



MINUTES

HISTORIC PRESERVATION COMMISSION - REGULAR SESSION THURSDAY, JUNE 15, 2023, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:04 PM, June 15, 2023. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Sarah Lindenbaum	Commissioner	Present
Emma Meyer	Commissioner	Present
Dawn Peters	Commissioner	Present
Greg Koos	Commission Chair	Present
John Elterich	Commissioner	Present
Kim Miller	Commissioner	Present
Paul Scharnett	Commission Vice Chair	Absent

City Staff present include Alissa Pemberton, City Planner; Jon Branham, City Planner; and Jordan Buffington, Planning Intern.

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.

No public comment was provided.

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.

Item 4.A. Review and approval of the minutes of the May 18, 2023, regular meeting of the Bloomington Historic Preservation Commission.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve the consent agenda as presented.

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

Motion passed (viva voce).

MINUTES

HISTORIC PRESERVATION COMMISSION - REGULAR SESSION THURSDAY, JUNE 15, 2023, 5:00 PM

Regular Session

The following item was presented:

Item 5.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.

Ms. Pemberton summarized the proposed updates to the Rust Guidelines, as discussed at the prior meeting. Priorities were determined to be as follows: Preserving a historic element, maintaining a historic element, ADA access to any property, maintenance of a nonhistorical element, and restoration. She stated the provided text also cleans up the application process, adds clarity to definitions, and includes an annual draft timeline.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve the updated Guidelines, as presented.

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

Motion passed.

Ms. Pemberton passed out application evaluation forms for the Rust Grant FY24 funding cycle, a copy of which is attached hereto as Exhibit "A".

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report, with recommendation for approval. She stated the building was adjacent to the 1900 fire and was significantly rebuilt, but some original elements remain. The request is for tuckpointing on a wall that is visible from street. The Applicant has previously received grant money for tuckpointing, but for different portions of the property. She noted this project falls under Priority #1 and everything regarding ownership and occupancy is compliant with the grant.

Chair Koos stated that some types of acid wash can have a negative effect on mortar. He noted the type of mortar and acid wash is important for preservation of the building.

Robert Vericella, Jr. provided additional information about previous renovations and restorations. He stated they have been working around the building and budgeting accordingly, due to high cost.

Commissioner Lindenbaum inquired about the length of time the tuckpointing repair will last. Mr. Vericella stated tuckpointing typically last a long time, 50 or more years.

Commissioner Lindenbaum made a motion, seconded by Commissioner Peters, to establish findings of fact that the project is eligible and consider funding the item as presented.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report, with recommendation for approval. She stated the Applicant is requesting to tuckpoint the entire front facade and replace the windowsills. From Staff review, some of the windowsills may be repairable, while others require full replacement. She stated there is no plan to repaint, but due to possible condition of the underlying brick a sealer may need to be used. She noted the project falls under Priority #1 and Staff recommends approval, with the following conditions: testing and matching for existing mortar type, or the use of type “O” mortar; any sealant complies with the Secretary of Interior Standards; and any limestone windowsills that can be repaired are so.

Joe Dehn, Attorney for the Applicant, stated they are open to any conditions and are willing to work with the City in order to preserve and maintain the building.

Chair Koos stated it is likely the limestone used is Joliet Limestone, which has a slight difference in color variation, compared to other limestones used locally. He explained that, if being replaced, every effort should be made to use Joliet stone. He stated the importance of cornice brick differentiation. Chair Koos noted that the building has significant historical ties to the *Pantagraph*, and possibly even Abraham Lincoln.

Ms. Pemberton communicated written comments from Commissioner Scharnett, including a need for softer mortar and brick, appropriate sealer, and concerns about the type of paint stripper that will be used to remove the existing paint from the facade.

The Commission discussed possibly conditions of consideration, including usage of type “O” mortar or testing and replication of the existing mortar, using Joliet limestone if feasible, ensuring sealant is to Secretary of State standards, and coordinating with Staff to ensure conditions are met during completion of the project.

Commissioner Peters made a motion, seconded by Commissioner Meyer, to establish findings of fact that the project is eligible, and consider funding the request, with the following Conditions: using type “O” or tested and replicated mortar, that any sealant or paint stripper used complies with Sectary of State standards, and that any windowsills are repaired or replaced use the same type of limestone, if feasible.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report, with recommendation for approval. She stated the contractor could not determine if the materials were original, however it is assumed that most of the front porches remain original since evidence of replacement was not identified. She noted the right paint and primer is important. This project falls under Priority #1, but that the property is fully residential.

Commissioner Peters made a motion, seconded by Commissioner Lindenbaum, to establish findings of fact that the project is eligible and consider funding the item as presented.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report. She stated hardscaping/landscaping is not eligible for the Rust Grant and recommended establishing the project as ineligible.

Commissioner Peters made a motion, seconded by Commissioner Meyer, to establish findings of fact that the project is not eligible.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with recommendation for approval. She explained the proposal is to replace three windows and the commercial entry door. She

stated this property is not historic, and is not be eligible to be classified as such, however the project falls within the Rust Grant Target Area so is eligible for funding.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings of fact that the project is eligible and consider funding the item as presented.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller
Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with recommendation for approval. She stated the proposal is for replacing the roof. She noted that due to the exterior condition of the roof the third story of the property is completely unoccupiable. The Applicant expressed intention to renovate the entire inside, but they must start with the exterior. She expressed concerns about removing and closing the existing chimney, as it has been there the entire lifespan the building, and is visible from street view, making it part of the architectural character of the building. She stated the chimney is a source of water damage and something must be done, noting that restoration and proper roofing may be sufficient. Staff noted this project is under priority #2, since the roof and much of the façade materials have already been replaced during a major restoration, and the historic element would be the visual of the building.

Luke Dalfiume provided specifics about the chimney and additional information, including that the chimney had been rebuilt at least once already so the brick is not original. He stated he had a contractor examine the chimney and it was deemed unrepairable. To replace the chimney, he would have to rebuild it, which would cost around \$9,000. He provided additional details about the water damage caused inside.

Ms. Pemberton communicated written comments from Commissioner Scharnett, noting the scope of the project is unclear and a recommendation for acquiring additional information and comparable quotes for the work.

Commissioner Peters inquired about the difference between the quotes and inquired which the Applicant intended to pursue. Mr. Dalfiume responded he had not yet made that determination and was open to guidance on which method and material would be most appropriate.

Commissioner Lindenbaum inquired about rebuilding the chimney. Mr. Dalfiume responded that the goal would be to use present historic materials if possible, but it seems the chimney is beyond repair.

Chair Koos stated that they have two bids that are not comparable and wondered if they can table or award with conditions for a later date. The Commission discussed the

consequences of tabling the proposal. The Commission concluded the need and merits of the project were worth funding, and the precise details could be determined through consultation with Staff and the Commission Architect.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings of fact that the project is eligible and consider the item, with the condition that the Applicant work with Staff and the Commission Architect to identify the best way forward.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with recommendation for approval. She stated this is not a historic property but is eligible for the Rust Grant program. Staff expressed concerned about removing water from the property once it was diverted from the rooftop, also noting that problem was already existing and would likely not be adversely impacted by the installation of gutters.

Ms. Pemberton communicated written comments from Commissioner Scharnett, regarding concerns about the gutter size and down spouts, as curved roofs result in additional drainage impacts. The Commission was noted the proposal already includes gutters and down spouts that are commercial, rather than residential, standard and larger would require the purchase of a custom order. The Commission discussed the building and scope of the project to add clarity to the decision.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings of fact that the project is eligible and consider funding up to \$2,500, with the Condition that the Applicant consult with the Commission Architect regarding upsizing the gutters and downspouts.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with recommendation for approval. She explained the proposal is to restore the transom windows to the upper section of the first story. The windows appear to have been enclosed at some point in the 1950-60s.

She stated this is lower on the priority list since it is restoration of a no-longer-present element, but it would be an appropriate and desirable restoration.

Fred Wollrab spoke on behalf of the project, providing additional background information about the building and previous restoration projects.

Chair Koos and the Applicant discussed the type of glass that may have been present. Mr. Koos inquired whether the Applicant knew if the original windows may still be present underneath the covering; the Applicant did not. He stated that if the original glass is there then it is their duty to restore it, rather than replace it.

The Commission discussed when the period of significance would be for the building and what time frame of windows they should restore/repair. The Commission decided on the condition that if the windows are there, and feasible to repair, then the applicant would be required to restore rather than replace.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings of fact that the project is eligible and consider funding the item, with the condition that the Applicant repairs the original windows, if found and feasible.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with recommendation for approval. She explained the proposal is for window replacement for all the conventionally shaped windows; the curved top windows would remain in place. Staff originally had concerns with replacement, but after consultation with the Deputy State Historic Preservation Officer, the windows were deemed unoriginal. As there are no historic windows to repair, replacement is appropriate. The proposal falls under Priority #2.

Ms. Pemberton communicated written comments from Commissioner Scharnett regarding concerns with fixing the existing windows. Ms. Pemberton noted he had not been informed of the non-original window status prior to providing his comments. She noted he also stated concerns with the texture of the windows proposed for installation.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings of fact that the project is eligible and consider funding the item as presented.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with recommendation for approval. She explained the tuckpointing will not be easily visible, but structurally it is important, so falls under Priority #1. She stated there has been some work previously on the front of the building, while the current scope of work addresses the rear.

Robert Vericella, Jr. provided additional background and history of repairs and maintenance on the property. He explained the current need for the tuckpointing.

Chair Koos inquired about the percentage of brick requiring replacement and the type of mortar and brick that will be used.

Mr. Vericella stated he thinks they will need 15-20% replaced. He will have a contractor get an exact number of bricks after approval and will be using type "O" mortar.

Commissioner Lindenbaum made a motion, seconded by Commissioner Meyer, to establish findings of fact that the project is eligible and consider funding the item as presented.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with recommendation for approval, conditioned upon use of Type "O" or testing and matching of existing (original) mortar. She explained the proposal involves window replacement and tuckpointing, as two separate components of the project. She stated this project is eligible under the Rust Grant, but it is an entirely residential structure. Last fiscal year, the property was approved for roof replacement. Ms. Pemberton expressed concerns since no type of mortar or brick was specified. She stated the project falls under Priority #5.

The Commission discussed the type of mortar and condition of the different sides of the property, including options for the type of mortar and brick.

Ms. Pemberton discussed the second part of the proposal, which include the replacement of several wood windows with vinyl windows. She stated that a few windows have already been replaced. She stated the Architectural Review Guidelines require repair, not replacement, of the windows when feasible.

The Commission discussed alternatives for the window repair and the potential of storm windows to improve efficiency. Concerns were expressed that funding vinyl window replacement may be a misuse of funds. They discussed ranking the two projects separately in the prioritization list. The Commission discussed the cost and value of replacement and restoration. Commission decided to split the projects up and invite the Applicant back for review of funding for window replacement next year.

Commissioner Lindenbaum made a motion, seconded by Commissioner Elterich, to establish findings of fact that the tuckpointing project is eligible and consider funding the item, as amended by the Condition that Type "O" or tested and matched mortar is used.

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

Motion passed.

Commissioner Lindenbaum made a motion, seconded by Commissioner Elterich, to decline funding the window project.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with recommendation for approval. She stated the proposal is for access into the building so Staff recommends approval due to the associated health and life safety improvement. She noted the project falls under Priority #5.

Robert Vericella, Jr. provided additional information and background on the project. He explained the previous owner used insufficient attachment for the stair treads that have caused damage and need to be updated to avoid becoming hazardous.

The Commission discussed the history of the building and the stairs.

Commissioner Lindenbaum made a motion, seconded by Commissioner Meyer, to establish finding of facts that the project is eligible and consider funding the item as presented.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with recommendation for approval. She stated that, after speaking with Applicant, there are a considerable number of original materials present, however the building has not been well maintained by previous owners. She explained the proposal is for grading and drainage, so the façade and structure of the building is maintained. She stated this project is eligible under the Rust Grant, but it is an entirely residential structure. Some of the original project has already been completed under emergent conditions, so the current need is less than the original request. Staff recommends consideration for funding to support downtown businesses through residential occupancy.

Shawn Cooper provided additional background on the house and project. She explained the need for drainage and grading, and minor exterior work on the porch/soffits/etc. She updated the Commission on what projects have already completed.

The Commission discussed the state of the house with the Applicant and the scope of the current project. The Commission noted the home's historical significance and interest in funding the project.

Ms. Pemberton stated an accurate bid is not available since the applicant has completed a portion of the work in the proposal. The Commission clarified that they are considering funding for grading, soffit/fascia, and drainage, pending accurate estimate.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish finding of facts that the project is eligible and consider funding the item, with the condition the Commission receive an accurate and appropriate estimate prior to funding.

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

Motion passed.

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with a recommendation for establishing the project is ineligible as non-façade related work.

Commissioner Meyer made a motion, seconded by Commissioner Lindenbaum, to establish findings of fact that the project is ineligible for funding.

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

Motion passed.

Commissioner Peters made a motion, seconded by Commissioner Miller, to move to recess for 10 minutes.

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

Motion passed (viva voce).

Ms. Pemberton asked any Commissioners who had completed scoring sheets to submit them to Staff before leaving for the break.

The Commission reconvened at 7:10 P.M., with the same quorum present.

New Business

The following item was presented:

Item 6.A. Brief tutorial on using the publicly-available Bloomington Historic Preservation GIS app.

Jordan Buffington, Planning Intern, presented a brief tutorial on using the Bloomington Historic Preservation GIS app. She discussed the background, purpose of the application, and what information is accessible. She invited the Commission to test the application and provide feedback.

The Commission returned to discussion of the Regular agenda items.

Ms. Pemberton provided the results of the project scoring totals, with explanations of the color-coding on the spreadsheet. She explained that on the scale, darker green are projects that are potentially more impactful to the goals of the grant program, while the red projects may eligible but less impactful. Ms. Pemberton and the Commission discussed each project based on historic priority, existing property condition, impact on structural integrity, impact on community, and overall priority ranking. The scores for each case are as follows:

- BHP-22-23, 115 E. Monroe Street - 12.3
- BHP-23-23, 208-210 N. Center Street - 14.3
- BHP-24-23, 102-116 W. Locust Street - 10.3
- BHP-25-23, 102-116 W. Locust Street - 2.3
- BHP-26-23, 407 N. Roosevelt Avenue - 5.3
- BHP-27-23, 102 N. Main Street - 12.4
- BHP-28-23, 214 Douglas Street - 9.0
- BHP-29-23, 406-410 N. Main Street - 8.8
- BHP-30-23, 513-515 N. Main Street - 10.7
- BHP-31-23, 414 N. Main Street - 13.1
- BHP-32-23, 206 N. Gridley Street - 9.3
- BHP-33-23, 413 N. Main Street - 9.1
- BHP-34-23, 702 N. Prairie Street - 9.4
- BHP-35-23, 407 N. Roosevelt Avenue - 1.3

The Commission discussed funding certain projects partially to allow the award of some funding to more projects. They asked Staff for clarified that even with partial funding

the Applicant will still have to follow the conditions set forth. Ms. Pemberton confirmed. The Commission continued to discuss balancing the projects and funding to ensure that the most necessary projects receive funding.

The Commission decision on awarded funding is as follows:

- BHP-22-23, 115 E. Monroe Street, Commission decided to allocate \$24,000
- BHP-23-23, 208-210 N. Center Street, Commission decided to allocate \$24,000
- BHP-24-23, 102-116 W. Locust Street, Commission decided to not fund
- BHP-25-23, 102-116 W. Locust Street, Commission deemed ineligible
- BHP-26-23, 407 N. Roosevelt Avenue, Commission decided to not fund
- BHP-27-23, 102 N. Main Street, Commission decided to allocate \$24,557.50
- BHP-28-23, 214 Douglas Street, Commission decided to allocate \$2,500
- BHP-29-23, 406-410 N. Main Street, Commission decided to not fund
- BHP-30-23, 513-515 N. Main Street, Commission decided to allocate \$12,500
- BHP-31-23, 414 N. Main Street, Commission decided to allocate \$18,950
- BHP-32-23, 206 N. Gridley Street, Commission decided to allocate \$9,255
- BHP-33-23, 413 N. Main Street, Commission decided to allocate \$6,237.50
- BHP-34-23, 702 N. Prairie Street, Commission decided to allocate \$3,000
- BHP-35-23, 407 N. Roosevelt Avenue, Commission deemed ineligible

Ms. Pemberton adjusted the totals on the spreadsheet, attached as Exhibit “B”, and asked for verification that the Commission believes the funding listed is correct and appropriate. The Commission confirmed. Commissioner Peters discussed the possibly of adding criteria for the next review cycle such as use, commercial or residential, visibility, necessity or want, and if the property has received funds in previous years.

Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to award Rust Grants for the subject projects in amounts up to those listed on the spreadsheet.

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

Motion passed.

Adjournment

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

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

Motion passed (viva voce).

The Meeting Adjourned at 7:52PM

CITY OF BLOOMINGTON



Greg Koos, Chair



Alissa Pemberton, Staff Liaison

Exhibit A

RUST GRANT APPLICATION EVALUATION FORM

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

Reviewer Name: _____

HISTORIC PRIORITY STATUS

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

EXISTING PROPERTY CONDITION

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

IMPACT ON STRUCTURAL INTEGRITY

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

IMPACT ON COMMUNITY

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

GRANT PRIORITY

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

Total: _____ *

Notes:

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

Exhibit B Funding Spreadsheet

Case Number	Address	Summary	Request	Recommended Approval	Commission Decision
BHP-22-23	115 E. Monroe Street	Tuckpointing	\$ 25,000.00	\$ 25,000.00	\$ 24,000.00
BHP-23-23	208-210 N. Center Street	Tuckpointing/Windowsills	\$ 25,000.00	\$ 25,000.00	\$ 24,000.00
BHP-24-23	102-116 W. Locust Street	Porch Painting	\$ 23,640.00	\$ 11,820.00	\$ -
BHP-25-23	102-116 W. Locust Street	Landscape/Hardscape	\$ 3,360.00	\$ -	\$ -
BHP-26-23	407 N. Roosevelt Avenue	Window Replacement	\$ 5,000.00	\$ 2,090.00	\$ -
BHP-27-23	102 N. Main Street	Roof Replacement	\$ 25,000.00	\$ 25,000.00	\$ 24,557.50
BHP-28-23	214 Douglas Street	Gutter Installation	\$ 1,900.00	\$ 2,500.00	\$ 2,500.00
BHP-29-23	406-410 N. Main Street	Transom Window Restoration	\$ 25,000.00	\$ 25,000.00	\$ -
BHP-30-23	513-515 N. Main Street	Window Replacement	\$ 25,000.00	\$ 25,000.00	\$ 12,500.00
BHP-31-23	414 N. Main Street	Tuckpointing	\$ 18,950.00	\$ 18,950.00	\$ 18,950.00
BHP-32-23	206 N. Gridley Street	Tuckpointing/Window Replacement	\$ 15,340.00	\$ 9,255.00	\$ 9,255.00
BHP-33-23	413 N. Main Street	Rear Step Repair	\$ 12,475.00	\$ 12,475.00	\$ 6,237.50
BHP-34-23	702 N. Prairie Street	Façade and drainage	\$ 21,000.00	\$ 5,000.00	\$ 3,000.00
BHP-35-23	407 N. Roosevelt Avenue	Concrete Work	\$ 25,000.00	\$ -	\$ -
		TOTAL	\$ 251,665.00	\$ 187,090.00	\$ 125,000.00

Case Number	Address	Summary	Historic Priority Status	Existing Property Condition	Impact on Structural Integrity	Impact on Community	Grant Priority	TOTAL
BHP-22-23	115 E. Monroe Street	Tuckpointing	2.857142857	1.285714286	2.857142857	1.428571429	3.857142857	12.2857
BHP-23-23	208-210 N. Center Street	Tuckpointing/Windowsills	2.857142857	1.714285714	2.857142857	2.714285714	4.142857143	14.2857
BHP-24-23	102-116 W. Locust Street	Porch Painting	2.857142857	0.857142857	1.571428571	0.714285714	4.285714286	10.2857
BHP-25-23	102-116 W. Locust Street	Landscape/Hardscape	1.142857143	0.428571429	0.285714286	0.285714286	0.142857143	2.28571
BHP-26-23	407 N. Roosevelt Avenue	Window Replacement	0.571428571	0.571428571	1.571428571	1.142857143	1.428571429	5.28571
BHP-27-23	102 N. Main Street	Roof Replacement	2.214285714	1.714285714	2.857142857	2.285714286	3.285714286	12.3571
BHP-28-23	214 Douglas Street	Gutter Installation	1.428571429	1.428571429	2.428571429	1.571428571	2.142857143	9
BHP-29-23	406-410 N. Main Street	Transom Window Restoration	2.857142857	1.142857143	1.428571429	1.571428571	1.785714286	8.78571
BHP-30-23	513-515 N. Main Street	Window Replacement	2.857142857	1.285714286	1.857142857	1.571428571	3.142857143	10.7143
BHP-31-23	414 N. Main Street	Tuckpointing	2.857142857	1.857142857	2.857142857	1.428571429	4.142857143	13.1429
BHP-32-23	206 N. Gridley Street	Tuckpointing/Window Replacement	1.714285714	1.428571429	2.571428571	0.857142857	2.714285714	9.28571
BHP-33-23	413 N. Main Street	Rear Step Repair	2.857142857	1.142857143	2	1.142857143	2	9.14286
BHP-34-23	702 N. Prairie Street	Façade and drainage	1.428571429	2.142857143	2.571428571	1.285714286	2	9.42857
BHP-35-23	407 N. Roosevelt Avenue	Concrete Work	0.285714286	0.428571429	0.142857143	0.285714286	0.142857143	1.28571