whether a property in a National Register (not just those individually designated) would be eligible for funding if this change was made. Ms. Pemberton answered in the affirmative. Commissioner Peters asked whether that would be only for Contributing structures. Ms. Pemberton stated this would need to be part of the final decision on how to proceed if this amendment was made.

Ms. Pemberton explained the remaining potential amendments, 1) removing “Landscaping” from the limitations on funding (9d) while adding funding for designated landscaping, 2) adding periodic funding for “Preservation Maintenance Plans” as a separate line item that could be awarded at 100% up to a reasonable cost, in addition to a grant for work in the subject year, 3) amending the applicability and limitations to allow funding of phased painting projects, and 4) minor routine updates and changes.

The Commission discussed the proposal to increase the potential award amount. Concerns were expressed that \$7,500 is still a small amount based on the increased costs of construction and trades. Staff affirmed Commissioner Peters’ statement that at the current budget that would likely allow five property owners to acquire funding each year. Commission Vice Chair Scharnett asked whether it would be appropriate to insert language that automatically increases the maximum award amount annually. Staff advised existing language in the Schedule of Fees includes a similar provision.

Ms. Pemberton reviewed the assessed and cash values of different Historic Districts and properties, then compared those to possible “major restoration” project costs and previous real-life projects. The Commission weighed the positives and negatives of defining “major restoration,” as it relates to the ability to award more than one grant amount per year.

Commissioner Elterich asked for clarification on what landscaping would be funded. Staff explained that only landscaping that is an item called out for protection in a designating Ordinance, or that—based on nominating or supporting documentation—is

clearly a historic component of the property within itself would qualify. Commission Chair Koos provided examples of existing and potentially eligible landscape features.

Commissioner Peters expressed concerns with opening eligibility to historic properties that are not S-4 designated, considering the restricted annual funding amount and the necessary partnership S-4 owners have with the HPC. Staff explained that reason for the specific proposal is related to ensuring full expenditure of the annual funding, but given recent interest and the increased award amount that may no longer be a relevant concern. Commission Chair Koos asserted that the Commissioner's purview is to protect all historic buildings in the community, so access to resources should be available to all.

Commissioner Elterich made a motion to approve the content of the amendments, as presented.

The motion failed for a second.

The Commission discussed the merits of adopting the proposed amendments individually, or as a whole.

Commissioner Meyer made a motion, seconded by Commissioner Peters, to approve the increase in maximum award amount of \$5,000 to \$7,500.

AYES: Commissioner Lindenbaum; Commissioner Elterich; Commissioner Meyer; Commission Vice Chair Scharnett; Commissioner Peters; Commissioner Miller

NAYS: Commission Chair Koos

Motion passed.

Commission Chair Koos asserted that the proposed amendment should be taken as a whole. Staff confirmed that any combination of proposed amendments the Commission should adopt will work together within updated Guidelines; not passing one of them will not prevent the program from functioning. Commission Vice Chair Scharnett clarified the recommended motion is for Staff to return with implementation language for each amendment that the Commission decides should go forward, so a current approval would be for the general concept of a proposed amendment. Staff confirmed.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Meyer, for City Staff to move forward with creating recommended implementation language for proposed amendments two through six.

AYES: Commissioner Lindenbaum; Commissioner Elterich; Commissioner Meyer; Commission Vice Chair Scharnett; Commissioner Miller; Commission Chair Koos

NAYS: Commissioner Peters

Motion passed.

Staff stated that proposed language would be presented at a future meeting.

Ms. Pemberton inquired whether the Commission was ready to define the term "major restoration," as used in the Funk Grant Guidelines. Commissioner Peters stated her support for including it for clear homeowner understanding. Commission Vice Chair

Scharnett stated his support for attaching the definition to the Equalized Assessed Value (EAV). Commissioner Peters and Meyer concurred. Discussion of what the preferred threshold is ensued.

Commissioner Peters made a motion, seconded by Vice Chair Scharnett, for City Staff to define projects with expenses equal to, or greater than, 45% of the subject property's EAV as "major restoration" projects.

AYES: Commissioner Lindenbaum; Commissioner Peters; Commissioner Meyer; Commission Vice Chair Scharnett; Commissioner Miller; Commission Chair Koos

NAYS: Commissioner Elterich

Motion passed.

Ms. Pemberton asked for a subcommittee and volunteers to assist with identifying the criteria and qualifications required for future funding of "Preservation Maintenance Plans." The Commission discussed which members might be most appropriate.

Commissioner Miller asked for additional information on Preservation Maintenance Plans. Ms. Pemberton explained the process for National Parks and the prevalence of this type of planning. Commission Vice Chair Scharnett elaborated on similar planning the school systems conduct.

Commissioners Peters and Lindenbaum were selected to staff the subcommittee.

Commission Chair Koos asked for verification that the Commission would not be recommending specific parties to conduct the work. Ms. Pemberton answered in the affirmative; the Commission will set the criteria required for the professionals whose work would be eligible for reimbursement, property owners would select the person they contract to complete the work.

Commissioner Elterich asked for clarification that an award limitation of \$500 would be sufficient funding. Staff stated the average home inspection is in the range of \$4-500 at this time, so a \$500 100% funded plan is reasonable. Commissioner Peters concurred.

Commissioner Peters made a motion, seconded by Commissioner Miller, to establish a subcommittee of two members to create criteria for what constitutes as a "qualified professional" for the purposes of funding "Preservation Maintenance Plans" under the Funk Grant program.

AYES: Commissioner Lindenbaum; Commissioner Peters; Commissioner Meyer; Commission Vice Chair Scharnett; Commissioner Miller; Commissioner Elterich; Commission Chair Koos

Motion passed.

Ms. Pemberton inquired whether the Commission desired the proposed amendments to the Funk Grant Guidelines to take effect, retroactively, beginning May 1, 2023, to keep competition consistent across FY24. No projects have been reviewed yet this fiscal year.

Commissioner Peters made a motion, seconded by Commissioner Meyer, that if the proposed increase to the maximum award amount for Funk Grants is adopted within the first quarter of the fiscal year, it be applied retroactively to grants awarded since the beginning of the fiscal year (May 1).

AYES: Commissioner Lindenbaum; Commissioner Peters; Commissioner Meyer; Commission Vice Chair Scharnett; Commissioner Miller; Commissioner Elterich; Commission Chair Koos

Motion passed.

The following item was presented:

Item 5.A. BHP-17-23 - Consideration, review and action on a request submitted by Jeffrey Deaver, for a **Certificate of Appropriateness** for siding repair/replacement, and painting on the property located at 1007 E. Jefferson Street (PIN: 21-03-304-008), as requested by the Economic & Community Development Department.

Chair Koos opened the floor for testimony.

Jeffrey Deaver (1007 E. Jefferson Street) summarized the project as primarily a painting project with some repair and very minor replacement required as part of preparing the surface. He surmised the home was last painted in the early 1990s and stated the total siding repair required is less than 10 square feet.

Commissioner Scharnett asked for a description of the materials planned for use on the project. Mr. Deaver stated the contractor planned to use an oil-based primer and premium finish paint. Commissioner Scharnett asked whether the Applicant would be willing to use a different paint. A discussion regarding the importance of water vapor permeability of coatings for historic homes, and the implications for longevity of the work and materials ensued.

Commissioner Elterich inquired what the cost increase between coatings of standard and recommended permeability was. Commissioner Scharnett replied that it is typically nominal.

Commissioner Lindenbaum inquired about the intended longevity of the paint job. Commissioner Scharnett explained paint it typically not warranted for more than 10 years.

Commissioner Koos asked that Staff and Scharnett work with Applicant to identify an appropriate way forward on the materials for the project. The Applicant agreed.

Commissioner Scharnett inquired whether there is lead flashing above windows. The owner was unaware and asked additional clarifying questions.

Commissioner Peters inquired whether the scope of work included painting all surfaces. Mr. Deaver confirmed.

No other testimony was provided.

Chair Koos closed the public hearing.

Ms. Pemberton presented the staff reports for BHP-17-23 and BHP-18-23, with a recommendation for approval of the Certificate of Appropriateness and associated Funk Grant. She noted the scope of work for Full exterior painting with minor siding repair and replacement. Methods include hand scraping and soft wash prior to priming and painting with Sherwin William Premium Grade exterior paint(s). Painting of architectural details (dentals, trim) are included in the scope.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to approve the scope of work and request for a Certificate of Appropriateness, with the modification that the Applicant provide specifics on the proposed methods and materials for discussion and subsequent recommendation.

AYES: Commissioner Lindenbaum; Commissioner Elterich; Commissioner Meyer; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Peters; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.B. **BHP-18-23** - Consideration, review and action on a request submitted by Jeffrey Deaver for a **Funk Grant** in the amount of \$5,000 for siding repair/replacement, and painting on the property located at 1007 E. Jefferson Street (PIN: 21-03-304-008), as requested by the Economic & Community Development Department.

Commissioner Peters made a motion, seconded by Commissioner Meyer, to approve the request, as presented, in the amount of up to \$7,500.

AYES: Commissioner Lindenbaum; Commissioner Elterich; Commissioner Meyer; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Peters; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.C. **BHP-19-23** - Consideration, review and action on a request submitted by Dave Bogenrief, for a **Certificate of Appropriateness** for soffit, siding, and trim repair and replacement on the property located at 1104 E. Jefferson Street (PIN: 21-03-326-002), as requested by the Economic & Community Development Department.

Commission Chair Koos opened the floor for testimony.

Brad Williams (613 E. Gove Street) representing the Applicant, provided a description of the project and materials and methods to be used. He stated repairs would be completed in cedar; painting will occur at a later date.

Commissioner Scharnett inquired whether there were any areas that are candidates for consolidation rather than replacement. Mr. Williams responded that he does try to use material-saving approaches, when possible, but some of the work areas for this project are actually missing or beyond repair. He explained there are many other repairs needed on the property and the subject scope of work is just what the Applicant has chosen to pursue at this time.

Chair Koos asked whether Mr. Williams agreed with the Applicant's prioritization of projects. Mr. Williams stated his agreement, and explained his goal of ensuring there are no water penetration issues on the structure.

Ms. Pemberton presented the staff reports for BHP-19-23 and BHP-20-23, with a recommendation for approval of the Certificate of Appropriateness and associated Funk Grant.

Commissioner Peters made a motion, seconded by Commissioner Lindenbaum, to approve the scope of work and request for a Certificate of Appropriateness.

AYES: Commissioner Lindenbaum; Commissioner Elterich; Commissioner Meyer; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Peters; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.D. **BHP-20-23** - Consideration, review and action on a request submitted by Dave Bogenrief for a **Funk Grant** in the amount of \$5,000 for soffit, siding, and trim repair and replacement on the property located at 1104 E. Jefferson Street (PIN: 21-03-326-002), as requested by the Economic & Community Development Department.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve the request, as presented, in the amount of up to \$7,500.

AYES: Commissioner Lindenbaum; Commissioner Elterich; Commissioner Meyer; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Peters; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.E. **BHP-21-23** - Consideration, review and action on a request submitted by Sherri Masters, for a **Certificate of Appropriateness** for installation of a new perimeter fence on the property located at 905 N. McLean Street (PIN: 21-04-207-004), as requested by the Economic & Community Development Department.

Commission Chair Koos opened the floor for testimony.

Sherry Masters (905 N. McLean) provided background on the request, including the desire to replace the current fence with the same profile and material, plus extending that

fencing in the rear for additional privacy, and installing an era-appropriate steel fence visible from the front of the property. The wooden portions of the fence will be painted white, while the steel portions of the fence will be painted black.

Ms. Pemberton presented the staff report with a recommendation for approval of the Certificate of Appropriateness.

Commissioner Peters made a motion, seconded by Commissioner Lindenbaum, to approve the scope of work and request for a Certificate of Appropriateness.

AYES: Commissioner Lindenbaum; Commissioner Elterich; Commissioner Meyer; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Peters; Commissioner Miller

Motion passed.

New Business

Commission Chair Koos announced a 5-minute recess at 6:50 p.m.
Commissioner Lindenbaum left at 6:55 p.m.
The Commission reconvened at 6:57 p.m.

The following item was presented:

Item 6.A. Rust Grant Guidelines Defining Priorities Discussion, as requested by the Economic & Community Development Department.

Ms. Pemberton reported the success of the solicitation for submissions as part of the new Rust Grant process, informed the Commission that there may be more requests for funding than money to award, and asked the Commission to discuss the current prioritization language in the Guidelines to prepare for that possibility. She provided the National Parks definitions for “Preservation” and “Restoration.” Commission Chair Koos stated using the Secretary of Interior’s definitions is appropriate. The rest of the Commission concurred.

Ms. Pemberton reviewed possible definitions for “maintenance,” and the relationship of those definitions to upkeep and avoidance of damage. Commission Vice Chair Scharnett elaborated on components of the definitions provided, noting they point to components rather than whole systems, such as a window sash but not a window. Commissioner Peters stated that each project is still going to be somewhat subjective, but having something documented to help guide would be beneficial.

Staff led the Commission through a review of recent projects to elaborate and further clarify how the proposed definitions might apply. The Commission discussed different examples and how they might be prioritized. Commissioner Peters proposed that maintenance is more important than restoration; Commissioner Elterich proposed that preservation is more important than maintenance. The Commission discussed further, deciding to adjust the language and order of prioritization based on the goals of the program to 1) celebrate and protect historic buildings in Downtown Bloomington, 2)

improve the appearance, safety, and structural integrity of those buildings, and 3) serve as an economic development incentive.

Commissioner Elterich inquired how tuckpointing would be classified. Ms. Pemberton clarified that two activities could be the same, but the element upon which the activity occurs may define whether it is classified as “preservation” or “maintenance,” using the example of tuckpointing on an original historic structure (preservation), or tuckpointing on a modern addition to that historic structure (maintenance).

Commission Chair Koos provided the nuance of addressing specific elements of a property, rather than of a property as a whole. Commissioner Peters recommended that the prioritization list be changed to address elements of properties instead of properties, and that “Preserving a non-historic property” should be removed, since maintenance of the non-historic property does that.

Commission Vice Chair Scharnett noted that NPS prioritizes maintenance, then repair, then restoration, then replacement. Commission Chair Koos noted that restoration is typically the need in the historic Downtown district due to the condition of the buildings.

Commissioner Elterich inquired what the definitions of “Historic” and “Non-Historic” are for the purposes of the Rust Grant. Staff explained it is not defined within the guidelines, but there are four possible levels: 1) National Register Contributing Structure, 2) National Register Non-Contributing Structure, 3) Older than 50 years, 4) <50 years old. The proposal to remove “restoration of non-historic” was discussed, and decision was made to retain for economic development reasons; assistance with fire damage or rehabilitation of a newer building could be equally impactful as preservation of some of the older buildings, depending upon size and location.

Commissioner Meyer asked for clarification that the prioritization criteria are just one of the components used to evaluate the appropriateness of awarding funding to a project. Staff confirmed.

The Commission discussed developing a scoring matrix to assist in reviewing funding proposals. Commission Vice Chair Scharnett requested a way to evaluate the community impact of funding a project. Ms. Pemberton proposed an evaluation score related to the historic status of a building. Commissioner Peters requested a way to score the impact to the structure. Commission Chair Koos requested a way to take the existing building condition into consideration and recommended using the categories Staff had previously created to evaluate the Franklin Square properties. Commission Vice Chair Scharnett requested a way to evaluate the opportunities that a project creates for the Downtown.

Ms. Pemberton committed to drafting and providing a scoring sheet that presents the items discussed in a manner that they may be consistently evaluated across projects, and will begin providing completed grant reports as they become available to provide ample time for the Commission to review in advance of the next meeting.

Adjournment

Commissioner Miller made a motion, seconded by Commissioner Meyer, to adjourn.

AYES: Commissioner Lindenbaum; Commissioner Elterich; Commissioner Meyer; Commission Vice Chair Koos; Commission Chair Scharnett; Commissioner Peters; Commissioner Miller

Motion carried (viva voce).

The Meeting Adjourned at 7:35 p.m.

CITY OF BLOOMINGTON

Chair Greg Koos

Staff Liaison Alissa Pemberton

Exhibit A Excerpts from Staff Presentation

Amendments & Updates to the Funk Grant Guidelines

PROPOSED AMENDMENTS

1. Increase maximum award value from \$5,000 to \$7,500
2. Add a 25% cost share for National Register properties (non-S-4)
3. Remove “Landscaping” from limitation of funding (9d) and add funding for designated landscaping only
4. Add periodic funding for “Preservation Maintenance Plans” as a separate line item.
5. Amend applicability/limitation to allow funding of phased painting projects.
6. Minor Updates and Changes

A vote on the content and context should be considered at this time; a vote on the precise language for implementation will be requested at a future meeting.

Determining what qualifies as a “Major Restoration” project.

Current guidelines state, “Any one applicant may receive only one grant per fiscal year, per property, except for major restoration projects which may be considered for two.”

Grants awards for >\$5,000 in the **last 5 years** have been granted at rate of **one or fewer per year**.

More than \$6,000 remained unawarded last year.

Funk Grants ≥ \$5,000

FY23	3
FY22	4
FY21	3
FY20	4
FY19	3

IL State Historic Preservation Office Tax Assessment Freeze Program

Requires a historic property to undergo a rehabilitation whose budget **exceeds 25% of the property’s assessor’s fair market value** within a 24-month period.

Title I Property Improvement Loan Program (HUD)

The maximum amount for a Single Family property improvement loan for the alteration, repair or improvement of an existing single family structure is **\$25,000**.

Selecting a Benchmark for what qualifies as “Major Restoration”

Potential Project Budgets and which would “max out” the potential award value

EAV	Franklin Square	Davis-Jefferson	N Roosevelt	E Grove			ECV	Franklin Square	Davis-Jefferson	N Roosevelt	E Grove
10%	\$ 6,180	\$ 7,151	\$ 3,371	\$ 6,469			10%	\$ 18,540	\$ 21,452	\$ 10,113	\$ 19,406
15%	\$ 9,270	\$ 10,726	\$ 5,057	\$ 9,703			15%	\$ 27,811	\$ 32,178	\$ 15,170	\$ 29,109
25%	\$ 15,450	\$ 17,877	\$ 8,428	\$ 16,171			25%	\$ 46,351	\$ 53,630	\$ 25,283	\$ 48,514
30%	\$ 18,540	\$ 21,452	\$ 10,113	\$ 19,406			30%	\$ 55,621	\$ 64,356	\$ 30,340	\$ 58,217
35%	\$ 21,631	\$ 25,027	\$ 11,799	\$ 22,640			35%	\$ 64,892	\$ 75,082	\$ 35,396	\$ 67,920
40%	\$ 24,721	\$ 28,603	\$ 13,484	\$ 25,874			40%	\$ 74,162	\$ 85,808	\$ 40,453	\$ 77,623
45%	\$ 27,811	\$ 32,178	\$ 15,170	\$ 29,109			45%	\$ 83,432	\$ 96,534	\$ 45,509	\$ 87,326
50%	\$ 30,901	\$ 35,753	\$ 16,855	\$ 32,343			50%	\$ 92,702	\$ 107,260	\$ 50,566	\$ 97,029

EAV %	ECV%	Current Max	\$	10,000
10	3.3	Proposed Max	\$	15,000
15	5			
25	8.3			
30	10.0			
35	11.7			
40	13.3			
45	15.0			
50	16.7			

Note: by IL law, EAV = 1/3 ECV

Selecting a Benchmark for what qualifies as “Major Restoration”

Real-Life Results of Project Budgets, Funding and EAV Comparisons

EAV	Project Cost	Funding	Project % of EAV	% of Project Cost Covered	FY
\$43,521	\$12,650	\$5,000	29%	40%	2021
\$49,449	\$34,500	\$5,000	70%	14%	2021
\$55,390	\$29,400	\$5,000	53%	17%	2021
\$51,433	\$15,805	\$1,838	31%	12%	2021
\$101,313	\$1,850	\$925	2%	50%	2021
\$104,414	\$12,800	\$5,000	12%	39%	2021
\$47,346	\$6,150	\$3,075	13%	50%	2021
\$73,622	\$11,535	\$5,000	16%	43%	2022
\$79,564	\$1,575	\$788	2%	50%	2022
\$41,501	\$47,500	\$5,000	114%	11%	2022
\$62,679	\$9,200	\$4,600	15%	50%	2022
\$66,898	\$16,709	\$5,000	25%	30%	2023
\$103,917	\$8,960	\$4,480	9%	50%	2023

Project % of EAV	% of Project Cost Covered
≤ 25%	50% (Max)
> 25 - < 30	25% - 50%
≥ 30 - < 50	≤ 25%
≥ 50	

Note: by IL law, EAV = 1/3 ECV



Recommendation

UPDATES & AMENDMENTS TO FUNK GRANT GUIDELINES

Staff recommends the Historic Preservation Commission take the following actions:

Motion to approve the content of the amendments to the Funk Grant Guidelines, as presented, and direct Staff to return with proposed language to effect the changes.

Motion to classify projects with cost >45% of a property's Equalized Assessed Value (EAV) as "Major Restoration" projects.

Motion to establish a subcommittee to identify what constitutes a "qualified professional," as related to the Preservation Maintenance Plan item, and any criteria that should be required of a plan itself to be eligible for reimbursement.

Rust Grant Guidelines Defining Priorities Discussion

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

For Discussion

- Discuss examples of Eligible Improvements in the context of recent proposals.
- Attempt to develop clear definitions and/or rubric for applying general definitions of prioritization terms to funding proposals.
- Identify potential needs and information from applicants or Staff to assist in review of the coming round of funding proposals.

PRESERVATION	RESTORATION	MAINTENANCE
?	?	?
?	?	?
?	?	?
?	?	?
?	?	?
?	?	?
?	?	?



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration, review and action on minor updates to the Harriett Fuller Rust Grant Guidelines, to clarify application process and administrative procedures and revise certain prioritization criteria.

RECOMMENDED MOTION: Motion to **approve** the updated guidelines, as presented.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: During discussion of the upcoming Rust Grant review cycle at the May 18, 2023, regular meeting of the Historic Preservation Commission (HPC), clarifications and conflicting provisions were identified as needing revision to permit appropriate and effective review of the submitted applications.

Changes in the attached documents include:

- Clarifications to the application process and administrative procedures to improve readability and align this section with the timed funding process, adopted in 2022.
- Revision of the prioritization criteria to reflect the changing nature of "historic" properties as inclusive of both historic and non-historic components and structures.
- The addition of preservation-related terminology to help clarify the expectations and prioritization of different types of potentially fundable projects.
- Addition of a qualifier noting that approval by the HPC and Building Safety does not preclude requirements for permitting through other agencies.
- Inclusion of the new (2022) timeline for application and funding within the Grant Guideline document.

Proposed changes are attached in strikethrough/underline format, to represent ~~removals~~ and additions; they are also attached in a "Changes Accepted" format to allow review of the complete document that would be approved with the recommended motion.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington

story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Rust Grant Guidelines 2023-06 Changes Accepted](#)

[Rust Grant Guidelines 2023-06 Tracked Changes](#)

HARRIETT FULLER RUST FAÇADE PROGRAM

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

BACKGROUND

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

APPLICATION GUIDELINES

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

TARGET AREA

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

TYPE OF ASSISTANCE

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

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

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

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

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

CRITERIA USED FOR GRANT APPROVAL

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

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

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

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

OWNERSHIP

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

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

ELIGIBLE IMPROVEMENTS

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

Eligible improvements include, but are not limited to:

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

INELIGIBLE IMPROVEMENTS

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

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

APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

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

- D. Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including prevailing wage. This means **the applicant and his or her contractors must pay prevailing wages and are required to submit documentation substantiating such.** See the State of Illinois's web site at <https://www2.illinois.gov/idol/Pages/default.aspx>.
- E. All grant recipients will be required to register as a vendor with the City of Bloomington through the City Vendor Self Service (VSS) website. Registration in advance is recommended.
- F. After the design and outline specifications are completed and submitted, the Applicant may meet with the City Planner, and the City Building Inspector, to discuss the proposed improvements, cost estimates, and any recommended adjustment to the scope, or the methods and materials to comply with the Secretary of the Interior's Standards.
- G. The Applicant may then choose one of the following courses of action: 1) the Applicant may elect to revise the design plan and possibly delay the application review, or 2) proceed without revisions for the review by the Historic Preservation Commission, or 3) withdraw the application for funding.
- H. The Commission will review the grant request according to the attached "Annual Funding Timeline." However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons.
- I. The applicant shall notify the City Planner as to the contractor selected, and the anticipated date(s) of construction. The Applicant may not serve as his/her own contractor except in those instances where the applicant is an owner or partner in a company regularly doing business as a building contractor and in the opinion of the Commission such company has the capacity and skill to perform the proposed improvements. In such instances, the owner/contractor shall be required to obtain a third project estimate.
- J. Required building permits must be obtained before work begins. Questions regarding permit requirements should be directed to the City's Economic and Community Development Department (Building Safety Division).
- K. After all necessary permits have been issued, work may proceed. All change orders must be approved by the City Planner in writing and may be referred to the Commission for additional review. **NOTE: project approval through this funding program and provisions of a City Building Permit(s) does not preclude the requirement of approvals from other agencies,** including, but not limited, to the Health Department, Illinois Department of Public Health, and the Bloomington Normal Water Reclamation District.
- L. All funded projects must be completed within one (1) year from the date of the Commission meeting in which the grant is awarded, or the grant will automatically be revoked. The Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the Applicant.

- M. After project completion, documentation including copies of all bills, receipts, prevailing wage statements, and proof of payment associated with the funded project(s) shall be submitted by the applicant to the City Planner to process the release of funds. In addition, documentation is required that such project(s) have received a final inspection and approval from the City's Economic and Community Development Department, if required.
- N. If all of the requirements listed above are satisfied, payment will be issued by the City for the amount approved by the Historic Preservation Commission or for a lesser amount if the actual costs are documented to be less than the original estimate.
- O. Payment will be issued only upon completion of all work items as originally approved. Major changes or elimination of certain items in the approved design plan must be approved by the Commission.

DEFINITIONS

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

ANNUAL FUNDING TIMELINE (MODEL)

January 1

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

March 31

- Application window closes for upcoming FY.

April 15

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

April 30

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

May 1

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

June 1

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

June 15

- Grant applicants notified of status / Grant Agreements sent.

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

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

CORRESPONDENCE

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

Exhibit A
TARGET AREA MAP



HARRIETT FULLER RUST FAÇADE PROGRAM

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

TYPE OF ASSISTANCE

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

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

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

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

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

CRITERIA USED FOR GRANT APPROVAL

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

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

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

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

~~Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including prevailing wage. See the State of Illinois's web site at <https://www2.illinois.gov/idol/Pages/default.aspx> (Moved)~~

OWNERSHIP

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

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

ELIGIBLE IMPROVEMENTS

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

Eligible improvements include, but are not limited to:

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

- Asbestos and lead paint removal.
- Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.
- Americans with Disabilities Act (ADA) accessibility improvements (exterior only). These projects must be reviewed by a Licensed Structural Engineer or Architect prior to submission.

INELIGIBLE IMPROVEMENTS

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

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

~~Note: the applicant and his or her contractors must pay prevailing wages and are required to submit documentation substantiating such.~~ (Moved)

APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

- ~~A. The property or business owner shall meet with the City Building Inspector and the City Planner to review conceptual plans for a building.~~ (Duplicative of E.)
- B. The Harriett Fuller Rust Façade Grant application must be filed in the Economic & Community Development Department on the form provided by the Department ~~by the Bloomington Historic Preservation Commission~~. The Commission will attempt to act upon a grant request within the published timeline for that year’s application process. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons including the need for more detailed drawings or specifications. If more applications are received than current funding levels will allow, the ~~Bloomington Historic Preservation~~ Commission reserves the right to prioritize the applications

on the basis of the historical significance of the building and site, the, the extent of the work, the level of private funding and the relative impact of the proposed improvements on the area.

- C. ~~The restoration or historic rehabilitation~~ All funded projects must be completed in accordance with the Secretary of the Interior's Standards for ~~Rehabilitation~~ the Treatment of Historic Properties.
- D. All applications ~~materials~~ shall include a ~~design plan, an outline scope of~~ work ~~specification specifying the methods and materials to be used for the project(s), historic images of the property (if applicable) and prepared by an architect selected by the applicant,~~ and at least two (2) estimates for the project. If the Applicant or a related business is one of the bidding contractors then three (3) estimates are required. All contractors and subcontractors retained shall pay laborers, workers and mechanics no less than the current prevailing rate of wages (consisting of hourly cash wages plus fringe benefits) for work of similar character in McLean County as covered under the Prevailing Wage Act. Any Architect selected by the applicant shall prepare a design plan and an outline work specification after on-site inspections and personal interviews with the applicant have been conducted by the architect.
- E. Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including prevailing wage. This means the applicant and his or her contractors must pay prevailing wages and are required to submit documentation substantiating such. See the State of Illinois's web site at <https://www2.illinois.gov/idol/Pages/default.aspx>. (Moved)
- F. All grant recipients will be required to register as a vendor with the City of Bloomington through the City Vendor Self Service (VSS) website. Registration in advance is recommended. (Moved, reworded)
- G. After the design and outline specifications are completed and submitted, the Applicant may meet with the City Planner, and the City Building Inspector, to discuss the proposed improvements, cost estimates, and any recommended adjustment to the scope, or the methods and materials to comply with the Secretary of the Interior's Standards.
- H. The Applicant may then choose one of the following courses of action: 1) the Applicant may elect to revise the design plan and possibly delay the application review, or 2) proceed without revisions for the review by the Historic Preservation Commission, or 3) withdraw the application for funding from the program at this time.
- I. ~~The Historic Preservation Commission meets on the third Thursday of each month. The application must be submitted by the previously published deadline. Only complete applications will proceed with a grant review.~~ (No longer relevant with new process)
- J. ~~Then the City Planner will forward the application along with any staff comments to the Historic Preservation Commission.~~ (Unnecessary)
- K. The ~~Bloomington Historic Preservation Commission~~ Commission will review the grant request

~~according to the attached “Annual Funding Timeline.” at its next regularly scheduled meeting after the deadline.~~ However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons. ~~If more detailed drawings or specifications are required, the Applicant has the following options: 1) the Applicant may retain the services of the Architect who prepared the design plan, or 2) the Applicant may choose to hire a different architect of his or her own choice.~~ (Unnecessary; not restrictive)

- L. The applicant shall notify the City Planner as to the contractor selected, and the anticipated date(s) of construction. The Applicant may not serve as his/her own contractor except in those instances where the applicant is an owner or partner in a company regularly doing business as a building contractor and in the opinion of the ~~Bloomington Historic Preservation~~ Commission such company has the capacity and skill to perform the proposed improvements. In such instances, the owner/contractor shall be required to obtain a third project estimate.
- M. Required building permits must be obtained before work begins. Questions regarding permit requirements should be directed to the City’s Economic and Community Development Department (Building Safety Division).
- N. After all necessary permits have been issued, work may proceed. All change orders must be approved by the City Planner in writing and may be referred to the ~~Preservation~~ Commission for additional review. NOTE: project approval through this funding program and provisions of a City Building Permit(s) does not preclude the requirement of approvals from other agencies, including, but not limited, to the Health Department, Illinois Department of Public Health, and the Bloomington Normal Water Reclamation District.
- O. ~~The restoration or historic rehabilitation~~ All funded projects must be completed within one (1) year from the date of the ~~Historic Preservation~~ Commission meeting in which the grant is awarded, or the grant will automatically be revoked. The Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the Applicant ~~to do so~~.
- P. After project completion, ~~documents~~ documentation including copies of all bills, receipts, prevailing wage statements, and ~~cancelled checks~~ proof of payment associated with ~~restoration or historic rehabilitation~~ the funded project(s) shall be submitted by the applicant to the City Planner ~~for approval by the City Council prior to the~~ to process the release of any funds. In addition, ~~such documents shall include evidence~~ documentation is required that such project(s) have received a final inspection and approval from the City’s Economic and Community Development Department, if required. ~~The project must be 100% complete and the Building Inspector shall make a final on-site inspection of such completed project prior to the release of any grant funds for such project.~~ (Duplicative)
- Q. If all of the requirements listed above are satisfied, ~~a check~~ payment will be issued by the City ~~of Bloomington, Illinois~~ for the amount approved by the ~~Bloomington~~ Historic Preservation Commission or for a lesser amount if the actual costs are documented to be less than the original estimate.
- R. ~~NOTE:~~ Payment will be issued only upon completion of all work items as originally approved.

Major changes or elimination of certain items in the approved design plan must be approved by the ~~Bloomington Historic Preservation~~ Commission. ~~Rust Grant recipients have one year to complete their projects. After receiving an award the recipient should register as a vendor with the City of Bloomington on our Vendor Self Service website to get set up for reimbursement. Click here to view our Registration Guide to assist you in the registering process.~~ (Moved)

DEFINITIONS

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

ANNUAL FUNDING TIMELINE (MODEL)

January 1

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

March 31

- Application window closes for upcoming FY.

April 15

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

April 30

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

May 1

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

June 1

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

June 15

- Grant applicants notified of status / Grant Agreements sent.

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

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

CORRESPONDENCE

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

Exhibit A
TARGET AREA MAP





REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-22-23 Consideration, review and action on a request submitted by Green Building, LLC, for a **Rust Grant** in the amount of \$25,000 for tuckpointing with brick repair and replacement on the property located at 115 E. Monroe Street (PIN: 21-04-194-006).

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

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The applicant is requesting a Rust Grant in the amount of \$25,000 for tuckpointing and brick repair or replacement on the western elevation of the building, using Type O mortar. Differences exist between estimates (50-75%), as related to the amount of tuckpointing identified as required. Broken or spalled brick will be replaced with new brick. This area is visible from the public right-of-way.

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

The building is a contributing structure to the NRHP Bloomington Central Business District. This project falls under priority 1, "Preserving a historic element."

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times.

Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-22-23_-_RUST_-_115_E._Monroe_Staff_Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: June 15, 2023

CASE NO: BHP-22-23, Rust Grant

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



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 115 E. Monroe Street

Existing Zoning: D-2 (Downtown Transitional) District

Existing Land Use: Ground floor commercial with residential upper floors

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

HISTORIC INFORMATION

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

PROJECT DESCRIPTION

Background

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

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

Request

The applicant is requesting a **Rust Grant in the amount of \$25,000** for tuckpointing and brick repair or replacement on the western elevation of the building.

Project Description

Western elevation of the building to receive tuckpointing with Type O mortar. Differences exist between estimates (50-75%), as related to the amount of tuckpointing identified as required. Broken or spalled brick will be replaced with new brick. This area is visible from the public right-of-way.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

The request is for funding of a tuckpointing and brick repair/replacement on the western facing wall, visible from Main Street. The project will have a positive impact on the appearance of the building and its structural integrity, preserving a historically significant structure.

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

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

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

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

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

Brittin Painting & Construction R.J.V. Construction, LLC, and Steve Cornajo Masonry all propose the grinding of joints to at least ½ an inch and the use of Type O mortar to refill. None of the provided proposals include high-pressure or sand cleaning of the area, or any sealing treatment that is inappropriate for the preservation and maintenance of historic brick.

R.J.V. Construction, LLC, proposes the same treatment as the other contractors, as well as an acid washed at completion. This type of treatment can damage lime-containing and other materials, particularly if improperly completed. The Commission may consider whether to condition an approval upon removal of this project component, or upon specified criteria for the completion of this project component.

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

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

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

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

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

STAFF RECOMMENDATION

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

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

Optional Conditions:

1. Acid washing not be used.
2. Acid washing be conducted and neutralized in a certain manner.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1 - Pictures of Subject Work Area





Attachment 2: Scope of Work and Estimate #1

To Re-order contact: Le Print Express • Bloomington, Illinois • 309-827-2060

BRITTIN

Painting & Construction

623 E. Chestnut Street
Bloomington, IL 61701

Phone: 309-828-4164
Mobile: 309-275-7694

PROPOSAL SUBMITTED TO <u>Fred Wollrab</u>	PHONE	DATE <u>2-27-23</u>
STREET <u>107 Hilltop</u>	JOB NAME <u>green building</u>	
CITY, STATE, AND ZIP CODE <u>Bloomington, IL 61701</u>	JOB LOCATION <u>115 E Monroe</u>	JOB PHONE

Tuck Pointing 113 E Monroe
approx 6000 sq ft total

- ① prep + set-up for tuck pointing (cover ac units + pedas)
- ② grind & mortar joints 75% of west wall. all joints to be filled with type O mortar.
- ③ all broken bricks to be replaced with new ones
- ④ clean up + disposal during project
- ⑤ all labor + permits to meet city codes.

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
fifty eight thousand six hundred fifty dollars (\$58,650⁰⁰).

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized
Signature

Scott Britton

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 outline above.

Signature _____

Date of acceptance _____

Signature _____

Attachment 3: Scope of Work and Estimate #2

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 275-4331 Prepared for: Green Building 115 E Monroe Bloomington, IL 61701 2/24/2023	Estimate				
Proposal Tuck point west elevation above 113 E Monroe 5400 sqft total Provide equipment to hoist swing stage and all necessary equipment to the roof and then off the roof at completion Prep and set up for tuckpointing Cover all necessary roofs, A/C units, and patio for scope of work Build a wood cover over the ac units Grind 1/2" deep on mortar joints approx 50% of the west wall surface Use type O mortar to fill in the joints Tool all joints Broken bricks will be replaced with new brick Acid wash at completion Cleanup entire job site during the project and at completion Disposal All labor to be prevailing wage Please see pictures for the location of the work	Total				
Total	\$ 52,300.00				
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.					
x _____ Robert J. Vericella R.J.V. Inc. Member	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Subtotal</td> <td style="width: 40%; text-align: right;">\$ 52,300.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$ 52,300.00</td> </tr> </table>	Subtotal	\$ 52,300.00	TOTAL	\$ 52,300.00
Subtotal	\$ 52,300.00				
TOTAL	\$ 52,300.00				

Steve Cornajo Masonry
Estimate

Steve Cornajo

Green Building LLC
115 E Monroe
Bloomington, IL 61701

2/17/23 West wall

The following proposal outlines the masonry repair to be performed at 115 E. Monroe

Tuckpointing

All joints will be ground out to a depth of at least $\frac{1}{2}$ of an inch. Grinding the joints increases the new mortar's bond strength.

The joints will be thoroughly cleaned of dust and debris before repointing. ASTM specified Type O mortar will be used to fill the joints.



Steve Cornajo Masonry
Estimate

Scope

The inside corner will be tuck-pointed in the manner described above.
Broken or spalled brick will be removed and replaced with a new brick.
The area will be accessed from a swing stage set on the roof.
Set up and tear down of swing stage and all equipment
Job site prep
Clean up and disposal included

The area is 120-0 long. 5400 total square feet. 50% of the wall will be tuck-pointed.

Labor and Materials: **\$59,800**

Items not included

The customer must supply water and electricity for the operations listed above.

After three months the material costs are subject to review and revision due to increases or decreases in the price of materials.

Prevailing wage labor rate included.

Please sign if accepted

Name:

Attachment 5 - Historic Photos

B.S. Green building, 100 block of Monroe, 1889(?). Architecture of McLean County Collection.



Back of B. S. Green building (S. Side) on June 19th, 1900, the day after the fire. Bloomington-Normal Local History Resources (Illinois Wesleyan University).



B.S. Green building, Bloomington CBD, 1984. Architecture of McLean County Collection.





REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-23-23 Consideration, review and action on a request by Faredun Mehrojkulov, for a **Rust Grant** in the amount of \$25,000 for tuckpointing and limestone windowsill replacement, on the property located at 208-210 N. Center Street (PIN: 21-04-194-006).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to **approve** the request by Faredun Mehrojkulov, for a **Rust Grant** in the amount of **up to \$25,000** for tuckpointing and limestone windowsill replacement on the property located at 208-210 N. Center Street, with possible conditions.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The applicant is requesting a Rust Grant in the amount of \$25,000 for tuckpointing on the entire exterior and limestone windowsill replacement on the eastern façade. One estimate proposes Type "N" mortar and no sealant, the other estimate does not specify materials and discusses sealing all areas of work. The primary façade is visible from the public right-of-way and all aspects are visible to the public from other areas. The building is currently vacant. This project is part of a larger project planned to restore the building to a tenantable condition.

The property is actually two buildings, known as the Marblestone Building (208 N. Center)/Benjamin & Schermerhorn Building (210 N. Center), both designed by Rudolph Richter. They are the only remaining original buildings on the West side of the Court House Square, with 210 pre-dating the Civil War as well. Both buildings are constructed of locally made brick, with much of the original character remaining on the upper stories.

The building is a contributing structure to the NRHP Bloomington Central Business District. This project falls under priority 1, "Preserving a historic element."

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as

hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-23-23 - RUST - 208-210 N Center Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: June 15, 2023

CASE NO: BHP-23-23, Rust Grant

REQUEST: Consideration, review and action on a request submitted by Faredun Mehrojkulov, for a Rust Grant in the amount of \$25,000.00 for tuckpointing with brick repair/replacement and limestone windowsill replacement, on the property located at 208-210 N. Center Street (PIN: 21-04-332-008).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 208-210 N. Center Street

Existing Zoning: D-1 Central Business District

Existing Land Use: Vacant

Property Size: 132' x 57' (7,524 square feet - fully built)

HISTORIC INFORMATION

Year Built: 1869 (208 N. Center) and 1857 (210 N. Center)
Architectural Style: Italianate
Architect: Rudolph Richter
Historic District: NRHP Bloomington Central Business District - Contributing
Alternate Name: Marblestone Building (208 N. Center)/Benjamin & Schermerhorn Building (210 N. Center)

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building have not received a Rust Grant in the recent past. The current parcel holds both addresses of 208 N. Center, built in 1869, and 210 N. Center, built in 1857. They are the only remaining original buildings on the West side of the Court House Square, with 210 pre-dating the Civil War as well.

The third floor of the Benjamin and Shermerhorn's building was originally offices of the Weekly and Daily Pantagraph. In October of 1857, the Pantagraph admired the new down building with its "... fine light-colored pressed brick, with large arched windows, and a neat brick cornice." The contractor for the building produced over 350,000 local bricks for the project. Today, the building still bears the original window styles on the upper floors, but ground floor has been altered, the upper floors' glass removed or replaced, and the outer brick painted over.

The Marblestone Building was built in 1867, the larger three-story structure replacing an older two-story building. The building was the work of the same architect as the neighboring Benjamin and Shermerhorn Building (1857), Rudolph Richter. The building materials consisted mostly of locally made, hand molded brick with the practice of making such type of bricks beginning to age out in popularity. It is unclear if the original building at 208 N. Center was demolished or if some elements remained after the Richter's redesign.

Request

The applicant is requesting a **Rust Grant in the amount of \$25,000** for tuckpointing and limestone windowsill replacement.

Project Description

The front façade of the building is currently painted and in poor visual condition. The paint will be stripped prior to tuckpointing, and the Center Street façade will be restored to the original unpainted brick condition. Funding is requested for tuckpointing of the rear, upper side, and front of the buildings, and limestone windowsill replacement. The project will use an appropriate chemical stripping agent (as specified in the GSA's Historic Preservation Technical Procedures Guide, Code 421114S). Depending upon the quality and condition of the brick once stripped, sealing of the front façade may be needed. The Application has been provided with information about the proper selection and application of sealants for historic masonry structures. This is part of a larger project planned to restore the building to a tenantable condition.



STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

- 1. The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

The request is for funding of a tuckpointing a project on a part of the building that is visible from the street and will have a positive impact on the appearance of the building, as well as help preserve the structural integrity of the building. Replacement of the windowsills supports the structural integrity of the building, as well as improving the appearance of the main façade.

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

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

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

The subject property is owned by FMB HOLDING, INC, of which the Applicant is the primary agent. The property is currently vacant but has historically been commercially used, at least on the first floor.

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

Garneau Construction proposes to use “Type N” mortar. No brick replacement or repair is discussed as part of this estimate. No sealing is identified in this proposal.

412 Inverrary, LLC’s proposal does not discuss mortar type. This proposal *does* include sealing, at least of the new mortar (lack of clarity in scope, material unspecified). The limestone replacement sills are also proposed as sealed (material unspecified).

Neither proposal includes high-pressure or sand cleaning of the area, or other cleaning that is inappropriate for the preservation and maintenance of brick. One quote includes sealing techniques that could result in long-term damage to the repaired masonry, if inappropriately completed. Verification or conditioning of these items may be appropriate, given the quality of the original materials and construction of the property.

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

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

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

All other conditions have been met. No limitations apply.

STAFF RECOMMENDATION

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

Motion to establish findings that the project is eligible and to **approve** the request by Faredun Mehrojkulov, for a Rust Grant in the amount of **up to \$25,000** for tuckpointing and limestone windowsill replacement, on the property located at 208-210 N. Center Street.

Possible Amendments:

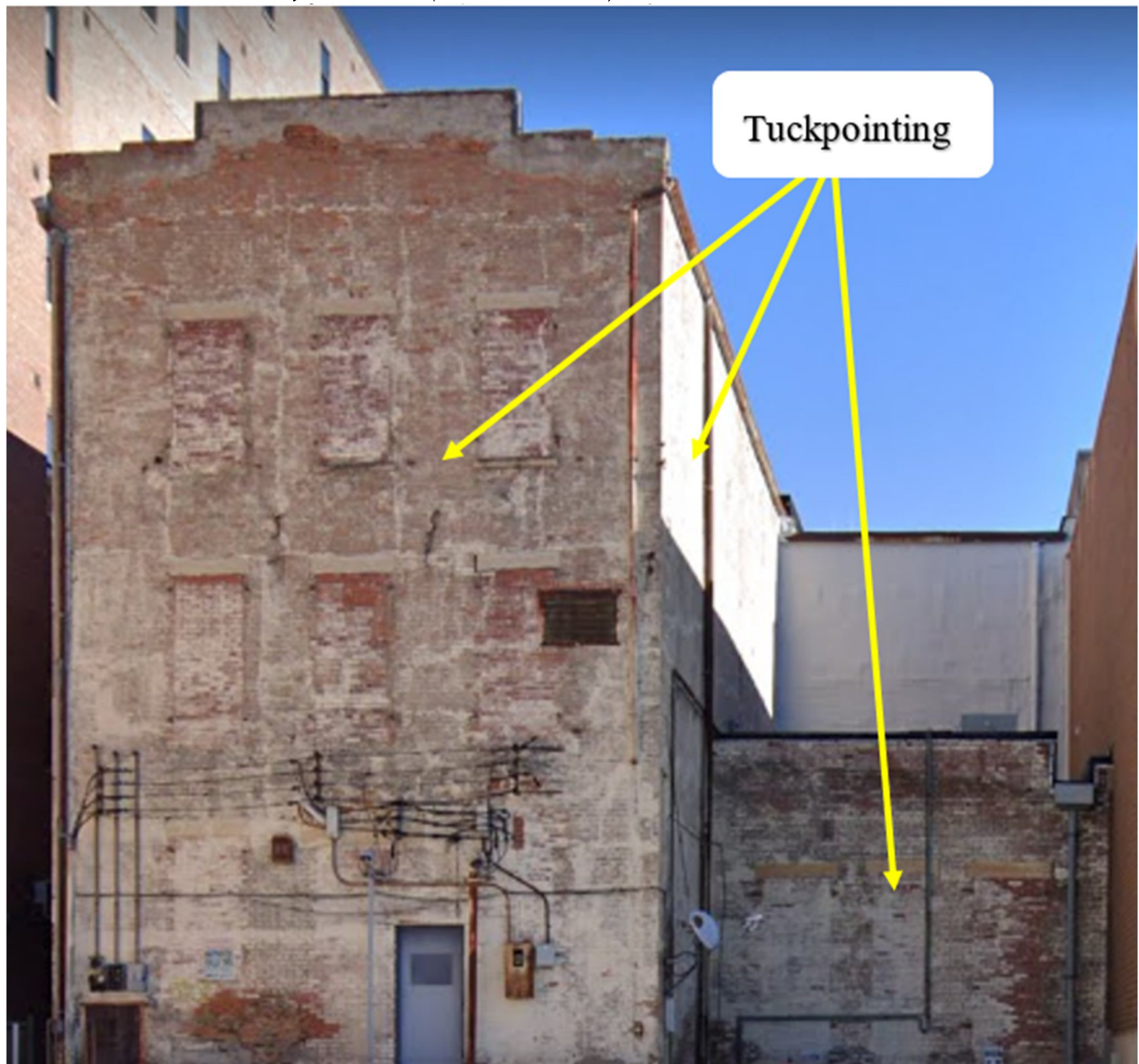
- Upon the condition that Type “O” mortar is used for tuckpointing.
- Upon the condition that any sealant used complies with the Secretary of State’s Standards (see GSA’s Historic Preservation Technical Procedures Guides for specifics)
- Upon the condition that any limestone windowsills that can be feasibly repaired, be so, rather than replaced.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1 - Pictures of work area (Front work area)



Attachment 1 - Pictures of work area (Rear work area)



Garneau Construction Proposal

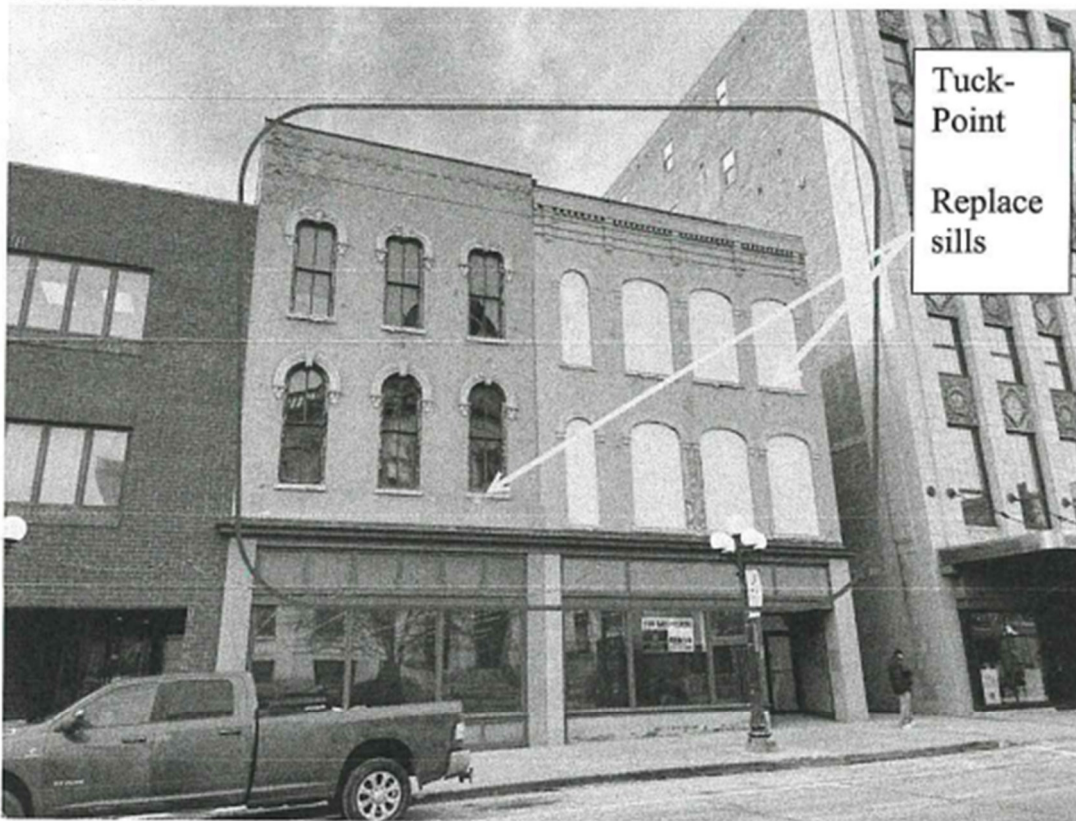
2/19/21

The following proposal outlines the masonry repair to be performed at 208 210 North Center.

Tuckpointing

Tuckpointing is the removal of old deteriorated mortar and replacement with new mortar, sealing a wall from further water damage. All joints will be ground out to a depth of at least ½ of an inch. Grinding the joints increases the new mortar's bond strength. This will drastically increase the durability of the repairs.

The joints will be thoroughly cleaned of dust and debris before repointing. ASTM specified Type N mortar will be used to repoint the joints. This mortar has maximum flexural strength as well as excellent weather resistance.

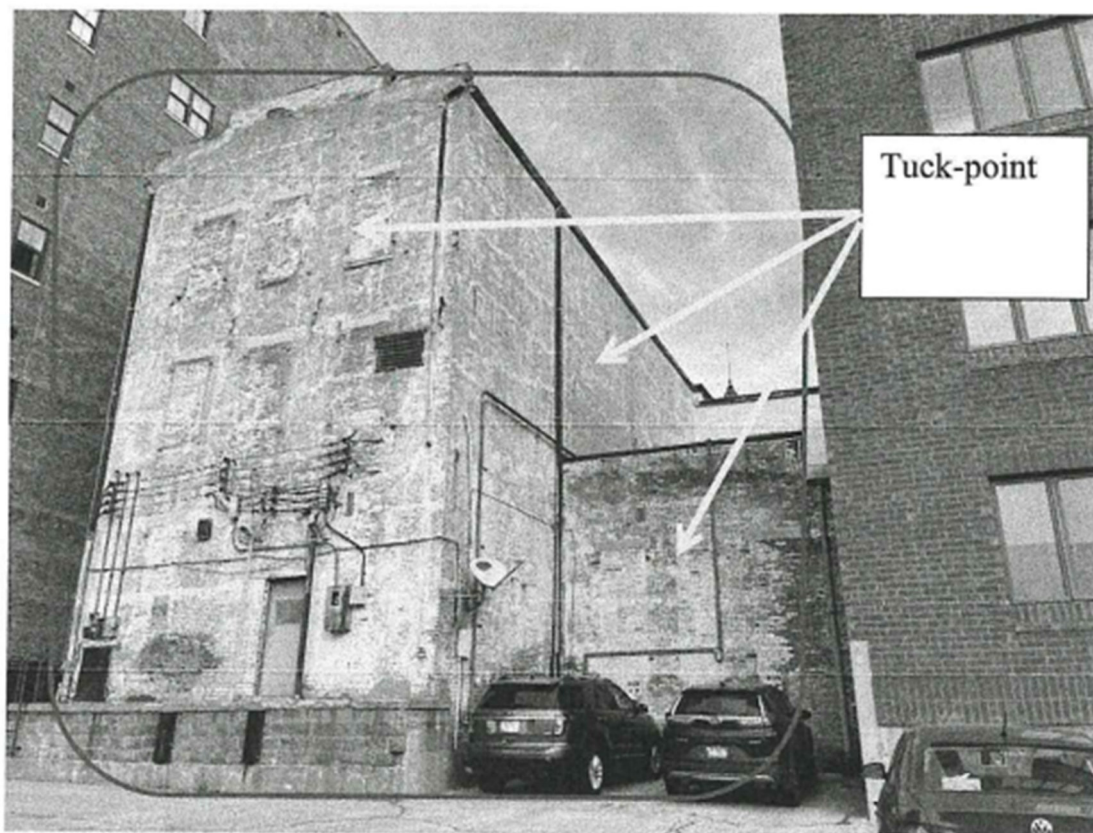


Scope

The front elevation will be tuck-pointed. All the window sills will be removed and replaced with new limestone sills.

Labor and Materials: \$24,350

Garneau Construction Proposal



Scope

The rear elevations will be tuck-pointed. The area over the roof is included.

Labor and Materials: **\$42,500**

Items not included

The customer must supply water and electricity for the operations listed above. Arrangement will need to be made with the neighboring buildings to adjust parking if work progresses.

After three months, if Garneau Construction has not started work on this project, the material costs are subject to review and revision due to increases or decreases in the price of materials.

This job has been priced using Garneau Construction's highly trained employees at prevailing wage.



PROPOSAL

412 Inverrary, LLC.
630 Onwensia Ave
Highland Park, IL 60035

Cell: (847)722-6778
Email: bhamidov@fmbchicago.com

Beth Olson



Dear Ms. Olson,

As president of 412 Inverrary, LLC I would like to thank you for the opportunity to submit our proposal for the tuckpointing services at 208/210 N. Center St in downtown Bloomington, IL. As with all of our work, this service price reflects the use of our experienced crew at prevailing wage.

In order to increase "curb appeal" and prevent further water damage of this historic building, 412 Inverrary, LLC will need to perform a substantial amount of tuckpointing on both the East and West sides. Each deteriorating area will need to be ground out, cleaned, have new mortar installed and be sealed. The limestone window sills on the East side of the building are in poor shape as well. These will need to be removed and replaced along with the mortar joints and then be sealed as well. The loading dock area on the West side of the building has a block missing and cracks in the mortar between the existing blocks. This mortar will need to be ground out, replaced and sealed. The missing block will be replaced and joints sealed. There will not be any bricks replaced with this service and as requested, the proposal for the North side and basement brick repairs will be provided pending structural findings.

I am confident that my company can complete this project beyond your expectations for the total amount of \$62,795. This price includes all permits, clean up and haul away services.

I look forward to your response and the possibility of working with you, not only on this project but also the future projects that you have in line.



Baghir Hamidov - president

Attachment 4 - Historic Photos

208 & 210 N. Center, before Fire. Bloomington-Normal Local History Resources (Illinois Wesleyan University).



Before the fire. West side of Court House square. The first three buildings on the right totally destroyed, the fourth one partially.

W.B. Read & Co., tenant of Marblestone Building, (1869) and Benjamin and Schermerhorn Buildings (1857) from 1895 to 1951, Rudolf Richter architect, 208 - 210 North Center St., Bloomington IL, 1917.



208 N. Center, c. 1940, Thompson's Restaurant. Pantagraph Negatives Collection 1940 - 1945. Architecture of McLean County.



Oscos Drug store tenant (1952 - 2018) of Marblestone Building, (1869) and Benjamin and Schermerhorn Buildings (1857, Rudolf Richter architect, 208 - 210 North Center Street, Bloomington IL, 1950s. Architecture of McLean County.



Osco Drug store tenant of Marblestone Building, (1869) and Benjamin and Schermerhorn Buildings (1857, Rudolf Richter architect, 208 - 210 North Center Street, Bloomington IL, 1970s. Architecture of McLean County.



Front of 208-210 N. Center Street, September, 2011. Google Street View.





REGULAR AGENDA ITEM NO. 5.D.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-24-23 Consideration, review and action on a request submitted by Melissa Moody on behalf of Bloomingtonian Condo Association, for a **Rust Grant** in the amount of \$23,640 for front porch painting on the property located at 102-116 W. Locust Street (PIN: 21-04-196-001).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to **approve** the request by Melissa Moody on behalf of Bloomingtonian Condo Association, for a **Rust Grant** in the amount of \$11,820 for front porch painting on the property located at 102-116 W. Locust Street.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: Preparation, priming, and painting of the attached front porches, between the soffit and the floor, including railings and columns. No painting is proposed on the masonry building itself. Current colors will be replicated, voids will be caulked and prepared prior to painting. Low pressure power washing is proposed as the primary cleaning method in both estimates, but hand scraping is proposed as the stripping method; power washing will be used as “washing” only. There is a gap between the costs of what appear to be similar scopes of work in the two estimates provided by the Applicant. As the Rust Grant guidelines state that projects may only be funded up to 50% of the total project cost, the recommended motion is to approve expenses up to 50% of the lowest cost estimate.

The “R. Loudon Flats” at 102-116 W. Locust Street were constructed c. 1897 as a multi-family brick building designed by architect Arthur Pillsbury. The property is in the Bloomington Central Business District and serves as a “Gateway” to Downtown for southbound travelers.

The building is a contributing structure to the NRHP Bloomington Central Business District. This project falls under Priority 1, “Preservation of a historic element.”

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-24-23 - RUST - 102-116 W Locust Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: June 15, 2023

CASE NO: BHP-24-23, Rust Grant

REQUEST: Consideration, review and action on a request submitted by Melissa Moody on behalf of Bloomingtonian Condo Association, for a Rust Grant in the amount of \$23,640 for front porch painting on the property located at 102-116 W. Locust Street (PIN: 21-04-196-001).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 102-116 W Locust Street

Existing Zoning: D-2 (Downtown Transitional) District

Existing Land Use: Single-Family Attached Residential

Property Size: 100' x 125' (12,500 square feet)

HISTORIC INFORMATION

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

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building received a Rust Grant for gutter repair and tuckpointing in FY23 (BHP-15-22), and for a roofing project approved in FY21 (BHP-19-20).

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

Request

The applicant is requesting a **Rust Grant in the amount of \$11,820** for front porch painting (all units).

Project Description

Preparation, priming, and painting of the attached front porches between the soffit and the floor, including railings and columns. No painting is proposed on the masonry building itself. Current colors to be replicated, voids to be caulked and prepared prior to prime/paint. Low pressure power washing is proposed as the primary cleaning method in both estimates, but hand scraping is proposed as the stripping method; power washing to be used as "washing" only. There is a wide gap between the costs of what appear to be similar scopes of work in the two estimates provided by the Applicant.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

This project addresses visual improvements of front of the structure. The painting of the porch and its features is an eligible exterior improvement since equivalent funding has not been provided in the last 15 years.

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

This project falls under Priority 1, "Preservation of a historic element." This project would

improve the visual appearance of the building from the public right-of-way, as well as protecting original historic materials.

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

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

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

No damaging cleaning or preparation methods are proposed. Both scopes of work include priming and painting already-painted surfaces with an oil primer or Instl-X High Build Peel Bonding (Acrylic Latex) Primer, as surface dictates, and California Paints Fres~Coat Exterior (Acrylic Latex). For exterior surfaces where normal weathering and exposure is the primary concern these methods and materials are appropriate.

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

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

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

All conditions have been met. As the Rust Grant guidelines state that projects may only be funded up to 50% of the total project cost, the recommended motion is to approve expenses up to 50% of the lowest cost estimate. No limitations apply.

STAFF RECOMMENDATION

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

Motion to establish findings that the project is eligible and to **approve** the request by Melissa Moody on behalf of Bloomingtonian Condo Association, for a Rust Grant in the amount of **up to \$11,820** for front porch painting on the property located at 102-116 W. Locust Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1 - Pictures of work area



Attachment 2 - Scope of Work and Estimate #1



STOLLER
PAINTING & FINISHES

302 South Lee Street | Bloomington, Illinois 61701
(309) 826-4444 | stollerpainting@gmail.com |
www.paintingbystoller.com

RECIPIENT:



Quote #144

Sent on Feb 24, 2023

Total \$23,640.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
02 Site Work	Power wash and clean Mask and protect all permanent fixtures of the home Scrape all loose and peeling paint Apply one (1) coat of exterior wood primer to all raw wood Caulk and prep as needed Apply two (2) coats of exterior finish paint -Prevailing wage to be paid			
See description above for the following areas:				
24 Paint	PRICE IS FOR ALL FOUR (4) PORCHES: Newel post, handrails, spindles, sub-rails, risers, post, header, lattice and porch ceiling NOTE: -Estimate excludes soffit portion and up -Estimate excludes any doors, windows, frames and walking surface of porch	1	\$23,640.00	\$23,640.00

Total \$23,640.00

* Non-taxable

A signed estimate will be due upon the acceptance and scheduling of the project, 50% down will be due upon the start of the project and final payment will be due upon the completion

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

1 of 2 pages

Bellis
& Bolek Painting Inc.

Honest, Hardworking, Skilled Professionals

Proposal

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

Phone: (309) 827-4889

Page: 1
Date: 2/10/23
Proposal Number 21023 BC:

Client	Project Location
Bloomingtonian condos c/o Steve Beasley 102-116 W. Locust 61701 [REDACTED]	

Proposal to provide labor and material necessary to complete the following:

- 1) Scrape loose paint from the porch spindles, rails, pillars, overhangs and the top band across the upper portion of the building.
- 2) Prime all bare wood with an oil base primer or a maddog primer and paint with the same color paints currently on the building.
- 3) All primed areas will get two coats of paint and unprimed areas will get one coat.
- 4) All necessary caulking will be done.
- 5) The porch floors and steps are not included per conversation with Steve Beasley.
- 6) The porches and overhang will be power washed before they are painted.

The price if the work is **NOT PREVAILING WAGE** is _____
If the work is PREVAILING WAGE the price is _____

24,661 dollars.
42,170 dollars.

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

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

Attachment 4 - Historic Photos

R. Loudon Flats, (1897, front facade, Arthur L. Pillsbury Architect) 102-116 West Locust, Bloomington IL, Photographed by Greg Koos, 1984. Architecture of McLean County.



The Bloomingtonian Condominiums, 2011. Google Street View.





REGULAR AGENDA ITEM NO. 5.E.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-25-23 Consideration, review and action on a request submitted by Melissa Moody, on behalf of the Bloomingtonian Condo Association, for a **Rust Grant** in the amount of \$3,360.00 for new hardscaping on the property located at 102-116 W Locust Street (PIN: 21-04-196-001).

RECOMMENDED MOTION: Motion to establish findings that the project is not eligible.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington
Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings
Objective 3a. Retention and growth of current local businesses

BACKGROUND: The applicant(s) desire to replace the border on the building's garden areas with something more permanent. The request and estimates include a stone wall about 18 inches high. The Rust Grant guidelines state, "Although these grants will have a primary emphasis on façade and storefronts, the grants may also be used for non-façade work where the façade, and the building as a whole, are in a dangerous or severe state of disrepair." The proposed project is neither directly or tangentially related to the façade of the subject building and is therefore not an eligible improvement, despite being a laudable effort to make the building more attractive.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton



REGULAR AGENDA ITEM NO. 5.F.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: **BHP-26-23** Consideration, review and action on a request submitted by Cody Troutman, for a **Rust Grant** in the amount of \$5,000 for window and door replacement on the property located at 407 N. Roosevelt Avenue (PIN: 21-04-186-002).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to **approve** the request submitted by Cody Troutman, for a Rust Grant in the amount of **up to \$2,090** for window and door replacement on the property located at 407 N. Roosevelt Avenue.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The three current street-facing windows and the commercial door would be replaced with modern Boyd Series B450 Storefront System products, including the existing wooden frames, and be capped with aluminum to waterproof and improve aesthetics from the public right-of-way.

The building is not in a NRHP or Local Historic District.

This project falls under Priority 5, "Maintenance of a non-historic element."

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-26-23 - RUST - 407 N Roosevelt Staff Report](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 15, 2023
CASE NO: BHP-26-23, Rust Grant
REQUEST: Consideration, review and action on a request submitted by Cody Troutman, for a Rust Grant in the amount of \$5,000 for window and door replacement on the property located at 407 N. Roosevelt Avenue (PIN: 21-04-186-002).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 407 N. Roosevelt Avenue
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial; Trade & Construction Services (Appraiser: Warehouse - Storage)
Property Size: 99' x 66' (6,534 square feet)

HISTORIC INFORMATION

Year Built: 1989
Architectural Style: One-Part Commercial Block
Architect: N/A
Historic District: N/A
Alternate Name: N/A

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building have not received a Rust Grant in the recent past.

Request

The applicant is requesting a **Rust Grant in the amount of \$5,000** for window and door replacement.

Project Description

The three current street-facing windows and the commercial door would be replaced with modern Boyd Series B450 Storefront System products, including the existing wooden frames, and be capped with aluminum.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

This project addresses both visual and structural improvements of the building. Replacement or upgrade of windows and doors, and the associated work, are eligible exterior improvements.

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

This project falls under Priority 5, "Maintenance of a non-historic element," by helping to waterproof the building while improving the aesthetics of the same.

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

The subject property is owned by the Applicant, Cody Troutman, and occupied by Dillman Brothers, a roofing contractor. The building will continue the same Warehouse-Storage usage.

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

The structure is not historic. Most, if not all, of the original material remains intact for the structure. The proposed project will not alter or change the original appearance and will remain

in the appropriate style of the building and the period in which it was built. The proposed materials to be used for the project (wood, and aluminum) are like those already existing on the structure, and in line with today's building codes.

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

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

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

All conditions and requirements have been met. As the Rust Grant guidelines state that projects may only be funded up to 50% of the total project cost, the recommended motion is to approve expenses up to 50% of the lowest cost estimate. No limitations apply.

STAFF RECOMMENDATION

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

Motion to establish findings that the project is eligible and to **approve** the request by Cody Troutman, for a Rust Grant in the amount of **up to \$2,090** for window and door replacement on the property located at 407 N. Roosevelt Avenue.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Pictures of Subject Work Area





Attachment 2: Scope of Work and Estimate #1

DA' A-NC3819/T-3850 - 3-part carbonless contractors proposal

Page # _____ of _____ pages

Proposal

Don Cunder
108 W NORTH ST.
DANVERS IL 61732
309-275-0090

PROPOSAL SUBMITTED TO: Cody TROUTMAN	JOB NAME: TROUTMAN	JOB #: 61619
ADDRESS: 407 N. ROOSEVELT Bloom IL 61701	JOB LOCATION: Bloom IL 61701	DATE: 2-15-23
PHONE #:	FAX #:	DATE OF PLANS: SAME
		ARCHITECT:

I hereby submit specifications and estimates for:

REMOVE & REINSTALL 3 WINDOWS + ONE COMMERCIAL DOOR
AT ABOVE ADDRESS ON FRONT OF BUILDING
REPLACING ALL WOOD FRAMES ON SAME
+ CAPPING ALL WITH ALUMINUM COIL

CONTRACT WILL REMOVE ALL DEBRIS FROM SITE

WINDOWS WILL BE PICTURE TYPE NOT OPENABLE

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

\$ FOUR THOUSAND ONE HUNDRED & EIGHTY DOLLARS **4,180⁰⁰** Dollars

with payments to be made as follows: **50% DOWN & BALANCE UPON COMPLETION**

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: **Donald L. Cunder**

Note - this proposal may be withdrawn by us if not accepted within **30** 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.

Date of Acceptance: _____ Signature: _____

Signature: _____

A-NC3819 / T-3850 08-11

Attachment 3: Scope of Work and Estimate #2

1008 S Oak St
Bloomington, IL, 61701
cjtawnrcare@yahoo.com
www.cjtawnrcare.com
3095301377
Like us on Facebook!



CJT Lawn Care

Estimate

For:
Cody Troutman
cjtrental@yahoo.com
407 N Roosevelt Ave
Bloomington, IL, 61701-3864
+13095301377

Estimate No: 3518
Date: 02/27/2023

Description	Quantity	Rate	Amount
Labor	1	\$2,500.00	\$2,500.00*
Materials	1	\$3,000.00	\$3,000.00
*Indicates non-taxable item			
Subtotal			\$5,500.00
TAX 0%			\$0.00
Total			\$5,500.00
Total			\$5,500.00

Attachment 4: Proposed Replacement Materials

Boyd Series B450 Thermal Storefront Stock Lengths

Featuring built-in thermal barriers, these stock-length, high-performance storefront systems are ideal for applications that require an additional level of energy efficiency.



Colors

Stock Anodized Colors



To order storefront in brushed aluminum (clear anodized) or dark bronze, please fill out the [Custom Products Form](#) and return it to your nearest Menards store millwork department to receive a quote. [Click here to locate your nearest Menards store.](#)



Look at all of the available options for architectural grade products from Boyd.

SHOP ALL WINDOWS

☒ Custom Products

Boyd windows and storefront can be ordered in custom sizes. Simply download and fill out one of our custom quote forms and return the completed form to your nearest Menards Store Millwork Department to receive a quote.

VIEW



REGULAR AGENDA ITEM NO. 5.G.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-27-23 Consideration, review and action on a request submitted by Luke Dalfiume, for a Rust Grant in the amount of \$25,000 for roof replacement, on the property located at 102 N. Main Street (PIN: 21-04-338-019).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to approve the request by Luke Dalfiume, for a Rust Grant in the amount of up to \$25,000 for roof replacement, on the property located at 102 N. Main Street.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The project includes removal and replacement of rolled roofing materials, coating with two coats of "ecodur 201", installation of anew ladder for roof access, removal of the "brick veneer" chimney on southern end of the roof, and repair of roof flashing prior to installation of new materials. The applicant also plans to refinish the 2nd floor, following roof repair, but that project is not part of the subject request.

The structure, "Gridley Bank," is historically significant as the office of David Davis during his time as a practicing lawyer, and later as the McLean County Bank (First Third National Bank). The building has been remodeled and altered repeatedly since the 1890's, including a 1959 renovation that covered the entire façade with aluminum and glass, changing the curvilinear shape and historic visual of this iconic building. In 1994 the building was uncovered, and the original visual characteristics were restored, but most of the original façade materials were removed.

The building is a non-contributing structure to the NRHP Bloomington Central Business District due to the aluminum cladding covering the façade and unknown condition of the original material beneath at the time of nomination.

This project falls under priority 2, "Maintenance of a historic element," (the restored historic visual).

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-27-23 - RUST - 102 N Main Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: June 15, 2023

CASE NO: BHP-27-23, Rust Grant

REQUEST: Consideration, review, and action on a request submitted by Luke Dalfiume, for a Rust Grant in the amount of \$25,000.00 for roof replacement, on the property located at 102 N. Main Street (PIN: 21-04-338-019).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 102 N. Main Street

Existing Zoning: D-1 (Central Business) District

Existing Land Use: Ground floor commercial (office) with vacant upper floors

Property Size: 50' x 37' (1,850 square feet - fully built)

HISTORIC INFORMATION

Year Built: 1854
Architectural Style: Italianate
Architect: Unknown (constructed under ownership of Asahel Gridley)
Historic District: Bloomington Central Business District - Non-Contributing
Alternate Name: McLean County Bank, Gridley Bank

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building have not received a Rust Grant in the recent past. The structure is referred to as "Gridley Bank," and was later occupied by the McLean County Bank (First Third National Bank).

The building has been remodeled and altered repeatedly since the 1890's, including a 1959 renovation that covered the entire facade with aluminum and glass, changing the curvilinear shape and historic visual of this iconic building. In 1994 the building was uncovered, and the original visual characteristics were restored. Most of the original façade materials were replaced during this renovation, but the supporting structure endures mostly unmodified ("Downtown building shaping up." The Pantagraph. 2 May 1994.) The chimney on the south end of the roof is questionable in terms of originality and modification but given the consistency of the placement and composition in historical images it is suspected this may be one of the few remaining original elements.

Request

The applicant is requesting a **Rust Grant in the amount of \$25,000** for rolled roof replacement and chimney removal/closure.

Project Description

The project includes removal and replacement of rolled roofing materials, coating with two coats of "ecodur 201", installation of the new ladder for roof access, removal of severely damaged "brick veneer" chimney on southern end of the roof, and repair of roof flashing prior to installation of new materials. The applicant also plans to refinish the 2nd floor, following roof repair, but that project is not part of the subject request.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

This project addresses improvements of the roof to address weatherproofing and to prevent deterioration of the structural roof and avoid accelerated deterioration of any remaining historic materials and the façade below. Removal of an apparently original chimney and the addition of new stairs for roof access are also included in the scope of work. No changes to the shape or visual characteristics of the roof itself are proposed as part of the project.

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

This project falls under priority 2, “Maintenance of a historic element,” (the historic structure and the already-restored historic visual) by helping to fund the efforts that will result in better use, and there for long-term care of the property.

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

The subject property is owned by Luke Dalflume with a medical office occupying the ground floor which will continue to do so during and after the project is complete.

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

The City’s Architectural Review Guidelines state, “The original form and shape of the roof shall be retained” and “Flat roofs which are not visible from the street may be replaced with any new material.” Both of these provisions apply and will be complied with. The Secretary of the Interior’s Standards include: “Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration,” and “replacing in kind [as necessary].” These standards are met.

Little, if any, original exterior material remains for the structure that has seen remodeling since the 1880’s. The roof and chimney may or may not be original to the structure, but neither are they significantly visible from the street level due to the heavy cornice and building height.

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

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

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

All conditions have been met. No limitations apply.

STAFF RECOMMENDATION

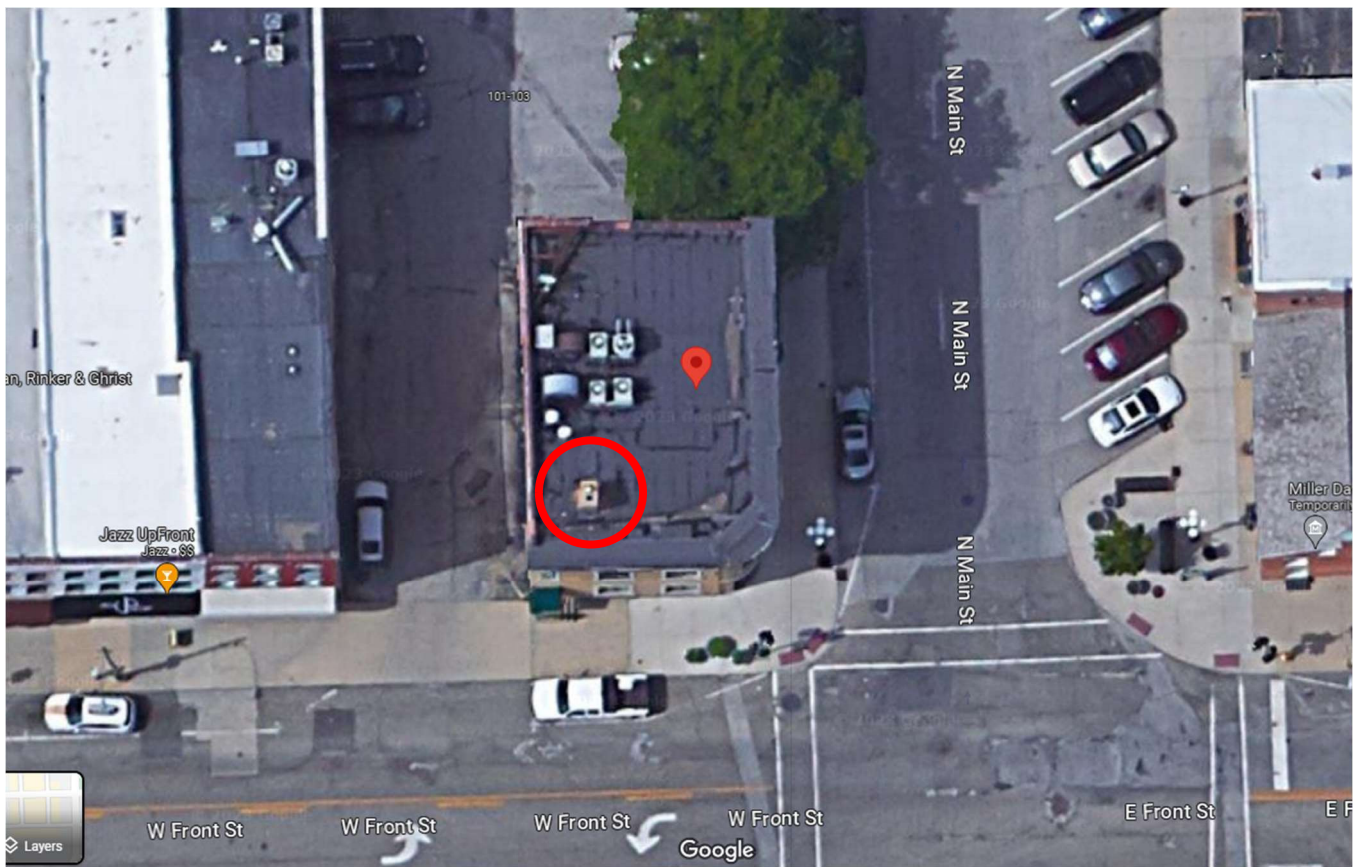
Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project is eligible and to **approve** the request by Luke Dalflume, for a Rust Grant in the amount of **up to \$25,000** for roof replacement, on the property located at 102 N. Main Street.

Respectfully submitted,
Alissa Pemberton
City Planner









TARTER CONSTRUCTION SERVICES

1012 Ekstam Dr. Ste. 1 Bloomington, IL 61704 | PH: 309-261-9049 | FAX: 309-661-2033

February 28th, 2023
RE: 102 N. Main St. HVAC

Luke Dalfuime
Christian Psychological Associates
102 N. Main St.
Bloomington, IL 61701

Tarter Construction Services, LLC would like to thank you for the opportunity to provide a budget proposal on your renovations. We have based our proposal on a site walk-through.

REPLACE EXISTING UNITS FOR BASEMENT/1ST FLOOR TO ELECTRIC: **\$60,000.00**
(The following scope of work is included in the total cost)

SCOPE OF WORK:

- Building permit
- Engineering inspection of existing structure for future solar panels
- Dumpster
- Disposal of materials
- Dumpster trash chute
- Removal of brick veneer chimney on roof
- Provide and install material to build new ladder for roof access from dimensional lumber (current ladder is not safe for subcontractors)
- Provide and install 2 ecodur 201 coats to all roof and wall areas (includes 20-year NDL warranty and 10-year workmanship warranty through roofing contractor)
- Repair roof flashings prior to new roll on roofing

CLARIFICATIONS:

- Price includes sales tax
- Price includes building permit fee
- Price does not include architectural fee
- Price does not include unforeseen conditions
- Price does not include overtime
- Price does not include utility company fees

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

Respectfully Submitted,

Ryan Tarter

Ryan W. Tarter
Tarter Construction, LLC.



TARTER CONSTRUCTION SERVICES

ECODUR 201 ROOF COATING TECHNICAL SHEET

PRODUCT OVERVIEW

Ecodur 201 is a white, primerless roof coating that can be used with a variety of topcoats for aesthetics, cooling, and customization. Due to superior bonding ability, it can be applied without pressure washing in most instances, while achieving a better bond than most primers, and better bleed protection than available bleed blockers. It self levels during curing to create a smooth surface and hide substrate blemishes.

INTENDED USAGE

Use Ecodur 201 on a variety of substrates including: acrylic, cementitious, metal, mineral cap, BUR, asphalt, concrete, single play (TPO, PVC, CSPE, EPDM), and more.

PHYSICAL PROPERTIES AND PERFORMANCE CHARACTERISTICS

DURABILITY - ASTM C627: 16,000 passes of an average sized car. No debonding or deterioration

ESTIMATED TENSILE STRENGTH - ASTM D412:

900 PSI (6MPa)

PULL-OFF STRENGTH FROM STEEL - ASTM D4541:

1000 PSI with 95-100% cohesive

ESTIMATED ELONGATION - ASTM D412: 50-100%

HEAT RESISTANCE - CONTINUOUS: 212F / 100C

MINIMUM SERVICE TEMPERATURE:

- 20 to - 40 F / - 30 to - 40 C

WATER ABSORPTION - ASTM D570:

0.3% - 30 g/m² @ 185F / 85C for 30 days.

PERM RATING - ASTM D1653: USA PERM rating of 5

PERMS for 0.030 to 0.050 inches thickness (30 to 50 mils)

UN-CURED PRODUCT PROPERTIES

MIX RATIO BY WEIGHT: 83 parts catalyst (part A) 17 parts resin (part B)

MIX RATIO BY VOLUME: 4.25:1 A:B (volume measurements are subject to variations during mixing and stirring that may entrain air)

POT LIFE: Less than 45 minutes. Shortens in higher temperatures

CURE TIME: 12 hours to top coat. 24 to 36 hours to full cure

RECOAT WINDOW: Endless. Ecodur 201 will always re-bond to itself.

SOLIDS: 100% solids, solvent free, VOC free

COMPONENTS: Part A: castor oil, hydrated gypsum - Part B: Polymeric (MDI)

FINISHED PRODUCT CHARACTERISTICS

ODOR: Mild, pleasant vegetable oil and gypsum odor prior to curing - dissipates completely upon full cure.

FIRE PERFORMANCE: When tested in accordance with CAN/ULC S102-M88 standard method of test for surface burning characteristics of building materials and assemblies, the flame spread classification is "1" or "A" with a flame spread value of 15 for the product used as a deck coating. For reference, untreated Red Oak is a combustible material that has a flame spread classification of 100 and inorganic reinforced cement board is a non-combustible material that has a flame spread classification of 0.

WATER RESISTANCE: High resistance to water, sea water, hot or cold.

SOLVENT RESISTANCE: High resistance to most petro-chemical solvents with few exceptions. Refer to chemical compatibility charts.

UV RESISTANCE: UV causes the material to discolor after prolonged exposure. No substantial degradation of coating has been found on 25 year field samples or 1500 hour weatherometer tested samples.

ADHESION: Bonds to steel, concrete, itself, wood, asphalt, tar, paints, etc.

PULL-TESTING (BEFORE APPLICATION): For best results, conduct a pull test (Tietex T272 or 325) to test the surface and to ensure no contaminants are present before application.

STANDARD APPLICATION: Mechanically mix all of Part A. Cordless drill mixers are not recommended. Double auger mixers or other powered concrete mixing drill is recommended. After pre-mixing part A, add full part B while mixing.

Continue mixing until fully combined, 2-3 minutes. Pre-plan your work area and make sure you can use all mixed product in 30-40 minutes. Dump product into work area and spread with notched squeegee, backroll immediately. There is no need to maintain a wet edge as product will continually bond to itself.

THICKENING: When thicker product is desired for crack filling or building up, use any of the pre-approved thickeners to achieve the thickness desired. Thickeners include: Crushed walnut shell, fumed silica, crushed polyethylene, and powdered polystyrene.

STORAGE: Do not allow stored product to freeze. Store in a cool, dry place. Part B must be kept free of moisture. Keep container closed. Part B absorbs moisture from the air if left opened and can produce CO₂ gas, which can cause pressure build up.

SHELF LIFE: Unopened containers have an undetermined shelf life. It is recommended to use all product within 1 year.

Attachment 3 - Scope of Work and Estimate #2



8 Northpoint Drive Streator, IL 61364
Web: www.tomkatroofing.com Email: info@tomkatroofing.com
PH: 815/673-1449 \ Fax: 815/249-4034
IL Roofing License #104-002387

Submittal Date:	5/17/2023	Job/Client ID:	8905
Proposal For:	Luke Dalfiume	ATTN:	same
Email address:	luke.dalfiume@yahoo.com	Email address:	same
Billing Address:	102 N. Main	Job Address:	same
Billing City/St/Zip	Bloomington, IL 61701	City/ST/Zip:	same
Billing Contact:	Luke Dalfiume	Job Name:	Dalfiume Property
Billing Ph:	309-582-4013	Contact Ph:	same

Having physically measured and reviewed the job conditions, we hereby tender the following proposal for roofing at the above-named facility, in strict accordance with Duro-Last Roofing written specifications and detail drawings: **Note: Any necessary additional repairs and material will be done at T&M. We will install a "mechanically fastened" roof system. This proposal is for Summer 2023**

TOMKAT Roofing Recommendations:

1. We install 3/8" fan fold insulation as an isolation barrier, anchoring in place with approved Duro-Last fastners
2. We will install Duro-Last nominal 50-mil single-ply roof system(2,250sq.ft), anchoring to roof deck(1,750sq.ft) through factory securement tabs 18" centers. The roof will be custom fabricated at the factory in the color choice below.
3. We will run Duro-Last material across roof and over edges terminating with Duro-Last finish trim.
4. All pipes, corners, and drains, will be flashed with Duro-Last custom made material and heat welded to create a monolithic, one-piece sheet covering the roof.
5. Duro-Last vents will be installed at the rate of one (1) per one thousand (1,000) square feet, as required by the manufacturer's specifications.
6. We will remove debris from our work, which will be done in such a manner as to minimize affecting normal operations.

Warranty:

20 year non-prorated 100% labor and material leak proof, no dollar limit for repair or replacement, no exclusion for consequential damages to building or property. No exclusion for ponding water. \$12 million product liability insurance covers consequential damages. See attached for full details. Upon completion project will be inspected by a Duro-Last field inspector who will issue warranty.

NOTE:Due to chemical raw material shortages and global capacity constraints, there is now a great volatility of the insulation market. Because of these issues, our underlayment prices have greatly increased over the past several weeks. Please be aware that due to the frequency of the cost increases and the shortages of product, we will not be able to sign-off on a contract price until we have received your go-ahead and have been able to confirm the latest prices and availability. We hope this action will also make sure that the product delivery schedule will still meet your timeline needs. We appreciate your understanding as we experience this volatile market; we will work to keep you up-to-date on information as we receive it.

-We are not signatory to any labor agreement, and we are not willing to become signatory to any labor agreement in order to perform this work. The work we have offered to perform will be performed by employees of our choosing, and employees will be paid at our normal rates of pay, unless a state or federal statute or local ordinance requires that a higher rate be paid.

-In accepting this offer, the building owner acknowledges that no alterations can be made to this roof during its warranty period without prior written consent from TOMKAT Roofing, Inc. or Duro-Last, Inc. without rendering the warranty null and void.

Please return one signed copy (all pages) to our office and keep the other as a confirmation copy for your files.

This estimate shall be honored for 30 days from the date on the contract head.

Total Duro-Last Roofing Investment:..... Summer install→\$34,510_____

SIGNATURE SECTION

Tomkat Roofing, Inc. is a fully insured, bonded and licensed Non-Union Contractor. Permits and other related fees are not included in this proposal. If required, Tomkat Roofing, Inc. will furnish labor that complies with rules of the "Prevailing Wage Act" 820 ILCS 130/1 et Seq. in paying its workers. By signing this agreement, client affirms they have read, understand and agree with all disclosures, terms, conditions and definitions set forth herein.

Please return one signed copy (all pages) to our office and keep the other as a confirmation copy for your files.

Respectfully submitted,
TOMKAT Roofing, Inc.
Steve Carl General Manager Of Operations

Accepted Date

, 2023

TOMKAT Acceptance by Date

Note: This message may contain confidential information from Tomkat Roofing, Inc. Any unauthorized use or disclosure without written consent is prohibited.

Attachment 4 - Historic Photos

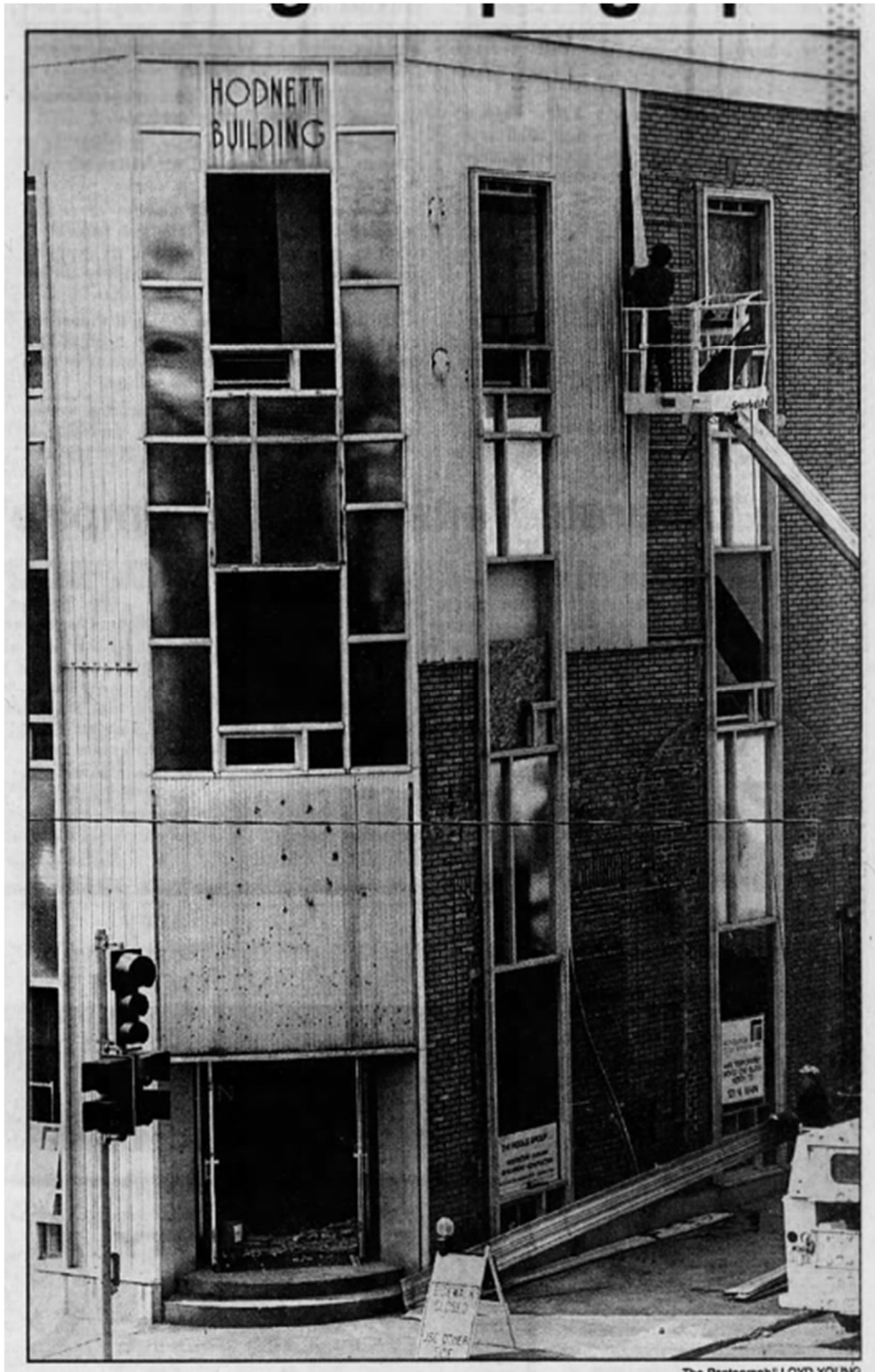
Third National Bank (Originally McLean County Bank, founded by Asahel Gridley), 102 North Main Street, Corner Front Street, Bloomington, Illinois, circa 1890. Architecture of McLean County.



102 N. Main St c. 1975, Mid Illinois Title Services, Inc. Architecture in McLean County.



102 N. Main Street under renovation, 02 May 1994, p. A3. The Pantagraph Archives.





REGULAR AGENDA ITEM NO. 5.H.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-28-23 Consideration, review and action on a request submitted by Quentin Rabideau on behalf of The Old House Society, for a **Rust Grant** in the amount of \$1,900 for gutter installation on the property located at 214 Douglas Street (PIN: 21-04-254-012).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to **approve** the request by Quentin Rabideau on behalf of The Old House Society, for a **Rust Grant** in the amount of **up to \$1,900** for gutter installation on the property located at 214 Douglas Street.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The current structure lacks gutters and the project proposes to install 6” gutters along the west and east side of the building. New 2”x4” treated boards will be added to areas where proper support is needed to hang and secure the new gutters. Six-inch white gutters will be applied to the east and west sides of the building.

This property is not within the Bloomington Historic Central Business District but could be individually eligible based on age.

This project falls under priority 5, “Maintenance of a non-historic element.”

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community’s preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community’s economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-28-23 - RUST - 214 Douglas St Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: June 15, 2023

CASE NO: BHP-28-23, Rust Grant

REQUEST: Consideration, review and action on a request submitted by Quentin Rabideau on behalf of The Old House Society, for a Rust Grant in the amount of \$1,900 for gutter installation on the property located at 214 Douglas Street (PIN: 21-04-254-012).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 214 Douglas Street

Existing Zoning: B-2 (Local Commercial) District

Existing Land Use: Ground floor commercial (Retail Sales, General)

Property Size: 60' x 116 (6,960 square feet)

HISTORIC INFORMATION

Year Built: c.1943-1948
Architectural Style: One-Part Commercial Block
Architect: Unknown
Historic District: N/A
Alternate Name: N/A

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building have not received a Rust Grant in the recent past.

This property is not within the Bloomington Historic Central Business District, but could be individually eligible based on age. The footprint of the residence in the 1907 Sanborn is substantially different than what is currently present on the property. Evidence of the existing residence at the address is present through 1941, with mentions of Electric Motor service and commercial use beginning in 1938. No change in address was found, or indication of destruction of the original residence, but the property appears as strictly commercial beginning around 1948 and the current building footprint has been present since at least 1950, as indicated in the 1950 Sanborn Fire Map for Bloomington-Normal. Additional research conducted by the Old House Society provides the history of the commercial use of the property, including a stint as the home of the Corn Belt/Boy Scout Council in the 1960/70s.

Request

The applicant is requesting a **Rust Grant in the amount of \$1,900** for gutter installation.

Project Description

The current structure lacks gutters and the project proposes to install 6" gutters along the west and east side of the building. New 2"x4" treated boards will be added to areas where proper support is needed to hang and secure the new gutters. Six-inch white gutters will be applied to the east and west sides of the building. Downspouts (3"x4") will connect to the gutters to guide water away from the building. The west side of the building will include three downspouts: one on each end and one in the middle. The east side of the building is noted to not have any ideal drainage areas; the contractor notes that this sometimes leads to icy conditions in colder weather, however there is no way to avoid this existing condition without a runoff control project taking place.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

This project serves to protect the building, long term, by moving rain away from the building and helping to properly manage moisture. The white gutters along the white painted east and west elevations of the structure will match and will not detract from the front façade's visual appearance or historic style.

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

This project falls under priority 5, “Maintenance of a non-historic element” as it helps to address routine threats to the integrity of the structure and improves the applicant’s ability to maintain the rest of the property in a wind and waterproof, habitable, condition.

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

The applicant for this grant is Quentin Rabideau, president of the Old House Society of Bloomington, which is the owner and occupant of the subject property. The entire property is commercially occupied and will continue to be as such.

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

Historic materials will not be removed or negatively affected by the proposed gutter project. This project complies with the Secretary of the Interior’s Standards for the preservation of a historic property by increasing resilience to natural hazards by undertaking work to prevent or minimize damage to the property, while retaining and preserving significant features and overall historic character of the structure.

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

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

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

All conditions have been met. No limitations apply.

STAFF RECOMMENDATION

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

Motion to establish findings that the project is eligible and to **approve** the request by Quentin Rabideau on behalf of The Old House Society, for a Rust Grant in the amount of **up to \$1,900** for gutter installation on the property located at 214 Douglas Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1 - Pictures of work area



Attachment 2 - Scope of Work and Estimate #1

**ABSOLUTE HOME
REPAIR & REMODELING**

IL Roofing Lic. # 104.016476
MIKE SHEPHERD - OWNER
303 NORTH BUCHANAN St
Heyworth IL 61745

Estimate for

Quinton Rabideau
Old House Society
214 Douglas Street
Bloomington IL 61701

Scope of Job

Install new 2x4 treated boards to areas where there is none to allow for gutters to have proper support to hang and be secure to building.

Install 6" white gutters to east and west sides of the building.

Install 3"x4" white downspouts to gutters to allow for water to deposit away from building.

On the west side there will be 3 downspouts. 1 on each end and 1 in the middle.

On the east side there is not a good area to allow for water to run away from building, therefore I recommend to install 1 downspout in the middle and 1 on the south end. With both depositing into the parking lot area. This could create icy conditions in the winter time, but I see no alternative without a major runoff control project needing to take place.

Total estimate

\$ 3,800.00

Any questions please don't hesitate to reach out.

Attachment 3 - Scope of Work and Estimate #2

From: Old House Society <ohs.mcleancounty@gmail.com>
Sent: Monday, May 8, 2023 3:03 PM
To: Alissa Pemberton
Subject: Rust Grant Bids: OHS
Attachments: [Old House Society Gutter Quote.docx](#)

Hi Alissa,

I've attached the bid we received from Absolute Home Repair & Remodeling to attach to our Rust Grant application.

We also received a quote from Brad at Midstate Seamless Gutters via text that was \$3,360, which did not include blocking needed to install the gutters. They said they would be able to quote that if we decided to use them for the gutters.

The OHS Board is in favor of accepting the quote from Absolute Home Repair & remodeling. This will likely be the only warehouse repair/improvement we do this year.

Attachment 4 - Historic Photos

214 E. Douglas Street, suspected 1980s. City of Bloomington Township Assessor.





REGULAR AGENDA ITEM NO. 5.I.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-29-23 Consideration, review and action on a request submitted by Green Building, LLC for a **Rust Grant** in the amount of \$25,000 for transom window restoration on the property located at 406-410 N. Main Street (PIN: 21-04-188-022).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to **approve** the request by Green Building, LLC for a Rust Grant in the amount of **up to \$25,000** for transom window restoration on the property located at 406-410 N. Main Street.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The applicant is requesting a Rust Grant in the amount of \$25,000 for replacement/restoration of the transom windows that appear to have existed prior to the 1950s, just above the current awning, in the area now covered with painted wood. The scope of work includes removal of the existing transom window covers and restoration of the transom openings, installation of new black aluminum "Kawneer Commercial" windows, and trim, similar to those now present on the ground floor of the B.S. Green Building at 115 E. Monroe Street.

The building at 406-410 N. Main Street was constructed c. 1872 and is improved with a two-story commercial brick building by an unknown architect, as part of the "McClun Block." Located in the Central Business Zoning District and included in the Historic Bloomington Central Business District, the building currently houses a thrift store on the ground floor, with residential units above.

The building is a contributing structure to the NRHP Bloomington Central Business District. This project falls under priority 3, "Restoring a historic element."

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings

provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-29-23 - RUST - 406-410 N Main Street](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: March 16, 2023

CASE NO: BHP-29-23, Rust Grant

REQUEST: Consideration, review and action on a request submitted by Green Building, LLC, for a Rust Grant in the amount of \$25,000 for transom window restoration for the property located at 406-410 N. Main Street. (PIN: 21-04-188-022).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 406-410 N. Main Street

Existing Zoning: D-1 (Central Business District)

Existing Land Use: Ground Floor Commercial, Residential

Property Size: 61' x 100' (6,100 square feet)

HISTORIC INFORMATION

Year Built: c. 1872
Architectural Style: Two-Part Commercial Block
Architect: Unknown
Historic District: Downtown Bloomington Historic District - Contributing
Alternate Name: (Part of the) McClun Block

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. Green Building, LLC received a Rust Grant of \$984.47 for the awning in FY22 (BHP-08-22).

The building at 406-410 N. Main Street was constructed c. 1872 and is improved with a two-story commercial brick building by an unknown architect. Located in the Central Business Zoning District and included in the Historic Bloomington Central Business District, the building currently houses a thrift store on the ground floor, with residential units above.

Request

The applicant is requesting a **Rust Grant in the amount of \$25,000** for replacement/restoration of the transom windows that appear to have existed prior to the 1950s, just above the current awning, in the area now covered with painted wood.

Project Description

The scope of work includes removal of the existing transom window covers and restoration of the transom openings, installation of new black aluminum "Kawneer Commercial" windows, and trim, similar to those now present on the ground floor of the B.S. Green Building at 115 E. Monroe Street. No significant differences in scope of work exist between the provided estimates.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

This project addresses both visual improvements of the façade and restoration of a currently covered historic element. Window restoration is an eligible improvement.

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

If evidence of the historic windows can be identified, then this project falls under Priority 3, "Restoring a historic element."

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

The subject property is owned by the applicant, Green Building, LLC, and will continue use as a Commercial and Residential mixed property during- and post-completion of the project.

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

If sufficient evidence cannot be identified to prove that transom windows were originally present, between the existing awning and upper story windows, this project is not eligible since it would modify the structure and architectural features of a Historic Register property. Should sufficient evidence be provided, the proposed methods and materials are appropriate.

Many of the historic images identified during research on this property included signage above the area planned for transom windows, but there is photographic evidence of a clearstory/transom windows existing prior to 1950. No visual or written descriptions of the building façade were found that included detail about the arrangement or profile of the windows in the subject location.

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

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

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

All criteria met. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the eligibility criteria, conditions, and limitations as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions, under the confidence there is **sufficient evidence** to verify the former existence of transom windows:

Motion to establish findings that the project is eligible and to **approve** the request by Green Building, LLC for a Rust Grant in the amount of **up to \$25,000 for transom window restoration** for the property located at 406-410 N. Main Street.

If **sufficient evidence** has not been provided to verify the former existence of transom windows, Staff recommends the Commission take the following action:

Motion to establish findings that the **project is not eligible** since it would modify architectural features of a Historic Register property, and the Secretary of the Interior's Standards state that, "**Changes that create a false sense of historical development...shall not be undertaken.**"

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1 - Pictures of work area



(Staff Created mock-up of outcome)



Attachment 2 - Scope of Work and Estimate #1

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 275-4331 Prepared for: Green building LLC 406 N Main St 1/31/2023	Estimate						
<table style="width: 100%; border: none;"> <tr> <td style="width: 80%; border: none;">Proposal</td> <td style="width: 20%; border: none; text-align: right;">Total</td> </tr> </table>		Proposal	Total				
Proposal	Total						
Demo & remove old paneling and expose transom window openings. Make temporary covers during construction Frame openings for new commercial Kawneer metal track Install break metal and flashing for each opening - Black Install Kawneer commercial track and thermal pane fixed glass windows - Black Caulk as needed Trim out interior window openings Touchup exterior and interior paint as needed Haul all trash off site to a dumpster Provide man lift Provide sidewalk closed signs as needed Prevailing wage included							
<table style="width: 100%; border: none;"> <tr> <td style="width: 80%; border: none;">Total</td> <td style="width: 20%; border: none; text-align: right;">\$ 51,250.00</td> </tr> </table>		Total	\$ 51,250.00				
Total	\$ 51,250.00						
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.							
<table style="width: 100%; border: none;"> <tr> <td style="width: 80%; border: none;"> </td> <td style="width: 20%; border: none; text-align: right;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 2px;">Subtotal</td> <td style="width: 20%; text-align: right; padding: 2px;">\$ 51,250.00</td> </tr> <tr> <td style="padding: 2px;">TOTAL</td> <td style="text-align: right; padding: 2px;">\$ 51,250.00</td> </tr> </table> </td> </tr> </table>			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 2px;">Subtotal</td> <td style="width: 20%; text-align: right; padding: 2px;">\$ 51,250.00</td> </tr> <tr> <td style="padding: 2px;">TOTAL</td> <td style="text-align: right; padding: 2px;">\$ 51,250.00</td> </tr> </table>	Subtotal	\$ 51,250.00	TOTAL	\$ 51,250.00
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Subtotal	\$ 51,250.00						
TOTAL	\$ 51,250.00						

Attachment 3 - Scope of Work and Estimate #2

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



Proposal

ADDRESS
Bob Vericella
RJV Inc.
3102 Harvest Hill
Bloomington, IL 61705

PROPOSAL #
DATE 1/11/2023

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

Demo, Installation & Painting

- Demo & remove old paneling and expose transom window openings
- Make temporary covers during construction
- Frame openings for new commercial Kawneer metal track
- Install break metal and flashing for each opening – Black
- Install Kawneer commercial track and thermal pane fixed glass windows – Black
- Caulk as needed
- Trim out interior window openings
- Touchup exterior and interior paint as needed

General

- Provide manlift
- Provide sidewalk closed signs as needed
- Labor rate = Prevailing wage included
- Haul all trash off site to a dumpster

Job address:
Green Building
406 N Main Street
Bloomington, IL 61701

TOTAL

\$54,900.00

Accepted By

Accepted Date

BRITTIN

Painting & Construction

623 E. Chestnut Street
Bloomington, IL 61701

Phone: 309-828-4164
Mobile: 309-275-7694

PROPOSAL SUBMITTED TO <u>Fred Wollrab</u>	PHONE	DATE <u>2-27-23</u>
STREET <u>107 hilltop</u>	JOB NAME <u>Green building</u>	
CITY, STATE, AND ZIP CODE <u>Bloomington, IL 61701</u>	JOB LOCATION <u>406 N main st</u>	JOB PHONE

REPlacing Windows

- ① Provide sidewalk + parking closers for lift as per city ordinance.
- ② demo + remove existing transom window covers
- ③ put temporary covering in openings during construction
- ④ install new framing for commercial windows + tracks
- ⑤ install new windows
- ⑥ fix glazed thermal pane windows + caulk.
- ⑦ trim out new windows interior + exterior + paint as needed
- ⑧ haul off all trash from job site.

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

fifty one thousand three hundred and 00 dollars (\$51,300⁰⁰).

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized
Signature

Scott Brittin

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 outline above.

Signature _____

Date of acceptance _____

Signature _____

Attachment 5 - Proposed Materials Specifications

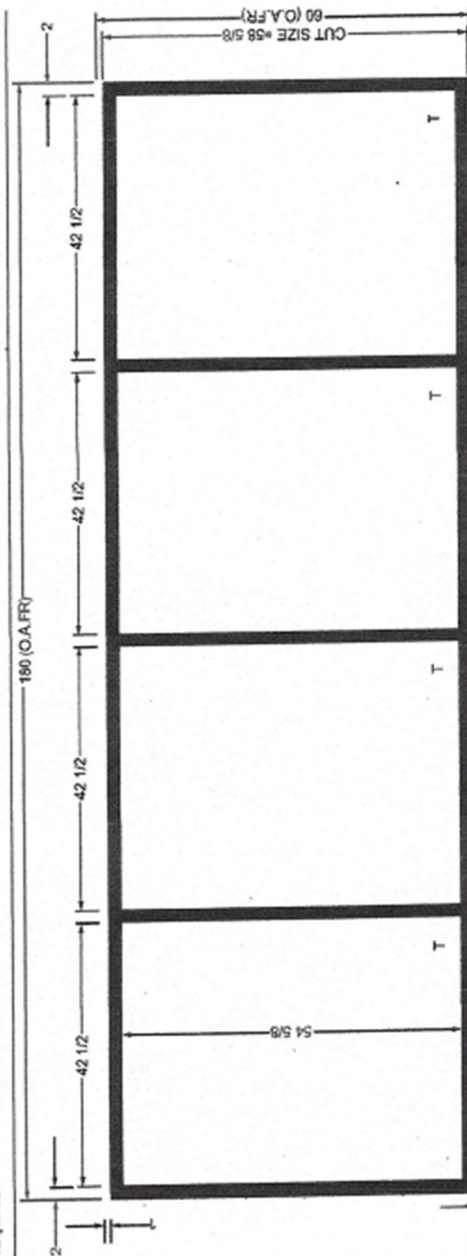
8:09 AM

img023.jpg

Quote #K021022-2 Bobby Main Street A

Project Name: Bobby Main Street A
Frame Set Name: Frame Set 1
Metal Group: MAG 451T CGSS/CG STOPS UP W/2pc HR Modified: 1 D/S: 1
Required: 4 Back Member Color: #40 DARK BRONZE : PERMANODIC

Frame Name: Frame 1
Panels: 4 Rows: 1
Frame Width: 180 Frame Height: 60
Face Member Color: #40 DARK BRONZE : PERMANODIC



Customer:

Project: Bobby Main Street A

Estimate Total: Includes freight & surcharge

Reviewed & Approved by:

Liberty Glass Mirror

MAG Fab: Four (4) Thus

Fabricate & Assemble: 451T CG #40 dark bronze w/ std. sub-sill & two piece head receptor.

Glass: 1" Clear/Clear tempered insulating units, shipped loose.

Excludes: Brake metal trim, shop drawings, anchors, sealants, job-site delivery & taxes.

Pricing in this estimate are valid for 60 days.

Report Provided Courtesy of PartnerPak Studio - 5.6.0.115



PH: 800-553-6720 / 563-326-6294
FAX: 563-326-6298

Page: 1 Of 1

<https://mail.google.com/mail/u/0/#inbox/FMfcgzGmtrMRpKkWpVqNvVKnZnSGXVCW?projector=1&messagePartid=0.2>

1/1

Attachment 6 - Historic Photos

Memorial Day Parade, Main Street, Bloomington, IL, 1939 (Pantagraph Negatives Collection)



Corn Bowl parade, 1947 in 400 block of Main Street, Bloomington IL 1947 (Pantagraph Negative Collection, 1946 - 1949)



National Guard company returns from two week camp, jeeps in traffic on 400 block Main Street, Bloomington, IL 1949 (Pantagraph Negative Collection, 1946 - 1949)



400 block N. main street in 1969 (McLean County Museum of History Architecture Collection)





REGULAR AGENDA ITEM NO. 5.J.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-30-23 Consideration, review and action on a request submitted by Fred Wollrab for a Rust Grant in the amount of \$25,000 for window replacement on the property located at 513-515 N. Main Street (PIN: 21-04-183-009).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to approve the request by Fred Wollrab for a Rust Grant in the amount of **up to \$25,000** for window replacement on the property located at 513-515 N. Main Street.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The project includes the replacement of the windows on the west and north elevations of the property. The existing windows are to be removed, leaving the arch on top of the three central upper windows as-is. Fourteen 42"x 92" single hung Gerkin 5900 series Aluminum Commercial windows, colored Dark Bronze, will then be installed. These will provide a similar visual to the current windows. Exterior jams will be wrapped with dark bronze aluminum brake metals, and the top arches of the window frames painted to match the newly installed materials.

The casing and jambs on the front-facing windows are old and primarily wooden, with repairs and degradation evident. While evidence cannot determine if the materials are or are not original, the condition of the existing materials may warrant replacement.

The building is a contributing structure to the NRHP Bloomington Central Business District. This project falls under priority 2, "Maintenance of a historic element."

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times.

Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-30-23 RUST Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: June 15, 2023

CASE NO: BHP-30-23, Rust Grant

REQUEST: Consideration, review and action on a request submitted by Fred Wollrab for a Rust Grant in the amount of \$25,000 for Window Replacement for the property located at 513-515 N. Main St. PIN: 21-04-183-009.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 513-515 N. Main St

Existing Zoning: D-2 Downtown Transition Area

Existing Land Use: Ground Floor Restaurant, Upper Residential

Property Size: 44 x 99' (4,356 square feet, fully built)

HISTORIC INFORMATION

Year Built: 1899
Architectural Style: Two-Part Commercial Block with Mission Influence
Architect: Arthur Pillsbury
Historic District: Bloomington Central Business District - Contributing
Alternate Name: Jacoby Building

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building have not received a Rust Grant in the recent past; tuckpointing was funded by BHP-25-02.

The top of the parapet appears to have been removed at one time, and then replaced (likely in the mid-1990s); documentation is not readily available. A building permit for masonry work in 2016 appears to have been for work on a band of deteriorating reddish brick near the roofline. Permits exist for window replacement in 2018 and 2008, but indications are that this was on the main floor and rear of the building, respectively.

Request

The applicant is requesting a **Rust Grant in the amount of \$25,000** for west and north elevation window replacement. **PLEASE NOTE:** While the application and quotes list "511 N. Main" as the address for the subject property, after speaking with the Applicant and reviewing the project, it was determined that the project proposed for funding is at "513-515 N. Main Street," the Jacoby Building.

Project Description

The project includes the replacement of the windows on the west and north elevations of the property. The existing windows are to be removed, leaving the arch on top of the three central upper windows as-is. Fourteen 42"x 92" single hung Gerkin 5900 series Aluminum Commercial windows, colored Dark Bronze, will then be installed. These will provide a similar visual to the current windows. Exterior jams will be wrapped with dark bronze aluminum brake metals, and the top arches of the window frames painted to match the newly installed materials.

The casing and jams on the front-facing windows are old and primarily wooden, with repairs and degradation evident. While evidence cannot determine if the materials are or are not original, the condition of the existing materials may warrant replacement.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

This project addresses both visual and structural improvements of the building. The reinstalment of street facing windows and work to touch up the surrounding façade elements to match are eligible exterior improvements.

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

This project falls under priority 2, “Maintenance of a historic element,” in that repair and replacement of residential windows and assemblies is normal over the lifetime of an older building, consisting of mobile components that are frequently used and wear over time.

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

The subject property is owned by “WB AND S GROUP, LLC,” the principal agent of which is the applicant, Fred Wollrab, and is occupied by a commercial business on the ground floor. The building will continue the same usage during and after the project.

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

Design features of the building, such as the window top arches and size/profiles of the main windows, will not be affected. The new windows will match the ones being replaced, and surrounding jams and trim painted to match. If repair is not reasonably feasible, this project is in accordance with the Secretary of the Interior’s Standards for window replacement.

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

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

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

All conditions have been met. No limitations apply.

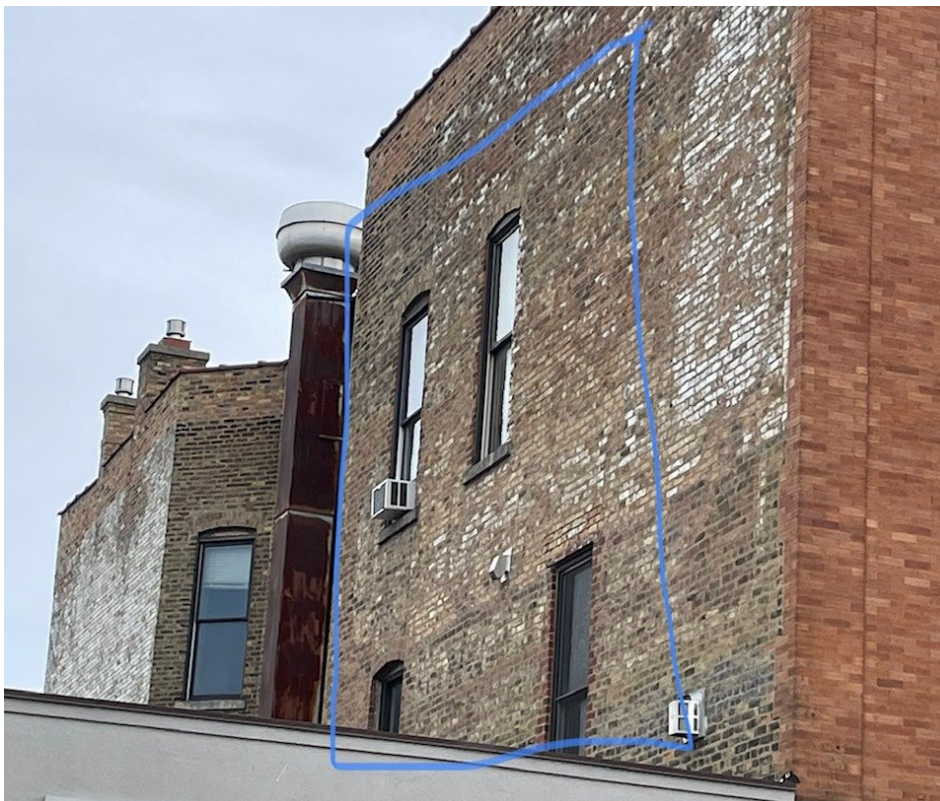
STAFF RECOMMENDATION

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

Motion to establish findings that the project is eligible and to **approve** the request by Fred Wollrab, for a Rust Grant in the amount of **up to \$25,000.00** for window replacement on the property located at 513-515 N. Main St.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Pictures of Work Area





Attachment 2 - Scope of Work and Estimate #1

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 275-4331 Prepared for: Fred Wollrab 511 N Main St. <u>Bloomington, IL 61701</u> 2/24/2023	Estimate						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 2px;">Proposal</td> <td style="width: 20%; text-align: right; padding: 2px;">Total</td> </tr> <tr> <td colspan="2" style="padding: 5px;"> West elevation window replacement Remove existing windows- Keep arch top windows as is. Install 14- 42" x 92" single hung Gerkin 5900 series Aluminum Comercial windows- Dark Bronze color Specs to be emailed. Gerkin Windows & Doors - 5900 Single Hung Aluminum Window Set windows, caulk in place, install window & door expanding foam to seal in windows Install interior trim as needed Prep, prime, & paint trim and jams Repair drywall as needed/ prep and paint Wrap exterior jams with dark bronze aluminum brake metal Paint wood arch top windows to match new windows Disposal of existing windows Labor to be prevalling wage </td> </tr> <tr> <td style="text-align: right; padding: 5px;">Total</td> <td style="text-align: right; padding: 5px;">\$ 50,000.00</td> </tr> </table>		Proposal	Total	West elevation window replacement Remove existing windows- Keep arch top windows as is. Install 14- 42" x 92" single hung Gerkin 5900 series Aluminum Comercial windows- Dark Bronze color Specs to be emailed. Gerkin Windows & Doors - 5900 Single Hung Aluminum Window Set windows, caulk in place, install window & door expanding foam to seal in windows Install interior trim as needed Prep, prime, & paint trim and jams Repair drywall as needed/ prep and paint Wrap exterior jams with dark bronze aluminum brake metal Paint wood arch top windows to match new windows Disposal of existing windows Labor to be prevalling wage		Total	\$ 50,000.00
Proposal	Total						
West elevation window replacement Remove existing windows- Keep arch top windows as is. Install 14- 42" x 92" single hung Gerkin 5900 series Aluminum Comercial windows- Dark Bronze color Specs to be emailed. Gerkin Windows & Doors - 5900 Single Hung Aluminum Window Set windows, caulk in place, install window & door expanding foam to seal in windows Install interior trim as needed Prep, prime, & paint trim and jams Repair drywall as needed/ prep and paint Wrap exterior jams with dark bronze aluminum brake metal Paint wood arch top windows to match new windows Disposal of existing windows Labor to be prevalling wage							
Total	\$ 50,000.00						
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms. x _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Subtotal</td> <td style="width: 40%; text-align: right;">\$ 50,000.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$ 50,000.00</td> </tr> </table>		Subtotal	\$ 50,000.00	TOTAL	\$ 50,000.00		
Subtotal	\$ 50,000.00						
TOTAL	\$ 50,000.00						

BRITTIN

Painting & Construction

621 E. Chestnut Street
Bloomington, IL 61701

Mobile: 309-275-7694

PROPOSAL SUBMITTED TO Fred Wollrab	PHONE 309-830-3208	DATE 2-10-23
STREET 107 hilltop	JOB NAME 511 N main st Bloomington	
CITY, STATE, AND ZIP CODE Bloomington, IL 61701	JOB LOCATION IL 61701	JOB PHONE

Window replacements

- 1) remove existing windows + trim
a) keep arch windows
- 2) install single hung windows 14 - 42" x 92"
a) bronze coloring
- 3) install windows caulk seal windows
- 4) install interior trim prime + paint
- 5) repair drywall as needed prime + paint
- 6) paint arch windows inside + outside

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
fifty three thousand two hundred fifty and 00/100 dollars (\$ **53,250.00**).

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature **Scott Brittin**

Note — This proposal may be withdrawn by us if not accepted within **30** 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 outline above.

Signature _____

Date of acceptance _____

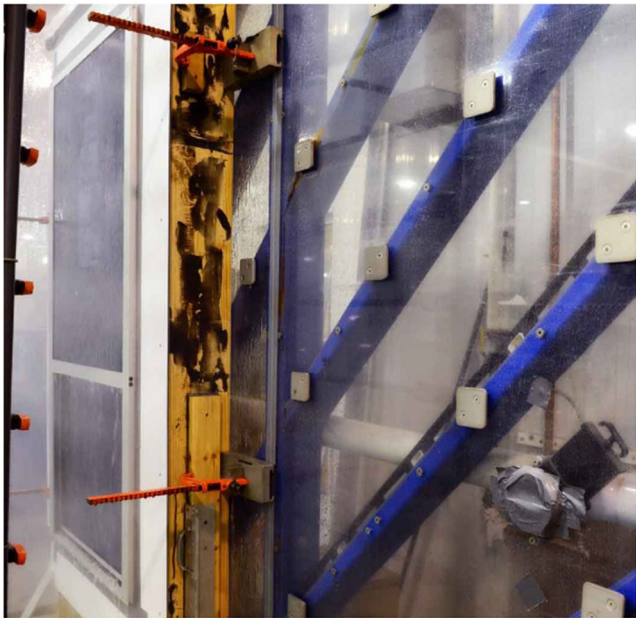
Signature _____

Attachment 4 - Proposed Materials Specifications



Rated Single Hung Window: AAMA LC-50 rated single hung window.

5900 SERIES | TEST RESULTS



NFRC TEST RESULTS		
U-Value w/LoE ³ /Argon		.38
Solar Heat Gain Coefficient		.24
Visible Transmittance		.53
Condensation Resistance		48
U-Value Air Only*		.43
AAMA TEST RESULTS		
Test Window 54" x 90"		
Class	LC-PG50-H	
Air Infiltration		.03 cfm/sq. ft.
Water		7.50 psf
Structural Wind Load		75.0 psf
U-Value w/LoE ³ /Argon		.38
Solar Heat Gain Coefficient		.24
Visible Transmittance		.53
Condensation Resistance		48
Indoor/Outdoor Sound Transmission Class		28
Sound Transmission Class(w/ 1/4 LAM x 1/8 A)		31
U-Value Air Only*		.44

*U-Values for our windows with 1/8" 366 LoE³ glass, air only, 1/8" clear glass, no muntins or argon in

Attachment 5 - Historic Photos

Jacoby building (built 1899, architect, Arthur L. Pillsbury) 513 - 515 North Main, Bloomington IL, photographed by William Walters, 1984. (Architecture of McLean County).



500 block North Main, Bloomington IL, 1958 new Street lights, Pantagraph photo. (Architecture of McLean County).





REGULAR AGENDA ITEM NO. 5.K.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-31-23 Consideration, review and action on a request submitted by 414 N Main, LLC, for a Rust Grant in the amount of \$18,950 for tuckpointing and brick repair/replacement on the property located at 414 N. Main Street (PIN: 21-04-188-014).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to approve the request by 414 N Main, LLC, for a Rust Grant in the amount of up to \$18,950 for tuckpointing and brick repair/replacement on the property located at 414 N. Main Street, with the condition the applicant or contractor(s) sufficiently verify the scopes of work are appropriate and comparable during the public review.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: Rear elevations of the building will receive tuckpointing with Type O mortar. Broken or spalled brick will be replaced with new brick. Differences exist between estimates ("west elevation" stated as compared to "west & north elevations" stated; one addresses brick replacement, and one does not). The intended scope of work appears the same, but this should be verified prior to funding, as it could change the relative cost of the subject work. These areas are not visible from the public right-of-way, but general masonry maintenance is important to the structural integrity of the building as a whole.

The building was constructed to house the Philip Ryan Hardware and Store. The transom/clearstory windows at the top of the first floor were covered sometime before 1960, just as in much of the adjacent block, and the ground floor was uncovered and improved in 2018. The upper stories do not appear to have experienced significant visual changes but have had some materials changes over time.

The building is a contributing structure to the NRHP Bloomington Central Business District. This project falls under priority 1, "Preserving a historic element."

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as

hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-31-21- RUST - 414 N Main Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: March 16, 2023

CASE NO: BHP-31-23, Rust Grant

REQUEST: Consideration, review and action on a request submitted by 414 N Main, LLC, for a Rust Grant in the amount \$18,950 for tuckpointing of the west and north elevations for the property located at 414 N. Main Street (PIN: 21-04-194-006).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 414 N. Main Street

Existing Zoning: D-1 (Downtown District)

Existing Land Use: Ground Floor Commercial, Residential

Property Size: 89' x 21' (1869 square feet)

HISTORIC INFORMATION

Year Built: 1887
Architectural Style: Victorian Romanesque, Two-Part Commercial Block
Architect: Unknown
Historic District: Bloomington Central Business District - Contributing
Alternate Name: Phillip Ryan Building

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building received a Rust Grant in 2018 for the removal of the front wall and construction of a new entryway with glass panels.

The building was constructed to house the Philip Ryan Hardware and Store. The transom/clearstory windows at the top of the first floor were covered sometime before 1960, just as in much of the adjacent block, and the ground floor was uncovered and improved in 2018. The upper stories do not appear to have experienced significant visual changes but have had some materials changes over time.

Request

The applicant is requesting a **Rust Grant in the amount of \$18,950** for tuckpointing and brick repair/replacement on the rear elevations of the building.

Project Description

Rear elevations of the building will receive tuckpointing with Type O mortar. Broken or spalled brick will be replaced with new brick. Differences exist between estimates ("west elevation" stated as compared to "west & north elevations" stated; one addresses brick replacement, and one does not). The intended scope of work appears the same, but this should be verified prior to funding, as it could change the relative cost of the subject work. These areas are not visible from the public right-of-way, but general masonry maintenance is important to the structural integrity of the building as a whole.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

The request is for funding of a tuckpointing and brick repair/replacement on rear facing walls, not visible from Main Street. The project will have a positive impact on the property's structural integrity and appearance for residents who interact with the rear elevations of the building.

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

This project currently falls under priority 1, "Preserving a Historic Element."

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

The subject property is owned by the applicant and will continue its use as a commercial residential property during and after the project.

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

Brittin Painting & Construction R.J.V. Construction, LLC, and Steve Cornajo Masonry all propose the grinding of joints to at least ½ an inch and the use of Type O mortar to refill. None of the provided proposals include high-pressure or sand cleaning of the area, or any sealing treatment that is inappropriate for the preservation and maintenance of historic brick.

R.J.V. Construction and Brittin propose an acid wash at completion and only reference the west side of the building. R.J.V. Construction does not mention brick replacement.

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

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

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

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

All conditions met. No limitations apply.

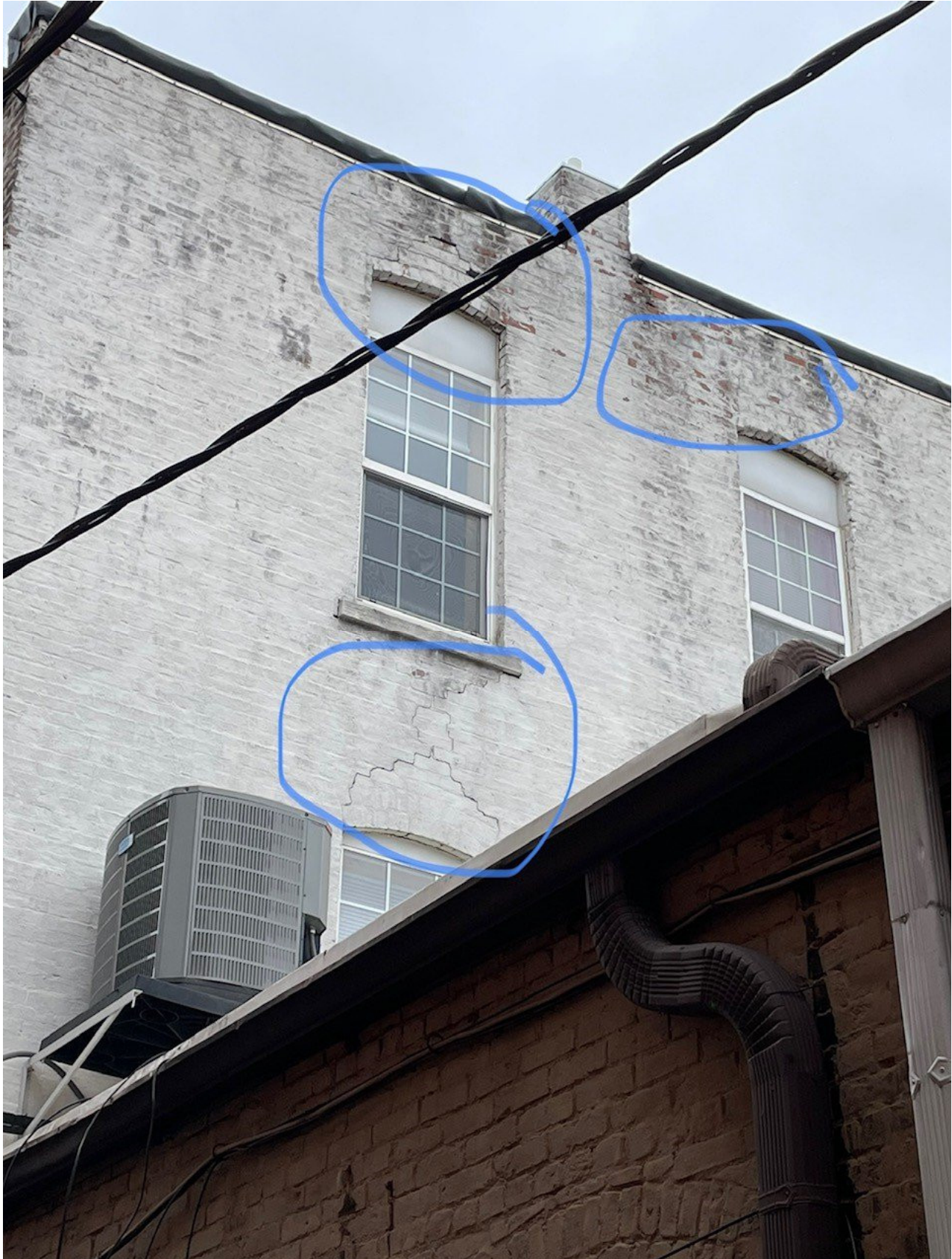
STAFF RECOMMENDATION

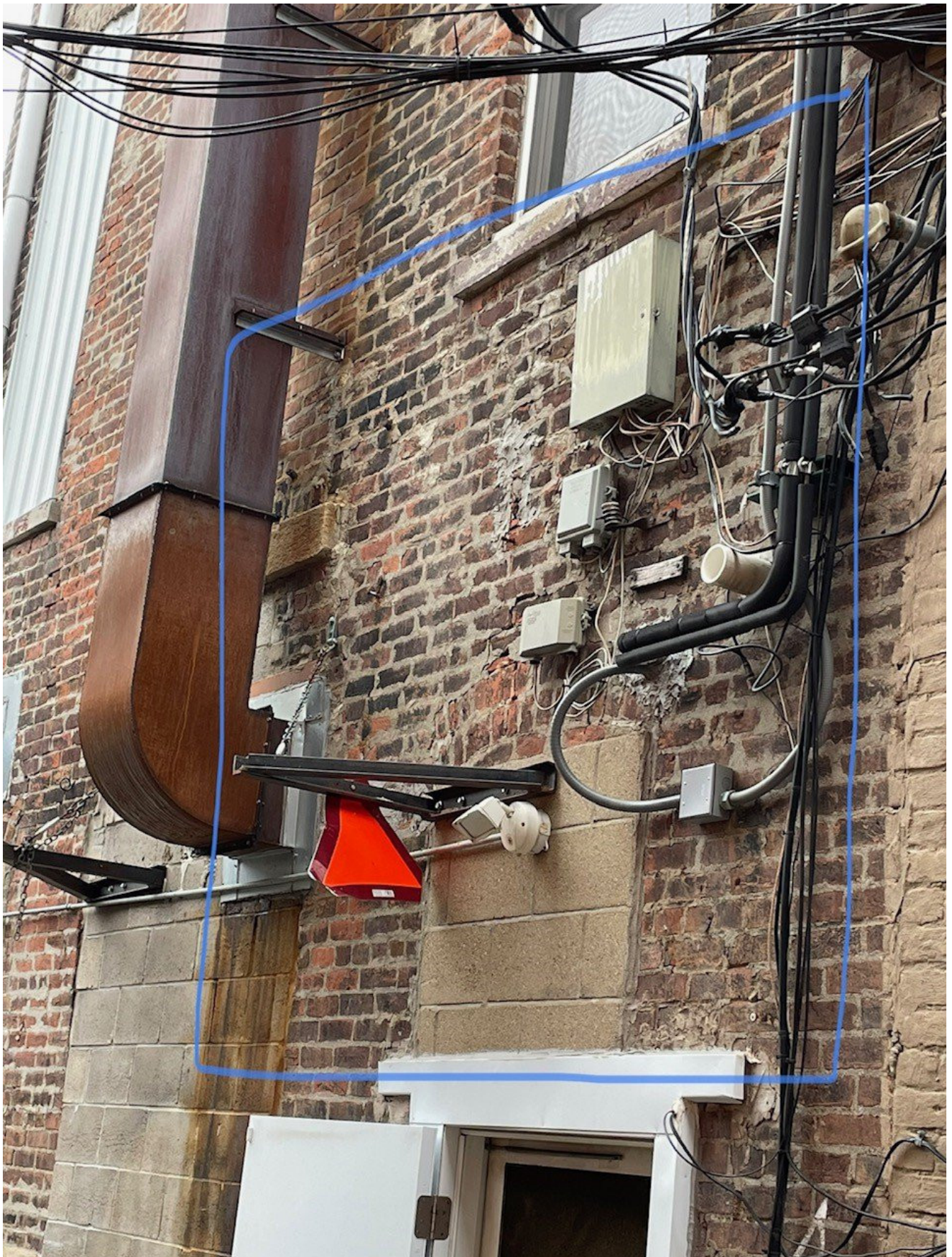
Staff finds that the scope of work meets the eligibility criteria, conditions, and limitations as presented in the Harriett Fuller Rust Façade Grant Program, and recommends that the Commission take the following actions:

Motion to establish findings that the project is eligible and to **approve** the request by 414 N Main, LLC, in the amount of **up to \$18,950** for tuckpointing and brick repair/replacement for the property located at 414 N. Main Street, with the condition the applicant or contractor(s) sufficiently verify the scopes of work are appropriate and comparable during the public review.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1 - Pictures of Subject Work Area

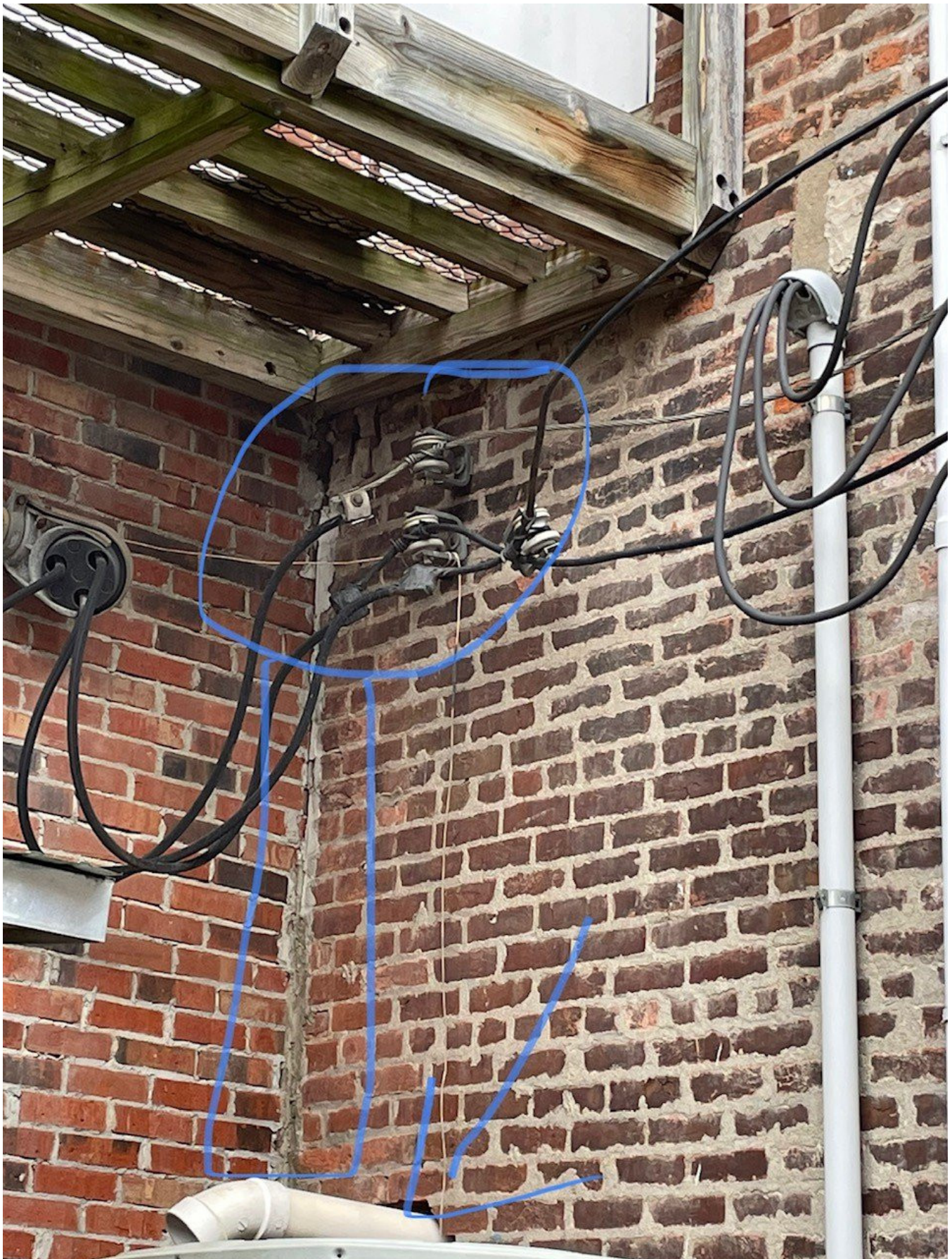














Attachment 2: Scope of Work and Estimate #1

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 275-4331	Estimate						
Prepared for: 414 N Main LLC Bloomington, IL 61701	2/14/2023						
414 N Main St.							
Proposal Set up in the alley to tuck point the west elevation Temp baricade each day durring normal working hours and remove each night. Grind all joints with cracks and missing mortar Install Type O mortar Acid wash at completion Cleanup and haul off trash Provide man lift and scaffold as needed Cover power lines-Ameren to preform this Prevailing wage included All materials included	Total						
Total	\$ 37,900.00						
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.							
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Subtotal </td> <td style="width: 50%; border: none; text-align: right;"> \$ 37,900.00 </td> </tr> <tr> <td colspan="2" style="border: none; height: 10px;"></td> </tr> <tr> <td style="border: none;"> TOTAL </td> <td style="border: none; text-align: right;"> \$ 37,900.00 </td> </tr> </table>		Subtotal	\$ 37,900.00			TOTAL	\$ 37,900.00
Subtotal	\$ 37,900.00						
TOTAL	\$ 37,900.00						
x _____ Robert J. Vericella R.J.V. Inc. Member							

Steve Cornajo Masonry
Estimate

Steve Cornajo

414 N Main LLC
414 N. Main st.
Bloomington, IL 61701

2/24/23 West & north (rear elevations) & south wall above and below 4 windows

The following proposal outlines the masonry repair to be performed at 414 N. Main

Tuckpointing

All joints will be ground out to a depth of at least ½ of an inch. Grinding the joints increases the new mortar's bond strength.

The joints will be thoroughly cleaned of dust and debris before repointing. ASTM specified Type O mortar will be used to fill the joints.

Scope

Broken or spalled brick will be removed and replaced with a new brick.

Grind and replace mortar in bad areas, cracks, and failing brick areas

The area will be accessed scaffold and man lift

Set up and tear down of all equipment

Job site prep

Clean up and disposal included

Approx 60-70% of the wall will be tuck-pointed.

Labor and Materials: **\$39,550**

Items not included

The customer must supply water and electricity for the operations listed above.

The customer to have Ameren cover all power lines

BRITTIN

Painting & Construction

623 E. Chestnut Street
Bloomington, IL 61701

Phone: 309-828-4164
Mobile: 309-275-7694

PROPOSAL SUBMITTED TO <u>RJV construction</u>		PHONE	DATE <u>5-20-23</u>
STREET <u>919 W mulberry</u>		JOB NAME <u>414 n. main</u>	
CITY, STATE, AND ZIP CODE <u>Bloomington, IL 61701</u>		JOB LOCATION <u>Bloomington</u>	JOB PHONE

Tuck Pointing

- ① west side of building only
- ② block off alley during work hours only
- ③ grind all joints & cracks replace bricks where needed
- ④ re-mortar joints
- ⑤ acid wash building
- ⑥ clean up & haul off trash daily
- ⑦ cover power lines (ameren)
- ⑧ provide lift & scaffolding to perform job
- ⑨ all materials included
- ⑩ all work to be done to city ordinance including payroll

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
thirty five thousand seven hundred fifty ⁰⁰/₁₀₀ dollars (\$35,750⁰⁰/₁₀₀).

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature Scott Brittin

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 outline above.

Date of acceptance _____ Signature _____

Attachment 5: Historic Photos

400 Block N. Main 1969 (McLean County Museum of History Architecture Collection)



412-426 N. Main 1984 (McLean County Museum of History Architecture Collection)





REGULAR AGENDA ITEM NO. 5.L.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-32-23 Consideration, review and action on a request submitted by Donny Bounds, for a **Rust Grant** in the amount of \$15,340 for tuckpointing, brick repair/replacement, and window replacement, on the property located at 206 N. Gridley Street (21-04-406-005).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to **approve** the request by Donny Bounds, for a Rust Grant in the amount of **up to \$9,255** for tuckpointing and brick work on the property located at 206 N. Gridley Street, **with the Condition** that Type "O" mortar is used, or the existing original mortar is tested and replicated.

Motion to establish findings that the project is eligible and to **approve** the request by Donny Bounds, for a Rust Grant in the amount of **up to \$6,085** for window replacement on the property located at 206 N. Gridley Street, **with the condition** that the current lite configuration (grids) of windows are replicated, or single-lites are selected for the replacement profile.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: Rebuild brick railing, tuckpointing damaged block joints, grind and repoint areas of damaged or mismatched mortar, caulk as appropriate at doors and windows. Three picture windows, 14 regular double-hung, and four large double hung windows will be replaced with tan, double hung, vinyl windows and insulated. No change in the size or style is planned.

This building was originally constructed as a store with flat, and was used as such in the 1910/1920s; today it operates as multiple-family residential dwelling. A variety of mortar colors and work quality used to repair the masonry on this structure over the year has resulting in an inconsistent look and poor/spalled condition of the brick in some areas. Some windows have already been replaced with modern materials; the others are in a range of conditions.

The building is not in a NRHP or Local Historic District.

This project falls under Priority 5, "Maintenance of a non-historic element."

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-16-23 - RUST - Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: June 15, 2023

CASE NO: BHP-32-23, Rust Grant

REQUEST: Consideration, review and action on a request submitted by Donny Bounds for a Rust Grant in the amount of \$15,340 for tuckpointing, brick repair/replacement, and window replacement, on the property located at 206 N. Gridley Street. (PIN: 21-04-406-005).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 206 N. Gridley Street (former 208 N. Gridley)

Existing Zoning: D-2 (Downtown Transitional) District

Existing Land Use: Multiple-Family Residential

Property Size: 34' x 87' (2,958)

HISTORIC INFORMATION

Year Built: c.1914
Architectural Style: Craftsman
Architect: Unknown
Historic District: N/A
Alternate Name: Corinne Portrait Studio

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building received a Rust Grant in FY23 (BHP-16-23) for reroofing.

A variety of mortar colors and work quality used to repair the masonry on this structure over the year has resulting in an inconsistent look and poor/spalled condition of the brick in some areas. Some windows have already been replaced with modern materials; the others are in a range of conditions.

Request

The applicant is requesting a **Rust Grant in the amount of \$15,340** for tuckpointing, brick repair/replacement, and window replacement, on the multiple-family dwelling.

Project Description

Rebuild brick railing, tuckpointing damaged block joints, grind and repoint areas of damaged or mismatched mortar, caulk as appropriate at doors and windows. Three picture windows, 14 regular double-hung, and four large double hung windows will be replaced with tan, double hung, vinyl windows and insulated. No change in the size or style is planned.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

The project will have a positive impact on the appearance of the building and its structural integrity. The request for funding for brick work addresses multiple walls visible from the public right-of-way. Window replacement is an eligible exterior improvement.

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

This project falls under priority 5, "Maintenance of a non-historic element."

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

The subject property is owned by "Allied Properties, LLC," for which Donny Bounds (the applicant) is the principal agent.

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

Neither of the provided proposals include high-pressure or sand cleaning of the area, or any sealing treatment that is inappropriate for the preservation and maintenance of historic brick. Neither estimate discusses the proposed mortar, or the selection or type of brick to be used for replacement. The Commission may wish to condition approval of the use of an appropriate mortar and discuss appropriate methods for identifying and selecting brick for replacement.

The proposed project will not alter the original appearance, having selected double-hung windows of the same color and size. Lite configuration could be conditioned for approval. The proposed materials are like some of those already existing on the structure, and in line with today’s building codes.

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

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

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

While the focus of the Rust Grant program is on “commercial buildings” with storefronts and conventional “commercial” uses, the appearance and quality of *all* buildings in the target area have an impact the overall attractiveness and property values in Downtown. Therefore, “Properties whose partial or entire use was residential on all of the first floor on the date this program came into existence, [are] eligible for the grants as determined on a case by case basis” (Grant Guidelines).

All conditions have been met. No limitations apply.

STAFF RECOMMENDATION

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

Motion to establish findings that the project is eligible and to **approve** the request by Donny Bounds, for a Rust Grant in the amount of **up to \$9,255** for tuckpointing and brick work on the property located at 206 N. Gridley Street, with the Condition that Type “O” mortar is used, or the existing *original* mortar is tested and replicated.

Motion to establish findings that the project is eligible and to **approve** the request by Donny Bounds, for a Rust Grant in the amount of **up to \$6,085** for window replacement on the property located at 206 N. Gridley Street, with the condition that the current lite configuration (grids) of windows are replicated, or single-lites are selected for the replacement profile.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1 - Subject Work Area







Attachment 2 - Scope of Work and Estimate #1 - Brick Work

ESTIMATE

**Raven Renovations and
Construction LLC**
1229 Sandburg Dr
Bloomington, IL 61704

benson@ravenrenovationsllc.com
(224) 530-5475



Jason Smith

Bill to

Jason Smith

Ship to

Jason Smith

Estimate details

Estimate no.: 1143

Estimate date: 03/07/2023

Product or service		Amount
1.	Labor	\$17,280.00
2.	Materials	\$1,230.00
Total		\$18,510.00

Note to customer

The quote is for the following

- Grinding out all joints across and above the window headers, damaged/washed out joints, and any previous tuck pointing that doesn't match existing mortar
- rebuild brick railing
- blocking up the wood panel
- tuckpointing damaged block joints
- caulking the old garage door lintel

This job will be paid out as a prevailing wage job.

GH CONCRETE AND CONTRACTING

ESTIMATE

John 309.706.3388
Mike 309.242.2756
GH Concrete

908 Randall Dr
Normal IL 61761

Attention: Donnie ddbn1@yahoo.com
Project 2206 N Gridley
Date: 5/12/23

Description	Quantity	Unit Price	Cost
Grind out and tuck point all bad mortar Price includes all labor and material, lifts and scaffolding			\$18,000.00
		Subtotal	\$18,000.00
		Total	\$18,000.00

Thank you for your consideration, please feel free to contact John or Mike with and questions or concerns.

Sincerely yours,

John Green and Mike Hackman

GH Concrete and Contracting

Estimate

Siding by Steve
 10370 East 200 North Road
 Mclean, IL 61754
 309-261-0186

DATE	ESTIMATE #
6/6/2023	1928

BILL TO
Donny Bounds

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
206 N. Gridley Bloomington	Installation of Belmont by Midway tan colored replacement series vinyl windows. Windows will be EnergyStar rated and will have half screens. Includes removal and disposal of the old windows. Insulating around the new windows. Caulking as needed. Will plan to leave the exterior aluminum alone.	Bigger DH Regular DH Picture	4x630.00 14x580.00 3x510.00	2,520.00 8,120.00 1,530.00
		Subtotal		
		0% Tax		
		Total \$ 12,170.00		

Attachment 5 - Scope of Work and Estimate #2 - Windows

Window World

Window World of Bloomington
2501 General Electric Road • Bloomington, IL 61704
Phone: (309) 827-5237 • Toll Free: 1-800 NEXT WINDOW
Fax: 309-827-5250
E-mail: bloomington@windowworld.com



Customer: Danny Bunker Phone (h) 309.310.7119
Install Address: 26 N. Bradley Bloomington, IL 61701 Phone (w) _____
Bill Address: _____ E-mail _____

WINDOW WORLD		GLASS OPTIONS	
25 4000 Series DH All-Weld	\$340	32 U-FACTOR	SHGC
DH All Weld/Foam Enhanced Frame	\$380	High Performance SolarZone 27	.21 \$99
4000 Series New Construction	\$350	IL State Code - IECC Compliance	
J-Channel		Triple Pane	.19 .24 \$225
2 Lite Slider	\$435	*6000 Series Only*	
3 Lite Slider (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$950	WINDOW OPTIONS	
Picture / Fixed Lite	\$449	Foam Filled Frames	\$50
Awning	\$380	32 Beige/Almond/Clay	\$50
Casement	\$495	Wood Grain Interior (Series 4000/6000 Only)	\$105
2 Lite Casement	\$880	Color	
3 Lite Casement (1/2, 1/2, 1/2) (1/4, 1/2, 1/4)	\$1315	Exterior Laminate Colors	\$250
2 Basement Slider	\$320	Color	
Bay/Bow Window	\$4800	Full Screens (Extruded/Flex)	\$50
(Includes LowE/Argon, Cap & 3" Insulated seat)		Colonial Grids (Contoured/Flat)	\$48
Garden Window (Includes LowE/Argon & Cap)	\$3000	Prairie Grids/Wood Grain	\$68
Specialty Window/Oversize	\$	2 Tempered DH Sash (BSO) (TSO)	\$80
Grid Color		Obscured Glass (BSO) (TSO)	\$50
Window Color		Oriel Style (40/60 or 60/40)	\$50
		MISCELLANEOUS	
		32 Custom Exterior Trim (Smooth / Woodgrain)	\$125
		Decorative Exterior Trim	\$50
		Facing Color	
		Customer declines exterior custom trim and understands that exterior wood may need paint & repair. Initial	
		12 2nd Story Window	\$20
		Mullion Removal	\$40
		Mull to Form Multi Unit	\$40
		Install Interior Stops Style	\$60
		Wood Grain Stops	\$75
		Wood Grain Bay / Bow 3 1/4 Casing	\$200
		Install Interior Casing White / Pine	\$130
		Repair Sill, Jamb, Retrofit	\$60
		Remove, Reinstall Awnings/Shutters	\$60
		Bay/Bow Removal	\$250
		Remove and Install A/C	\$100
		Vinyl/Metal/Casement Removal	\$180
		Buck Frame	\$195
		Full Sill Extractions	\$105
		Drywall Issues	\$
		Buildout 1 x 4	\$80
		Shutters	\$175/pair
		32 Window Labor	\$85
		Scaffolding	\$
		Misc.	\$
		WINDOW WORLD CARES	
		St. Jude Children's Research Hospital \$	

NO EXTRA WORK IF NOT IN WRITING!

Customer agrees to the terms of payment as follows:

Shipping, Handling, Tax & Disposal Fee \$ 200.00

Credit Card Finance Charge 3% \$ 210

Fuel / Permit Fee \$ 210

Measure \$ 24,763

Total Amount \$ 24,763

Non Refundable Custom Deposit 50% \$ 12,381.50

Balance Paid to Installer upon Completion \$ 12,381.50

Amount Financed \$ 12,381.50

(Credit Card Customer authorize the remaining balance to be charged upon completion)

(Non Refundable Custom Deposit Terms Valid after 3 Days)

(By signing you accept all terms & conditions)

Credit Card _____ Billing Address/Zip _____ Exp. Date _____ Code _____

Salesman Mark Sokun Date 3/8/23 Owner _____ Date _____

This Window World® Franchise is independently owned and operated by K and S Remodeling d/b/a Window World of Bloomington under license from Window World, Inc.
Bloomington Window 01-23 White Copy - Original Yellow Copy - File Pink Copy - Customer Hayes Printing 336-967 1116



REGULAR AGENDA ITEM NO. 5.M.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: **BHP-33-23** Consideration, review and action on a request submitted by RJV Property, for a **Rust Grant** in the amount of \$12,475 for repair and staining of the rear exterior stairs, on the property located at 413 N. Main Street (PIN: 21-04-189-005).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to **approve** the request by RJV Property, for a **Rust Grant** in the amount of **up to \$12,475** for repair and staining of the rear exterior stairs, on the property located at 413 N. Main Street.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The project includes removal of existing decking on the rear stairs and landing, the addition or modification of support framing where necessary, and repair or replacement of railing components, as needed. The project will be finished by installing new treated boards and application of deck stain.

The Building has undergone a number of alterations over time, including visual distinction between the northern and southern portion of the building, removal of the original arched windows, the addition and subsequent removal of a stone façade on the ground floor, and possible removal of a decorative cornice.

The building is a contributing structure to the NRHP Bloomington Central Business District. This project falls under priority 5, "Maintenance of a non-historic element."

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood

amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-33-23 - RUST - Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: June, 15 2023

CASE NO: BHP-33-23 Rust Grant

REQUEST: Consideration, review and action on a request submitted by RJV Property for a Rust Grant in the amount of \$12,475 for repair and staining of the rear exterior stairs for the property located at 413 N. Main Street. PIN: 21-04-189-005.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 413 N. Main Street
Existing Zoning: D-1 Central Business District
Existing Land Use: Commercial
Property Size: 21' x 89' (1869 square feet)

HISTORIC INFORMATION

Year Built: 1871
Architectural Style: Italianate Two-Part Commercial Block
Architect: Unknown
Historic District: Bloomington Central Business District - Contributing
Alternate Name: Dr. T. Hacrin Building

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building received a Rust Grant in FY22 for exterior painting and repairs (BHP-06-22).

The premises served as a Drug Store (Hearing & Co) in the late 1800s, Gift and Jewelry Store (Corman & Chadband, Chadband's) for most of the early 1900s, and has housed a variety of retail uses since (Men's Shop, Interior Design, Card Shop, Wine Shop). The Building has undergone a number of alterations over time, including visual distinction between the northern and southern portion of the building, removal of the original arched windows, the addition and subsequent removal of a stone façade on the ground floor, and possible removal of a decorative cornice.

Request

The applicant is requesting a **Rust Grant in the amount of \$12,750** for the replacement and repair of rear decking and stairs.

Project Description

The project includes removal of existing decking on the rear stairs and landing, the addition or modification of support framing where necessary, and repair or replacement of railing components, as needed. The project will be finished by installing new treated boards and application of deck stain.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

This project addresses the structural improvements to one of the ingress/egress paths for the building, which supports occupancy and safe usage of the building, and is eligible in accordance with the Rust Grant guidelines. The subject work is exterior to the building and may be viewed by the public, though is not visible from the public right-of-way.

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

This project falls under priority 5, "Maintenance of a non-historic element," by helping to fund efforts that will result in improvement to the secondary means of ingress/egress to the building.

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

The subject property is owned by RJV Property and operates as a commercial building with a retail establishment as a current tenant on the ground floor. The property will continue under such use during and after the project's completion.

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

The building and elements affected by this project are both non-historic in build and materials. No historic elements will be affected by the project, and no significant style changes will be made to any elements of the property.

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

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

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

All conditions met. No limitations apply.

STAFF RECOMMENDATION

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

Motion to establish findings that the project is eligible and to **approve** the request RJV Property, for a Rust Grant in the amount of **up to \$12,475** for repair and staining of the rear exterior stairs for the property located at 413 N. Main Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Pictures of Work Area







Attachment 2 - Scope of Work and Estimate #1

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 270-1331		Estimate	
Prepared for: RJV Property LLC 413 N. Main Bloomington, IL 61701			
		2/13/2023	
Proposal		Total	
Rear Deck repair Remove all 5/4 decking boards on treads and landings Install new treated 5/4 decking Repair and replace bad handrail and spindles Install additional fasteners and hangers on stair stringers. Add blocking as needed. Stringers appear to be in good condition Power wash existing wood Apply 2 coats of Cabbot deck stain- oil Cleanup when finished Disposal Job prep and baricades All material and fastners Labor- prevailing wage included			
Total		\$ 24,950.00	
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.		Subtotal \$ 24,950.00	
x Robert J. Vericella R.J.V. Inc. Member		TOTAL \$ 24,950.00	

Attachment 3 - Scope of Work and Estimate #2

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



Proposal

ADDRESS
 RJV Property LLC
 413 N. Main St
 Bloomington, IL 61701

PROPOSAL #
DATE 02/16/2023

ACTIVITY	QTY	RATE	AMOUNT
Deck repair Rear deck: - Remove existing decking on stairs & landings - Add/ modify framing as needed for proper support - Repair/ replace railing components as needed - Install new treated decking - Prep wood for stain - Apply deck stain (2 coats) - Daily site prep & clean up	1	28,676.00	28,676.00
Estimate includes all labor, materials, pickup/ delivery & disposal required to complete the work outlined above. Labor to be paid at prevailing wage rate.	TOTAL		\$28,676.00
Accepted By	Accepted Date		

BRITTIN

Painting & Construction

623 E. Chestnut Street
Bloomington, IL 61701

Phone: 309-828-4164
Mobile: 309-275-7694

PROPOSAL SUBMITTED TO <u>Fred Wollrab</u>	PHONE	DATE <u>2-27-23</u>
STREET <u>102 Hilltop</u>	JOB NAME <u>413 n. main</u>	
CITY, STATE, AND ZIP CODE <u>Bloomington IL 61701</u>	JOB LOCATION	JOB PHONE

REAR DECK REPAIRS

- ① job prep according to city ordinance
- ② remove all decking boards + landings
- ③ install new $\frac{3}{4}$ decking boards + landings
- ④ replace all hangers as need on stairs + decking
- ⑤ replace + repair bad hand rails + spindles
- ⑥ power wash existing deck that is being saved
- ⑦ apply cabot deck stain
- ⑧ dumpster disposal fees
- ⑨ permits fees to city ordinance

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
twenty seven thousand eight hundred and dollars (\$27,800).

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature Scott Brittin

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

Attachment 5 - Historic Photos

Chairmen of Bloomington Centennial Committee admire banners on Main Street, Bloomington, IL, 1950. (Pantagraph Negative Collection 1950 - 1959.)



Streetscape, 401 - 427 North Main Street (built 1871 - 1895), view to northeast, Bloomington, IL photographed by Greg Koos (Architecture of McLean County.)







REGULAR AGENDA ITEM NO. 5.N.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-34-23 Consideration, review and action on a request submitted by Shawn Cooper, for a Rust Grant in the amount of \$21,000 for roof, window, soffit, gutter, door, water management, and other exterior work, on the property located at 702 N. Prairie Street (PIN: 21-04-251-013).

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to approve the request Shawn Cooper, for a Rust Grant in the amount of up to \$ 11,612.50 (and possibly more) for roof replacement, grading, and installation of a french drain, as well as for window trim, soffit, gutters, and front porch work, on the property located at 702 N. Prairie Street, pending the receipt of additional quotes for the eligible work.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The applicant is requesting a Rust Grant in the amount of \$21,000 for the replacement and repair of ribbon driveway, roof, window trim, soffit, gutters, porch upgrade, front door, privacy fence, back patio, grading and drainage, and landscaping work.

The property is not designated as historic, nationally or locally, but indications are that the dwelling dates from c. 1860 and has not yet been substantially modified. The property is suspected to have been vacant for at least a year prior to the current owner's purchase. The applicant has been working to make improvements to this property since it was purchased in 2022. Permits have already been issued for a driveway, windows, and electrical service.

This property is not in a historic district, or individually designated.

This project falls under priority 5, "Maintenance of a non-historic element."

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings

provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-34-23 - RUST - Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: June, 15 2023

CASE NO: BHP-33-23 Rust Grant

REQUEST: Consideration, review and action on a request submitted by Shawn Cooper for a Rust Grant in the amount of \$21,000 for roof, window, soffit, gutter, door, water management, and other exterior work, for the property located at 702 N. Prairie Street (PIN: 21-04-251-013).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 702 N. Prairie Street

Existing Zoning: R-3A (Multiple-Family Residence) District

Existing Land Use: Residential

Property Size: 56' x 60' (3,360 square feet)

HISTORIC INFORMATION

Year Built: c. 1860
Architectural Style: Gable and Ell (one story)
Architect: Unknown
Historic District: N/A

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building **have not** received a Rust Grant in the recent past.

Request

The applicant is requesting a **Rust Grant in the amount of \$21,000** for the replacement and repair of ribbon driveway, roof, window trim, soffit, gutters, porch upgrade, front door, privacy fence, back patio, grading and drainage, and landscaping work.

The property first appears in City Directories in 1860 as "h Mulberry st cr Prairie," then the specific address is shown on the 1886 Sanborn Map with the same footprint as the current dwelling. The property becomes 702 N. Prairie in the early 1900s. A larger rear dwelling was constructed at some point, sometime 1953-1973 the property was split, each new parcel having a single dwelling present. No evidence of a fire or other event that would have destroyed the original structure has been found.

The property is suspected to have been vacant for at least a year prior to the current owner's purchase. Many of the windows have been changed recently. No off-street parking was available prior to the work underway. The applicant has been working to make improvements to this property since it was purchased in 2022. Permits have already been issued for a driveway, windows, and electrical service.

Project Description

The project includes removal of the existing shingle roof, reflash and apply new drip edge, installation of new ridge venting, removal of the existing (nonfunctional) chimney. Repair/replacement of gutters and soffits, addition of trim to finish already-replaced windows, front door replacement, and a "porch upgrade." Installation of a new ribbon driveway, grading and French drain installation

STANDARDS FOR REVIEW

For each Harriett Fuller Rust Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

This project addresses the structural improvements which will have a positive impact on the appearance of the building, as well as help move it toward a more habitable form, helping to address the need for residential density in the downtown area, and housing in general.

Not all items requested for assistance are eligible for funding, but roofing, windows, porches, and other façade elements are eligible in accordance with the Rust Grant guidelines. These items have been further reviewed for appropriateness and eligibility under the remaining criteria. In addition, “the grants may also be used for non-façade work where the façade, and the building as a whole, are in a dangerous or severe state of disrepair,” including drainage systems, making the french drain and associated grading eligible as well.

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

This project falls under priority 5, “Maintenance of a non-historic element.”

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

The subject property is owned by AMC Land Trust, with the applicant (Shawn Cooper) as trustee. The property operates residentially and will continue under such use during and after the project’s completion.

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

Many of the windows have already been replaced with modern shapes and materials; attempting to restore the historic visual would require removing recently upgraded windows. The request is for funding of trim and finishing components for already installed windows.

The existing roof is asphalt shingle with clip-on k-style gutters; replacing this modern material is acceptable if it does not change the shape or form of the roof.

The scope of work *does* include removal of the existing non-functional chimney which could be considered a significant visual change and removal of original materials. Discussion is warranted regarding whether restoration or removal is more appropriate in the current condition, and given the historic and structural significance of the building. An increased award is recommended for any approval that includes retaining the chimney as a condition, to allow the applicant to receive bids and coordinate with staff to work that into the scope of the project.

Front door replacement and porch upgrades should be further explained before any decision by the Commission, or the Applicant should be directed work with staff to determine the appropriate methods and materials associated with the expenditure of any awarded funding.

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

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

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

While the focus of the Rust Grant program is on “commercial buildings” with storefronts and conventional “commercial” uses, the appearance and quality of *all* buildings in the target area have an impact the overall attractiveness and property values in Downtown. Therefore, “Properties whose partial or entire use was residential on all of the first floor on the date this program came into existence, [are] eligible for the grants as determined on a case by case basis” (Grant Guidelines).

All conditions have been met. No limitations apply.

STAFF RECOMMENDATION

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

Motion to establish findings that the project is eligible and to **approve** the request Shawn Cooper, for a Rust Grant in the amount of **up to \$ 11,612.50 (and possibly more)** for roof replacement, grading, and installation of a french drain, as well as for window trim, soffit, gutters, and front porch work, on the property located at 702 N. Prairie Street, pending the receipt of additional quotes for the eligible work.

Potential Amendments:

- Condition upon retaining and repairing chimney; increase award amount.
- Increase award amount, as contingency, since grading/drainage work, and work on vacant properties frequently hold unexpected expenses.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1 - Subject Work Area



Attachment 2 - Scope of Work and Estimate #1 - Roofing

----- Forwarded message -----

From: Nico Viruet <ncirdlc@yahoo.com>

Date: Mon, Feb 20, 2023, 10:09 AM

Subject: Full roof estimate for city

To: glitchegamer@gmail.com <glitchegamer@gmail.com>

Material - \$3,000
Dump - \$400
Labor full roof replacement
\$475 a square
9 sq shingles
4sq flat roofing
Total sq 11
11sq at \$475a sq \$5,225
Total roof replacement
Tear down chimney
Apply new roof
Re flash walls
Re drip edge
Install ridge vent

This is just an estimate could be more depending on damage after roof is torn off.

Total cost of job & material:

\$8,225

Sent from Yahoo Mail on Android

Attachment 3 - Scope of Work and Estimate #2 - Grading

JOB QUOTE



Date 2/28/2023

TO:

EXCAVATING + MATERIAL SALES

Residential and Commercial • Free Estimates

1800 Bunn Street • Bloomington, IL 61704

Phone: (309) 828-1927 Fax: (309) 828-6480

dcexcavating@gmail.com

JOB ADDRESS: 702 Prairie Street, Bloomington

JOB DESCRIPTION: Gradework

A) 1 day with grade crew - Mini Excavator - Track Loader - Laborers:	3,650.00
B) Haul away & dispose of 4 loads of dirt:	640.00
C) Deliver 5 tons of screened topsoil:	575.00

NOTE:

This price does not include repairs to grass, landscape, unmarked or private utilities.

I _____ agree to the terms of the above quote & agree to pay the entire quoted amount of _____ for the work performed at _____. I agree to pay the quoted amount no later than 30 days of the date of invoice & understand that the following late charges will be applied if payment is not received by the due date.

1-15 days late, \$10.00

16-30 days late, \$15.00, possible legal action

1.5% per month (18% per annum) late charges on balances over 30 days past due.

You agree to pay all Dave Capodice Excavating costs of collection or attempted collection, including, but not limited to, reasonable attorneys' fees made necessary by your nonpayment pursuant to these terms.

Credit cards will not be accepted unless discussed prior to job start date. A convenience charge of 4% will be applied for all amounts paid with a credit card.

HOMEOWNER SIGNATURE: _____ DATE: _____

TOTAL **\$4,865.00**

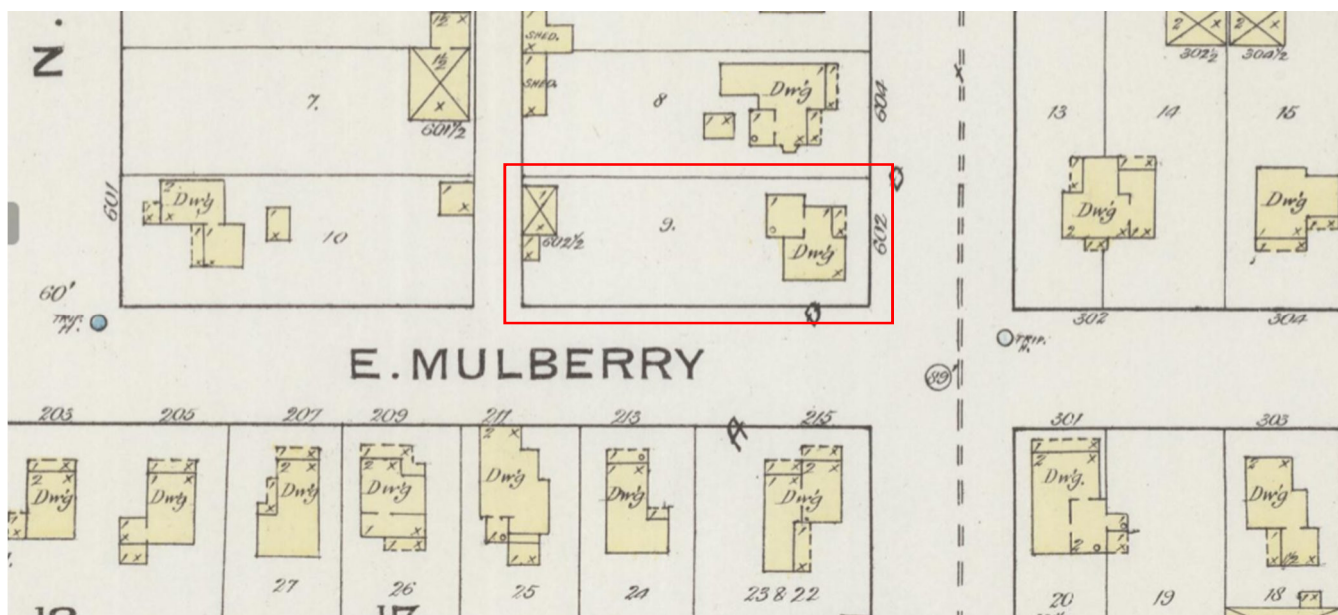
Attachment X - Historic Documentation

No early photographic evidence of the dwelling has been identified.

2018 - Google Street View



1886 Sanborn Map





REGULAR AGENDA ITEM NO. 5.O.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-35-23 Consideration, review and action on a request submitted by Cody Troutman, for a Rust Grant in the amount of \$25,000.00 for cement work on the property located at 407 N. Roosevelt Avenue (PIN: 21-04-186-002).

RECOMMENDED MOTION: Motion to establish findings that the project is **not eligible**.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The applicant(s) desire to remove and replace the concrete parking lot, aprons and porch, which are cracked and uneven. The Rust Grant guidelines state, the "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 proposed project is neither directly or tangentially related to the façade of the subject building and is therefor not an eligible improvement, despite being a laudable effort to make the building more attractive.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton



REGULAR AGENDA ITEM NO. 6.A.

FOR HISTORIC PRESERVATION COMMISSION: June 15, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Brief tutorial on using the publicly-available Bloomington Historic Preservation GIS app.

RECOMMENDED MOTION: N/A

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

Goal 6. Prosperous Downtown Bloomington

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 4c. Preservation of property/home valuations

Objective 6e. Preservation of historic buildings

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The data gathered and geographically presented by the previous Stevenson Fellow has been developed into a publicly-available GIS app by Jordan Buffington, Miscellaneous Planning Tech, for use by the HPC. Future plans are to distribute to a wider audience. A brief tutorial will be provided to facilitate Commission member understanding and usage.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton