



**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.



REGULAR AGENDA ITEM NO. 4.A.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: 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.

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: In compliance with the Open Meetings Act, Commission Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[HPC DRAFT Minutes 2024-04-18](#)



**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, APRIL 18, 2024, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:00 PM, April 18, 2024. Chair Greg Koos called the meeting to order.

Roll Call

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

City Staff present included Jon Branham, City Planner; Alissa Pemberton, City Planner; and Kelly Pfeifer, Assistant Director of Economic & Community Development.

Public Comment

No public comment was presented.

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.

Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve the item as presented.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion passed viva voce.

Item 4.A. Review and approval of the minutes of the March 21, 2024, regular meeting of the Bloomington Historic Preservation Commission.

Regular Agenda

The following item was presented:

Item 5.A. BHP-06-24 - Consideration, and action on a request submitted by Jim Neeley for a **Certificate of Appropriateness** for overhead garage door replacement, with minor expansion, for the property at 33 Sunset Road, PIN 14-34-402-016.

Ms. Pemberton presented the Staff Report with a recommendation for approval, noting the Architectural Guidelines state historic garages may be altered to accommodate contemporary vehicles. The scale of the opening, the material and the color remain largely consistent with the current visual, which she noted is likely not the original.

Chair Koos inquired of the Applicant whether they had any images of the original door. The Applicant replied in the negative.

Discussion about the likely characteristics of the original door ensued between the Commission and Applicant. Staff stated they were unable to find any images from between the date of construction (1948) and the earliest image in the Staff Report showing the current visual characteristics.

Commissioner Elterich inquired about the construction of the darker panels present in the current pattern. The Applicant indicated they are an applied wood panel.

Vice-Chair Scharnett expressed concerns about the structural stability of the front garage wall with the proposed adjustment. The Applicant provided additional clarification on the intent and process for the project: strip redwood siding and retain pieces, add engineered beam that runs the full width of the garage. Scharnett expressed concern that the scope of work in the provided quote may not meet the subject Code. Ms. Pemberton noted that a building permit will be required for the proposed work and review for compliance with the Code should be a component of that permitting.

Vice-Chair Scharnett noted that the proposal does result in a visual change that is impactful for architecture of the specific property by reducing the impact of the horizontality. The Applicant expressed that they have debated the same concern through the process of the project so far and, for that reason, are considering postponing the project until other projects have been completed.

Chair Koos noted that he had structural concerns when reviewing the project also and sees the concern regarding the change in aspect. Vice-Chair Scharnett noted that the proposed change is at least reversible. The Board discussed possible options for reducing the visual impact of the change.

Commissioner Lindenbaum asked whether the Applicants had received quotes from other companies. The Applicant stated they had sought multiple quotes, but the one submitted with the request was the only one that seemed complete and well-formed enough that they felt they could competently accomplish the job.

Additional discussion about the likely composition and characteristics of the original door occurred between the Board and Applicant.

Vice-Chair Scharnett noted that many of the properties in the surrounding neighborhood struggle with similar issues related to the accommodation of modern vehicles. Commissioner Peters noted that similar properties are being replaced rather than modified.

No other parties were present to provide comment for or against.

Commissioner Elterich noted that, while the change is subtle, it is impactful. Vice-Chair Scharnett agreed, but also noted the greater good as indicated by Commissioner Peters, of allowing continued reasonable use of the structure.

Chair Koos inquired about the life-span of a Certificate of Appropriateness. Ms. Pemberton stated there is not an "expiration date" within current Code and that the Certificate would just remain attached to the property record until such time as a related Building Permit is applied for. Mr. Koos asked for clarification that the final decision would then be based upon the appropriateness of the project that was submitted for permitting, as related to the engineering, and whether the person who reviews those permits is a trained engineer. Ms. Pemberton replied that the current Building Official is a licensed Architect and oversees building permitting.

Commissioner Meyer made a motion, seconded by Commissioner Peters, to approve the scope of work and Certificate of Appropriateness, with the Condition that a licensed Design Professional review and approve of the final plans prior to permitting.

AYES: Scharnett; Peters; Lindenbaum; Meyer; Adams

NAYS: Koos; Elterich

Motion passed.

New Business

The following item was presented:

Item 6.A. Attached Resource: "Fences in Historic Districts" by the Michigan State Historic Preservation Office (May 2006).

Ms. Pemberton presented a resource in preparation for inevitable review of new fences on historic properties that will be proposed over the summer months.

Chair Koos noted that the resource has some inaccuracies with the 19th-century design information but is otherwise helpful. Ms. Pemberton noted that the resource helps with understanding the context of appropriate fence design in aspects other than based upon the architectural style of the house. Vice Chair Scharnett noted that the Committee must consider the neighborhood context and existing precedent to help make decisions also.

Jim Neely (33 Sunset Drive) stated they are working on proposing a fence for the property and asked the Commission what would be appropriate.

Chair Koos expressed concern over hiding the overall visual characteristics of the neighborhood and property, since the Designation was partially based upon the vista and landscaping. He stated fencing may take away from the natural features. Vice Chair Scharnett agreed with Chair Koos and stated that it may work against the current trends of the neighborhood. Ms. Pemberton offered

Staff assistance in identifying appropriate solutions that would comply with the Architectural Review Guidelines.

The following item was presented:

Item 6.B. Rust Grant Discussion

Ms. Pemberton reminded the Commission that next meeting will involve the consideration and approval of the Rust Grants. She noted that the total amount of requested funding is greater than the amount allocated to the budget and the HPC will need to be prepared to discuss and decide which projects will receive funding.

Vice Chair Scharnett stated he will not be able to attend the May meeting but will provide notes and comments on each project to aid consideration.

Ms. Pemberton asked the Committee if there were any changes to the process they would like to see. Commissioners Lindenbaum and Peters noted that there may be changes that were noted in last year's minutes.

The Commission reviewed the minutes from the FY24 Rust Grant review meeting and noted that commercial and residential distinction was used to aid in prioritizing funding. Ms. Pemberton noted this was difficult to translate into a quantifiable criterion due to mixed-use buildings, but that the Rust Grant was designed to assist business owners in the downtown district.

Committee Member Dawn noted that visibility is an important aspect. Ms. Pemberton asked how they would like to incorporate visibility into the prioritization calculations. Vice Chair Scharnett stated that it would be easiest to use primary and secondary façade to help calculations instead of percent visible from Public Right-of-Way. Chair Koos agreed with Vice Chair Scharnett.

Commissioner Lindenbaum stated prior funding should be considered. Vice Chair Scharnett agreed stating that it should be a major consideration. Commissioner Eltrich stated that it should not be a major consideration. He noted that the projects that are tied for funding should be decided based on the aesthetics of the project and the need for the project.

Ms. Pemberton stated staff can provide the funding history of properties. She noted that it is important information but should not be a qualification/disqualification piece.

The following item was presented:

Item 6.C. Jens Jenson Bridge Discussion

Chair Koos broached the subject and asked for updates.

Ms. Pemberton responded that Staff has been in contact with the Town of Normal and the City's Department of Engineering and Operation Services (DOES). She stated that an

important distinction was made, that it is considered a “culvert” instead of a “bridge,” in the engineering report. She noted the report stated that water was passing under the bridge successfully and there were no indications that a weight limit was needed. Additionally, she stated that there were visual issues, however, the report found there were no structural issues. She communicated a statement from DOES, indicating that the City does not have the funds for visual restoration of the façade, however, it is feasible to provide a permit for a private interest to do the work. She noted one of the key questions remaining from the Commissions’ original discuss is how and why “S-4 Designation” could be applied in this case. She explained that the “S-4” Overlay Zoning cannot be applied to the structure because zoning is applied only to private property. The structure is not only not on private property; it is in a right-of-way which technically belongs to the public (not the City), while the City does take responsibility for the maintenance of such.

Ms. Pemberton noted a few possibilities for moving forward, and the benefits and drawbacks of each, which included: 1) the City allowing private interests to pursue restoration work on the façade pieces, 2) moving the bridge to private property where protective zoning could be applied, or 3) pursuing vacation of the right-of-way to create a private street which could then have the protective zoning applied.

Chair Koos stated that a change of Ordinance may be necessary to allow the Historic Preservation Committee to designate landmarks outside of zoning, and noted other structures that could be preserved. Ms. Pemberton explained potential procedural issues related to the original construction of the HPC and the structure and obligations of the City’s Preservation Ordinance as a Certified Local Government. Ms. Pfeifer stated broader HPC purview might be accomplished but would require significant restructuring of the Code. She stated that she would bring the Commission’s request to Administration. Additionally, she explained the difference between Right-of-Way and Lots of Record to illustrate how different possible solutions might work or fail to work.

Jim Neely stated that, for a while, it was believed that the properties adjacent to the culvert owned the bridge. Additionally, he expressed concern regarding construction traffic. Ms. Pfeifer and Ms. Pemberton noted that condition could change which alternative(s) provide the best pathway forward. Ms. Pfeifer asked them to seek associated deeds and easements so Staff can evaluate whether the bridge is *already* private property. She will continue to look at how the culvert may be addressed.

Chair Koos asked the Commission if they wish to look at the broader issue of the landmarking City of Bloomington Property. The Commission generally agreed they would like to explore this broader issue of the preservation of historic resources with the City.

Ms. Pfeifer said she would investigate options with Administration. Chair Koos responded that he will contact Landmarks Illinois to see if they have any recommendations.

The following item was presented:

Item 6.D. Historic Preservation Month

Chair Koos notified the Commission that City Council will be celebrating Historic Preservation Month this upcoming May. He stated there will be a proclamation by the Mayor at the May 13th City Council meeting.

Vice Chair Scharnett asked about the Preservation Awards. Ms. Pemberton stated they are looking to re-establish the program in the next year or so, possibly in coordination with the Old House Society and Town of Normal.

The following item was presented:

Item 6.E. George Miller House

Commissioner Peters stated she toured the home and it is in rough condition. She noted the owners are looking to preserve the structure. Chair Koos responded stating the owners should look into Landmark Illinois grants.

The following item was presented:

Item 6.F. Need for financial assistance for asbestos abatement in downtown buildings

Vice Chair Scharnett noted that many properties downtown have been put up for sale and projects have been considered, however there are asbestos issues that prevented them from moving forward. He stated that the City and the Commission should evaluate possible mechanisms to help finance asbestos abatement to preserve the historic buildings and allow beneficial reuse. He noted that, without help, many of the buildings may be demolished, or sit vacant, due to the significant cost of abatement.

Ms. Pemberton asked if it is an educational issue or a feasibility issue. Vice Chair Scharnett responded that asbestos removal is costly, even if you know how to appropriately navigate and mitigate, and it is difficult to identify the full scope of abatement requirements in advance because it differs with each potential scope of work and additional materials may be uncovered that require additional abatement.

Chair Koos asked about the possibility of including asbestos abatement in the potential projects funded by the proposed Downtown TIF district. Ms. Pfeifer stated she will look into the eligible projects.

Ms. Pemberton asked if there are any calculators that could provide potential “true cost” estimates that incorporate sustainability concepts like embodied carbon, etc. Vice Chair Scharnett stated it would be difficult due to variability between different properties and the extent of the materials where the asbestos is located. Ms. Pemberton stated it would be beneficial to develop a method to evaluate the projects based on cost of demolition and rebuild, including any sort of mitigation (asbestos, lead, etc.), versus the cost of rehabilitation and reuse of the property. Even if evaluation for those costs needed to be done on a case-by-case basis, a way to routinely compare them and include externalities could assist the Commission with future review.

Commissioner Lindenbaum asked Vice Chair Scharnett if there is the possible of doing a property survey to identify abatement costs for different downtown buildings. Vice Chair Scharnett said it would not be feasible due the hidden nature of asbestos.

Chair Koos asked the Commission if it is worth discussing with the State about developing a model survey on how to review asbestos abatement in historic buildings. Vice Chair Scharnett stated it would be difficult because it is highly dependent on the newly-intended design, as well as the existing building and materials. He noted that if the proposed use does not disturb the asbestos, then no abatement may be necessary.

Ms. Pemberton stated that the Commission and Staff should look into federal programs and grants that could assist asbestos abatement efforts in redevelopment since it is an issue that is well-known nationally in the industry and is continuing to rise in general public awareness. Chair Koos added that the History Museum will have an asbestos exhibit—"Deadly Deception," focused on the old UNARCO plant in West Bloomington—beginning in the fall and it would be beneficial to have a program coincide.

Adjournment

Vice-Chair Scharnett made a motion, seconded by Chair Koos, to adjourn the meeting.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion carried viva voce.

The Meeting Adjourned at 6:43 p.m.

CITY OF BLOOMINGTON

Greg Koos, Chair

Alissa Pemberton, Staff Liaison



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 funding shall be used only to pay for such inspection(s), analysis and reporting and not for improvements or changes to the building or site, however such costs will be funded at 100% and are not limited to the 50% 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

- 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.
- All funded projects must be completed in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
- 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.

- 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 the Illinois Prevailing Wage Act, and all subject definitions, restrictions, and exemptions.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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.
- 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.

- 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.
- 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.

CITY OF BLOOMINGTON



Greg Koos, HPC Chair



Alissa Pemberton, Staff Liaison

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.

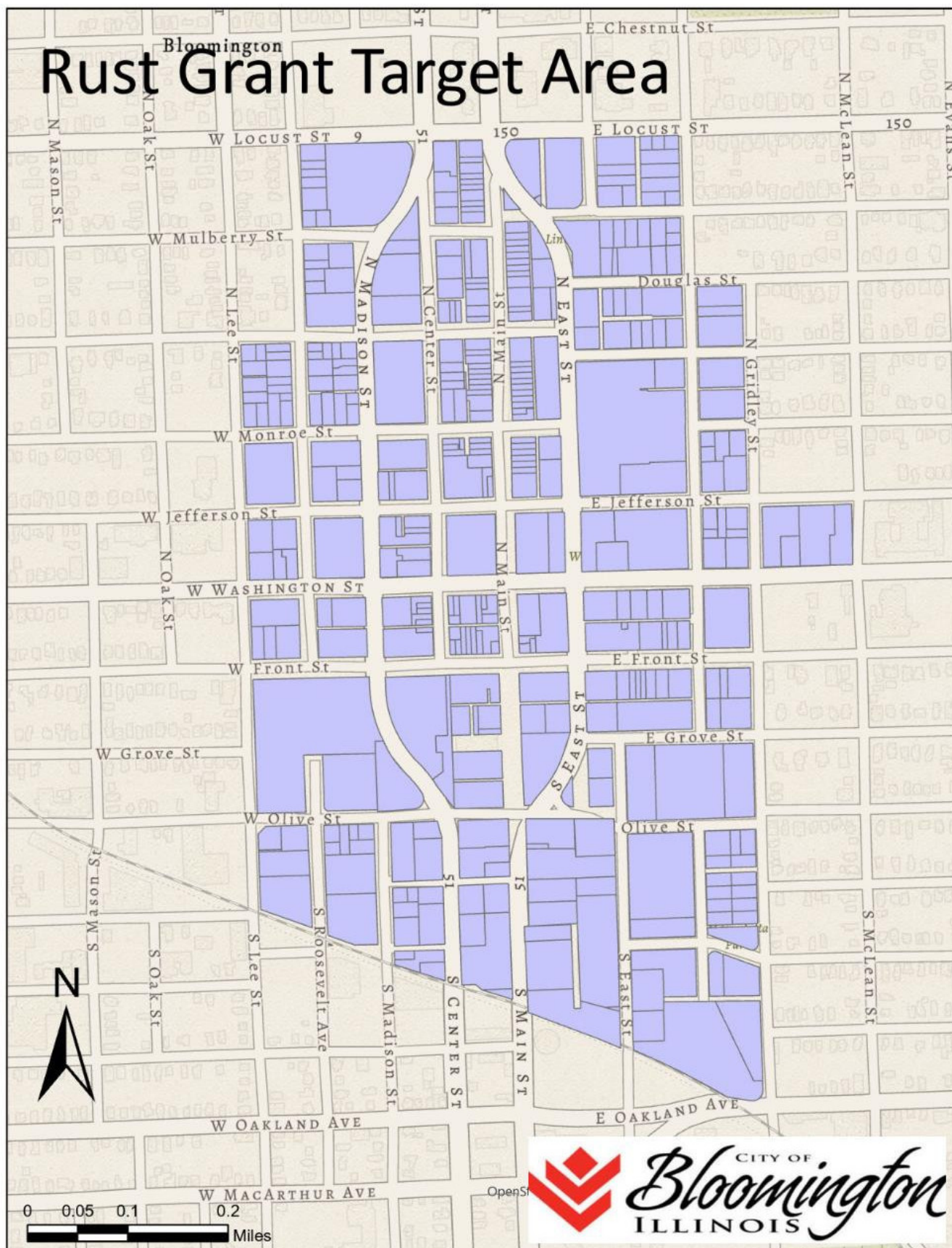
A final schedule, adjusted for business days, holidays, and other relevant restrictions will be published at least 15 days prior to the annual deadline for funding applications.

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

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

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.*



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Applicant is requesting a Certificate of Appropriateness for bay window repair, including salvage and replacement of existing brick façade and stone lintel, after installation of steel reinforcement. The scope of work includes building scaffolding to perform the repair, removing four to five courses of brick above the existing cracked stone lintel (will attempt to salvage and reinstall after repair), installing shoring every 16 inches of stone above the window, salvage and reinstallation of the existing stone lintel in addition to new angle iron or a steel plate, installation of flashing, termination bar, and drip edge.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-08-24 - Staff Report](#)

[Staff Report Attachment 2 - Kastriot Masonry](#)

[Staff Report Attachment 2 - Old Thyme Masonry](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 1, 2024

CASE NO: BHP-08-24, Certificate of Appropriateness (COA)

REQUEST: 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.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 909 N. McLean Street

Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-Family Dwelling

Property Size: 110' x 165' (18,150 square feet)

HISTORIC INFORMATION

Year Built: 1896
Architectural Style: Georgian Revival
Architect: Unknown
Historic District: Franklin Square Historic District
Alternate Name: Fifer-Bohrer House

PROJECT DESCRIPTION

Background

According to the National Register nomination report for Franklin Square Historic District, the residence was constructed in 1895-1896. The property is largely unaltered and in good condition. The property was zoned S-4 in 1979 (Ord. No. 1979-11) and is also within the National Historic District. The property has not received a Certificate of Appropriateness (CoA) or Funk Grant in the recent past. A CoA for demolition and replacement of an accessory garage was issued in 2006 (BHP-23-06), and several small grants and CoAs were issued in the early 2000s (BHP-12-04, BHP-04-04, BHP-15-01).

Request

The Applicant is requesting a Certificate of Appropriateness for bay window repair, including the salvage and replacement of the existing brick façade and stone lintel, after the installation of steel reinforcement. The scope of work includes building scaffolding to perform the repair, removing four to five courses of brick above the existing cracked stone lintel (will attempt to salvage and reinstall after repair), installing shoring every 16 inches of stone above the window, salvage and reinstallation of the existing stone lintel in addition to new angle iron or a steel plate, installation of flashing, termination bar, and drip edge. Matching mortar color is specified, but not the type; this could be specified as a condition.

STANDARDS FOR REVIEW

For each Certificate of Appropriateness awarded, the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

No change is being made to the property's current use.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

No changes to the distinctive architectural features of the home are proposed. Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed.

3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.

The proposed work would not alter the appearance of the building to an earlier period.

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

N/A.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed. Materials will be removed, repairs and additional structural support completed, then materials reinstalled to the greatest extent possible.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

N/A.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

N/A.

9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

N/A.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant ***does comply with the subject policies*** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

Repair rather than replace masonry materials unless it is technically infeasible to do so...

Joint profiles and colors of tuck-pointing shall match existing historic tuck-pointing...

... respect the stylistic intention of the historic architect or builder when repairing or replacing historic windows.

The proposal is for the addition of modern structural support in a location where the original stone lintel has cracked and is beginning to apply pressure inappropriately to other areas of the façade which may cause larger long-term problems if it remains unabated. Removal of the original materials, the addition of a metal lintel, and replacement of as much of the (slightly adjusted to fit) original material as can be salvaged is an appropriate method for addressing the issue, as well as meeting the standards that the City and Secretary of State have set forth for this kind of preservation and restoration.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the relevant standards and policies*** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to ***approve*** the request for a Certificate of Appropriateness, as 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

- with the Condition that reinstallation and any repointing use a Commission-Specified type of Mortar or that the existing mortar be tested and matched to protect the structural integrity of the surrounding masonry units, and
- that any brick or stone components that are replaced are carefully matched, both visually and with respect to the structure and hardness of the original materials.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Image of area where work is to be performed
2. Quotes with scopes of work

Attachment 1: Image of area where work is to be performed



Staff Report Attachment 2: Quotes with scopes of work

CONTRACT



Kastriot Maloku
International Restoration Advisor
309-339-4518
kastriot.maloku@yahoo.com
33 Hampton Ct. Morton, IL 61550
Preserving America's Historic Masonry
Brick • Concrete • Stonework • Chimney • Tuck-Pointing

TO: Mr David Wochner

DATE: 03/120/2024

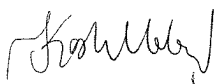
909 North McLean St, Bloomington

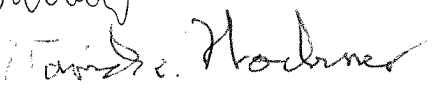
Description



Scope of work includes; Mobilizing the equipment to the job site Scaffolding will be build to preform the repair we will remove four to five courses of brick above the stone and we will try our best to salvage all the brick and reinstall them back, also we will install shoring every 16 inches stone above the window also will be salvage and installing back as it was before after we remove the bricks above our plan is to install a new angle iron or a steal plate some people call as known LINTEL, then installing flashing termination bar and drip edge, mortar matching color also will be match as closest possible total labor and materials \$5,450. Note 20% down payment is required \$1,090. Thank you and job will be scheduled as soon as weather permits thank you.

TOTAL **\$ 5.450,00**

Contract Prepared By : Kastriot Maloku 

To accept this contract, sign here and return: 

THANK YOU FOR YOUR BUSINESS !

CONTRACT

THIS CONTRACT is dated 4/16/24.

CONTRACTOR	CLIENT
Olde Tyme Masonry 29714 Larimore Lane Mackinaw, IL 61755	Mr. David Wochner 909 N Mclean St Bloomington, IL 61701

STEEL BAY

JOB SETUP AND PREPARATION

- Protect all landscaping.
- Protect window.
- Protect the small bay roof.

BUILD PROPER SCAFFOLDING

- Build scaffolding above stone height to allow for hoist to be used for stone removal.

BRICK AND STONE REMOVAL

- Remove as many bricks as needed in order to remove stone.
- Save all brick for reuse.
- Remove stone using chain and hoist.

STEEL LINTEL

- Install steel lintel 8" wide x 6" deep x 12' long.
- Prime steel.
- Install weep holes in bottom of steel.

INSTALLATION

- Set original stone on new steel.
- Epoxy two pieces of stone together.
- Relay stone.
- Relay original brick.
- Use the closest color mortar to match the original mortar as much as possible.

MATERIAL & LABOR

- Olde Tyme Masonry will supply all material, labor and equipment needed to perform the job.
- Olde Tyme Masonry will haul away all debris.

COMPENSATION & JOB SCHEDULE

Total Job Cost: \$7,500

- \$2,500 deposit.
- \$2,500 once the job is half complete.
- \$2,500 after the job is complete.

Olde Tyme Masonry	 Mr. David Wochner
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REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services
Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner
Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a Funk Grant in the amount of **\$2,725.00** for bay window repair. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines. Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case BHP-08-24 and has been recommended for approval. The applicant has not received a Funk Grant in the recent past.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-18-24 - Staff Report](#)
[Staff Report Attachment - Kastriot Masonry](#)
[Staff Report Attachment - Old Thyme Masonry](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 1, 2024

CASE NO: BHP-18-24, Funk Grant

REQUEST: Consideration, review 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 located at 909 N. McLean Street. PIN: 21-04-207-001.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 909 N. McLean Street

Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-Family Dwelling

Property Size: 110' x 165' (18,150 square feet)

HISTORIC INFORMATION

Year Built: 1896
Architectural Style: Georgian Revival
Architect: Unknown
Historic District: Franklin Square Historic District
Alternate Name: Fifer-Bohrer House

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-08-24** and **has been recommended for approval**. The applicant has not received a Funk Grant in the recent past.

Request

The Applicant is requesting a **Funk Grant in the amount of \$2,725.00** for bay window repair. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. 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. **Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.**

This property is locally-designated (S-4), and is within a national historic district.

2. **The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

The proposal addresses an original window that comprises a portion of the façade, including a cut stone lintel called out as an architectural feature in the national nomination.

3. **Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

N/A

4. **Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10 year period regardless of how much the structure is to be painted or stained.**

N/A

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

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence.

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

The request meets all eligibility criteria and conditions; no limitations apply.

Project *is not eligible* for additional funding as “Major Restoration” project, defined as any project costing at least 45% of the subject property’s EAV.

STAFF RECOMMENDATION

Staff finds that the scope of work *meets the eligibility criteria, conditions, and limitations* as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take one of the following actions:

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.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments: Project Quotes from Contractors

Staff Report Attachment: Quotes with scopes of work

CONTRACT



Kastriot Maloku
International Restoration Advisor
309-339-4518
 kastriot.maloku@yahoo.com
 33 Hampton Ct. Morton, IL 61550
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TO: Mr David Wochner

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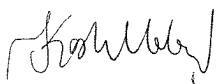
909 North McLean St, Bloomington

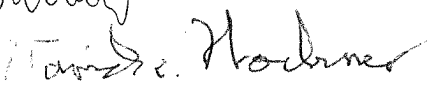
Description



Scope of work includes; Mobilizing the equipment to the job site Scaffolding will be build to preform the repair we will remove four to five courses of brick above the stone and we will try our best to salvage all the brick and reinstall them back, also we will install shoring every 16 inches stone above the window also will be salvage and installing back as it was before after we remove the bricks above our plan is to install a new angle iron or a steal plate some people call as known LINTEL, then installing flashing termination bar and drip edge, mortar matching color also will be match as closest possible total labor and materials \$5,450. Note 20% down payment is required \$1,090. Thank you and job will be scheduled as soon as weather permits thank you.

TOTAL **\$ 5.450,00**

Contract Prepared By : Kastriot Maloku 

To accept this contract, sign here and return: 

THANK YOU FOR YOUR BUSINESS !

CONTRACT

THIS CONTRACT is dated 4/16/24.

CONTRACTOR Olde Tyme Masonry 29714 Larimore Lane Mackinaw, IL 61755	CLIENT Mr. David Wochner 909 N Mclean St Bloomington, IL 61701
--	---

STEEL BAY

JOB SETUP AND PREPARATION

- Protect all landscaping.
- Protect window.
- Protect the small bay roof.

BUILD PROPER SCAFFOLDING

- Build scaffolding above stone height to allow for hoist to be used for stone removal.

BRICK AND STONE REMOVAL

- Remove as many bricks as needed in order to remove stone.
- Save all brick for reuse.
- Remove stone using chain and hoist.

STEEL LINTEL

- Install steel lintel 8" wide x 6" deep x 12' long.
- Prime steel.
- Install weep holes in bottom of steel.

INSTALLATION

- Set original stone on new steel.
- Epoxy two pieces of stone together.
- Relay stone.
- Relay original brick.
- Use the closest color mortar to match the original mortar as much as possible.

MATERIAL & LABOR

- Olde Tyme Masonry will supply all material, labor and equipment needed to perform the job.
- Olde Tyme Masonry will haul away all debris.

COMPENSATION & JOB SCHEDULE

Total Job Cost: \$7,500

- \$2,500 deposit.
- \$2,500 once the job is half complete.
- \$2,500 after the job is complete.

Olde Tyme Masonry	 Mr. David Wochner
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REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$31,500.00 for complete roof covering replacement, with possible structural repairs, new flashing, and like-kind gutter and downspouts. The area is easily visible from the public road.

The building is known as the Miller-Davis Building, after James Miller and David Davis who built the original structures in 1843. It is one of the oldest buildings in the Historic Downtown and the only local non-residential example of 1840s architecture. It was restored in 1981 including a partial rebuild of the roof and installation of new roof covering material.

The building is a contributing structure to the NRHP Bloomington Central Business District, as well as being individually listed.

This project falls under priority 2, "Maintenance of a historic element."

The expected cost of the project is approximately 150% of the current EAV for the property (\$40,642.00).

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-02-24 Staff Report](#)

[Kreilling Quote for McLean County Historical Society](#)

[Western Specialty Quote for McLean County Historical Society Including Materials Information](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 16, 2024

CASE NO: BHP-02-24 Rust Grant

REQUEST: 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).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 101-103 N. Main Street

Existing Zoning: D-1 (Central Business) District

Existing Land Use: Commercial

Property Size: 30' x 38' (approximately 1,140 square feet)

HISTORIC INFORMATION

Year Built: 1843 (restored 1981)
Architectural Style: Greek Revival (vernacular)
Architect/Builders: J. Miller, J. Goodheart, W. Miller, Z. Lawrence, A. Matthews
Historic District: Individually Registered, Bloomington Central Business District - Contributing
Alternate Name: Miller-Davis 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 previously received a Rust Grant.

The premises was constructed in 1843 and is one of the oldest buildings in the Historic Downtown and the only local non-residential example of 1840s architecture. James Miller (future State Treasurer) built the building that was used by multiple lawyers and firms, including Gridley & Scott, and holds ties to Lincoln and other well-known community members. The second part of the premises (FKA 104 Front Street) today appears as if it is a separate building facing Front Street but is actually on a shared foundation and was built by David Davis. Interior separation between the structures was removed in the 1890s and the building is now addressed only from Main Street.

"From 1950 to 1970, the buildings had various facades applied..." (National Register Nomination Form, Ref 200400), but in 1980 the McLean County Historical Society (MCHS) led an award-winning restoration of the building that has housed a museum and rental offices since. As part of the restoration a second story addition was removed from the "rear" building and the roof was partially rebuilt, many of the windows were rebuilt, and large portions of the brick façade was rebuilt or repaired with replacement. While most of the exterior materials are aged and historically appropriate, they are not necessarily original to the structure itself due to the severity of exterior change the building was subjected to prior to MCHS gaining control of the structure in 1978.

Request

The applicant is requesting a Rust Grant in the amount of \$31,500.00 for complete roof covering replacement, with possible structural repairs, new flashing, and like-kind gutter and downspouts. The expected cost of the project is approximately 150% of the current EAV for the property (\$40,642), meaning this project would qualify as "Major Restoration" under the definition within the Funk Grant Guidelines; a similar definition does not exist within the Rust Grant Guidelines, but buildings "in an extreme and dangerous state of disrepair" may be considered for a maximum grant of \$50,000.00.

Project Description

The project includes removal of the existing roof covering down to the structural components, review and repair as needed (the cost of the subject time and materials are not included in the specified cost), then installation of underlayment and new cedar shingles at the same installation profile of the current covering. Copper flashing and shake matching ridge cap is included. Replacement for the existing guttering and downspouts is for like kind (alum kynar painted).

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 non-façade structural improvements which support occupancy and safe usage of the building and is eligible in accordance with the Rust Grant guidelines. The work is exterior to the building and is visible to the public due to the height and pitch of the roof.

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

This project falls under priority 2, “Maintenance of a historic element,” by helping to fund efforts that will protect the structural integrity and approved occupancy of the structure, increasing the likelihood of long-term use and care of the property.

The ownership and usage of the building comply with the Rust Grant program guidelines. The property is owned by the McLean County Historical Society and operates as a commercial office building. The property will continue such use during and after the project’s completion.

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

The elements affected by this project are historic in nature, but are mostly not historic in material. The current form and shape of the roof will be retained, as non-historic material the current covering material is not required to be retained. The character defining features of the roof are being retained through replacement with like materials and the like application of such.

4. 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.

5. 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 ***consider funding*** the request by the 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/flushing, and gutter system, for the property located at 101-103 N. Main Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Pictures of Work Area
2. Historic Pictures of 101-103 N. Main Street
3. Scope of Work and Quotes

Attachment 1: Pictures of Work Area



Attachment 2: Historic Pictures of 101-103 N. Main Street



Architect's drawing of Restoration of Miller Davis Building, 1981

Architecture of McLean County, Architecture_B_Main_St_N_101_Miller_Davis_bg_00035A.tif



c 1915

Architecture of McLean County, Architecture_B_Main_St_N_101_Miller_Davis_bg_00001A.tif



c 1954

Architecture of McLean County, Architecture_B_Main_St_N_101_Miller_Davis_bg_00009A.tif



c 1981

Architecture of McLean County, Architecture_B_Main_St_N_101_Miller_Davis_bg_00038A.tif

Attachment 3: Scope of Work and Quotes

From Applicant:

Scope of work:

18" Cedar Shingles (No. 1) Fire-Treated Shingles (Class A Fire Rating)

5.5" exposure of the installed shingles

Flashing for drip edge and stepped flashing to be 16 oz copper

Replace existing gutters and downspouts with like kind (alum kynar painted)

Steep Slope:

- 1. Tear-off existing wood shake roof down to wood deck, replace any damaged wood on a T/M basis in addition to base price.*
- 2. Install Ice & Water barrier on all eaves and penetrations.*
- 3. Install Continuous Ventilation Sheet (Cedar Breather) over roof underlayment systems.*
- 4. Nail down new #2 CCA wood shingles at a five-inch exposer.*
- 5. Install new copper eave metal and pipe flashing.*
- 6. Install new manufacturers ridge cap to match shakes over Rapid Ridge vent.*
- 7. Install new copper chimney flashings.*
- 8. Clean up debris and haul it away daily.*

Aside: We requested four quotes and received one that met most specifications from Kreilling (aside from the Class A Fire rating, which will need to be amended). The second proposal from Spencer was sent well before specifications were reiterated. A second quote was therefore never officially submitted, but we are including it as a demonstration of our efforts. We did not receive proposals from Union and Henson-Robinson.

Quotes and materials information to follow on subsequent pages.



2335 W. Altorfer Drive
Peoria, IL 61615
309-673-3649
www.kreiling.com

PROPOSAL & CONTRACT

PROPOSAL & CONTRACT

DATE April 3, 2024

Kreiling Roofing Co. (hereinafter referred to as "KRC") proposes to perform and furnish the labor, materials, insurance, supervision, equipment and warranty (herein together referred to as the "Work") described herein for:

OWNER/CUSTOMER: McClain Historical Society Building

ADDRESS: 101 N. Main St, Bloomington, IL 61701

PROJECT: Tear off and install of #2 Shingle Shake Roof System on Historical Building

A. SCOPE OF WORK: Steep Slope

1. Tear-off existing wood shake roof down to wood deck, replace any damaged wood on a T/M basis in addition to base price.
2. Install Ice & Water barrier on all eaves and penetrations.
3. Install Continuous Ventilation Sheet (Cedar Breather) over roof underlayment systems.
4. Nail down new #2 CCA wood shingles at a five-inch exposer.
5. Install new copper eave metal and pipe flashing.
6. Install new manufacturers ridge cap to match shakes over Rapid Ridge vent.
7. Install new copper chimney flashings.
8. Clean up debris and haul it away daily.

Exclusions

1. Any mechanical, electrical, plumbing, or HVAC isn't included.
2. No wood decking or nail base is included.
3. Any siding, fascia, soffit, or gutter work.
4. Permits for road or sidewalk closures.

The parties acknowledge that some of the materials and products to be used and installed in the construction of this project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the Subcontractor. If a specified product is unavailable or shipment is delayed, Subcontractor shall provide notice to Owner and shall be afforded additional time and substitute products may be considered. If there is an increase in price of materials, equipment, or products between the date of the Subcontract and the time when the Project is ready for the installation of the affected material, the Subcontract Sum shall be increased to reflect the additional cost to obtain the materials, provided the Subcontractor gives the Owner notice and documentation of increased costs.

- B. CONTRACT PRICE: KRC shall perform the Work for: \$Sixty-Two Thousand Seven Hundred Seventy-Six Dollars (\$62,776.00), in current funds. Payment of the Contract Price shall be paid as follows: 40 % of the contract amount due upon the acceptance of the proposal. The remaining amount is due upon substantial completion of the proposed work.
- C. TERMS AND CONDITIONS: The terms and conditions set forth on the reverse side are a part of this proposal.
- D. This Proposal is subject to revision or withdrawal by KRC for any reason until communication of acceptance and may be revised after communication of acceptance where an inadvertent error by KRC has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted or withdrawn.

By: Tim Massey _____

Title: Estimator _____

ACCEPTANCE

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Owner/Customer: _____

By: _____

Title: _____

Date: _____

TERMS AND CONDITIONS

1. **Structural Conditions:** Kreiling Roofing Company (hereinafter referred to as “KRC”) assumes no responsibility for structural integrity of the roof deck or the building on which the roofing is to be installed. Customer represents all structures to be in sound condition capable of withstanding normal roofing construction and operations.
2. **Insurance:** KRC carries worker’s compensation, automobile and commercial general liability (bodily injury and property damage) insurance. [National Fire Insurance Co of Hartford is KRC’s insurance carrier and can be contacted through Brier Payne Meade Insurance, Robert Metzler, 10540 Marty Street, Suite, Overland Park, KS 66212, (913) 402-9576, rmetzler@bpminsurance.com. Customer is to carry property and casualty insurance, including coverage for fire, wind damage and vandalism. Customer shall name KRC as an additional insured on its property and casualty insurance policy.
3. **Trees and Bushes:** If you have low hanging branches over your roof, some trimming may be necessary. Our crews will cut back only those that limit their ability to do an efficient, quality job. In some cases, especially if the shape of the tree is important, you may prefer to have the tree professionally trimmed before the job begins.
4. **Tear-Off & Interior Damage:** Re-roofing may cause vibration, disturbance, dust or debris to fall into the interior. Things can be damaged if not firmly attached. We suggest that you check all breakables, including light fixtures, pictures and mirrors to make sure they are secure. If in doubt, take them down. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. KRC shall not be responsible for disturbance, damage, clean-up or loss to interior property that was not removed or protected prior to commencement of roofing operations. When it is necessary to remove your existing roofing, some debris may fall through the sheeting boards. KRC will clean up the heavy debris in the garage and leave it broom clean when tear-off is completed. The detail cleaning in the attic space and garage, if ceiling is not finished, is Customer’s responsibility. Any lawn furniture, grills, umbrellas or outdoor items should be moved or stored as materials may fall on them and cause damage during this phase of roofing Customer’s home. KRC shall not be responsible for disturbance, damage, clean-up or loss to interior or exterior property that Customer did not remove or protect prior to commencement of roofing operations. If gutter, gutter guards and/or downspouts are to be removed to facilitate a re-roof, KRC shall not be held responsible for damage caused by removal and/or re-installation of gutter, gutter guards and/or downspouts.
5. **Access:** Your contract price was computed utilizing driveways, walkways and/or side access yard for trucks, dumpsters and equipment while work is being performed. If this is not acceptable, please notify us immediately in case a price adjustment needs to be made for additional labor costs. Neither KRC nor our subcontractors or materials suppliers will be liable for cracked driveways, as the trucks are light enough that any cracks are indicative of poor compacting or other existing deficiencies in the driveway.
6. **New Metal:** Sometimes new miscellaneous sheet metal is installed (flashings, jacks, caps, etc.). These will not be painted, unless specified within the scope of work.
7. **Antennas & Satellite Dishes:** We will remove and reinstall antennas up to 20 feet in height. But, we will not be responsible for physical damage or poor reception of the replaced unit. Obsolete units, up to 20 feet in height, will be disposed of at Customer’s request. KRC is not responsible or liable for realignment of satellite dishes after removal and reinstallation of dishes due to new or re-roof projects completed by KRC.
8. **Electricity & Water Requirements:** We will need access to electricity during the re-roofing process. Customer shall provide all necessary electric power and/or water needed for completion of the Work at Customer’s sole expense. If your home does not have a functional outside outlet, please bring this fact to our KRC’s attention so other arrangements can be made.
9. **Lead Paint and Asbestos:** This proposal and contract is based upon the work to be performed by KRC not involving lead paint, toxic or asbestos-containing materials and that such materials will not be encountered. In the event that such materials are encountered, KRC shall be entitled to reasonable compensation for additional expenses due to lead paint, toxic or asbestos-containing materials.
10. **Changes:** Customer may order changes and the contact price shall be adjusted accordingly. When removing the existing roof, conditions requiring additional work, such as rotten or deteriorated wood, are often found. If the Scope of Work stated on the face of this proposal does not specifically cover repairs or replacement of decking or similar defective conditions, KRC will report the condition to the Customer, take such steps as are reasonably necessary to protect the building, and the contract scope and price will be adjusted. Any alteration to or deviation from the Scope of Work

described on the face of this proposal involving extra costs will be billed as an extra. Any work not expressly identified on the face of this proposal is hereby excluded.

11. Industry Standards: All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Specified quantities are intended to represent an average over the entire roof area.
12. Notice of Leaks: KRC and Customer are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Customer will make periodic inspections for signs of water intrusion and act promptly, including notice to KRC, if Customer believes there are roof leaks. KRC is not responsible for indoor air quality. Customer shall hold harmless and indemnify KRC from claims arising out of or relating to property damage, personal injury, illness, allergic reactions, disease and /or death resulting from the occurrence or exposure to interior mold, mildew and fungi, except to the extent that the foregoing damages and losses are caused by KRC's negligence.
13. Drainage: KRC is not responsible for adequacy of drainage or ponding on the roof. KRC does not provide engineering, consulting, architectural or design services. It is the Customer's responsibility to retain a licensed architect or engineer to determine proper design and code compliance of proposed Work. KRC is not responsible for design.
14. Payment: Customer is responsible for payment. All sums not paid when due shall earn interest at the rate of 9% per annum. KRC shall be entitled to recover from Customer all costs of collection incurred by KRC, including attorney's fees, resulting from Customer's failure to make proper payment when due.
15. Disclaimer: KRC is not responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, regulation, strikes, failure or delay of transportation, shortage of or inability to obtain materials. KRC is not required to remove water or snow from the roof. Customer agrees that KRC is not responsible for damages or leaks due to *existing* conditions or *existing* sources of leakage simply because KRC conducted a site visit or performed isolated repair work.
16. Warranty: KRC's work will be warranted by KRC in accordance with its standard warranty. A copy of KRC's standard warranty is attached or, if not, will be furnished upon request. **THERE ARE NO WARRANTIES FROM KRC THAT EXTEND BEYOND THE DESCRIPTION ON THE FACE THEREOF. ALL OTHER WARRANTIES, AND SPECIFICALLY THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED AND DISCLAIMED. -KRC SHALL NOT BE LIABLE FOR SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES.** The acceptance of this proposal by the Customer signifies agreement that this warranty shall be and is the exclusive remedy against KRC pertaining to the roof installation.
17. Notice of Possible Mechanics Lien: Customer hereby acknowledges receipt of the following notice of possible mechanics' lien. By approving and accepting KRC's proposal, Customer recognizes that KRC shall perform work for or deliver material to Customer as a home improvement contractor. These services or materials are being furnished for improvements to Customer's property and provision of such services and materials shall entitle KRC to file a lien against Customer's property if the services or materials are not paid for by Customer. A lien waiver will be provided to Customer when KRC is paid, and Customer is urged to request this waiver from KRC when paying for Customer's home improvements. **This provision shall constitute NOTICE TO CUSTOMER of possible mechanics lien pursuant to 770 ILCS 60/21.**
18. Disputes: If a dispute shall arise between KRC and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute, other than collection matters which may be handled through arbitration or normal collection procedures, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association and must be initiated no later than two (2) years after KRC completed the roof installation. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof.

Customer Signature _____

Write "Accept" or "Reject" to indicate your acceptance or rejection of Paragraph

18.

Flat Roofing

EPDM
PVC
TPO
Built Up
Modified

4/7/2024

Julie Emig, EdD
Executive Director
McLean County Museum of History
200 North Main Street
Bloomington, IL 61701

Steep Slope Roofing

Shingles
Wood Shakes
Slate & Tile

Attn: Julie Emig jemig@mchistory.org 845-235-5027

Architectural Sheet Metal

Copings
Counter Flashings
Standing Seam Metal
Copper Flat Lock
Composite Wall Panels
Soffits and Fascia
Gutters and Downspouts
Composite Panels

Re: **Miller Davis Building 103 N Main St, Bloomington, IL 61701**

We (Western) propose to furnish and install all necessary labor, materials, equipment, supervision, and insurance to complete the following. All work will be performed by skilled Union craftsmen. Our proposal is based on completing this work during normal working hours Monday through Friday.

Scope: Roofing

1. Keep 10 Product Labels and 5 Fire Rated Treatment Labels for warranty processing.
2. Remove and dispose of the existing roofing to the sheathing.
3. Install Mineral surface cap sheet UL790 on entire roof per Class A Fire Rating.
 - See attached installation instructions for fire rating.
4. Install Cedar Breather over entire roof surface before installation of wood shingles.
5. Install Starter Wood shingles along Eaves.
6. Install #1 18" 5.5" Exposure Class B Fire Treated Cedar Wood Shingles.
 - a. Install with Maze 316 stainless steel 1-1/2" x .009 Nails
7. Install Matching style Ridge Wood Shingles.
8. Replace Pipe boot flashings with Lead flashing pipe jacks.
9. Fabricate and install new 16oz copper Drip Edge and replace defective copper flashings.
 - a. **Due to Fire Treatment Shingles:** Coat the surface with 2 coats of a clear acrylic enamel finish. Initial water runoff can cause staining and corrosion if the proper procedures are not followed.
10. Provide a 2 year contractor workmanship warranty.
11. Provide standard manufacture warranty on wood shingle and treatment.

Below Grade Waterproofing

Planter/Plaza Waterproofing

Pavers/Pedestal Systems

Deck Coatings

Traffic Coatings

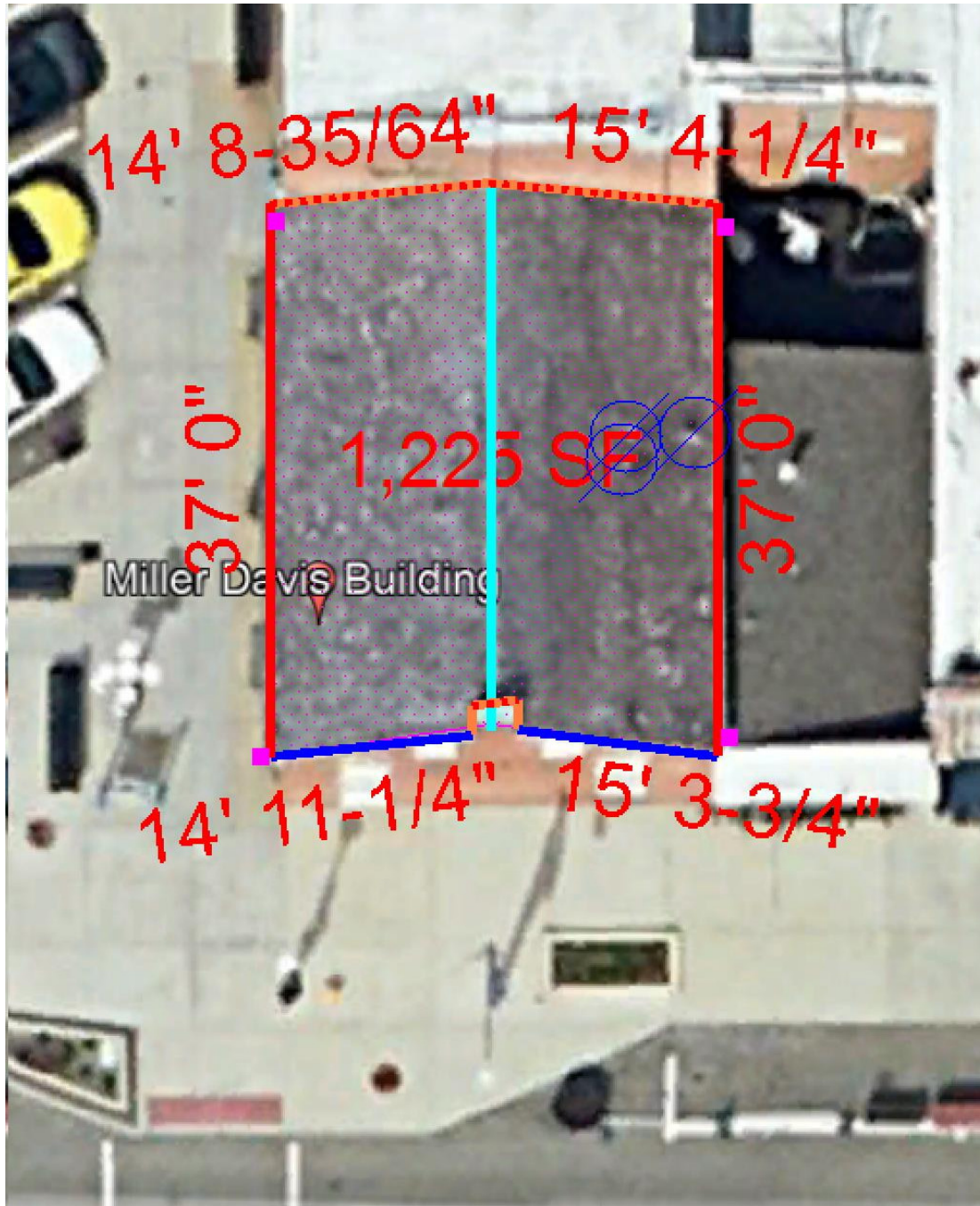
Air Barriers

Roof Repairs

Historic Restoration

Roofing work furnished and installed for the contract price of **\$57,322.00**

- Pricing does not include removing/replacing any rotten wood if found.
- Pricing does not include tax.
- Pricing does not include sidewalk closure costs permits etc.
- Add **\$10,671.00** for DMI 16oz copper 6" half round gutters 4" round downspouts
 - Includes 2 coats of clear acrylic enamel finish sprayed on before installation.





3 **COMMERCIAL • INDUSTRIAL • HISTORIC • FACADES**
MASONRY RESTORATION • CONCRETE RESTORATION • ROOFING • WATERPROOFING



4 **COMMERCIAL • INDUSTRIAL • HISTORIC • FACADES**
MASONRY RESTORATION • CONCRETE RESTORATION • ROOFING • WATERPROOFING







7

COMMERCIAL • INDUSTRIAL • HISTORIC • FACADES
MASONRY RESTORATION • CONCRETE RESTORATION • ROOFING • WATERPROOFING



If, during the performance of the proposal/agreement, the material prices increase, the price shall be adjusted by an amount necessary to cover any significant price increases. A significant price increase shall mean any increase in price exceeding **0 %** from the effective date of the proposal/agreement. Where the delivery of material or equipment is delayed, through no fault of Western, as a result of shortage or unavailability, Western shall not be responsible for any additional costs or damages associated with such delays.

NOTE: This proposal is void if not accepted within thirty (30) days

TERMS OF PAYMENT: Progress Payments to be made on monthly basis equal to the percentage of completion of the Work-all such payments to be received by Western prior to the 20th day of the month following the month for which work has been invoiced.

BY ACCEPTING THIS PROPOSAL PURCHASER AGREES TO THE TERMS AND CONDITIONS SET FORTH ON THE FACE AND THE ATTACHED TERMS OF THE CONTRACT, ANY DIFFERENT OR ADDITIONAL TERMS IN YOUR ACCEPTANCE OR ELSEWHERE, WHETHER WRITTEN OR OTHERWISE SHALL VOID THIS PROPOSAL

Date Accepted _____

Purchaser

By _____
Duly Authorized Office or Agent

Western Specialty Contractors

BY _____
Jared Osterman, Assistant Branch Manager

Jared Osterman
Assistant Branch Manager
Cell 309.868.0978
Office 309.676.2374x7813
jaredo@westerngroup.com



BEAUTY & QUALITY... NATURALLY BY

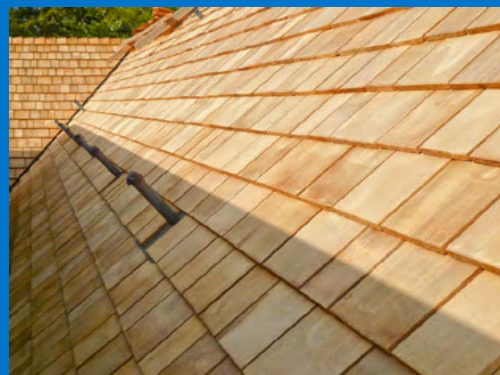


RED CEDAR Shingles



This type of smooth sawn architecturally uniform cedar shingle is preferred for its natural and tailored appearance and is used on traditional and modern residential and non-residential structures. For use on roofs and sidewalls.

**Watkins
Sawmills
Ltd.**



Beautiful • Durable • Insulative • Wind Resistant
Withstands Thermal Shock • Impact Resistant • Light Weight

Red Cedar Shingles

NUMBER 1 GRADE, BLUE LABEL®

Description: Lengths 16-inch (Fivex), 18-inch (Perfection), 24-inch (Royal); width 4" minimum, 14" maximum on 24-inch and 3" on 16-inch and 18-inch; thickness of 16-inch is 5/2" (5 butts together measures 2" thick), 18-inch is 5/2 1/4" thick, 24-inch is 4/2" thick. Clear heartwood; 100% edge grain; no defects.

Recommended Use: For walls and roofs on 3:12 pitch and steeper where a premium quality product is desired.

NUMBER 2 GRADE, RED LABEL

Description: Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is 4/2"; width 4" minimum, 14" maximum. Face must be 10", 11" and 16" clear or better on 16-inch, 18-inch and 24-inch shingles, respectively. Limited sapwood and flat grain are allowed. Limited knots and defects are allowed above the clear portion.

Recommended Use: For walls and roofs on 3:12 pitch and steeper where a good quality product is desired.

NUMBER 3 GRADE, BLACK LABEL

Description: Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is 4/2"; width 3" minimum, 14" maximum on 18-inch and 24-inch, 2 1/2" minimum on 16-inch. Face must be 6" clear on 16-inch and 18-inch, 10" clear on 24-inch. Unlimited sapwood and flat grain are allowed. Limited knots and defects are allowed above the clear portion.

Recommended Use: For walls and roofs on 3:12 pitch and steeper where an economy product is acceptable.

UNDERCOARSING GRADE

Description: Lengths 16-inch, 18-inch, thickness 5/2" and 5/2 1/4", respectively; width 2 1/2" minimum, 17" maximum. Unlimited defects; flat grain and sapwood.

Recommended Use: A utility grade for undercoarsing of double coursed sidewalls only. Not a roofing material and not to be used as a starter course for roofs.

SPECIAL UNDERCOARSING

Same grade requirements as undercoarsing grade, except each bundle also contains the machine production of No. 3 grade shingles.

Roof Exposure Table

PITCH	Minimum exposure recommended for roofs		
	Length		
	No. 1 Blue Label	No. 2 Red Label	No. 3 Black Label
	16" 18" 24"	16" 18" 24"	16" 18" 24"
3/12 to 5/12	3 3/4" 4 1/4" 5 3/4"	3 1/2" 4" 5 1/2"	3" 3 1/2" 5"
4/12 and steeper	5" 5 1/2" 7 1/2"	4" 4 1/2" 6 1/2"	3 1/2" 4" 5 1/2"

Wall Exposure Table (Number One Grade)

Max. Weather Exposure		
Shingle Length	Single Course	Double Course
16"	7"	12" #
18"	8"	14" ##
24"	10 1/2"	16"

Maximum exposure for #2 grade is 9".
Maximum exposure for #2 grade is 10".

- Class B & C fire rating may be obtained by specifying FSR permanent fire retardant shingles.
- CCA treated shingles are available for added longevity. Contact the treatment company for treatment warranty information, accessory product requirements (including recommended fastener types) and application details for treated cedar material.
- Products are manufactured and graded in accordance with UBC Standards No. 15-4 and/or CSA 0118.1.
- This is only a product description necessary for selection of materials and grades.
For a new roof construction manual and/or wall manual please contact:

Watkins
Sawmills
Ltd.

PO Box 314, Sumas, WA USA 98295
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301



PO Box 3280, Mission, British Columbia V2V 4J4
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301

Application Instructions for Cedar Shingles

Instructions for Applying FSR Cedar Shingles as a Class "A" Roof Covering System

FSR pressure-treated western red cedar shingles labelled Class "B" must be installed over either a minimum of 1/2" exterior grade plywood or a 1" x 4", spaced sheathing deck spaced out so that the center of each board coincides with the exposure and fastening of the roof. Beginning at the eave a 36" wide (76 lb. minimum) mineral-surfaced Class "A" fiberglass cap sheet (complying with standard UL 55-A) must be rolled out over the entire deck. If the cap sheet is installed over spaced sheathing, then the horizontal edge of the sheet must meet a solid nailing surface and overlap the next layer. Fiberglass cap sheeting must have at least a 2" overlap on both the sides and the ends of each sheet and be attached with sufficient enough of fasteners to hold the sheet in place and prevent movement prior to the application of the shingles.

Roof Pitch and Exposure

Proper weather exposure is important, and depends largely on roof slope. On roof slopes of 4" rise in 12" horizontal run (pitch 1/6) and steeper, the standard exposures are: 5" for 16" shingles; 5-1/2" for 18" shingles; and 7-1/2" for 24" shingles. On roof slopes less than 4/12 to a minimum of 3/12, reduced exposures are recommended.

Roof Application

Shingles are normally applied in straight, single courses. Shingles must be doubled at all eaves. Butts of first-course shingles should project 1-1/2" beyond the first sheathing board. Spacing between adjacent shingles (joints) should be 1/4" to 3/8". Joints in any one course should be separated not less than 1-1/2" from joints in adjacent courses, and joints in alternate courses should not be in direct alignment.

Fasteners

Stainless steel fasteners (ASTM type 316) are recommended. Apply each shingle with two (only) fasteners. Each fastener should be placed not more than 3/4" from the side edge of the shingle and not more than 1" above the exposure line. Use 3d (1-1/4") nails for 16" and 18" shingles, and 4d (1-1/2") for 24" shingles. In all cases, fasteners should be long enough to penetrate at least 3/4" or through the sheathing. Drive them flush, but not so that the head crushes the wood.

FSR Treatment Inc. does not warranty fasteners.

Valleys, Hips and Ridges

The roof valley flashing shall be not less than No. 28 gauge pre-painted baked enamel metal applied over an underlay of not less than Type 15 felt. The metal shall extend at least 11" from the center line each way. Hips and ridges can be site-fabricated, or factory-formed. Weather exposure should be the same as that used in applying shingles in the field of the roof (see above), and nails should be of sufficient length (usually 8d) to firmly attach the hip and ridge shingles to the underlying sheathing. Flashing and counter-flashing should be applied as illustrated.

WARNING:

Both raw and fire retardant cedar products can contain natural oils and a level of tannic acid that can cause corrosion to unprotected metals and concrete surfaces. For FSR treated cedar, pre-painted galvanized or pre-painted aluminum gutters are highly recommended. When using copper or any other non coated metal (galvanized included), flashings, gutters, and valleys, for FSR treated cedar, coat the surface with 2 coats of a clear acrylic enamel finish. Initial water runoff can cause staining and corrosion if the proper procedures are not followed. A thorough wash and rinse (less than 125 psi) immediately after application will significantly reduce this risk. FSR Treatment Inc. is not responsible for any direct or indirect damages caused by water runoff.

Tel: (604) 462-0640 Fax: (604) 462-7162

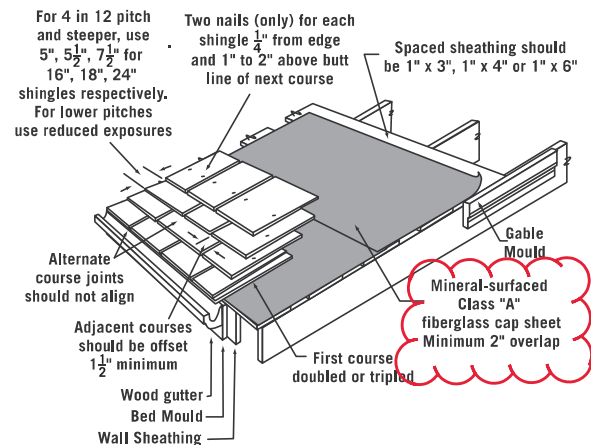
Toll-Free: 1-800-663-8301

Email: jill@firesmartroofing.com

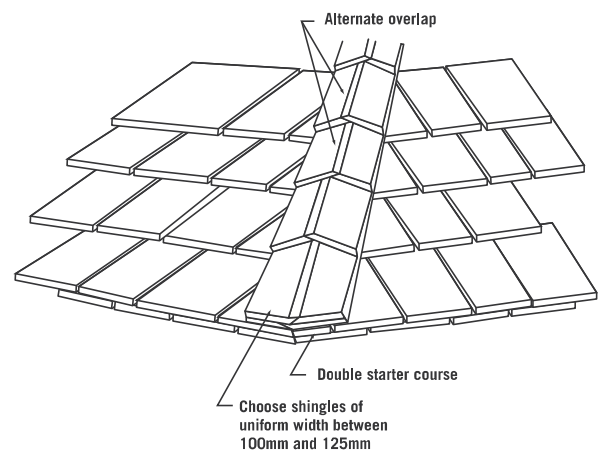
Website: www.FireSmartRoofing.com

 9486 - 288 Street, Maple Ridge, BC Canada V2W 1L1

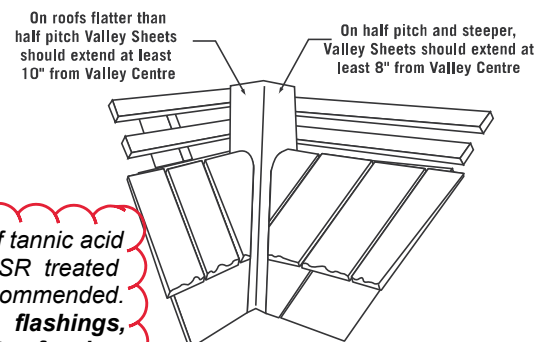
ROOFS



HIPS and RIDGES



VALLEYS



RHINOROOF® GRANULATED

WATERPROOF | FLEXIBLE | WALKABLE



RHINOROOF® GRANULATED

The self-adhered layer in a roof deck protection system provides a waterproof barrier for vulnerable areas on a roof. Whether the building is faced with wind-driven rain or the potential for ice damming, having a waterproof barrier will help provide protection for a long-lasting roof.

RhinoRoof® Granulated self-adhered underlayment provides that essential waterproof barrier as a second line of defense against water mitigation. RhinoRoof® Granulated combined with a synthetic underlayment, such as RhinoRoof® U20 creates an underlayment system to protect the roof deck from eave to peak. RhinoRoof® Granulated is formulated with the latest in asphalt technology that brings significant performance values:

- **Excellent Adhesion** – Tested at 40° F and 75° F adhesion to the deck exceeds ASTM D1970 standards*
- **Flexible Installation** – Even at cold temperatures
- **Lap Adhesion** – Constructed with a taped selvage edge for 3 inches of edge lap protection
- **Walkable Surface** – Provides a slip-resistant surface with minimal loose granules for excellent traction and safe installation.
- **Easy to Install** – Split backer sheet for easy application and positioning on the roof deck
- **Extended UV Exposure** – Can be left exposed up to 30 days

RHINOROOF® GRANULATED

SPECIFICATION

LENGTH PER ROLL:	65' (19.8 M)
WIDTH PER ROLL:	36" (91 CM)
WEIGHT PER ROLL:	52 lbs (23.6 kg)
ROLL SIZE:	1.95 SQ (18 M²)
ROLLS PER PALLET:	30
PALLET WEIGHT:	1,615 LBS (732 KG)

TECHNICAL DATA

TEST & STANDARD TYPICAL VALUE

Meets or exceeds the following test standards

Nail Sealability	ASTM D1970
Permeability	ASTM E96
Tensile Strength	ASTM D1970
Low Temp Flexibility	ASTM D1970
Tear Resistance	ASTM D1970
Adhesion to Plywood	ASTM D1970
Waterproofing Integrity	
after Low Temperature Flex	ASTM D1970
Waterproofing Integrity of Lap	ASTM D1970
Florida Product Approved	
Miami-Dade Product Approval	

* Product tested as manufactured. Test data is based on average taken over several production runs and should not be considered or interpreted as minimum or maximum values. Values are typical data as manufactured and not limiting specifications. All values = 10%.
See www.eavetopeak.com/rhinorooft for complete coverage and restrictions.

INSTALLATION INSTRUCTIONS

RhinoRoof® Granulated is designed as a secondary water barrier for use on steep slope roofs (2:12 or greater) under; Asphalt Shingles, Composite Shingles, Slate, and Wood Shakes and Shingles

STORAGE:

1. RhinoRoof® Granulated should be stored at room temperature, upright in the original cardboard packaging in a dry properly ventilated area. Keep product sheltered from the elements.
2. Only rolls destined for same-day use should be removed from their storage area.
3. For best results store in temperatures between 40°F (4.4°C) and 90°F (32°C). If room temperature storage is not available and product is at a temperature of 40°F (4.4°C) or less, move the product to a warm area prior to application. If product has been stored in temperatures above 90°F (32°C) it may become difficult to remove the release backing. If this situation should occur, move product into a shaded area until the product is cool. Once cooled, the release backing can be easily removed.

DECK PREPARATION:

1. Protrusions from the deck area must be removed and decks shall have no voids, damaged or unsupported areas. Deck surface should be free of debris and moisture.
2. RhinoRoof® Granulated must be applied directly to minimum 3/8 inch-thick plywood, 7/16 inch-thick OSB decking, or minimum 6 inch-wide deck boards (gaps no greater than 1/4 inch) on roofs with a slope of 2:12 or greater.
3. For re-roofing projects replace any water damaged sheathing and sweep roof deck thoroughly removing dust, dirt and loose nails. Do not install over old roof covering.

APPLICATION:

1. For best results RhinoRoof® Granulated must be installed over a clean, smooth and dry roof deck.
2. For cold weather applications 40°F (4.4°C) or below, a primer should be used and the laps blind nailed (see note 5 under application). The primer should be solvent or water based and meet ASTM D41 for asphalt based self-adhering membranes.
3. For steep slope applications (5:12 or greater), high wind areas, or when installing at temperatures greater than 100°F (38°C) it is recommended to blind nail the selvage edge area as per note 5 below under application.

4. RhinoRoof® Granulated is to be laid out horizontally (parallel) to the eaves with the printed side up, using 3 inch horizontal laps and 6 inch vertical laps with the lower edge of the RhinoRoof® Granulated flush with the outside of the drip edge. The lower edge of the underlayment is the edge that does not have a film selvage edge. End laps should be offset a minimum of 6 feet on adjacent courses.
5. On slopes greater than 5:12 after installation of each piece, overlap the 3 inch film selvage edge and, if necessary, secure with nails installed in the selvage edge spaced 12 inches on center. Blind nail with minimum 3/8 inch head roofing nails or sufficient length to penetrate the sheathing. Nails should be placed at 12 inches on center in the film selvage area. Consult local building codes for fastener requirements.
6. Always work from the low point to the high point of the roof. Apply the membrane in valleys before the membrane is applied to the eaves.
7. Cut the membrane into 15 foot to 20 foot lengths. Peel back 1-2 feet of release liner, align the membrane, and continue to peel the release liner from the membrane. Hand press or walk on, then follow with a 40 lb. or heavier weighted roller to smooth and secure the membrane. Hand rolling over the selvage edge and directly above the selvage edge using a minimum 4 inch-wide, 10 lb. roller is recommended. If a roller is not available or not considered safe, walk on all laps, and as much of the field area as possible to push the adhesive into the pours of the roof deck and overlap.
8. RhinoRoof® Granulated should be applied over the metal drip edge at the eaves unless otherwise specified by local codes. Along rakes, apply RhinoRoof® Granulated underlayment first, and install drip edge over the underlayment. Do not fold RhinoRoof® Granulated over the roof edge unless the edge is subsequently covered over by a drip edge or other flashing material.
9. In areas where ice damming can occur, install RhinoRoof® Granulated from the eave up the roof to a point not less than 24 inches inside the exterior wall, measured horizontally. Consult your local building code for specific requirements.
10. For valley applications, peel the release liner; center the sheet over the valley and hand press in place from the center of the valley outward. Note: It is very important RhinoRoof® Granulated stay in contact with the roof deck into and out of the valley area. RhinoRoof® Granulated should never be suspended or bridge a valley. It is recommended to follow up with a weighted roller or by walking on the surface. Give special attention to ALL perimeter edge areas.
11. If fasteners are removed leaving holes in the membrane or other penetrations are accidentally produced, they must also be patched.
12. Do not install fasteners through membrane over any unsupported areas of the structural deck, such as over joints between adjacent structural panels.
13. For geographies with high elevation, high wind or wind driven rain it is recommended to cover the entire roof deck with RhinoRoof® Granulated.

PRECAUTIONS:

1. RhinoRoof® Granulated is a moisture and vapor barrier and therefore must be installed above a properly ventilated space(s). Follow ALL building codes applicable to your geographical region and structure type.
2. Follow the recommendations of the roof covering manufacturer, Asphalt Roofing Manufacturer's Association (for asphalt shingles).
3. RhinoRoof® Granulated is not designed for indefinite outdoor exposure. Final roofing should be installed within 30 days of underlayment installation.
4. Depending on roof pitch and surface conditions, loading cleats (battens) may be required to support roofing materials placed on the roof. Remember to seal the fastener holes that secured the cleats/battens after they have been removed.
5. Protect completed roof areas to avoid damage during roof installation and material transportation by installing protective boardwalks to enable passage of people, equipment and products.
6. Be careful not to load too much material on the roof deck in one area. Disburse the weight over structural supports where possible

CAUTION - READ GOOD SAFETY PRACTICES BELOW

As with any roofing product, always follow safe roofing codes & practices (OSHA) and always use and wear fall protection devices when working on roofs. Release liners are slippery and should be removed from work area immediately after application. Use caution when walking or standing on RhinoRoof® Granulated as slip resistance may vary with surface conditions, weather, footwear and roof pitch. Failure to use proper safety gear and footwear can result in serious injury.



RhinoRoof® Granulated

Charleston, SC • Mission, BC • Montréal, QC
eavetopeak.com • email: answers@owenscorning.com
Toll Free: 800.567.9727

HALF-ROUND GUTTER + ACCESSORIES

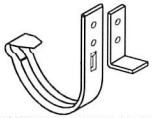


GUTTER SUPPORT BRACKETS ①

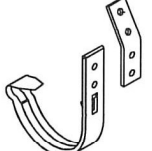
VERTICAL FASCIA



NON-VERTICAL FASCIA-L SUPPORT



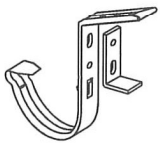
NON-VERTICAL FASCIA-V SUPPORT



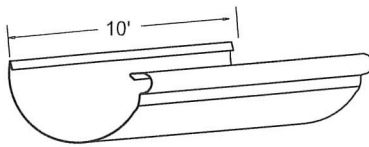
ROOF MOUNT



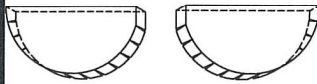
ROOF MOUNT NON-VERTICAL FASCIA



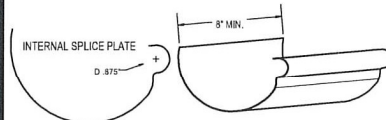
HALF ROUND GUTTER



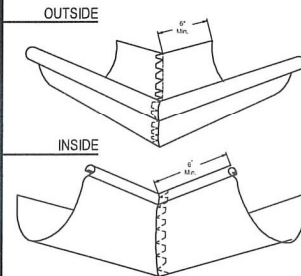
HALF ROUND END CAPS



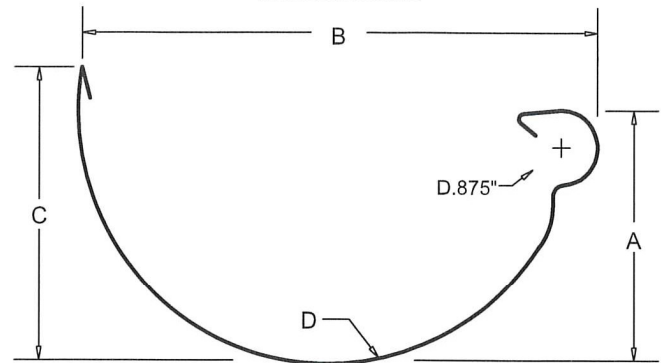
SPLICE PLATES



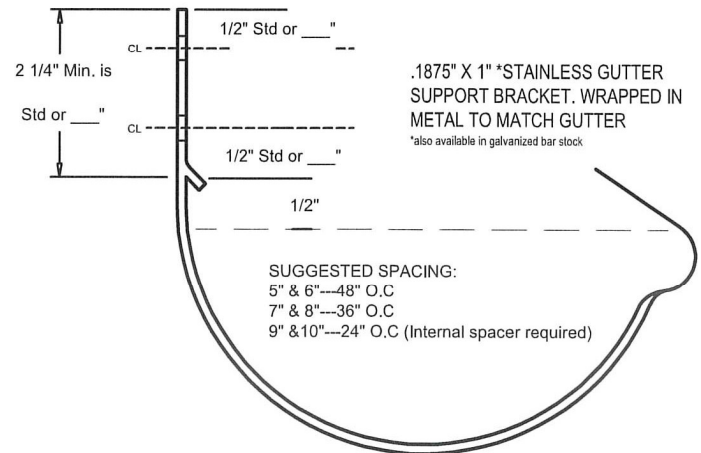
MITERED CORNERS



GUTTER DETAIL



STANDARD BRACKET DETAIL ①



SIZE:	A	B	C	D
☐ 5"	2 1/2"	5 1/4"	3"	2 1/2" Radius
☒ 6"	3"	6 1/4"	3 1/2"	3" Radius
☐ 7"	3 1/2"	7 1/4"	4"	3 1/2" Radius
☐ 8"	4"	8 1/4"	4 1/2"	4" Radius
☐ 9"	4 1/2"	9 1/4"	5"	4 1/2" Radius
☐ 10"	5"	10 1/4"	5 1/2"	5" Radius

NOTES:

- ① For non-standard bracket detail--please circle the correct bracket above and a print approval will be sent with your quote
- ② For products/material not listed, please inquire.
- ③ Colors are only available for Galvalume and Aluminum

MATERIAL ②

- | | |
|---|---|
| ☐ 22GA GALVALUME® | ☐ .032 ALUMINUM |
| ☐ 24GA GALVALUME® | ☐ .040 ALUMINUM |
| ☐ 22GA STAINLESS STEEL | ☐ .050 ALUMINUM |
| ☐ 24GA STAINLESS STEEL | ☐ 22GA/.8MM RHEINZINK® |
| ☒ 16OZ COPPER | ☐ 24GA/.7MM RHEINZINK® |
| ☐ 20OZ COPPER | |

③ COLOR: Select Color

QUANTITIES

80 LINEAL FEET@ 10'-0" LTHS
 OUTSIDE MITERS@ 90°
 INSIDE MITERS@ 90°
 4 ENDCAPS: R: 2 L: 2
 6 SPLICE PLATES
 EXPANSION JOINTS

GUTTER SUPPORT BRACKET QUANTITIES:

22 VERTICAL FASCIA
 NON-VERTICAL FASCIA-L SUPPORT
 NON-VERTICAL FASCIA-V SUPPORT
 ROOF MOUNT
 ROOF MOUNT NON-VERTICAL FASCIA

RESET FORM

Please forward completed form to sales@dmimetals.com or your respective Territory Manager.

PRINT APPROVED BY:

(SIGNATURE)

(DATE)

A SIGNED PRINT APPROVAL SIGNIFIES A CUSTOMER HAS VERIFIED ALL DIMENSIONS, SIZES, QUANTITIES, AND MATERIAL TYPES.

FABRICATION WILL PROCEED ONLY AFTER RECEIPT OF SIGNED PRINT APPROVAL

PROJECT INFORMATION

(PROJECT NAME)

(ARCHITECT)

(CUSTOMER)

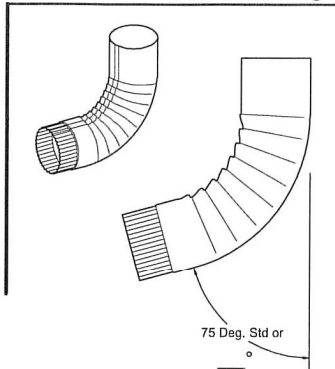


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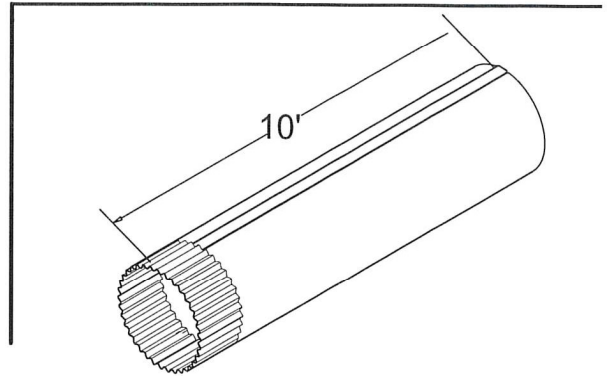
ROUND DOWNSPOUT + ACCESSORIES



ELBOWS ③



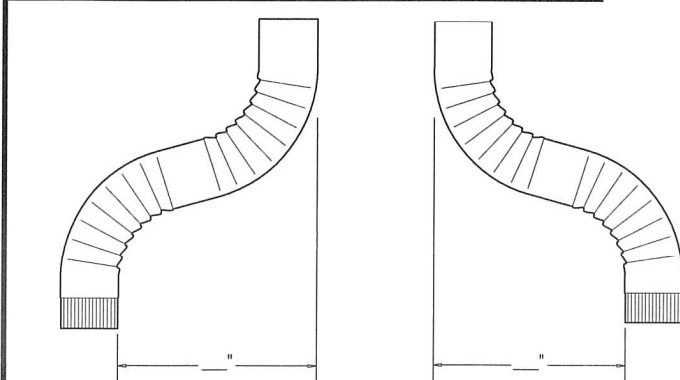
ROUND DOWNSPOUT



ONE-PIECE OFFSETS ③

"UP" STYLE (EAVE)

"DOWN" STYLE (LEDGE)



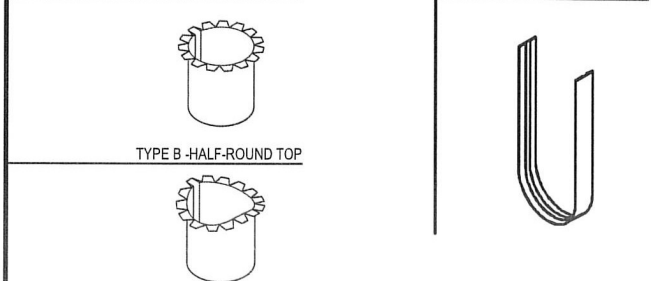
OUTLET TUBES

STRAPS

TYPE A-FLAT TOP

TYPE B - HALF-ROUND TOP

1.625" WIDE WITH .25" HEM



SIZE:

- | | |
|--|--|
| ☐ 3" ROUND DOWNSPOUT ① | ☐ 7" ROUND DOWNSPOUT ③ |
| ☒ 4" ROUND DOWNSPOUT | ☐ 8" ROUND DOWNSPOUT ③ |
| ☐ 5" ROUND DOWNSPOUT | ☐ 9" ROUND DOWNSPOUT ③ |
| ☐ 6" ROUND DOWNSPOUT | ☐ 10" ROUND DOWNSPOUT ③ |

NOTES:

- ① Not available in 22ga steel or .050 aluminum.
- ② For products/material not listed, please inquire.
- ③ Elbows and offsets that are 7" and larger will be mitered and caulked.
- ④ Colors are only available for Galvalume and Aluminum

MATERIAL ②

- | | |
|---|---|
| ☐ 22GA GALVALUME® | ☐ .032 ALUMINUM |
| ☐ 24GA GALVALUME® | ☐ .040 ALUMINUM |
| ☐ 22GA STAINLESS STEEL | ☐ .050 ALUMINUM |
| ☐ 24GA STAINLESS STEEL | ☐ 22GA/.8MM RHEINZINK® |
| ☒ 16OZ COPPER | ☐ 24GA/.7MM RHEINZINK® |
| ☐ 20OZ COPPER | |

④ COLOR: Select Color

QUANTITIES:

- 40 LINEAL FEET @ 10'-0" LENGTHS
- 2 OUTLETS STYLE A _____ STYLE B 2
- 1 ELBOWS (STD. 75°) ③
- _____ ELBOWS (CUSTOM DEGREE) _____°
- 3 ONE-PIECE OFFSETS " OFFSET AMOUNT ③
- 8 STRAPS (STANDARD ≈ 2 PER 10' DOWNSPOUT)

RESET FORM

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PROJECT INFORMATION

(PROJECT NAME)

(ARCHITECT)

(CUSTOMER)



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Top Rated



Rust-Oleum Automotive 11 oz. Gloss Clear Enamel Spray

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Rust-Oleum Automotive 12 oz. Acrylic Enamel 2x Gloss

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Rust-Oleum Automotive 12 oz. Gloss White Enamel

Top Rated



Rust-Oleum Automotive 12 oz. High Heat Flat Clear

Top Rated



Rust-Oleum Automotive 12 oz. Gloss Black Automotive

Pro

What can we help you find today?

Peoria, IL 61615

1/3

Rust-Oleum Automotive (Brand Rating: 4.5/5) 

11 oz. Acrylic Enamel Gloss Crystal Clear Spray Paint (6-Pack)

★★★★★  Questions & Answers (11)





Hover Image to Zoom

Share

Print

Includes 6 cans (\$8.15 /can)

\$48.92 /case

Save up to \$100 on your qualifying purchase 

Apply for a Pro Xtra Credit Card

Color/Finish: Crystal Clear

Black

Crystal Clear

Flat Black

Gloss

Number per Package: 6

1

6

Pickup at Peoria, IL

Delivering to 61615

Ship to Store

Apr 12 - Apr 15

100 available

FREE

Delivery

Apr 11 - Apr 12

100 available

FREE

-

1

+

Add to Cart

Add to List

Add to Quote

 Free & Easy Returns In Store or Online

Return this item within 90 days of purchase. [Read Return Policy](#)

Product Details

About This Product

Rust-Oleum Automotive 11 oz. Clear Gloss Acrylic Enamel Spray Paint (Case of 6) is a premium acrylic finish designed to provide fast dry, excellent coverage and maximum durability. It is suitable for use on metal and wood and can be used indoors or outdoors. Acrylic Enamel features an advanced spray system that allows you to spray at any angle, even upside down for those hard to reach areas. A comfort spray tip with a wider finger pad reduces fatigue caused by continuous spraying.

Highlights

- Suitable for interior and exterior use, durable, long-lasting finish, resists nicks and scratches
- 12 oz. can provides coverage up to 10 sq. ft.
- Gloss finish with superior gloss retention
- Oil-based formula provides a durable, long-lasting finish, resists nicks and scratches
- Features a wide fan spray pattern for a professional appearance
- Rust preventive for a long-lasting finish
- Dries to touch in 20 minutes
- Clean up with mineral spirits
- [Return Policy](#)
- California residents [see Prop. 65 WARNINGS](#)

Product Information

Internet # 205762501
Model # 248644
UPC Code # 320066060375

Additional Resources

[Shop All Rust-Oleum Automotive](#)

From the Manufacturer

- SDS
- Use and Care Manual
- Return Policy



Mathis Wide Plank French Oak Melrose
20 Mil. 9.1 in. x 60 L...
★★★★★  295

Have a question?

Chat with a Home Depot expert.

CHAT NOW

https://www.homedepot.com/p/Rust-Oleum-Automotive-11-oz-Acrylic-Enamel-Gloss-Crystal-Clear-Spray-Paint-6-Pack-248644/205762501

68

1/3

Menu

Quicks

Lists

Sign In

Sponsored

Specifications

Container Size: 11 Ounce



Paint Product Form

Aerosol Spray

See Similar Items

Sheen

Gloss

See Similar Items

Surface Material Use

Metal

See Similar Items

Paint Key Features

Inverted spray ability

Rust Preventative

Dimensions

Container Size	11 Ounce
----------------	----------

Details

Application	Automotive
Application Method	Aerosol
Base Material	Oil Based
Coating Product Category	Paint
Color Family	Clear
Color/Finish	Crystal Clear
Coverage Area (sq. ft)	10
Dry to Touch (min.)	20
Hexadecimal Value	FFFFFF
HSL Value	0.0;0.0;100.0
Interior/Exterior	Exterior, Interior
Kit	No
Number per Package	6
Paint Key Features	Inverted spray ability, Rust Preventative
Paint Product Form	Aerosol Spray
Paint/Stain Clean Up	Mineral Spirits
Returnable	90-Day
RGB Value	255;255;255
Sheen	Gloss
Surface Material Use	Metal
Time before recoating (hours)	1
Transparency	Clear

Warranty / Certifications

Manufacturer Warranty	Satisfaction guaranteed for full refund of purchase price
-----------------------	---

How can we improve our product information? Provide feedback.

Questions & Answers

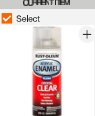
11 Questions

Customer Reviews

4.8 out of 5

Pros Buy These Together

✓ Select



Rust-Oleum Automotive 11 oz. Acrylic Enamel Gloss Crystal Clear Spray Paint (6-Pack) 248644

★★★★★ (7)

\$48⁹⁹ (Save \$6.19 (12%))

+

✓ Select



Makita LXT 18V Lithium-Ion Brushless Cordless 30 L... 10V

★★★★★ (1)

\$359⁰⁰

+

✓ Select



RYOBI 8 in. to 10 in. Buffer Bonnet Set (2-Piece) 10V

★★★★★ (143)

\$10⁹⁷

+

✓ Select



Weiman 17 oz. Stainless Steel Cleaner and Polish 48

★★★★★ (843)

\$48⁹⁶

+

✓ Select



CLR 25 oz. Brilliant Bath Bathroom Cleaner 2 Pack 12

★★★★★ (200)

\$9¹²

+

✓ Select



Custom Building Products VersaBond-LFT RS 50 L... 41

★★★★★ (75)

\$41⁹⁸

Subtotal \$517⁹⁵

Add 6 Items to Cart

You Might Also Need



Rust-Oleum Automotive 8 oz. Black Rust Reformer (2-Pack) 55

★★★★★ (16)

\$5⁹⁹ (Save \$0.99)

+



3M 6077 P95 Paint Odor Disposable Respirator Mask with Cool Flow Valve (2-Pack) 12

★★★★★ (191)

\$12⁰⁸

+



HDX HDX Disposable Respirator Box (20-Pack) 34

★★★★★ (128)

\$34⁹⁸ (Save \$3.98)

+



Rust-Oleum Automotive 12 oz. White Universal Bonding Primer Spray (8-Pack) 65

★★★★★ (3)

\$65¹¹ (Save \$6.11)

+



ScotchBlue 1.89 In. x 60 Yds. Original Multi-Surface Painter's Tape 7

★★★★★ (3003)

\$7⁹⁸

+



Rust-Oleum Automotive 1-qt. Low VOC Mineral Spirits Solvent (4-Pack) 65

★★★★★ (100)

\$65⁹⁹ (Save \$6.59)

Feedback

Live Chat

Have a question?

Chat with a Home Depot expert.

CHAT NOW

https://www.homedepot.com/p/Rust-Oleum-Automotive-11-oz-Acrylic-Enamel-Gloss-Crystal-Clear-Spray-Paint-6-Pack-248644/205762501

69

2/3



REGULAR AGENDA ITEM NO. 5.D.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$13,750.00 for the 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 applying of deck stain. The Applicant and building were awarded a partial Rust grant in FY24 for the subject project, but partial funding did not allow the Applicant to complete the project during that fiscal year and they withdrew.

The building is known as the Dr. T. Hacriny Building, and was constructed in 1871. 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-04-24 - Staff Report](#)

[Attachment 2 - Brittin Estimate](#)

[Attachment 3 - DW Scott Estimate](#)

[Attachment 4 - RJV Construction Estimate](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 16, 2024

CASE NO: BHP-04-24 Rust Grant

REQUEST: 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, 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. Hacriny 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 Applicant and building were awarded a partial Rust grant in FY24 for the subject project, but partial funding did not allow the Applicant to complete the project during that fiscal year and they withdrew.

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 \$13,750.00 for the repair and/or replacement of existing decking on the exterior rear stairs and landing, and possible structural work, with staining.

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 applying 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. A third estimate has been provided, as required, since the Applicant is one of the bidding parties.

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. Prevailing wage will be required.

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:

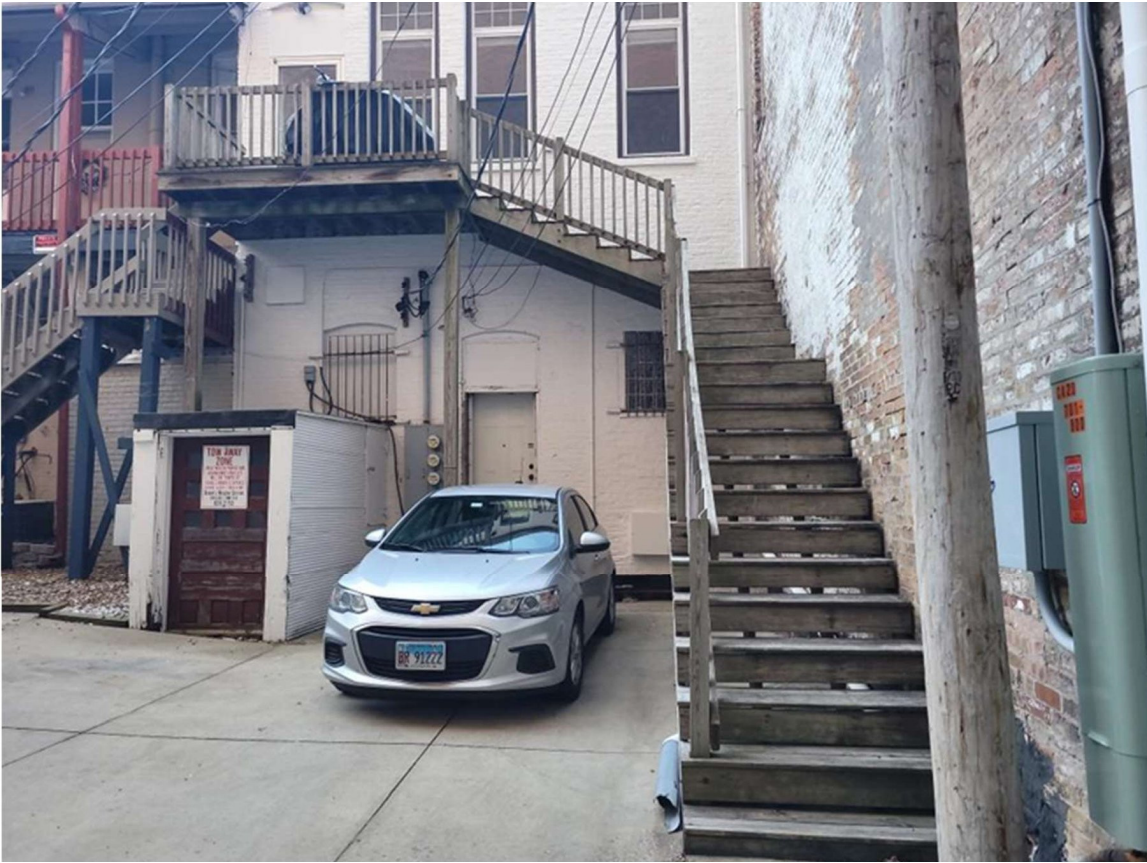
Motion to establish findings that the ***project is eligible*** and to ***consider funding*** the request RJV Property, for ***a Rust Grant*** in the amount of ***up to \$13,750.00*** for repair and/or replacement of existing decking on the exterior rear stairs and landing, with possible structural work, and staining, on the property located at 413 N. Main Street.

Respectfully submitted,
Alissa Pemberton
City Planner

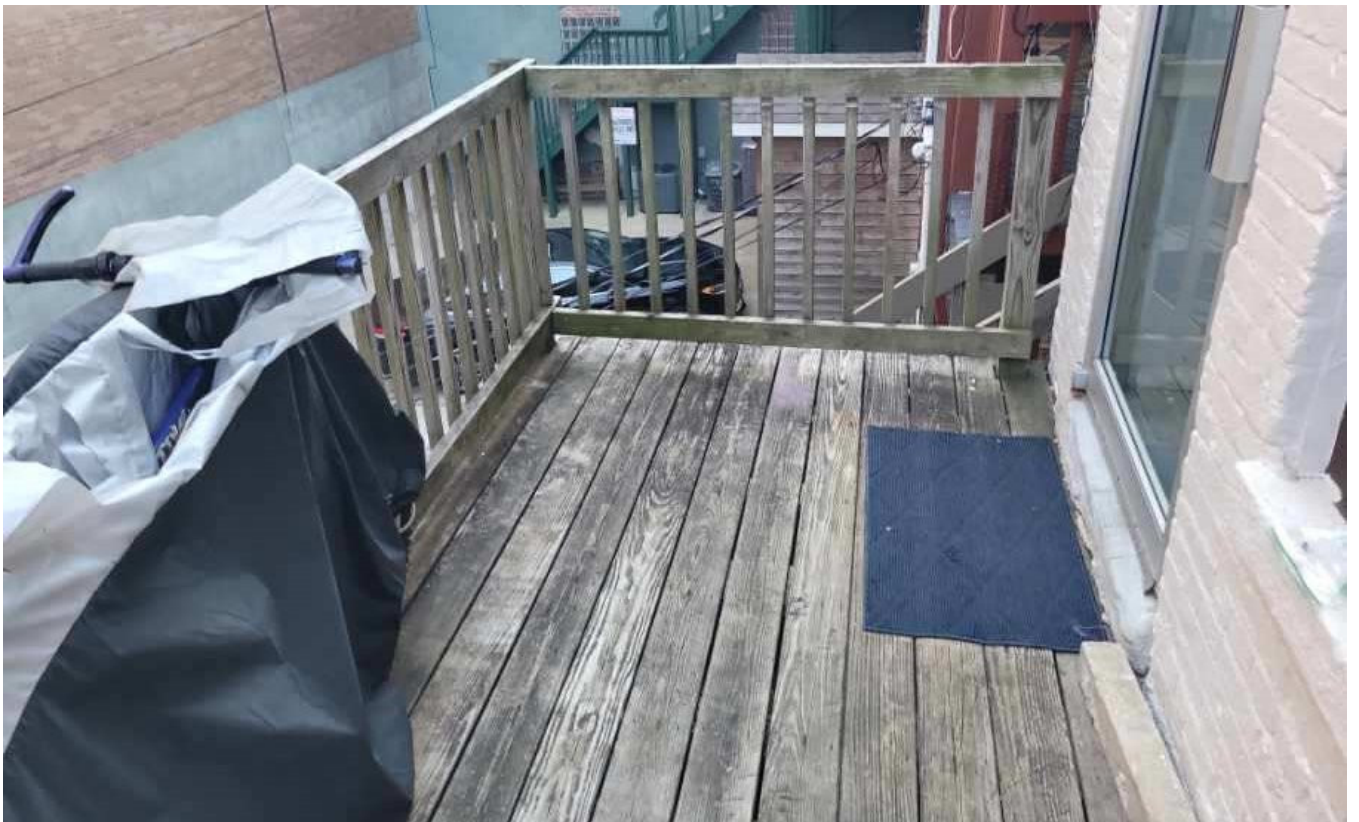
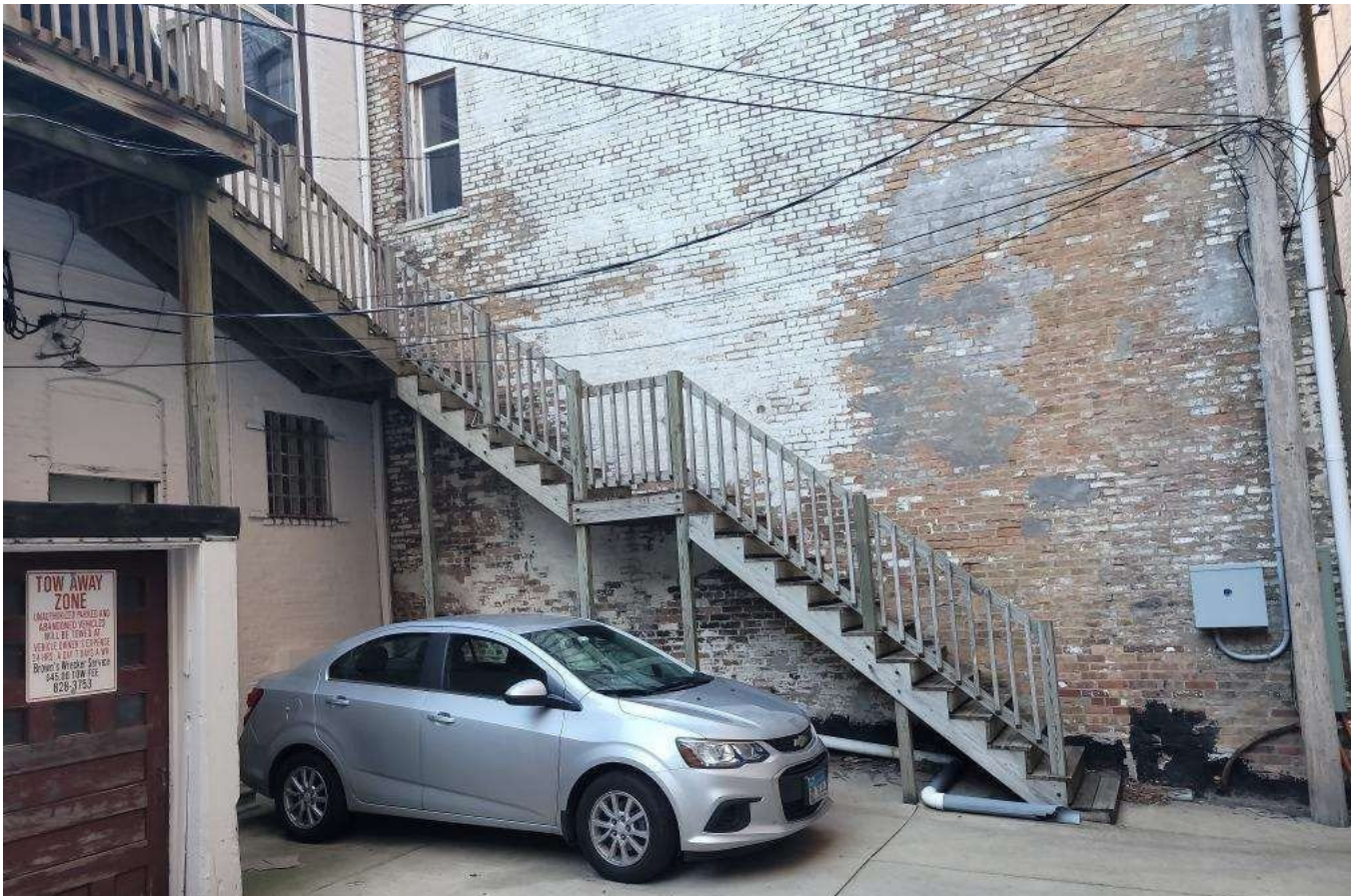
Attachments:

1. Pictures of Work Area
2. Estimate #1 (Brittin)
3. Estimate #2 (DW Scott)
4. Estimate #3 (RJV Construction)

Attachment 1: Pictures of Work Area







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>1-26-24</u> <i>SB</i>
STREET <u>102 Hilltop</u>	JOB NAME <u>413 n. main</u> <i>update</i>	
CITY, STATE, AND ZIP CODE <u>Bloomington IL 61701</u>	JOB LOCATION	JOB PHONE <i>Verbal up Date</i>

REAR DECK REPAIRS

- ① job prep according to city ordinance
- ② remove all decking boards + landings
- ③ install new 2x 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 00 dollars (\$ 27,800.00).

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

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 _____

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 Street
Bloomington, IL 61701

PROPOSAL

DATE 01/24/24

ACTIVITY	QTY	RATE	AMOUNT
Deck Repair			
Rear Deck:	1	\$28,676.00	\$28,676.00

- 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

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

R.J.V. Construction LLC

919 W. Mulberry

Bloomington, IL 61701

(309) 275-4331

Estimate

Prepared for:

RJV Property LLC

413 N. Main

Bloomington, IL 61701

1/26/2024

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 fastners 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

\$ 27,500.00

By signing this estimate customer agrees to
work as outlined above. Payment terms:
See proposal for terms.

Subtotal

\$ 27,500.00

x

Robert J. Vericella R.J.V. Inc. Member

TOTAL

\$ 27,500.00

x

Authorized agent



REGULAR AGENDA ITEM NO. 5.E.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$50,000.00 for flat roof replacement, with possible structural repairs, new flashing, and possible coping/capping replacement. The current condition of the roof is actively causing damage to the interior of the structure, and likely to the brick facades of the structure as well. The work area is not visible from the public right-of-way, but the primary and secondary façades that are impacted by the condition of the roof are both visible from the public right-of-way.

The building was constructed in 1919 by William T. Shorthose to house the newly incorporated "Bloomington Auto Sales Company." No architect was identified during the course of the research conducted on this property. No imagery of the building earlier than 1972 was identified, but the missing stone cap on the front façade of the building may indicate a cornice/pediment has been removed that would better indicate the intended style of the building.

The building is not within the NRHP Bloomington Central Business District, but may be individually eligible for National Register or Local designation.

This project falls under priority 2, “Maintenance of a historic element.”

After receipt of an updated quote and review of applicable improvements, Staff determined the appropriate request to be \$38,425.00, as reflected in the motion.

The expected cost of the project is between 100% and 200% of the current EAV for the property (\$36,815.00).

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-07-24 Staff Report](#)

[Staff Report Attachment 3 - Action Roofing](#)

[Staff Report Attachment 3 - Abel Roofing](#)

[Staff Report Attachment 3 - Union Roofing](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 16, 2024

CASE NO: BHP-07-24 Rust Grant

REQUEST: 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.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 405 W. Washington Street (inclusive of 407 W. Washington)

Existing Zoning: D-2 (Downtown Transitional) District

Existing Land Use: Commercial

Property Size: 52' x 105' (approximately 5,460 square feet)

HISTORIC INFORMATION

Year Built: 1919
Architectural Style: One-Part Commercial Block with elements of Art Deco detailing
Architect: Unknown
Historic District: None
Alternate Name: Bloomington Auto Sales Company 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 previously received a Rust Grant.

The building was constructed in 1919 by William T. Shorthose to house the newly incorporated "Bloomington Auto Sales Company." It was planned as a one-story infill building to "occupy the space between the Murray-Medbury Company and the Folsom hotel" (Pantagraph, 14 Apr 1919), and completed in the late summer that same year (Pantagraph, 24 Jun 1919). No architect was identified during the course of the research conducted on this property. In 1964, the attached building to the east (old Folsom Hotel which had been altered multiple times by that point) was demolished by The Pantagraph to use as parking lot; the western wall of the demolished building was left in place to provide additional structural support, but it was never properly treated/coated to prevent deterioration once the "inside" of the previous structure was exposed. Property owner communication from 2011 recognizes and formalizes that both "pieces" of the party wall that makes up the eastern wall of the subject structure now belong to the subject premises. No imagery of the building earlier than 1972 was identified, but the missing stone cap on the front façade of the building may indicate a cornice/pediment has been removed that would better indicate the intended style of the building.

As part of Bloomington's early "Auto Row," the building hosted a variety of automobile sales and service facilities (Bloomington Auto Sales, March Wells, Lee Devary, Barker Motor) until the early 1960s when the Illinois State Employment Service took over the premises. From 1984-1990 Direct Factory Outlet occupied the space until it was sold in 1990. Select Screen Prints operated there until the building was sold again in 2012.

The current Owner has been working to correct or improve issues with the building to allow reasonable use of the interior, include patching leaks in the roof and patching of a troublesome party wall left in place when the structure to the north was demolished, and tuckpointing and brick replacement required to retain structural integrity of the building. A comprehensive review and replacement of the existing roofing system is required to allow the Owner to move on to the next phase of building repair and restoration as patching is no longer an effective method of management.

Request

The applicant is requesting a Rust Grant in the amount of \$50,000.00 for flat roof replacement, with possible structural repairs, new flashing, and possible coping/capping replacement. **After receipt of an updated quote and review of applicable improvements, Staff determined the appropriate request to be \$38,425.00, as reflected in the motion.** The expected cost of the project is between 100% and 200% of the current EAV for the property (\$36,815.00), meaning this project would qualify as "Major Restoration" under the definition within the Funk Grant Guidelines; a similar definition does not exist within the Rust Grant Guidelines, but buildings "in an extreme and dangerous state of disrepair" may be considered for a maximum grant amount of \$50,000.00.

Project Description

Some variability exists between the scopes of work in the provided quotes. In general the project includes mechanically fastened new membrane system (EPDM or Duro-Last PVC), perimeter and penetration flashing, and new termination bars at all edges. All quotes include review of the underlying structure and repair/replacement of as necessary, but the cost of the subject time and materials are not included in the specified cost. One quote addresses the “tile cap” (coping) that needs to be reviewed and addressed for condition (this should be added to the other quotes if they are selected to complete the work).

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 non-façade structural improvements which support 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 but is mostly not visible to the public; however, the impact of the repair will be to the primary and secondary facades which are visible from public streets.

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

This project falls under priority 2, “Maintenance of a historic element,” by helping to fund efforts that will protect the structural integrity of the facades, as well as result in improved condition and use of the interior of the structure, increasing the likelihood of occupancy and long-term care of the property.

The ownership and usage of the subject building comply with the Rust Grant program guidelines. The subject property is owned by John Miller and operates as a commercial building. The property will continue under such use during and after the project’s completion.

3. 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. The current form and shape of the roof will be retained; the current materials can no longer be economically repaired (and are not original). To ensure character defining features of the roof are retained, any existing coping/cap materials (ex: stone on south side, clay on east side) should be repaired and restored, or replaced with materials that mimic the existing (or a historically appropriate) visual; use of prefinished metal cap should be avoided.

4. 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.

5. 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 ***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.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Pictures of Work Area
2. Historic Context of 400 Blook W. Washinton Buildings Over Time
3. Quotes with Scopes of Work

Attachment 1: Pictures of Work Area



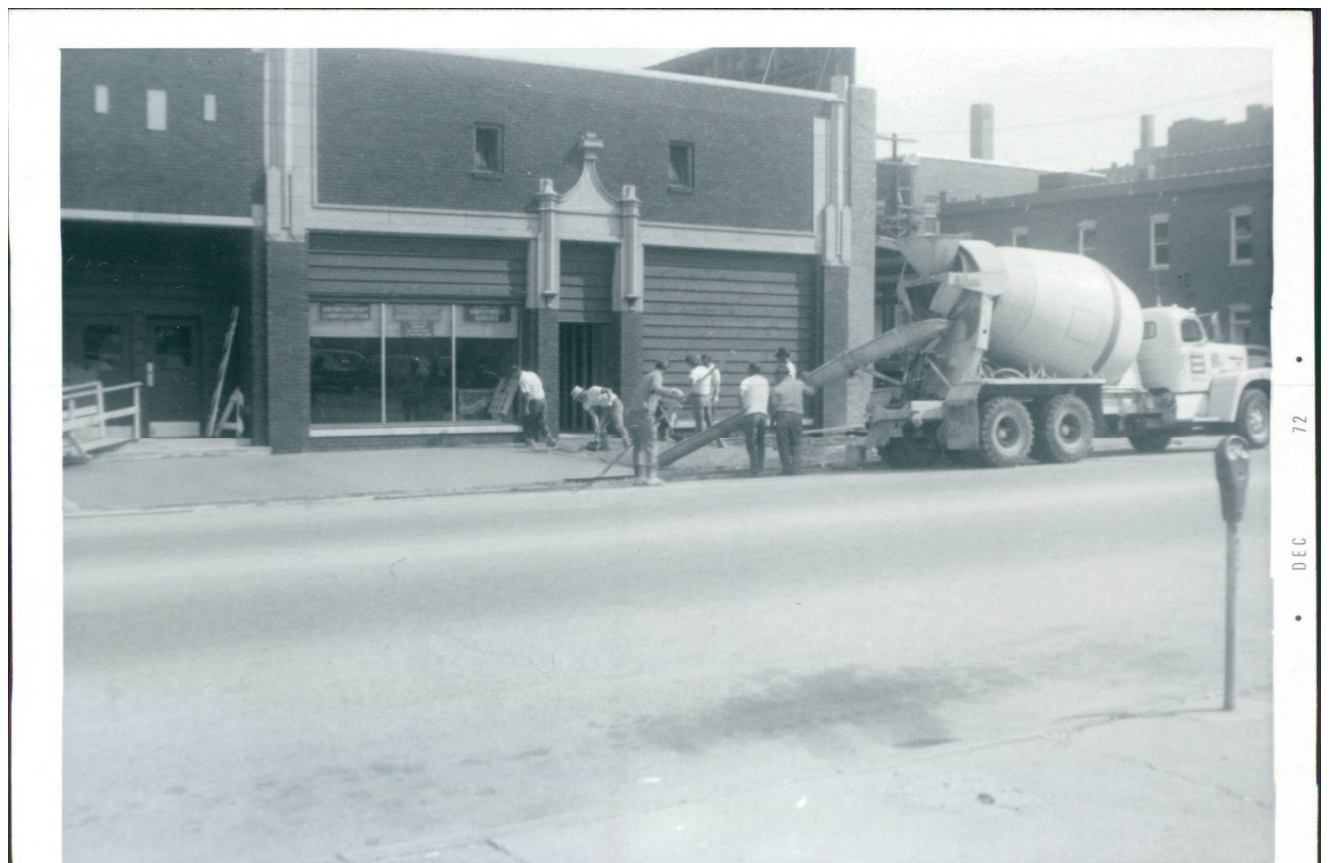
Attachment 2: Historic Context of 400 Block W. Washinton Buildings Over Time







• DEC 72 •



• DEC 72 •

Architecture of McLean County, Sidewalk repairs at 400 block of West Washington, Bloomington IL, 1972

ACTION ROOFING, INC
503 S. McCLUN
BLOOMINGTON, IL 61701
Ph. 309-829-3359
Fax. 309-820-7319
Lic. 104-014354
Insured & Bonded

PROPOSAL

PROPOSAL NO. 24-15

SHEET NO.

DATE 2/6/2024

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME John Miller

ADDRESS

405 W. Washington

CITY, STATE

Bloomington, IL 61701

PHONE NO.

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

Overlay existing built-up roofing

Install one layer Duroweave underlayment mechanically fastened to wood deck.

Install Duro-Last membrane over underlayment, mechanically fastened to wood deck.

Install Duro-Last flashings to all walls, curbs, pipes etc..(all roof penetrations), and also remove all unused roof penetrations by request of building owner.

Terminate all perimeter edges.

Install Duro-Last vents every 1,000 square feet per Duro-Last specifications.

All work to be performed in a timely manner. Clean up and haul away all debris.

WARRANTY----15-year material warranty and 2-year workmanship

*NOTE--Bid does not include electrical, HVAC or wood

Color choices---White, Tan, Gray

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

Sixty Thousand Dollars

Dollars \$60,000.00

With payment to be as follows

\$30,000.00 due on acceptance of proposal

\$30,000.00 due on completion

All extras (if any) will be totaled and paid on completion

Rodney L Phillips

Respectfully Submitted

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.

SIGNATURE

DATE SIGNATURE

PROPOSAL

ABLE Roofing, Inc.

318 E. Locust st. Unit 1

Bloomington Il. 61701

309-428-8403.

able.roofing15@yahoo.com

License # 104.017847

Proposal Date: 02-05-2024

2 Ply sbs Modified Total: \$38,920.00

EPDM Rubber Roof Total: \$49,600.00

John Miller

[REDACTED]

405 W. Washington

[REDACTED]

DESCRIPTION:

- Tear off existing roof material and inspect decking for bad wood
- Repair any bad wood at additional charge of \$55 per board
- Install Nail Down Base sheet
- Install sbs modified bitumen cap sheet
- Paint all mechanicals
- Clean caps on walls to be reused
- Some caps may be broken and need to be replaced.
- Terminate on parapet walls and flash
- Bend Metal for the transition from upper deck to the lower deck
- Clean gutters and perimeter of home of debris and haul away to be recycled

Price includes labor, material and disposal

Payment due upon completion

From: rod@unionroofing.com
Subject: Roof Proposal - 405 Washington St. Facility
Date: March 18, 2024 at 4:44 PM
To: [REDACTED]

You don't often get email from rod@unionroofing.com. [Learn why this is important](#)

This message originated from outside of the Illinois State University email system. [Learn why this is important](#)

John,

Please find our recommended proposal for the above referenced facility per your request. Our scope of work would be as follows :

1. Mechanically attach ½" isogard HD insulation (R-2.5) over existing smooth surface built-up roof system. All existing flashings to be removed prior to installing new roof flashings.
2. Over new insulation we will totally adhere 60 mil., EPDM rubber membrane adjoining each sheet with 3" quick seam lap tape per the industry standards.
3. We will flash all perimeters and penetrations per the manufacturer's warranted details.
4. Existing masonry tile cap will be removed on East wall (stored on site) and new wood blocking will be installed to accommodate new 'prefinished' metal cap.
5. At South wall we will install termination bar below existing stone cap, which will remain.
6. At West high wall we will install new termination bar similar to south wall 12" above finished roof height.
7. At North edge we will install new 'prefinished' drip edge but gutter and downspout will remain.
8. Includes a 2 year contractor's standard warranty.
9. Includes a 20 year manufacturer's standard warranty.

Quote: \$ 76,850.00*

-

- Owners responsibilities :
1. Have power lines covered prior to start.
 2. Have sign removed prior to start.
 3. Coordinate raising of gas piping (by others) during project.
 4. Designate location for removed masonry tile cap storage.

- * quote does include sales tax.
- * quote is valid for 30 days.
- * quote does include city permits/fees.
- * we do not include raising gas piping or sign removal.
- * 'prefinished' metal to be chosen from URC stock colors.
- * any rotten roofing or wood discovered during the process will be removed/replaced on a T & M basis.

If you have any questions or concerns regarding the above proposal, please contact or email me. Thank you.

Respectfully,

Rod E. Hoselton, President
Union Roofing Co., Inc.

Phone 815/945-2141
Fax 815/945-7066
Cell 309/319-0783
rod@unionroofing.com



REGULAR AGENDA ITEM NO. 5.F.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$25,410.00 for exterior tuckpointing, brick repair and replacement, and painting. Updated scopes of work and review of applicability resulted in a recommended award amount that is different than the original request. Work proposed for the primary and secondary façade is visible from the public right-of-way. Appropriate treatment has been proposed by the scope of work.

The building is known as the Dewenter Building, after the men's clothing store that occupied the building from 1870 to 1988. Remodeling and modification of the ground floor occurred in 1881 giving the building the current plate-glass storefront. A fire in the building in 1938 appears to have resulted in additional alteration to the "storefront" portion of the façade. The building was restored by Russel Francois, architect, in 1996-1998.

The building is a contributing structure to the NRHP Bloomington Central Business District. This project falls under priority 2, "Maintaining 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-09-24 - Staff Report](#)

[Staff Report Attachment 3 - Nussbaum/SP Quote](#)

[Staff Report Attachment 3 - Bedrock/Arch Quote](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 1, 2024
CASE NO: BHP-09-24 Rust Grant
REQUEST: 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.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 118 W. Washington Street
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Commercial
Property Size: 22' x 80' (1,760 square feet)

HISTORIC INFORMATION

Year Built: 1856
Architectural Style: Greek Revival Two-Part Commercial
Block Architect: Unknown
Historic District: Bloomington Central Business District - Contributing
Alternate Name: Dewenter 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 has not previously received a Rust Grant; the building has not received a Rust Grant in the recent past.

The building known as the "Dewenter's Building" was originally built for Dr. Eli Crothers as offices for medical and legal professionals which occupied the building from construction until approximately 1861. According to the McLean County Historical Society Marker, Dewenter's, a men's clothing store, occupied the building from 1870 to 1988. Remodeling and modification of the ground floor occurred in 1881 giving the building the current plate-glass storefront. A fire in the building in 1938 appears to have resulted in additional alteration to the "storefront" portion of the façade. The building was restored by Russel Francois, architect, in 1996-1998. See Attachment 2 for historic images.

Request

The Applicant is requesting a Rust Grant in the amount of \$25,410.00 for exterior tuckpointing, brick repair and replacement, and painting. Updated scopes of work and review of applicability resulted in a recommended award amount that is different than the original request.

Project Description

The project includes: removal of existing paint (scraping and/or approved chemical remover, as needed); tuckpointing and patching using type "O" mortar; brick replacement as necessary; and new flashing and caulking. Exterior breathable Loxon finish will be used to seal previously painted brick areas; exterior finish paint will be used to paint storefront/door surround areas. The brick has historically been painted so sealing is appropriate after removal of the existing exterior coating and joint repair/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 the wind, waterproofing, and structural integrity of the primary and secondary facades of 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 easily viewable from the public road.

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

This project falls under priority 2, “Maintenance of a historic element,” by helping to fund efforts that maintain the original brick façade and historic storefront elements and materials.

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

The subject property is owned by Cornerstone Living, LLC which is seeking a commercial tenant for the ground floor in the near future (the property is recently vacated).

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 historic in build and materials. Appropriate treatment has been proposed by the scope of work: no power washing is included; appropriate paint removal and striping techniques have been proposed; appropriate mortar and brick replacement process is proposed; and breathable exterior coatings are proposed.

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 ***consider funding*** the request 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.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Pictures of Work Area
2. Historic Images of Premises
3. Scopes of Work and Quotes

Attachment 1: Pictures of Work Area



Attachment 2: Historic Images of Premises



August 4, 1938

Pantagraph Negatives Collection, MCMH_2012_068_3638.jpg



c.1890s

Architecture of McLean County, Architecture_B_Washington_St_W_100_block_00001A.tif

NUSSBAUM ENTERPRISES, INC.

P.O. Box 1466
Bloomington, Illinois 61702-1466
Telephone (309) 963-5651

ESTIMATE

TO: Cornerstone Living LLC
ATTN: Andrew Mueller

DATE: 3/26/2024
JOB: 118 W Washington St

Estimate for mason work per meeting and onsite inspection from 1/19/24

SCOPE OF WORK

MATERIALS PROVIDED

Brick allowance of \$0.89/brick with tax and delivery
*Covers the General Shale brick that was used on previous repairs
Natural Type "O" mortar for tuckpointing and light patching
Rental of 55' scissor lift for one week
Permit to park on sidewalk included
Stone colored NP1

WORK TO BE DONE T&M NOT TO EXCEED TOTAL COST BELOW

*Approx. 160 man-hours figured at \$80/hour
Follow guidelines from GSA article "*Chemically Removing Paint From and Repainting Brick Masonry*"
Misc tuckpointing and replace brick with loose faces (spalled brick)
Replace missing metal flashing with new piece and caulk
Remove loose paint with Scraper and wire brush where appropriate
Use PROSOCO "*Heavy Duty Paint Stripper*" to remove old paint and prep for new
Recaulk all windows with NP1 (after new paint has been applied)

Materials: \$ 5,300
Labor: \$ 12,700

TOTAL COST: \$ 18,000



**STOLLER
PRECISE**
PAINTING + FINISHES

Josh Auth
josh@stollerprecise.com

Estimate

ACCEPTED 

Stoller Precise Painting & Finishes

302 S. Lee St
Bloomington, IL 61701
309.665.2900

CONTACT	JOB ADDRESS	ESTIMATE ID	DATE
Andrew Mueller 118 West Washington Street Bloomington, Illinois 61701 amueller@catalystconstructs.com 217.552.5694	Andrew's Address 118 West Washington Street Bloomington, Illinois 61701	46	03/28/2024

Estimate

Item

Site Work

Mask and protect all permanent fixtures of the building
Scrape loose and or peeling paint/ clean up paint flakes and remove from site
Apply two (2) coats of exterior breathable Loxon finish paint to brick
Prep and apply two coats of exterior finish paint to door surrounds

NOTE:

-Light scraping scoped
-Building to be washed prior to Stoller Precise Painting's arrival

See the description above for the following areas:

Exterior Painting BRICK & DOOR SURROUNDS: -West and North side	\$19,570.00
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NOTE:

-Excluding headers and caps, brick only
-Excluding actual windows

-All brick to be one color and door surround to all be one color
-Stoller Precise Painting & Finishes to provide lift for paint work

Total	\$19,570.00
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Terms

We agree to provide all necessary labor, materials, and supplies required to carry out the services specified in this contract, in accordance with the terms and conditions outlined herein. Upon completion of the services, our team will ensure that all materials, supplies, and debris are removed from the premises.

1. Scope of Work/Project Description

Please carefully review the job description and note that we are only obligated to perform the tasks specified in the estimate.

2. Paint/Materials

The estimate includes all costs associated with paint and materials.

To ensure that we have ample time to prepare and execute your project to the highest standards, we kindly request that you select your desired colors at least one week prior to the project start date. This will allow us to order the necessary materials and make any necessary preparations in a timely manner. Additionally, please note that any changes to the selected colors after work has commenced may result in additional charges. As part of our commitment to quality, all surfaces will be given two (2) coats of paint by default unless otherwise specified in the estimate.

Please Note: Some accent colors may require more than two coats to achieve the desired appearance. If such colors are chosen, the customer will be informed of any additional costs before work begins in that area.

3. Unforeseen Conditions

While we always strive to complete every project according to plan, sometimes unexpected issues arise. If any unforeseen repairs are necessary, we will promptly notify you and prepare an additional work order for your approval.

4. Customer Responsibility

- The job site must be free of debris and clean prior to our arrival.
- The work area must be clear of other trades.
- The customer must be available for a final walkthrough with the crew lead on the last day of the project.

5. Work Standards

Our company adheres to industry-standard work protocol and craftsmanship. Our painters will remain on-site until the project is fully completed.

6. Warranty

We stand behind the quality of our work and the materials we use. That's why we offer a warranty on labor and materials for three (3) years following completion of the project. It's important to note that this warranty does not extend to incidental damage caused by accident or abuse, normal wear and tear, temperature changes (such as hail, wind, snow, or moisture), or cracks caused by expansion. Nonetheless, we are committed to ensuring that you are satisfied with the work we provide and will always do our best to address any issues that may arise.

7. Cancellation

The customer may cancel the project within three days of accepting the estimate by emailing us.

8. Acceptance

Please signify your acceptance of this estimate by clicking on the "Accept" button and signing virtually.

9. Payment

Work cannot begin until the deposit is received.

The remaining balance of the total is due upon completion of the project.

Labor, paint and materials are included

A signed estimate will be due upon the acceptance and scheduling of the project, 25% deposit 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.

ESTIMATOR SIGNATURE	DATE

 	
CUSTOMER SIGNATURE	DATE

Estimate #46 for Andrew Mueller
Total value: \$19,570.00



COMMERCIAL & INDUSTRIAL COATINGS & WALLCOVERINGS

409 Olympia Dr. | Bloomington, IL 61704 | Brianw@bedrockpaintinginc.com | (309)275-5339

Proposal

Ref: Dewenters Building
118 West Washington St
Bloomington, IL 61701

All work figured using plans sent March 22, 2002

- Scope:**
- Pressure wash exterior
 - Prime areas as needed
 - Finish paint exterior (2 coats) of Sherwin-Williams Loxon

- Exclusions/Limitations:**
- No floor coatings or sealers
 - No wood staining
 - No floor stripping
 - No mechanical equipment to be painted
 - No drywall finishing
-

Total for Labor and Materials	\$14,750.00
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ARCH MASONRY CONSTRUCTION

114 SHADOW CRK., WASHINGTON, IL. 61571

EMAIL: ARCHMASONRYINC@COMCAST.NET

February 21, 2024

Cornerstone LLC

RE: 118 W. Washington Street, Bloomington

Attn: Andrew Meuller

Scope: Structural grind and tuckpoint damaged areas on west and North elevations. Approximately 875sf. Proposal includes all labor and materials

Not to exceed \$20,000.00

Submitted for your consideration,

Kurt Hartter
Arch Masonry Inc.



REGULAR AGENDA ITEM NO. 5.G.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$25,000.00 for tuckpointing and brick repair or replacement on the southern elevation of the building, using Type "O" mortar. 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 Burke Building. The building was constructed in 1900.

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: John Myers

ATTACHMENTS:

[BHP-10-24 - Staff Report - 309 N. Main St](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 16, 2024

CASE NO: BHP-10-24 Rust Grant

REQUEST: 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 tuckpointing, with minor brick replacement, on the property located at 309 N. Main Street. PIN: 21-04-329-001.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 309 N. Main Street

Existing Zoning: D-1 (Central Business) District

Existing Land Use: Commercial

Property Size: 24' x 98' (2,352 square feet)

HISTORIC INFORMATION

Year Built:	1900
Architectural Style:	Italianate Two-Part Commercial Block
Architect:	Unknown
Historic District:	Bloomington Central Business District - Contributing
Alternate Name:	Burke 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 FY09 for exterior painting (BHP-18-09).

The premises served as a jewelry and silversmith shops: A.E. Elbe & Son in the early 1900s; W.P. Garretts in the 1910s through the 1920s; Chadband's from the late 1920s to the late 1970s; and was an office supply store, Mace Printing and Office Supply Company, in the 1980s through the early 2000s. It currently serves as a game store (Red Raccoon Games) since the mid-2010s. Above the ground floor, there were a variety of uses ranging from dance halls to residential apartments (Arthur Murray's, Elk Lodge) throughout the history of the building. Since the construction of the building, a variety of alterations have occurred, however, the brick façade and window design appear to be original. Most notably, the decorative cornice was removed in the 1950s and the storefront cornice cladding was removed in the 1990s, revealing the brick underneath. Additionally, routine maintenance of the façade and other elements of the building have been completed. The third story of the adjacent building has burned a number of times and was not rebuilt after the last fire. The exposed wall of 309 appears to be a combination of patched or coated original party wall and replaced/repared newer materials; some material should still be considered historic and caution taken with matching texture and hardness.

Request

The Applicant is requesting a Rust Grant in the amount of \$25,000 for tuckpointing and brick replacement on the southern (secondary) façade.

Project Description

The project includes tuckpointing of the southern facade with type "O" mortar. The grinding of joints and removal of spalling brick will be done, as needed, and replaced with similar materials.

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 the southern elevation, which supports the usage of the building and is eligible in accordance with the Rust Grant guidelines. Additionally, the subject work is exterior to the building and will be viewed by the public.

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

This project falls under priority 2, “Maintenance of a historic element,” by helping to fund efforts to restore the southern façade.

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 historic in build and materials. No historic architectural elements will be affected by the project, no significant style changes will be made to any elements of the property. Appropriate treatment of the masonry façade is proposed.

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:

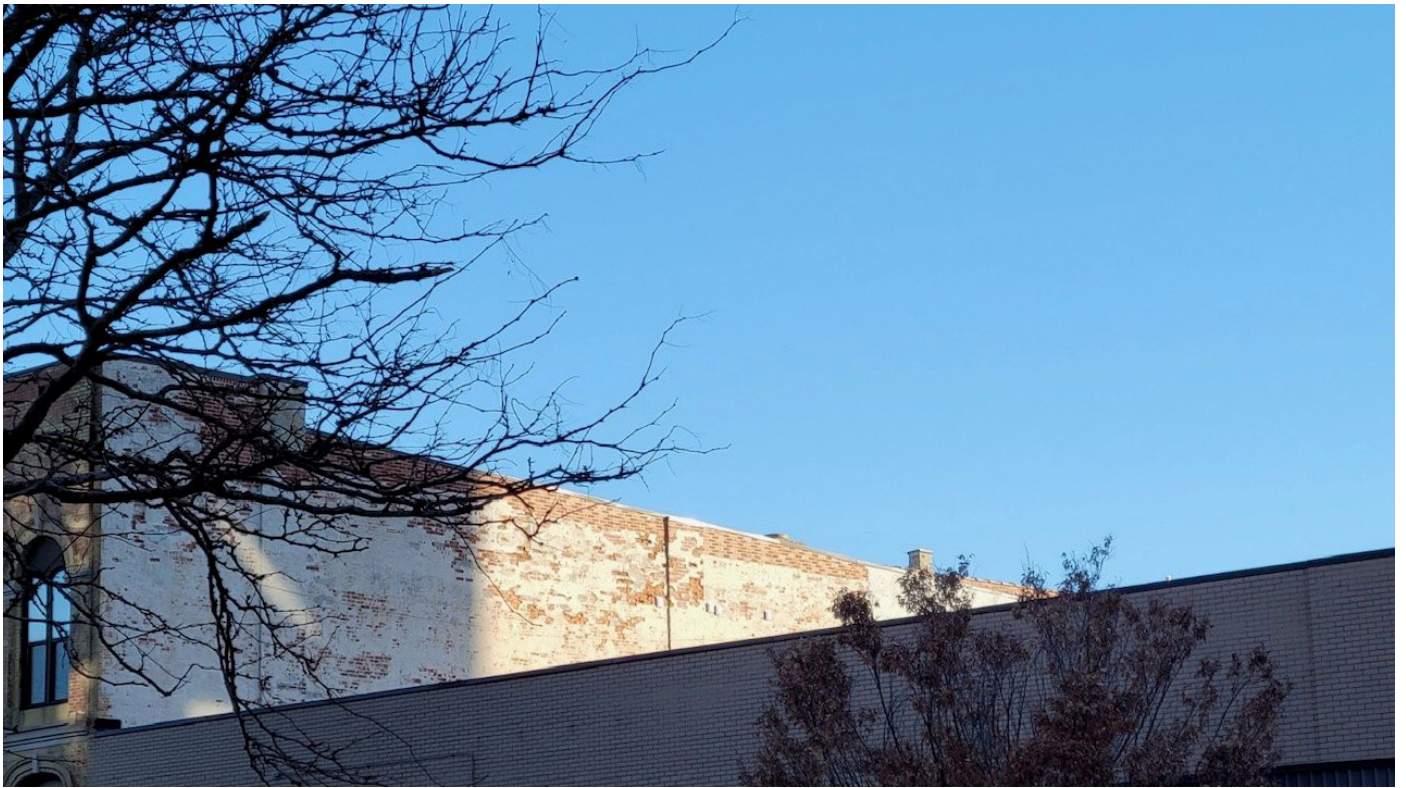
Motion to establish findings that the ***project is eligible*** and to ***consider funding*** the request 414 N Main, LLC/RJV, for a Rust Grant in the amount of ***up to \$25,000.00*** for tuckpointing, with minor brick replacement, on the property at 309 N. Main Street.

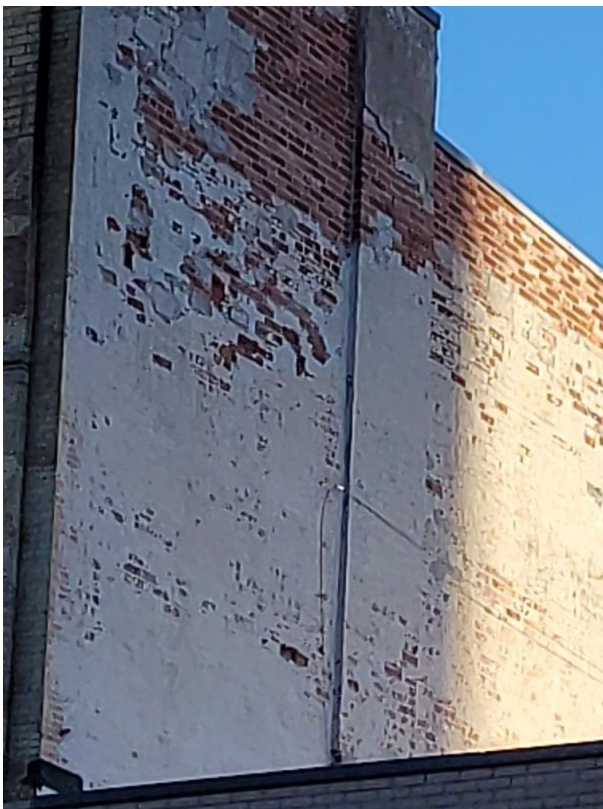
Respectfully submitted,
John Myers
Assistant City Planner

Attachments:

1. Image of area where work is to be performed
2. Quotes with scopes of work
3. Historic Images of Property

Attachment 1: Pictures of Work Area





Attachment 2: Quotes with Scopes of Work

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 275-4331	Estimate				
Prepared for: 414 N Main LLC 919 W. Mulberry Bloomington, IL 61701					
1/29/2024					
309 N Main St. south side					
Proposal	Total				
Exterior tuckpointing This work will be done over the top of 303 n Main st roof Prep for work Cover the work area with plywood Provide man lift Provide swing stage scaffolding Grind joints as needed on the south elevation Remove spauling brick and replace with like kind Tuck point using type O mason cement Clean up and disposal					
Total	\$ 50,000.00				
Note: Customer requested that \$50,000 worth of work be done. If more brick needs to be removed there will be an additional change order to complete the project.					
Prices subject to change Unforeseen conditions not included					
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;">\$ 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				

Steven Cornejo
37367 Comanche Drive
Bloomington, IL 61770

Date: January 29th, 2024

ESTIMATE

For: 414 N Main LLC
919 W Mulberry Street
Bloomington, IL 61701

RE: 309 N Main Street South Side

Proposal

I am too busy to do this job at this time.

Juan Flores
1209 S Lee Street
Bloomington, IL 61701
309-433-5318

Date: January 29th, 2024

ESTIMATE

For: 414 N Main LLC
919 W Mulberry Street
Bloomington, IL 61701

RE: 309 N Main Street South Side

Proposal

I am too busy to do this job at this time.

Attachment 3: Historic Images of Property



c.1927s

Architecture of McLean County, Architecture_B_Main_St_N_300_block_00035A.tif



c.1970s

Architecture of McLean County, Bloomington_Downtown_ca_1950-1970s_00075A.tif



c.1984s

Architecture of McLean County, Architecture_B_Central_Busn_Dist_1984_G_Koos_00079A.tif



c.1990

City of Bloomington Township Assessor



REGULAR AGENDA ITEM NO. 5.H.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$8,087.50 for tuckpointing and brick repair or replacement on the western elevation of the building using Type "O" mortar and replacement of the alley door with 36" steel commercial exterior door and jam. Broken or spalled brick will be replaced with new brick. This area is visible from the public right-of-way. After receipt of an updated quote and review of applicable improvements, Staff determined the appropriate request to be \$5,033.92, as reflected in the motion.

The building is known as the C.A.R. Smith Building. The building was constructed c. 1870 by an unknown architect.

The building is a non-contributing structure to the NRHP Bloomington Central Business District.

This project falls under priority 4, "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: John Myers

ATTACHMENTS:

[Staff_Report_-_525_N_Main_--_BHP-11-24_-_FINAL.docx](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 16, 2024

CASE NO: BHP-11-24 Rust Grant

REQUEST: 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.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 525 N. Main Street

Existing Zoning: D-2 (Downtown Transitional) District

Existing Land Use: Commercial

Property Size: 25' x 94' (2,350 square feet)

HISTORIC INFORMATION

Year Built:	1870
Architectural Style:	Two-Part Commercial Block
Architect:	Unknown
Historic District:	Bloomington Central Business District - Non-Contributing
Alternate Name:	C.A.R. Smith 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 has not previously received Rust Grant funding for the subject property.

The subject property was included as a non-contributing structure in the Historic Bloomington Central Business District Nomination. The premises served as a barber shop (R. Love's Barber Shop) in the early 1900s, later transitioning into a shoe sales and repair shop (J. Haug & Son Shoe Shop) in the 1910s to the 1970s. In the 1970s, the premises served as a pizza shop (Tobin's Pizza) and a restaurant/teenage hang-out (DJ's). In the 1980s it transitioned into a bar/tavern (Mosey's) until the late 1990s. Since 1999, the building has served as a bar/nightclub (Daddios). The building has undergone a number of alterations over the years. After construction, in the mid-1970s, wooden cladding was added to cover the brick façade. The wooden cladding was removed in the early 1990s. Once the wooden cladding was removed, a new brick façade was added to the building. Since the installation of the new brick façade, tuck pointing and other routine maintenance have taken place.

Request

The Applicant is requesting a Rust Grant in the amount of \$8,087.50 for the exterior tuck pointing of the western façade and alley door replacement. **After receipt of an updated quote and review of applicable improvements, Staff determined the appropriate request to be \$5,033.92, as reflected in the motion.**

Project Description

The project includes tuckpointing of the west elevation and brick replacement with type "O" mortar and replacing the alley door with a 36" steel commercial exterior door and jam.

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 to the façade and 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 will affect the primary façade, which will be viewed by the public and the rear façade which is not viewable from the public right-of-way.

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

This project falls under priority 4, “Maintenance of a non-historic element,” by helping to fund efforts that will result in the improvement of the non-original primary façade and 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 Heartland Bank & Trust HBT386 (James Sample) and operates as a commercial building with a bar/nightclub 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, no significant style changes will be made to any elements of the property and no inappropriate treatment of masonry façade is proposed.

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 ***consider funding*** the request 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.

Respectfully submitted,
John Myers
Assistant City Planner

Attachments:

1. Pictures of Work Area
2. Quotes with scopes of work
3. Historic Images of Property

Attachment 1: Pictures of Work Area



Attachment 2: Quotes with Scopes of Work

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 275-4331		Estimate	
Prepared for: Daddios Night Club 525 N Main St Bloomington, IL 61701		11/6/2023	
Proposal		Total	
Exterior			
Tuck point west elevation			
Grind bad or missing mortar areas			
Apply Type O mortar			
Cleanup when finished			
Provide man lift			
Disposal			
Total		\$ 5,192.78	
Replace alley door with a 36" steel commercial exterior door and Jam. Install new hardware			
Apply 1 coat of DTM paint to jam and door			
Total		\$ 4,875.05	
Interior			
Mens Bathroom remodel			
Remove Plumbing fixtures			
Remove Sink vanity too			

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



Proposal

ADDRESS
Daddio's Night Club
525 N Main Street
Bloomington, IL 61701

PROPOSAL #
DATE 1/29/2024

ACTIVITY	QTY	RATE	AMOUNT
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I am too busy to bid these jobs at this time.

Attachment 3: Historic Images of Property



1984
Architecture of McLean County, Architecture_B_Central_Busn_Dist_1984_G_Koos_00075A.tif



REGULAR AGENDA ITEM NO. 5.I.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$4,875.00 for tuckpointing on the western elevation of the building, using Type "O" mortar. This area is visible from the public right-of-way.

The building is known as the C.A.R. Smith Building. The building was constructed c. 1870 by an unknown architect.

The building is a non-contributing structure to the NRHP Bloomington Central Business District.

This project falls under priority 4, "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: John Myers

ATTACHMENTS:

[Staff_Report_-_527_N_Main_-_FINAL.docx](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 16, 2024

CASE NO: BHP-12-24 Rust Grant

REQUEST: 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.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 527 N. Main Street

Existing Zoning: D-2 (Downtown Transitional) District

Existing Land Use: Commercial

Property Size: 24' x 94' (2,350 square feet)

HISTORIC INFORMATION

Year Built:	1870
Architectural Style:	Two-Part Commercial Block
Architect:	Unknown
Historic District:	Bloomington Central Business District - Non-Contributing
Alternate Name:	C.A.R. Smith 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 Rust Grant funding previously.

The subject property was included as a non-contributing structure in the Historic Bloomington Central Business District Nomination due to significant alteration of the original condition. The premises served as a meat market (Drew's Cut Rate Market) in the late 1910s. From the 1920s to the 1970s, it transitioned through several bakeries (Heafer's Bakery Co., Sunshine Bakery, Jefferson Bake Shop, and C.P. Bakery). In the early 1970s, the premises served as a pizza shop (Momma Teresa's Pizza). From the late 1970s through the late 1990s, the premises transitioned through several bar/nightclub establishments (Zorro's, Mosey's, Country Nights). Since 1999, the building has served as a bar/nightclub (Daddios). The building has undergone numerous alterations over the years. In the mid-70s, wood cladding was added to cover the brick façade. The wooden cladding was later removed and replaced with a new brick façade. During the construction of the brick façade, the number of windows was reduced and the aspect changed. Since installation of the new façade, tuckpointing, brick replacement, and other routine maintenance have been completed. In 2021, the roof of the property was torn off and replaced.

Request

The Applicant is requesting a Rust Grant in the amount of \$4,875.00 for the tuckpointing of the western elevation.

Project Description

The project includes the tuckpointing of the western elevation, as needed, with type "O" mortar. The project will include any necessary grinding of bad or missing mortar areas.

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 façade improvements to the western elevation (primary façade), which assists in preventing structural failures and supports occupancy.

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

This project falls under priority 4, "Maintenance of a non-historic element," by helping to fund

efforts that will result in an improvement to the non-historic façade.

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

The subject property is owned by Heartland Bank & Trust HBT386 (James Sample) and operates as a commercial building with a bar/nightclub 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 non-historic materials. No historic elements will be affected by the project, no significant style changes will be made to any elements of the property, and no inappropriate treatment of the masonry façade is proposed.

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 ***consider funding*** the request James Sample, for a Rust Grant in *the* amount of ***up to \$4,875.00*** for tuckpointing on the west elevation at the property located at 527 N. Main Street.

Respectfully submitted,
John Myers
Assistant City Planner

Attachments:

1. Image of area where work is to be performed
2. Quotes with scopes of work
3. Historic Images of Property

Attachment 1: Pictures of Work Area



Attachment 2: Quotes with Scopes of Work

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 275-4331		Estimate				
Prepared for: Daddios Night Club 527 N Main St Bloomington, IL 61701		1/29/2024				
Proposal		Total				
Exterior Tuck point west elevation Grind bad or missing mortor areas Apply Type O mortor Cleanup when finished Disposal Provide man lift						
Total		\$ 9,750.00				
Prices subject to change Unforeseen conditions not included						
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;">Subtotal</td> <td style="text-align: right; padding: 5px;">\$ 9,750.00</td> </tr> <tr> <td style="padding: 5px;">TOTAL</td> <td style="text-align: right; padding: 5px;">\$ 9,750.00</td> </tr> </table>	Subtotal	\$ 9,750.00	TOTAL	\$ 9,750.00
Subtotal	\$ 9,750.00					
TOTAL	\$ 9,750.00					

X _____
 R.J.V. Construction LLC Member

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



Proposal

ADDRESS
Daddio's Night Club
527 N Main Street
Bloomington, IL 61701

PROPOSAL #
DATE 1/29/2024

ACTIVITY	QTY	RATE	AMOUNT
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I am too busy to bid these jobs at this time.

.....

TOTAL	\$
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Accepted By

Accepted Date

Attachment 3: Historic Images of the Property



1984

Architecture of McLean County, Architecture_B_Central_Busn_Dist_1984_G_Koos_00075A.tif



c.1990

Bloomington Township Assessor



REGULAR AGENDA ITEM NO. 5.J.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$22,966.41 for tuckpointing and brick repair or replacement on the western and eastern elevation of the building, using Type "O" mortar, replacement of two exterior doors, and non-original siding replacement. Broken or spalled brick will be replaced with new brick. The primary façade is visible from the public right-of-way.

The building is known as the Lutz Building, after the Lutz Bros. Grocery Store and was designed by an unknown architect. The building was built in 1913.

The building is a contributing structure to the NRHP Bloomington Central Business District. This project falls under priority 2, "Maintenance of a historic element," and priority 4, "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: John Myers

ATTACHMENTS:

[Staff_Report_-_BHP-13-24_-_FINAL.docx](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 16, 2024

CASE NO: BHP-13-24 Rust Grant

REQUEST: 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.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 529 N. Main Street

Existing Zoning: D-2 (Downtown Transitional) District

Existing Land Use: Commercial

Property Size: 28' x 94' (2,632 square feet)

HISTORIC INFORMATION

Year Built: 1913
Architectural Style: Two-Part Commercial Block
Architect: Unknown
Historic District: Bloomington Central Business District - Contributing
Alternate Name: Lutz 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 has not previously received grant funding.

The premises served as a grocery store (Lutz Bros.) in the 1910s and housed a variety of other retail and grocery establishments (Campbell Holton & Co., Freeman's Bakery, The Chicago Market Co., Stop and Shop Grocery, Bloomington Co-Op Society, Piggly Wiggly, Eisner Food Market, and S & H Green Stamp Store) through the 1960s. From the 1970s to the late 1990s, the building served a variety of retail establishments (Garry's Sleep Shop, Now and Then Antique Shop, Bloomington Mattress Factory, Rip Van Winkle Mattress Factory, Benders Custom Mattress Co., Top Drawer, LaSalle Electronic, and Omar Thrift Store) and acted as an American Legion Meeting Hall (Redd Williams Post 163). Since 1999, the building has served as a bar/nightclub (Daddios). The building has undergone several alterations but has maintained the original brick façade from its construction in 1913. The original display windows, second-story windows, and the storefront cornice were covered with wooden cladding around the 1970s-80s. Most of the wooden cladding on the first story was later removed and replaced with storefront display windows sometime in the late 80s. The alteration that provided today's visual occurred in the 1990s-2000s: the 1970/80s wood siding was replaced; the display windows were closed in for a smaller entry door and two plate glass windows; and, what appears to have originally been a set of clerestory windows above the storefront was recovered with aluminum siding.

Request

The Applicant is requesting a Rust Grant in the amount of \$22,966.41 for tuckpointing, two exterior door replacements, and non-original siding replacement.

Project Description

The project includes: tuckpointing the western (primary) façade and eastern façade with type "O" mortar, as needed; replacement of front and back doors with 36" steel commercial doors and jams; removal of wooden siding; and, installation of sawn siding and trim. The tuckpointing will also include the grinding of bad or missing mortar areas and the replacement of brick, if needed.

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 to two of the ingress/egress paths and the western (primary)

and eastern façade, which support 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 will be viewed by the public.

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

This project falls under two priorities under the Rust Grant, priority 2, “Maintenance of a historic element,” and priority 4, “Maintenance of a non-historic element,” by helping fund efforts that will result in improvement to the western (primary) and eastern façade and to the 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 *529 N Main Daddios, LLC* and operates as a commercial building with a bar/nightclub 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 and historic materials. The historic elements will be maintained by the project, no significant style changes will be made to any elements of the property, and no inappropriate treatment of the masonry façade is proposed.

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 consider funding the request by James Sample, for a Rust Grant in the ***amount of up to \$22,966.41*** for exterior tuckpointing, replacement of exterior two doors, and non-original siding replacement.

Respectfully submitted,
John Myers
Assistant City Planner

Attachments:

1. Picture of Work Area
2. Quotes with scopes of work
3. Historic Images of Property

Attachment 1: Pictures of Work Area





Attachment 2: Quotes with scopes of work

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 275-4331		Estimate		
Prepared for: Daddios Night Club 529 N Main St Bloomington, IL 61701		1/29/2024		
Proposal		Total		
Exterior Tuck point East & west elevation Grind bad or missing mortor areas. Replace missing Brick Apply Type O mortor Cleanup when finished Disposal Total				\$ 19,478.82
Replace Front & Back door with a 36" steel commercial exterior door and Jam. Install existing hardware Apply 1 coat of DTM paint to jam and door Total				\$ 9,454.00
Remove wood siding on west elevation Repair subframing Install new rough sawn siding Install new rough sawn trim Prep for paint Apply 2 coats of S.W. Solid stain Disposal & cleanup Total				\$ 17,000.00
Prices subject to change Unforeseen conditions not included				
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.		Subtotal		\$ 45,932.82
X _____ Robert J. Vericella R.J.V. Inc Member		TOTAL		\$ 45,932.82

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



Proposal

ADDRESS
Daddio's Night Club
529 N Main Street
Bloomington, IL 61701

PROPOSAL #
DATE 1/29/2024

ACTIVITY	QTY	RATE	AMOUNT
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Exterior - Masonry
I am too busy to bid these jobs at this time.

Replace Front & Back door Exterior door & jam, install existing hardware Apply 1 coat of paint to jam & door			\$10,000
--	--	--	----------

Remove wood siding on west elevation Repair subframing Install new rough sawn siding & trim Prep for pain, apply 2 coats Disposal & cleanup			\$18,500
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TOTAL	\$	28,500
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Accepted By

Accepted Date

Attachment 3: Historic Images of Property



c.1990
Bloomington Township Assessor



1984
Architecture of McLean County, Architecture_B_Central_Busn_Dist_1984_G_Koos_00075A.tif



c.1920s

Work in McLean County, Bloomington_Cooperative_Stove_00001A.tif



REGULAR AGENDA ITEM NO. 5.K.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$50,000.00 for façade renovations at the building. This would include exterior door and window systems, exterior accessibility upgrades, siding/coating replacement, and front canopy restoration. Differences exist between estimates. This area is visible from the public right-of-way.

The premises previously served as a dentist's office and was originally constructed in 1954, according to the Township Assessor's website. It was described as a "one-story, modern structure walled by split concrete blocks" in a 1955 article, in The Pantagraph, announcing the opening of Dr. Robert Bowen's dental practice within the building.

The building is not located within the NRHP Bloomington Central Business District. This project falls under priorities 3, "Projects that improve ADA compliance..." and 4, "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: Jon Branham

ATTACHMENTS:

[Staff_Report_-_211_N_Prairie_St_-_FINAL.docx](#)

[Attachment 2: Underground Barbershop Scope of Work](#)

[Attachment 3: Tarter Quote](#)

[Attachment 3: 1Source Quote](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 16, 2024
CASE NO: BHP-14-24 Rust Grant
REQUEST: Consideration, review and action on a request submitted by Davin Garrett, Sr. for a Rust Grant in the amount of \$50,000.00 for storefront replacement for the property located at 211 N. Prairie Street. PIN: 21-04-406-002.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 211 N. Prairie Street
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial
Property Size: 35' x 60' (2,100 square feet)

HISTORIC INFORMATION

Year Built: 1955
Architectural Style: Mid-Century Modern
Architect: Unknown
Historic District: None
Alternate Name: None

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 previously received a Rust Grant.

The premises previously served as a dentist's office and was originally constructed in 1954, according to the Township Assessor's website. It was described as a "one-story, modern structure walled by split concrete blocks" in a 1955 article, in *The Pantagraph*, announcing the opening of Dr. Robert Bowen's dental practice within the building. The article also identified that Dr. Bowen had previously occupied space for his practice in the National Bank Building since 1941.

Request

The applicant is requesting a Rust Grant in the amount of \$50,000.00 for storefront replacement.

Project Description

The project includes updating the existing storefront following asbestos abatement at the property, which involved the safe removal of the existing storefront's glazing systems from the window display area along with four additional exterior windows. The project will replace the original exterior door and window systems. Additionally, the existing wood-framed canopy, which is in significantly disrepair, would be restored. The applicant also intends to upgrade accessibility at the property by repairing/replacing concrete flatwork and relocating the existing entry door.

Itemized details include:

- New cedar texture panels, new metal flashing and drip edge
- New SmartSide pebbled stucco panel siding
- New soffit panel
- New insulated tempered glass unit with wood stops and structural silicone
- New aluminum door system (entry to be relocated further south)
- New concrete ramp
- Painting of concrete block screen wall and overhead door system

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 façade improvements as well as improvements to the building entry area, 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, and is visible from the public right-of-way.

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

This project falls under priorities 3, “Projects that improve ADA compliance...” and 4, “Maintenance of a non-historic element,” by helping to fund efforts that will result in accessibility, structural, and visual improvements to the primary façade and 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 Davin Garrett, Sr. with the intention to operate as a commercial building (Personal Service - Barber Shop). The property will operate under such use following 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.

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 ***consider funding*** the request by Davin Garrett, Sr., for a Rust Grant in the amount of ***up to \$50,000.00*** for storefront replacement for the property located at 211 N. Prairie Street.

Respectfully submitted,
Jon Branham
City Planner

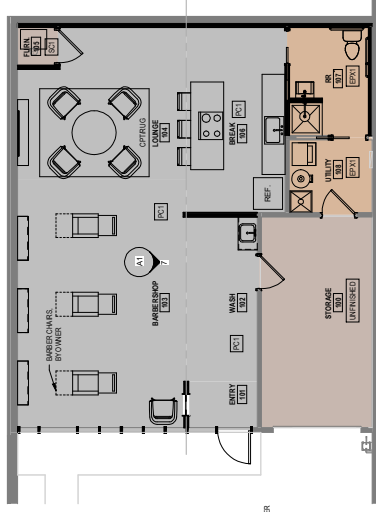
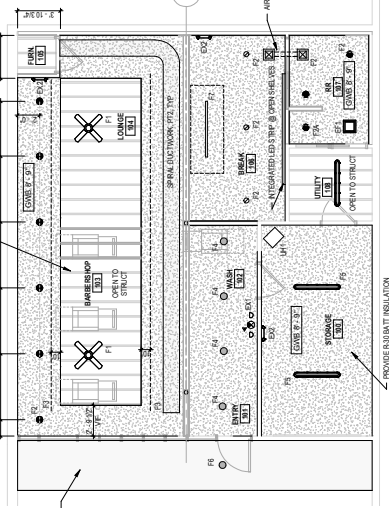
Attachments:

1. Pictures of Work Area
2. Proposed Project Area Improvements
3. Quotes with Scopes of Work

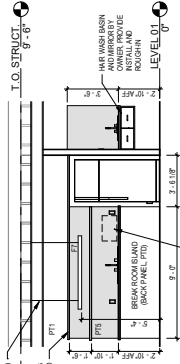
Attachment 1: Pictures of Work Area



Architectural Studio



③ FINISH PLAN
3/16" = 1'-0"



7 INTERIOR ELEVATION
14" = 1'-0"

GENERAL NOTES - REFLECTED CEILING PLAN

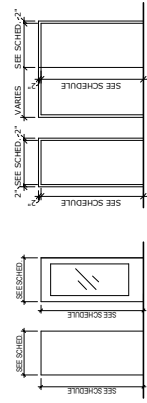
- ## GENERAL NOTES - WALL PARTITIONS

GENERAL DOOR SCHEDULE NOTES

- [illegible]

DOOR SCHEDULE

Material	Frame Type	Door Material Type	Panel Type	Width	Height	HW	Comments
100B		100B Metal	1	3" 0"	7" 0"		INTERIOR GARAGE
100C		100C Metal	1	3" 0"	7" 0"		REAR ENTRANCE CLOSET
100E		100E Metal	1	3" 0"	7" 0"		REAR ENTRANCE CLOSET
100F		100F Metal	1	3" 0"	7" 0"		REAR ENTRANCE CLOSET
100A		100A Wood	1	3" 0"	7" 0"		POCKET DOOR, FRONT LATH
100B		100B Metal	1	3" 0"	7" 0"		INTERIOR GARAGE



DOOR FRAME TYPES
1/4" = 1'-0"

THE DIMENSIONS SHOWN ARE REASONABLY ACCURATE, BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND TO CHECK WITH ALL PORTIONS OF THE WORK PRIOR TO PROCEEDING WITH CONSTRUCTION OR AUTHORIZING FABRICATION. NOTIFY THE ARCHITECT IF CLARIFICATION OR REVISION TO ANY INFORMATION SHOWN IS REQUIRED.

GENERAL NOTES - FINISH PLAN

- [illegible]

MATERIAL LEGEND

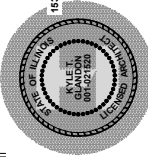
- EXOTIC FLOORING**
 EXP XT1 SHERWIN WILLIAMS ARMORSEAL 1800, COLOR T8D
- | COLORS T8D | |
|------------|---|
| PAT1 | SHERWIN WILLIAMS - XX (TYPICAL WALLS) SATIN |
| PAT2 | SHERWIN WILLIAMS - XX (TYPICAL CEILING) FLAT |
| PT3 | SHERWIN WILLIAMS - XX (STEEL) SATIN |
| PT4 | SHERWIN WILLIAMS - XX (ROOF FRAMING) FLAT |
| PT5 | SHERWIN WILLIAMS - XX (BACKSPLASH) HIGH GLOSS |

POLISHED CONCRETE

- RUBBER BASE
RB1 4" RUBBER BASE, BLACK

CASE_BLACK

- MATERIAL**
PEAK ROOM) BASIS-OF-DESIGN: CORIUM QUARTZ -
TIME





Attachment 3: Quotes with Scopes of Work

TARTER CONSTRUCTION SERVICES

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

March 26th, 2024

RE: Underground Barbershop Renovation

Underground Barbershop

211 N. Prairie St.

Bloomington, IL 61701

Tarter Construction Services, LLC would like to thank you for the opportunity to provide a proposal on your renovations.

TOTAL COST OF PROPOSED SCOPE OF WORK: **\$226,200.00**

(The following scope of work is included in the total cost)

SCOPE OF WORK:

DIVISION 1 GENERAL CONDITIONS:

- Project management
- Supervision
- Dumpsters
- Final cleaning
- Construction cleaning
- Permitting
- Porto potties
- Inspections
- Liability insurance

DIVISION 2 DEMOLITION:

- Removal of existing HVAC, plumbing and electrical
- Removal of walls not being re-used
- Removal and replacement for concrete for underground plumbing and electrical

DIVISION 3 CONCRETE:

- Pour footings for new steel columns

DIVISION 5 METALS:

- Provide and install structural steel columns
- Provide and install structural steel beams

DIVISION 6 ROUGH/FINISH CARPENTRY:

- Frame new walls and soffits
- Install blocking for casework and grab bars
- Provide and install new hollow metal doors, frames, hardware, and pre-finished wood doors

- Drywall and tape new walls/soffits
- Provide and install batt insulation as noted on drawings
- Hang and tape drywall on existing metal stud walls
- Tape existing walls to level 4 finish
- Provide and install cabinets, shelves and countertops (does not include any owner provided items listed on drawings)
- Prime and paint new doors, frames, walls, soffits and exposed ceiling
- Provide and install mirrors

DIVISION 9 FLOORING:

- Provide and install rubber flooring
- Polish concrete
- Epoxy flooring

DIVISION 15A PLUMBING:

- Install new underground drains and vents according to print
- PEX water lines underground
- Trenching and backfill included (Spoils to be removed and hauled off site)
- Includes any concrete removal or pour back
- Porcelain wall hung sink with single handle chrome faucet, mixing valve, trap guard, grid strainer
- Toto toilet, tank type, open front seat
- 36" fiberglass shower unit, chrome Delta shower faucet (non-ADA)
- Dayton drop-in sink with Delta Essa faucet
- Mustee mop sink and Chicago mop faucet
- \$2,475 allowance for fixtures

DIVISION 15B HVAC:

- (1) Carrier Condenser
- (1) Carrier Ducted Air Handler
- (1) 8K Heat Kit
- (1) Thermostat
- (1) Line Set
- Air Bear Filtration Cabinet
- Lot of spiral ducting per plan shown (Paint Grip)
- (9) GRD's
- Restroom exhaust fan & duct
- Condensate to floor drain
- Control Wiring low volt
- (1) 3K Hanging Heater (Electric)
- (1) Thermostat
- Flues for shop heater
- (1) Kitchen Hood & Associated duct

DIVISION 16 ELECTRICAL:

- Provide underground conduit to the island.
- Provide and install all necessary breakers in the existing panel.
- Provide and install all lighting according to the print (A fixture allowance of \$3,150.00 is included)
- Provide and install 18 outlets
- Provide and install circuitry for all equipment and appliances
- Provide and install new 200-amp single phase service with meter located on exterior of building

TOTAL COST OF PROPOSED SCOPE OF WORK FOR EXTERIOR FACADE: \$52,400.00

(The following scope of work is included in the total cost)

SCOPE OF WORK:

DIVISION 3 CONCRETE:

- Remove and replace asphalt parking lot with concrete
- Remove and replace concrete ramp to accommodate new entry

DIVISION 4 MASONRY:

- Cut openings for new windows
- Infill opening of old window
- Cut CMU block to accommodate new steel beam

DIVISION 5 METALS:

- Provide and install hand rail

DIVISION 6 ROUGH/FINISH CARPENTRY:

- Provide and install tyvek on existing wood sheathing
- LP Smartside Stucco Panel
- LP woodgrain panel on fascia board
- LP Panel for soffit on front overhang
- Paint existing block wall and overhead door
- Provide and install new aluminum entry door and replace all glass in wood frames
- Provide and install new windows and glass where noted

CLARIFICATIONS:

- Price does not include plan review fees
- Price includes normal shift hours
- Price does not include a fire alarm system
- Price does not include fire sprinkler
- Price does not include prevailing wage
- Price does not include sales tax
- Price does not include architectural or engineering fees
- Price does not include utility company fees
- Price does not include unforeseen conditions

- Price does not include office furniture, appliances, and equipment
- Price does not include TV's

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.



Attachment 3: Quotes with Scopes of Work

1 Source Construction LLC

51 Brookstone Circle

Bloomington, IL 61704 US

309.838.2845

jimh.1sourceconstruction@gmail.com

www.1source-construction.com



Estimate

ADDRESS

Davin - Exterior Estimate

Underground Barber

211 N Prairie St

Bloomington, IL 61701

ESTIMATE # 2506

DATE 03/25/2024

ACTIVITY	DESCRIPTION	AMOUNT
City of Bloomington	Permit Fees	0.00
Labor	Any demo needed per the plan	0.00
	Install LP Smart Siding	
	Install new Metal - fascia and drip edge	
Materials	LP Smart Siding	0.00
	Black coil stock metal	
Windows / Ext Door	Store Front Windows per plan	0.00
	1 - Full Glass exterior door per plan	
TOTAL COST		35,121.50
Construction Management Fee	1 Source Construction will turn in an invoice at the 1st of each month (Payable in 10 days) With each invoice the owner will receive a copy of each invoice from our Sub Contractors 1 Source Construction's Management fee of 15% will also be included	5,200.00

Contact 1 Source Construction LLC to pay.
Thank you for your business.

TOTAL

\$40,321.50

Client Signature/Date

X _____

1 Source Construction

X _____ Date _____



REGULAR AGENDA ITEM NO. 5.L.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$22,077.00 for storefront replacement on the front elevation of the building.

The project includes installing aluminum-framed display windows and one entry door, between the bulkhead/kickplate and transom/sign-band areas of the storefront. The area is visible from the public right-of-way.

According to the National Register of Historic Places Inventory Nomination Form for Downtown Bloomington, the contributing building at 405-407 N. Main is known as the "Stautz-Major Building" was constructed in 1871. In 1967, Chester Wonderlin installed a new metal façade across both buildings to create a seamless, contemporary visual that remained in place until Wonderlin closed their doors in 1995. Restoration of the building began slowly in the late 1990s, but in 2000 the City (TIF income and a Rust Grant) helped fund the restoration and rehabilitation of the building which had been vacant for nearly five (5) years. Upon removal of the first-floor storefront coverup, they discovered that the original storefronts were mostly intact and could be restored rather than rebuilt, resulting in the different visual characteristics of the two properties on the ground floor.

Differences exist between the visual proposal "Picture of Work Area" and written description of scope of work presented in the quote(s). Determining an accurate scope of work is key to evaluating whether the proposed project is fundable and the amount of

funding for which the project may be eligible. No indication of the technical infeasibility for repair of the display window materials on the existing storefront has been provided, but given the scope of the 1960's façade cover-up there is a good chance the materials proposed for replacement are already non-original. The written description of the scope of work appears to include additional work on the recessed storefront entrance area that includes sidelite windows and is far more likely to consist of original materials.

The building is a contributing structure to the NRHP Bloomington Central Business District. This project may fall under priority 4, "Maintenance of a non-historic element," or may not fall under any fundable priorities.

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: Jon Branham

ATTACHMENTS:

[BHP-15-24 - Staff Report - 405 N Main St](#)

[Attachment 3: RJV Estimate](#)

[Attachment 3: Britton Estimate](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 16, 2024

CASE NO: BHP-15-24 Rust Grant

REQUEST: 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 for the property located at 405 N. Main Street. PIN: 21-04-189-009.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 405 N. Main Street

Existing Zoning: D-1 (Central Business) District

Existing Land Use: Mixed Use

Property Size: 25' x 87' (2,175 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: Stautz-Major 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.

According to the National Register of Historic Places Inventory Nomination Form for Downtown Bloomington, the contributing building at 405-407 N. Main is known as the "Stautz-Major Building" was constructed in 1871. In early City Directories the "Stautz" name is associated with 403 N. Main (Stautz & Seibert, Meat Market) and the addresses do not appear to have changed; a reason for this discrepancy was not identified. The buildings were home to a variety of markets, restaurants, taps, and stores from construction until the early 1960s when the building took on the personal that most locals will recognize as "Wonderlin Galleries" which occupied the space until 1995.

In 1967, Chester Wonderlin installed a new metal façade across both buildings to create a seamless, contemporary visual that remained in place until Wonderlin closed their doors in 1995. Restoration of the building began slowly in the late 1990s, but in 2000 the City helped fund the restoration and rehabilitation of the building which had been vacant for nearly five (5) years. Both TIF and Rust Grant (BHP-29-00) funding helped pay for the major restoration which eventually included a new roof, removal of the sheet metal siding that covered all of the upper façade, repair and cleaning of the stucco upper façade (removal was not an option due to the condition of the underlying brick), brick tuck-pointing, a new roof, and replacement of windows and doors (including substantial rebuild of the upper windows).

Upon removal of the first-floor storefront coverup, they discovered that the original storefronts were mostly intact and could be restored rather than rebuilt, resulting in the different visual characteristics of the two properties on the ground floor. Historic hardwood floors and a tile mosaic were uncovered during the interior restoration work and provide additional appeal to the already-charming historic store fronts of these restored structures. The upper floors were converted into residential units, and in the Fall of August 2002 Glitterati Hair Studio and Coffee Hound moved into the ground-floor storefronts of the newly renovated buildings which have largely remained occupied since that time.

Request

The applicant is requesting a Rust Grant in the amount of \$22,077.00 for storefront replacement.

Project Description

Differences exist between the visual proposal "Picture of Work Area" and written description of scope of work presented in the quote(s). Determining an accurate scope of work is key to evaluating whether the proposed project is fundable and the amount of funding for which the project may be eligible.

The visual proposal includes installing four aluminum-framed display windows and one entry door, between the bulkhead/kickplate and transom/sign-band areas of the storefront. No indication of the technical infeasibility for repair of the display window materials on the existing storefront has been provided but

given the scope of the 1960's façade cover-up there is a good chance the materials proposed for replacement are already non-original. The written description of the scope of work appears to include additional work on the recessed storefront entrance area that includes sidelite windows and is far more likely to consist of original materials.

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 façade improvements to the building, which supports continued usage of the building, and is eligible in accordance with the Rust Grant guidelines. The subject work is exterior to the building and is visible from the public right-of-way.

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

This project may fall under priority 4, "Maintenance of a non-historic element," or may not fall under any fundable priorities.

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

The subject property is owned by 405-407 N. Main Street, LLC and operates as a mixed-use building with a retail establishment as a current tenant on the ground floor and residential units on the second floor. The property will continue under such uses 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.

If an accurate scope of work can be identified through Applicant testimony and additional in-person discussion at the time of grant review, this project may be in accordance with the subject requirements. Firm evidence of replacement of the display window frames and glass was not identified but given the scope of the 1960's façade cover-up there is a good chance some of the materials proposed for replacement are already non-original. Based upon imagery provided by the Applicant, the existing historic architectural characteristics of the property are not proposed for alteration, but the scope of work/quotes provided indicate areas of work additional to those on the provided Picture of Work Area (specifically the side-lite and transom areas) that are more likely to be original. If evidence was provided that the materials proposed for replacement are original the project may violate the Secretary of the Interior's Standards for Rehabilitation, which stress repair over replacement above all, as no indication of the technical infeasibility for repair has been provided. If further discussion indicates that the written quote(s) presents the accurate scope of work the project may also violate the Standards due to proposed visual changes.

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.

If the project is found not to be in substantial compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the project is barred from gaining funding.

- Evidence should be provided that repair of any existing historic character and materials proposed for replacement is not technically feasible.
- Alternatively, the project scope could be further explained to allow more thorough review of the project that may result in the proposal achieving compliance, or compliance with the imposition of certain Conditions. For example, if the proposed replacement is for only the large plate-glass display windows, with no impact planned for the clerestory/transom area, storefront cornice, or sidelight windows, the impact to the historic character and materials would be significantly different. In this more limited context, funding may be a consideration.

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 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.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Picture of Work Area
2. Historic Images of Property
3. Quotes with scopes of work

Attachment 1: Picture of Work Area



Attachment 2: Historic Images of Property



1934 (pre-façade application)
Pantagraph Negatives Collection, MCMH_2012_067_0191.jpg



1960s (with Wonderlin façade)
Work in McLean County, Wonderlin Galleries_00001A.tif

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The Pantagraph/LLOYD YOUNG

Restoration

Greg Tyus of Bloomington worked Thursday to strip down the exterior of the former Wonderlin Galleries building in downtown Bloomington. Fred Wollrab, who owns the building along with Ben Hart, said the 1870 structure is to be restored for retail space and apartments.

Attachment 3: Quotes with Scopes of Work

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 275-4331		Estimate	
Prepared for: Fred Wollrab 405 N Main Bloomington		3/19/2024	
Ivy Lane Bakery			
Proposal		Total	
Replace store front			
Install 4 Kawneer #451T thermal aluminum store front frames 2 openings - 76" x 96" 2 openings - 30"x96" 1 opening divided into 3 bays 78" x 110" Install 1 single door 3'x7' outswing commercial Entry door and frame in bay 2			
Aluminum finish to be #22- Kynar black paint Matching brake metal sill and jam flashing 1" clear tempered SN68 Low-e glass			
Demolition and disposal included Cleanup Prep for work			
Total		\$ 44,154.00	
Prices subject to change Unforeseen conditions not included			
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.		Subtotal \$ 44,154.00	
x _____ Robert J. Vericella R.J.V. Inc. Member		TOTAL \$ 44,154.00	
x _____ Authorized agent			

Attachment 3: Quotes with Scopes of Work

DALLIN
Painting & Construction

Bloomington, IL 61701

Phone: 309-828-4164

Mobile: 309-275-7694

PROPOSAL SUBMITTED TO <u>Fred Wollrab</u>	PHONE	DATE <u>11-3-23</u>
STREET <u>107 Hilltop</u>	JOB NAME <u>Ivy lane bakery</u>	
CITY, STATE, AND ZIP CODE <u>Bloomington, IL 61701</u>	JOB LOCATION <u>405 N main st</u>	JOB PHONE

Stationary Windows
 2 - 76" x 96" openings
 2 - 30" x 96" openings
 1 - 178" x 110" openings divided into 3 bays
 1 single door in bay 2
 all low E tempered safety glass
 entrance door
 3' x 7' out swing commercial entry door finish chosen owner
 hardware for door will be provided. Kawneer 451T thermal glazed
 all labor includes removal of glass framing + door,
 carpentry to be done inside and outside framing and
 trim work for installation of all new windows + doors
 all trash to be disposed of by us.

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

forty seven thousand three hundred fifty five — dollars (\$ 47,355).

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 Barth

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 _____



REGULAR AGENDA ITEM NO. 5.M.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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 **considering 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.

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 \$17,019.00 for siding replacement on the upper level of all four elevations of the building, using a steel siding plank material to replace deteriorated wood siding. Minor differences exist between estimates. Most of the project area is visible from the public right-of-way.

The building was constructed in 1963 as a joint venture of Mr. Robert T. Fleming and Mr. Robert H. Gipson. Original tenants of the one-story, three suite building was Fleming, Messman, and Lapan Attorneys, R.W. Gipson Insurance Agency, and Interstate Fire & Casualty Company.

The building is not located within the NRHP Bloomington Central Business District. This project falls under priority 4, "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: Jon Branham

ATTACHMENTS:

[Staff_Report_-_217-221_E_Washington_St_FINAL.docx](#)

[Attachment 3: Quote - RJV](#)

[Attachment 3: Quote - Flores](#)

[Attachment 3: Quote - DW](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 16, 2024
CASE NO: BHP-16-24 Rust Grant
REQUEST: 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 siding for the property located at 217-221 E. Washington Street. PIN: 21-04-409-005.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 217-221 E. Washington Street
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Commercial
Property Size: 110' x 117' (12,870 square feet)

HISTORIC INFORMATION

Year Built: 1963
Architectural Style: Mid-Century Modern
Architect: Unknown
Historic District: None
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 past.

According to *The Pantagraph*, the building was constructed in 1963 as a joint venture of Mr. Robert T. Fleming and Mr. Robert H. Gipson. Original tenants of the one-story, three-suite building were Fleming, Messman, and Lapan Attorneys, R.W. Gipson Insurance Agency, and Interstate Fire & Casualty Company.

Request

The Applicant is requesting a Rust Grant in the amount of \$17,019.00 for the replacement of siding.

Project Description

The project includes removal of brown wood vertical siding which currently encircles the upper level of the entire building, installing Tyvac and flashing as needed, new brake metal, and accessories as needed. The project will be finished by installing a Quality Edge Vesta vertical steel plank around the building.

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 deteriorated siding at 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 and is visible from the public right-of-way.

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

This project falls under priority 4, "Maintenance of a non-historic element," by helping to fund efforts that will result in improvement to the façade of the building.

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

The subject property is owned by Green Building, LLC, and operates as a multi-tenant commercial office building, including an insurance agency and law office as current tenants. The property will likely continue under such uses 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 **consider funding** the request of Green Building LLC, for a Rust Grant in the amount of **up to \$17,019.00** for replacement of siding for the property located at 217-221 E. Washington Street.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Pictures of Work Area
2. Example of Siding Product
3. Quotes with Scopes of Work

Attachment 1: Pictures of Work Area





Attachment 2: Example of Siding Product

Vesta Steel Siding Plank Solid Ironstone 5"x12' 10/carton



Attachment 3: Quotes with Scopes of Work

R.J.V. Construction LLC 919 W. Mulberry Bloomington, IL 61701 (309) 275-4331		Estimate	
Prepared for: Green Building LLC 217 E Washington			
3/26/2024			
Proposal		Total	
Remove brown wood vertical siding Install Tyvac and flashing as needed Install new brake metal Install siding accessories as needed Install Quality Edge Vesta vertical steel plank			
Material Labor Disposal Cleanup			
Total		\$ 34,038.00	
Rotten wood replacement not included			
Prices subject to change Unforeseen conditions not included			
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.		Subtotal \$ 34,038.00	
x _____ Robert J. Vericella R.J.V. Inc. Member		TOTAL \$ 34,038.00	
x _____ Authorized agent			

Juan Flores

1209 S Lee Street
Bloomington, IL 61701
309-433-5318

Date: March 28, 2024

ESTIMATE

For: Green Building LLC
217 E Washington Street
Bloomington, IL 61701

Proposal

Remove brown wood vertical siding
Install Tyvac and flashing as needed
Install new brake metal
Install siding accessories as needed
Install Quality Edge Vesta vertical steel plank

Material
Labor
Disposal
Cleanup

TOTAL \$37,000.00

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



Proposal

ADDRESS

Green Building LLC
217 E Washington Street
Bloomington, IL 61701

PROPOSAL

DATE 03/28/2024

ACTIVITY	QTY	RATE	AMOUNT
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Remove brown wood vertical siding			
Install Tyvac and flashing as needed			
Install new brake metal			
Install siding accessories as needed			
Install Quality Edge Vesta vertical steel plank			

Material
Labor
Disposal
Cleanup

TOTAL

\$35,150.00

Accepted By

Accepted Date



REGULAR AGENDA ITEM NO. 5.N.

FOR HISTORIC PRESERVATION COMMISSION: May 16, 2024

WARD IMPACTED: Ward 6

SUBJECT: 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.

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 \$22,750.00 for storefront replacement on the front elevation of the building. The project includes installing aluminum-framed display windows and one entry door, between the bulkhead/kickplate and transom/sign-band areas of the storefront. This area is visible from the public right-of-way.

According to the National Register of Historic Places Inventory Nomination Form for Downtown Bloomington, the contributing building at 405-407 N. Main is known as the “Stautz-Major Building” was constructed in 1871. In 1967, Chester Wonderlin installed a new metal façade across both buildings to create a seamless, contemporary visual that remained in place until Wonderlin closed their doors in 1995. Restoration of the building began slowly in the late 1990s, but in 2000 the City (TIF income and a Rust Grant) helped fund the restoration and rehabilitation of the building which had been vacant for nearly five (5) years. Upon removal of the first-floor storefront coverup, they discovered that the original storefronts were mostly intact and could be restored rather than rebuilt, resulting in the different visual characteristics of the two properties on the ground floor.

Differences exist between the visual proposal “Picture of Work Area” and written description of scope of work presented in the quote(s). Determining an accurate scope of work is key to evaluating whether the proposed project is fundable and the amount of funding for which the project may be eligible. No indication of the technical infeasibility for repair of the display window materials on the existing storefront has been provided, but

given the scope of the 1960's façade cover-up there is a good chance the materials proposed for replacement are already non-original. The written description of the scope of work appears to include additional work on the recessed storefront entrance area that includes sidelite windows and is far more likely to consist of original materials.

The building is a contributing structure to the NRHP Bloomington Central Business District. This project may fall under priority 4, "Maintenance of a non-historic element," or may not fall under any fundable priorities.

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: Jon Branham

ATTACHMENTS:

[BHP-17-24 - Staff Report - 407 N Main St](#)

[Attachment 3: RJV Estimate](#)

[Attachment 3: Britton Estimate](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 16, 2024

CASE NO: BHP-17-24 Rust Grant

REQUEST: 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 for the property located at 407 N. Main Street. PIN: 21-04-189-008.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 407 N. Main Street

Existing Zoning: D-1 (Central Business) District

Existing Land Use: Commercial

Property Size: 25' x 87' (2,175 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:	Stautz-Major 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.

According to the National Register of Historic Places Inventory Nomination Form for Downtown Bloomington, the contributing building at 405-407 N. Main is known as the "Stautz-Major Building" was constructed in 1871. In early City Directories the "Stautz" name is associated with 403 N. Main (Stautz & Seibert, Meat Market) and the addresses do not appear to have changed; a reason for this discrepancy was not identified. The buildings were home to a variety of markets, restaurants, taps, and stores from construction until the early 1960s when the building took on the personal that most locals will recognize as "Wonderlin Galleries" which occupied the space until 1995.

In 1967 Chester Wonderlin installed a new metal façade across both buildings to create a seamless, contemporary visual that remained in place until Wonderlin closed their doors in 1995. Restoration of the building began slowly in the late 1990s, but in 2000 the City helped fund the restoration and rehabilitation of the building which had been vacant for nearly five (5) years. Both TIF and Rust Grant (BHP-29-00) funding helped pay for the major restoration which eventually included a new roof, removal of the sheet metal siding that covered all of the upper façade, repair and cleaning of the stucco upper façade (removal was not an option due to the condition of the underlying brick), brick tuck-pointing, a new roof, and replacement of windows and doors (including substantial rebuild of the upper windows).

Upon removal of the first-floor storefront coverup, they discovered that the original storefronts were mostly intact and could be restored rather than rebuilt, resulting in the different visual characteristics of the two properties on the ground floor. Historic hardwood floors and a tile mosaic were uncovered during the interior restoration work and provide additional appeal to the already-charming historic store fronts of these restored structures. The upper floors were converted into residential units, and in the Fall of August 2002 Glitterati Hair Studio and Coffee Hound moved into the ground-floor storefronts of the newly renovated buildings which have largely remained occupied since that time.

Request

The applicant is requesting a Rust Grant in the amount of \$22,750.00 for storefront replacement.

Project Description

Differences exist between the visual proposal "Picture of Work Area" and written description of scope of work presented in the quote(s). Determining an accurate scope of work is key to evaluating whether the proposed project is fundable and the amount of funding for which the project may be eligible.

The visual proposal includes installing six (6) aluminum-framed display windows and one entry door, between the bulkhead/kickplate and transom/sign-band areas of the storefront. No indication of the technical infeasibility for repair of the display window materials on the existing storefront has been provided but given the scope of the 1960's façade cover-up there is a good chance the materials proposed

for replacement are already non-original. The written description of the scope of work includes installing four (4) windows in six (6) openings and appears to include additional work on the recessed storefront entrance area that includes sidelite windows and is far more likely to consist of original materials.

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 façade improvements for the building, which supports continued usage of the building, and is eligible in accordance with the Rust Grant guidelines. The subject work is exterior to the building is visible from the public right-of-way.

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

This project may fall under priority 4, “Maintenance of a non-historic element,” or may not fall under any fundable priorities.

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

The subject property is owned by 405-407 N. Main Street, LLC and operates as a mixed-use building with a retail establishment as a current tenant on the ground floor and residential on the second floor. The property will continue under such uses 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.

If an accurate scope of work can be identified through Applicant testimony and additional in-person discussion at the time of grant review, this project may be in accordance with the subject requirements. Firm evidence of replacement of the display window frames and glass was not identified but given the scope of the 1960’s façade cover-up there is a good chance some of the materials proposed for replacement are already non-original. Based upon imagery provided by the Applicant, the existing historic architectural characteristics of the property are not proposed for alteration, but the scope of work/quotes provided indicate areas of work additional to those on the provided Picture of Work Area (specifically the side-lite areas) that are more likely to be original. If evidence was provided that the materials proposed for replacement are original the project may violate the Secretary of the Interior’s Standards for Rehabilitation, which stress repair over replacement above all, as no indication of the technical infeasibility for repair has been provided. If further discussion indicates that the written quote(s) presents the accurate scope of work the project may also violate the Standards due to proposed visual changes.

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.

If the project is found not to be in substantial compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the project is barred from gaining funding.

- Evidence should be provided that repair of any existing historic character and materials proposed for replacement is not technically feasible.
- Alternatively, the project scope could be further explained to allow more thorough review of the project that may result in the proposal achieving compliance, or compliance with the imposition of certain Conditions. For example, if the proposed replacement is for only the large plate-glass display windows, with no impact planned for the clerestory/transom area, storefront cornice, or sidelight windows, the impact to the historic character and materials would be significantly different. In this more limited context, funding may be a consideration.

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:

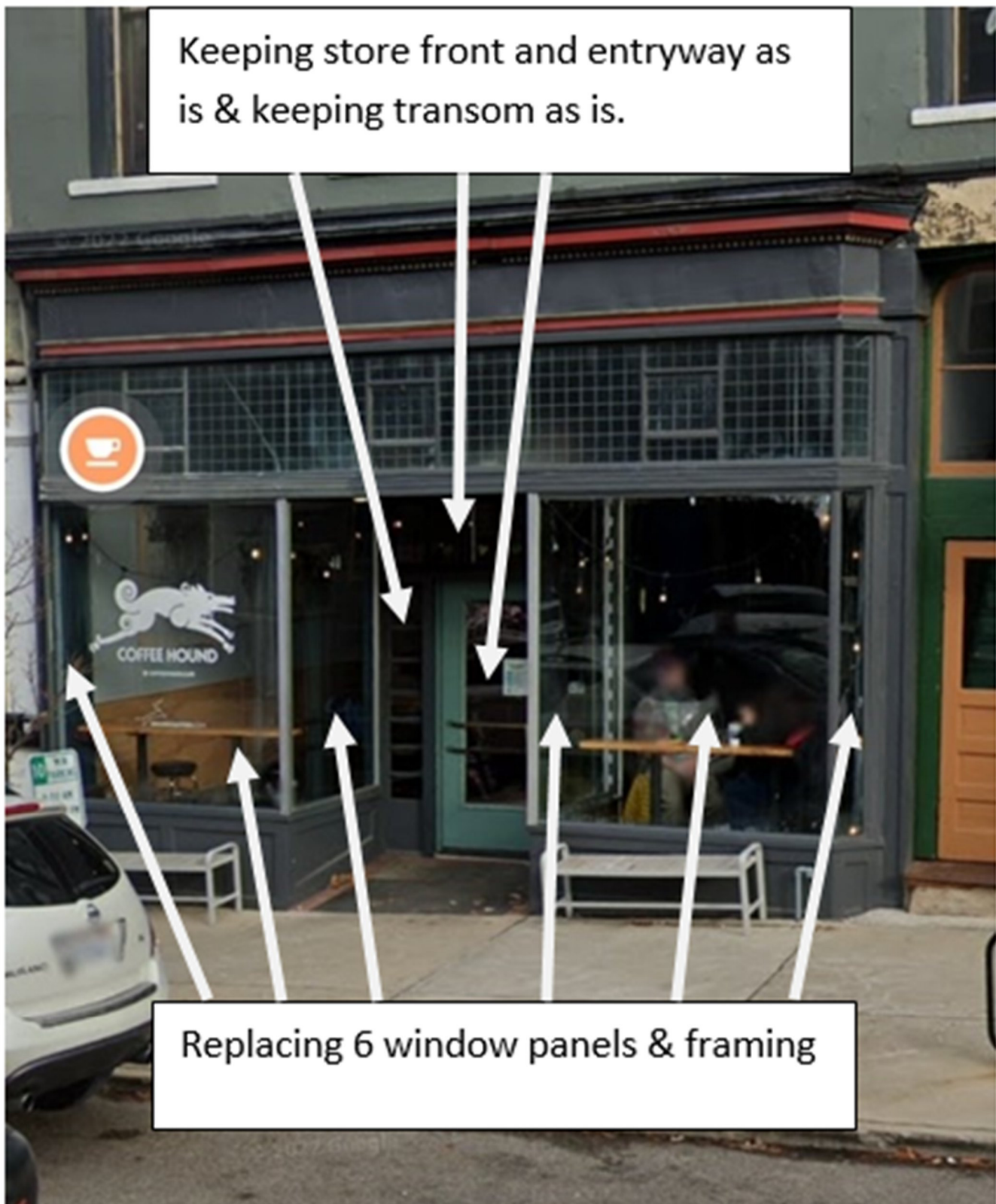
Motion to establish findings that the ***project is or is not eligible*** and to ***possibly consider funding*** the request submitted by 405-407 N. Main Street, LLC. for a Rust Grant for the property located at 407 N. Main Street, based upon additional evidence and in-person discussion.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Picture of Work Area
2. Historic Images of Property
3. Quotes with scopes of work

Attachment 1: Picture of Work Area



Attachment 2: Historic Images of Property



1934 (pre-façade application)
Pantagraph Negatives Collection, MCMH_2012_067_0191.jpg



1960s (with Wonderlin façade)
Work in McLean County, Wonderlin Galleries_00001A.tif

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The Pantagraph/LLOYD YOUNG

Restoration

Greg Tyus of Bloomington worked Thursday to strip down the exterior of the former Wonderlin Galleries building in downtown Bloomington. Fred Wollrab, who owns the building along with Ben Hart, said the 1870 structure is to be restored for retail space and apartments.

R.J.V. Construction LLC

919 W. Mulberry

Bloomington, IL 61701

(309) 275-4331

Estimate

Prepared for:

Fred Wollrab

407 N Main

Bloomington

3/19/2024

Coffee Hound

Proposal

Total

Replace store front

Install 4 Kawneer #451T thermal aluminum store front frames

2 openings - 12"x88"

2 openings - 80"x88"

2 openings - 60"x88"

1 opening divided into 3 bays 72" x 120"

Install 1 single door 3'x7' outswing commercial Entry door and frame in bay 2

Aluminum finish to be #22- Kynar black paint

Matching brake metal sill and jam flashing

1" clear tempered SN68 Low-e glass

Demolition and disposal included

Cleanup

Prep for work

Total

\$ 48,750.00

Prices subject to change

Unforeseen conditions not included

By signing this estimate customer agrees to
work as outlined above. Payment terms:
See proposal for terms.

Subtotal

\$ 48,750.00

TOTAL

\$ 48,750.00

x _____
Robert J. Vericella R.J.V. Inc. Member

x _____
Authorized agent

BRITTIN

Painting & Construction

628 E. Chestnut Street
Bloomington, IL 61701

Mobile: 309-275-7694

PROPOSAL SUBMITTED TO Fred Wollrab	PHONE	DATE 11-8-23
STREET 107 Hilltop	JOB NAME Coffee Hound APTS ENTRANCE	
CITY, STATE, AND ZIP CODE Bloomington, IL 61701	JOB LOCATION 407 n. main	JOB PHONE store front

remove all trash and dispose of from
beginning to end.

re-frame Prism-transom glass to keep original
entrance door 3'x7' outswing commercial door
using low E tempered glass for safety
windows

2-12"x88" : Keweenaw 451T thermal
2-80"x88" low E tempered safety glass
2-60"x88"
1-12'x120"

apartment entrance
1- 30'x7'0 outswing commercial door
using low E tempered safety glass

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
forty five thousand five hundred and 00/100 dollars (\$ **45,500.00**).

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

[Signature]

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 _____