



**HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
THURSDAY, MAY 16, 2024, 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 April 18 2024 regular meeting of the Bloomington Historic Preservation Commission. *(Recommended Motion: Motion to accept the minutes, as presented.)*

Rust Grant FY25 Review Resources

Current Rust Grant Guidelines *(Recommended Motion: None)*

FY25 Rust Grant Application Evaluation Form *(Recommended Motion: None)*

5. Regular Agenda

- A. **BHP-08-24** Consideration, and action on a request submitted by David Wochner for a **Certificate of Appropriateness** for bay window repair, including salvage and replacement of existing brick façade and stone lintel, after installation of steel reinforcement, on the property at 909 N. McLean Street, PIN 21-04-207-001. *(Recommended Motion: Motion to approve, or not approve, the proposed scope of work for the requested Certificate of Appropriateness, with or without conditions.)*
- B. **BHP-18-24** - Consideration, and action on a request submitted by David Wochner for a **Funk Grant** in the amount of \$2,725.00, for bay window repair on the property at 909 N. McLean Street, PIN 21-04-207-001. *(Recommended Motion: Motion to establish findings that the **project is eligible** and to **approve the request by David Wochner, for a Funk Grant in the amount of up to \$2,725.00** for bay window repair on the property located at 909 N. McLean Street.)*

- C. **BHP-02-24** Consideration, review and action on a request submitted by the McLean County Historical Society, for a **Rust Grant** in the amount of \$31,500.00 for repair and/or replacement of roofing, drip edge/flashing, and gutter system on the property located at 101-103 N. Main Street (PIN: 21-04-339-034). *(Recommended Motion: Motion to establish findings that the **project is eligible** and to **consider funding** the request by McLean County Historical Society, for a Rust Grant in the amount of up to \$31,500.00 for repair and/or replacement of roofing, drip edge/flashing, and gutter system on the property located at 101-103 N. Main Street.)*
- D. **BHP-04-24** Consideration, review and action on a request submitted by RJV Property, for a **Rust Grant** in the amount of \$13,750.00 for repair and/or replacement of existing decking on the exterior rear stairs and landing, with possible structural work, and staining, 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 **consider funding** the request by RJV Property, for a Rust Grant in the amount of up to \$13,750.00 for repair and/or replacement of existing decking on the exterior rear stairs and landing, with possible structural work, with staining, on the property located at 413 N. Main Street.)*
- E. **BHP-07-24** Consideration, review and action on a request submitted by John Miller, for a **Rust Grant** in the amount of \$50,000.00 for flat roof replacement, with possible structural repair, on the property located at 405 W. Washington Street (PIN: 21-04-307-004). *(Recommended Motion: Motion to establish findings that the **project is eligible** and to **consider funding** the request by John Miller, for a Rust Grant in the amount of up to \$38,425.00 for flat roof replacement, with possible structural repair, for the property located at 405 W. Washington Street, with the **Condition that coping/capping materials are repaired and retained or a historically accurate replacement is identified and approved by Staff prior to installation. Consideration should be given to the removal of the existing billboards that may be negatively impacting the structural integrity of the eastern wall and coping/capping.**)*
- F. **BHP-09-24** Consideration, review and action on a request submitted by Cornerstone Living, LLC, for a **Rust Grant** in the amount of \$25,410.00 for exterior tuckpointing, brick repair and replacement, and painting on the property located at 118 W. Washington Street (PIN: 21-04-338-020). *(Recommended Motion: Motion to establish findings that the **project is eligible** and to **considering funding** the request by Cornerstone Living, LLC, for a Rust Grant in the amount of up to \$18,785.00 for exterior tuckpointing, brick repair and replacement, and painting, on the property located at 118 W. Washington Street.)*
- G. **BHP-10-24** Consideration, review, and action on a request submitted by 414 N Main, LLC/RJV, for a **Rust Grant** in the amount of \$25,000.00 for exterior tuckpointing, with minor brick replacement, on the property located at 309 N Main Street (PIN: 21-04-329-001). *(Recommended Motion: Motion to establish findings that the **project is eligible** and to **consider funding** the request by 414 N Main, LLC/RJV, for a Rust Grant in the amount of up to \$25,000.00 for exterior tuckpointing, with minor brick replacement, on the property located at 309 N. Main Street.)*

- H. **BHP-11-24** Consideration, review and action on a request submitted by James Sample, for a **Rust Grant** in the amount of \$8,087.50 for tuckpointing and commercial alley door replacement on the property located at 525 N. Main Street (PIN: 21-04-183-004). *(Recommended Motion: Motion to establish findings that the **project is eligible** and to **consider funding** the request by James Sample, for a Rust Grant in the amount of up to \$5,033.92 for tuckpointing and commercial alley door replacement on the property located at 525 N. Main Street.)*
- I. **BHP-12-24** Consideration, review and action on a request submitted by James Sample, for a **Rust Grant** in the amount of \$4,875.00 for tuckpointing of the west elevation on the property located at 527 N. Main Street (PIN: 21-04-183-003). *(Recommended Motion: Motion to establish findings that the **project is eligible** and to **consider funding** the request by James Sample, for a Rust Grant in the amount of up to \$4,875.00 for tuckpointing of the west elevation on the property located at 527 N. Main Street.)*
- J. **BHP-13-24** Consideration, review and action on a request submitted by James Sample, for a **Rust Grant** in the amount of \$22,966.41 for tuckpointing, door replacement, and siding replacement on the property located at 529 N. Main Street (PIN: 21-04-183-002). *(Recommended Motion: Motion to establish findings that the **project is eligible** and to **consider funding** the request by James Sample, for a Rust Grant in the amount of up to \$22,966.41 for tuckpointing, door replacement, and siding replacement on the property located at 529 N. Main Street.)*
- K. **BHP-14-24** Consideration, review and action on a request submitted by Davin Garrett, for a **Rust Grant** in the amount of \$50,000.00 for storefront replacement on the property located at 211 N. Prairie Street (PIN: 21-04-406-002). *(Recommended Motion: Motion to establish findings that the **project is eligible** and to **considering funding** for the request by Davin Garrett, for a Rust Grant in the amount of \$50,000.00 for storefront replacement on the property located at 211 N. Prairie Street.)*
- L. **BHP-15-24** Consideration, review and action on a request submitted by 405-407 N. Main Street, LLC, for a **Rust Grant** in the amount of \$22,077.00 for storefront replacement on the property located at 405 N. Main Street (PIN: 21-04-189-009). *(Recommended Motion: Motion to establish findings that the **project is or is not eligible** and to **possibly consider funding** the request submitted by 405-407 N. Main Street, LLC. for a Rust Grant for the property located at 405 N. Main Street, based upon additional evidence and in-person discussion.)*
- M. **BHP-16-24** Consideration, review and action on a request submitted by Green Building, LLC, for a **Rust Grant** in the amount of \$17,019.00 for replacement of exterior siding on the property located at 217-221 E. Washington Street (PIN:21-04-409-005). *(Recommended Motion: Motion to establish findings that the **project is eligible** and to **consider funding** the request by Green Building, LLC, for a Rust Grant in the amount of up to \$17,019.00 for replacement of exterior siding on the property located at 217-221 E. Washington Street.)*

- N. **BHP-17-24** Consideration, review and action on a request submitted by 405-407 N. Main Street, LLC, for a **Rust Grant** in the amount of \$22,750.00 for storefront replacement on the property located at 407 N. Main Street (PIN: 21-04-189-008). *(Recommended Motion: Motion to establish findings that the project **is or is not eligible** and to **possibly consider funding** the request submitted by 405-407 N. Main Street, LLC. for a Rust Grant for the property located at 407 N. Main Street, based upon additional evidence and in-person discussion.)*

6. New Business

7. Adjournment

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