



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
COMMUNITY ROOM 1, 2ND FLOOR, BLOOMINGTON PUBLIC LIBRARY
205 E. OLIVE ST., BLOOMINGTON, IL 61701
THURSDAY, MAY 15, 2025, 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 17, 2025, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. **BHP-07-25** Consideration, review, and action on a request submitted by Green Building, LLC, for a **Rust Grant** in the amount of \$25,000 for tuckpointing with brick repair and replacement on the property located at 115 E. Monroe Street (PIN: 21-04-194-006). (Recommended Motion: Motion to establish findings that the project is **eligible** and to **consider approval** of the request by Green Building, LLC, for a Rust Grant in the amount of **up to \$25,000** for the tuckpointing and brick repair/replacement on the property located at 115 E. Monroe Street.

Optional Conditions:

1. Require "Type O" mortar and siloxane sealant, regardless of contractor selected.
2. Specify how replacement bricks are matched.
3. Any conditions related to methods and materials consistent with Preservation Brief 1: Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings.)

- B. **BHP-08-25** Consideration, review, and action on a request submitted by Partners for Community D/B/A Recycling Furniture for Families, for a **Rust Grant** in the amount of \$25,000 for flat roof replacement on the property located at 515 N. Center Street (PIN: 21-04-182-002). (Recommended Motion: Motion to establish findings that the project is

eligible and to consider approval of the request by Partners for Community D/B/A Recycling Furniture for Families, for a Rust Grant in the amount of up to \$50,000 for flat roof replacement on the property located at 515 N. Center Street.)

- C. **BHP-09-25** Consideration, review, and action on a request submitted by Rosie's Pub, for a **Rust Grant** in the amount of \$13,250 for flat roof repair and resurfacing on the property located at 106 E. Front Street (PIN: 21-04-339-014). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of the request by Rosie's Pub, for a Rust Grant in the amount of:**

- \$5,067 if it can be determined that the quote from Lee is at prevailing wage and remains the lowest;
- \$6,625 if the prevailing wage quote for Lee is greater than the RJV quote which already includes prevailing wage rate; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for flat roof repair and resurfacing on the property located at 106 E. Front Street.)

- D. **BHP-10-25** Consideration, review, and action on a request submitted by Rosie's Pub, for a **Rust Grant** in the amount of \$13,250 for flat roof repair and resurfacing on the property located at 105 N. Main Street (PIN: 21-04-339-007). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of the request Rosie's Pub, for a Rust Grant in the amount of:**

- \$5,087 if it can be determined that the quote from Lee is at prevailing wage and remains the lowest; or
- \$6,625 if the prevailing wage quote for Lee is greater than the RJV quote which already includes prevailing wage rate; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for flat roof repair and resurfacing on the property located at 105 N. Main Street.)

- E. **BHP-11-25** Consideration, review, and action on a request submitted by McBarnes Real Estate, LLC, for a **Rust Grant** in the amount of \$ 24,689 for tuckpointing with minor brick repair/replacement, and exterior painting on the property located at 201 E. Grove Street (PIN: 21-04-350-002). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of the request McBarnes Real Estate, LLC, for a Rust Grant in the amount of:**

- Up to \$12,344.50 if it is determined that the low bid scope of work is sufficient; or
- Up to \$25,000 if it is determined that the low bid scope of work is insufficient; or
- An alternate amount, as determined is appropriate after review with the Applicant and/or contractor,

for tuckpointing with minor brick repair/replacement, and exterior painting on the property located at 201 E. Grove Street.)

- F. **BHP-12-25** Consideration, review, and action on a request submitted by XI Vixens LLC, for a **Rust Grant** in the amount of \$19,311.25 for marquee sign updating and improvement on the property located at 209 E. Washington Street (PIN: 21-04-420-

005). (Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by XI Vixens LLC, for a Rust Grant in the amount of up to \$19,311.25 for marquee sign updating and improvement on the property located at 209 E. Washington Street.)

- G. **BHP-13-25** Consideration, review, and action on a request submitted by Heritage Operations, for a **Rust Grant** in the amount of \$ 13,120.28 for window replacement on the property located at 115 W. Jefferson St., Unit 200 (PIN: 21-04-369-003). *(Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Heritage Operations, for a Rust Grant in the amount of up to \$13,120.28 for window replacement on the property located at 115 W. Jefferson St., Unit 200, pending testimony related to the non-repairable condition of the existing windows.)*
- H. **BHP-14-25** Consideration, review, and action on a request submitted by Valerie Parker, for a **Rust Grant** in the amount of \$ 35,715 for roof replacement on the property located at 109 W. Mulberry (PIN: 21-04-178-004). *(Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Valerie Parker, for a Rust Grant in the amount of up to \$8,968 f or roof replacement on the property located at 109 W. Mulberry. Alternatively, a motion for up to \$17,857.50 may be appropriate if it is determined that the low bid is insufficient in scope.)*
- I. **BHP-15-25** Consideration, review, and action on a request submitted by ComeTogetherSpace, for a **Rust Grant** in the amount of \$ 6,365 for non-original window replacement on the property located at 212 N. Roosevelt Avenue (PIN: 21-04-307-002). *(Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by ComeTogetherSpace, for a Rust Grant in the amount of up to \$4,073 for non-original window replacement on the property located at 212 N. Roosevelt Avenue, with the condition that replacement windows are single-lite double-hung to match the other windows on the structure.)*
- J. **BHP-16-25** Consideration, review, and action on a request submitted by Underground, Inc., for a **Rust Grant** in the amount of \$35,000 for facade and roof repairs, updates, and ADA improvements on the property located at 211 N. Prairie St (PIN: 21-04-406-002). *(Recommended Motion: Motion to establish findings that the project **is eligible** and to **consider approval of** the request by Underground, Inc., for a Rust Grant in the amount of up to \$37,395.4 for facade and roof repairs, updates, and ADA improvements on the property located at 211 N. Prairie St, with a reminder that work done as part of a Rust Grant project must be at prevailing wage.)*
- K. **BHP-17-25** Consideration, review, and action on a request submitted by the McLean County Historical Society, for a **Rust Grant** in the amount of \$6,700 for exterior door and jamb maintenance on the property located at 101-103 N. Main St (PIN: 21-04-

339-034). (Recommended Motion: Motion to establish findings that the project is **eligible** and to **consider approval** of the request by the McLean County Historical Society, for a **Rust Grant** in the amount of \$6,700 for exterior door and jamb maintenance on the property located at 101-103 N. Main St.)

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.