



**AGENDA
HISTORIC PRESERVATION
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
THURSDAY, MARCH 21, 2019, at 5:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Consideration, review and approval of Minutes of the February 21, 2019 meeting of the Bloomington Historic Preservation Commission.
- 5. REGULAR AGENDA**
 - A. BHP-02-19 Consideration**, review and approval of a **Certificate of Appropriateness** submitted by Guardian Tax Partners for roof and chimney repairs at 809 N. McLean Street. **Tabled from 2/21/19**
 - B. BHP-03-19 Consideration**, review and approval of a **Funk Grant** for \$5,000.00 submitted by Guardian Tax Partners for roof and chimney repairs at 809 N. McLean Street. **Tabled from 2/21/19**
 - C. BHP-04-19 Consideration**, review and approval of a **Rust Grant** for \$25,000 submitted by Inn Front LLC for façade updates at 232/234 E. Front Street.
 - D. BHP-05-19 Consideration**, review and approval of a **Certificate of Appropriateness** submitted by Pam and Dana Kowalewski for restoration of stain glass windows at 701 E. Taylor Street.
 - E. BHP-06-19 Consideration**, review and approval of a Funk Grant for \$5,000.00 submitted by Pam and Dana Kowalewski for restoration of stain glass windows at 701 E. Taylor Street.
- 6. OTHER BUSINESS**
 - A.** Consideration, review and action on a resolution to recommend City Council adopt an ordinance to amend the budget and authorize a change order to allocate the remaining FY19 Rust Grant Funds, approximately \$25,000.00, to the brick repair and restoration of utility patches on various City of Bloomington brick streets, an amendment to the

FY19 Street, Alley and Sidewalk Maintenance contract awarded to McLean County
Asphalt (BID: 2018-44; P.O. 20190021).

7. NEW BUSINESS

8. ADJOURNMENT

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, FEBRUARY 21, 2019 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. John Elterich, Mr. Levi Sturgeon, Ms. Ann Bailen, Mr. Paul Scharnett, and Ms. Georgene Chissell arrived at 5:06 PM

MEMBERS ABSENT: Ms. Lea Cline

OTHERS PRESENT: Katie Simpson, City Planner, Mr. Bob Mahrt, Community Development Director, Ms. Izzy Mandujano, Assistant City Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:00 P. M.

ROLL CALL: Ms. Simpson called the roll. Six members were present and quorum was established.

PUBLIC COMMENT: Mr. Brad Williams, provided comment that the role the Historic Preservation Commission is taking when making decisions, may not be considering preservation. He is concerned that many of the decisions are allowing new materials and not considering the history of the properties.

The Commission voted to move the approval of the minutes of the January 17th meeting to the end of the meeting. Motioned by Mr. Scharnett and seconded by Mr. Sturgeon. The motion was approved by voice vote.

Chairperson Graehling stated that she would like more order in the meetings and will not allow interruptions. She stated that information that does not reach the Commission with enough time to review will automatically cause the case to be tabled until the next meeting.

REGULAR AGENDA:

BHP-24-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Rick Feeney Homes Inc./Brian Welch for various exterior repairs including siding, windows, and the installment of a porch at 1009 E. Jefferson St. **Tabled from 01/17/19**

Ms. Mandujano reviewed the Certificates of Appropriateness which have been received for the site thus far. As of January 17, 2019 the following certificates have been approved:

1. A Certificate of Appropriateness was conditionally approved for sheathing and insulating/weather proofing to be done to the exterior of the home, on a temporary basis to allow work on the interior to continue.
2. A Certificate of Appropriateness was approved for replacement gutters.
3. And a Certificate of Appropriateness was found to not be needed for the replacement of the roof.
4. A Certificate of Appropriateness was approved for the porch as presented by the elevation drawing and presented as Exhibit A.
5. A Certificate of Appropriateness was approved for the proposed windows as presented in exhibit B for Six (6) replacement aluminum clad windows from the Historic Fit Quaker Series at two (2) over two (2) pane as is historically accurate, and the repair of two circular windows, using the originals with either douglas fir or cedar.

At the last meeting the vinyl siding proposed by the petitioner was not approved because the material was an inappropriate replacement. The Commission decided that metal and steel would be appropriate materials. The petitioner has submitted to staff and the Commission additional information regarding the steel siding, which the petitioner would now like to install on the home. Since the Commission deemed the steel siding appropriate and the home contained steel siding in the past, staff recommends the Commission approve the Certificate of Appropriateness. This would approve the entire BHP-24-18 case with the previous certificates awarded.

Chairperson Graehling invited the petitioner to speak. Mr. Brian Welch, owner of 1009 E. Jefferson stated he would speak on the case. He stated he submitted additional information to staff and he brought a sample of the steel siding to show the Commission. Mr. Welch stated the steel siding will not have seams and is a high quality material. Mr. Sturgeon asked why he decided to use steel siding versus repairing existing wood and using wood material. Mr. Welch stated that steel is a higher quality material, fire proof and has a higher wind rating. He is concerned with the safety of his family. Mr. Elterich asked about the warranty, Mr. Welch stated it was lifetime. The Commission decided that steel siding would be considered, because at one point, the home contained metal siding. Mr. Scharnett and Mr. Sturgeon discussed the home which has been modified over the years, and the Commission decided on important components to maintain its historic character. This case is about restoring the home.

Mr. Sturgeon motioned to approve BHP-24-18, for double lap steel siding. Seconded by Ms. Chissell. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Chissell—yes; Mr. Elterich—yes; Ms. Bailen—yes; Mr. Scharnett—yes; Chairperson Graehling—yes.

Mr. Welch thanked the Commission.

BHP-01-19 Consideration, review, and approval of a Certificate of Appropriateness submitted by Scott Doughman to install 7 vinyl replacement window units at 1013 E. Jefferson Street. Tabled from 01/17/19

Ms. Mandujano reviewed the case, she stated the petitioner is requesting to install 7 vinyl replacement windows to the front of the home in the first and second floor. The Architectural Review Guidelines and the Preservation Briefs stated that if the windows are wood, they should be repaired first. If it is not feasible to do so, replacement could be done, but it must be with wood. The same species of wood does not have to be used. The survey done on the house stated that the original windows were wood, and did not have ornamental frames. The wooden windows should be replaced with like material, and on the second floor, vinyl clad and the aluminum clad wooden windows could be used. It is important to maintain the profile especially when visible from the street.

Josh Mlot, owner of 1013 E. Jefferson Street spoke on the case. Mr. Mlot stated that he was eager to gather information about the process and how to proceed with the project. He stated that Home Depot presented them with the vinyl window project. The windows in the home are wooden windows, and to his knowledge, are original. Some of the windows are broken while others are painted shut. All of the windows leak and the intent is to make them more functional. The vinyl window project presented from the retailer was something that they could afford. They are not tied to materials but they want to make sure that they can get the project done. Home Depot quoted Mr. Mlot on the wooden windows which would end up being twice the amount for vinyl windows. He asked if there would be a potential for Funk Grant funds to fund this project.

The Commission discussed the possibility of repairing one window at a time. Chairperson Graehling stated the storm windows help and covering the windows while repairing is done is easier when they are done one at a time. She stated that a Certificate of Appropriateness would not be granted for vinyl windows. Ms. Simpson stated that in this fiscal year there are \$6,399.87 of Funk Grant funds, which ends on April 30, 2019. Staff is requesting \$30,000 for the next fiscal years. Mr. Sturgeon asked about the quote for wooden windows. Mr. Mlot stated that the quote was for an increase of \$5,100.00 to the vinyl quote for \$5,400.00. The Commission discussed with the petitioner the possibility of using Funk Grant funds. They also discussed the quality and profile of the windows and that it would not be probable they would approve vinyl windows in the second floor. Mr. Mlot stated that all the windows are drafty and would like to keep the bills under control. There are various windows with the pulley system that is broken and approximately 3 which have been painted shut. Chairperson Graehling stated that she just had windows done in her home which were repaired and had several of the same issues the petitioner is mentioning. She suggested the petitioner put up storm windows as well. The Commission further discussed the importance of windows, the possibility of repairing and maintaining the character of the original windows and other historic characteristics. Mr. Elterich stated that repairing original windows will be more economical and the home will be able to keep the original windows.

Chairperson Graehling suggested that Mr. Mlot find someone who can give him a quote for the repairs and then compare with the other materials and prices. Mr. Elterich stated if the windows

are going to be repaired, he will not need a building permit. Ms. Simpson stated that if Mr. Mlot would be requesting a grant, he would need to show prevailing wage is being paid and the Commission would need to see a Certificate of Appropriateness.

Mr. Elterich motioned to deny BHP-01-19. Seconded by Ms. Chissell. The motion was approved 6-0 with the following votes cast: Mr. Elterich—yes; Ms. Chissell—yes; Ms. Bailen—yes, Mr. Sturgeon—yes; Mr. Scharnett—yes; Chairperson Graehling—yes.

The Commission denied case BHP-01-19 because the Commission cannot approve vinyl replacement windows. The material is found inappropriate for replacing original wooden windows.

BHP-02-19 Consideration, review and approval of a Certificate of Appropriateness submitted by Guardian Tax Partners for roof and chimney repairs at 809 N. McLean Street. Tabled from 01/17/19

BHP-03-19 Consideration, review and approval of a Funk Grant for \$5,000.00 submitted by by Guardian Tax Partners for roof and chimney repairs at 809 N. McLean Street. Tabled from 01/17/19

Ms. Mandujano stated that at the last meeting the Commission tabled this case with the understanding that weather proofing would be continued to protect the home. The Commission raised some concerns with gutters, siding, step flashing and molding.

The new information provided by the petitioner addressed the issue that the Commission had. Molding will be milled if necessary, a frieze board would be used, gutters will be repaired if possible using like material. Staff received the additional information early that week and a day ago received an opposition letter from Mr. Tim Maurer.

Ms. Simpson stated the additional information provided by the petitioner is marked Exhibit A and the additional information provided by Mr. Tim Maurer will be marked Exhibit B.

Mr. Ben Carlson, Rt.165 Merna, IL, general contractor for the project, spoke on behalf of the case. He stated that the trim and the gutters in question will be preserved and repaired as possible. They will be attempting to preserve anything that they can on the home but it is in need of extensive repair. He stated that he sought information on creating a knife as well for the trim. The gutters on the south side of the house are completely damaged and will not be able to be repaired. He stated that Kynar steel will be used to repair the gutters. The downspouts are not something that will be repaired or dealt with, they will be connected if they are operable. However work to be done on downspouts would require an additional quote. Mr. Carlson stated again, that the chimney has been filled in and inoperable inside the house, therefore the chimney will be filled in when reconstructed on the roof. He also mentioned that siding will be preserved as much as possible and focus on the roof to repair.

Ms. Simpson stated that the property is in the Neighborhood Preservation Program. The chimney was falling down and Code Enforcement was called out. The chimney was taken down for safety reasons. The petitioner must go through the Commission in order to proceed on work

to the roof and restore the chimney. The building permit that was requested was to restore the chimney and the roof. The Commission discussed wanting more information on the profile of the chimney and what that will look like. Mr. Sturgeon stated that the Commission should be specific about what they need and would like to see, in order to get a full scope of the project. The Dynasty shingles will have a limited lifetime warranty, and in the six layers of shingles there are various styles and some have a shake shingle style. The Commission discussed the original roof could have been slate, which is long gone by now. Mr. Carlson stated the structure is solid but there is a lot of weight on the roof with the 6 layers of roofing materials. However he does not have a contract to do any repairs. The roof is a hip style roof, there is a hatch that comes out on the flat roof. The flat roof will only require a trim.

Mr. Tim Maurer, 317 E. Chestnut spoke in opposition to the Certificate of Appropriateness. Mr. Maurer stated that the site has experienced deterioration over a decade, however everything that is there is original. He wants to ensure that the time to do the right thing for the home is now, as it is a contributing building for the neighborhood. He expressed concerns with the approach approaching this case systematically versus a piecemeal approach to repairs. Mr. Maurer also expressed concerns with the current owner and their ability to pay for repairs. He does not feel there is a way to ensure the work is being done appropriately. He reviewed the scorecard he created to review the project.

The contractor, Mr. Carson, stated that he felt that the Commission was receptive to everything and he provided details on what the Commission requested. He outlined the issues regarding trim, gutters and details per the recommendations of the Commission. He stated the roof needs to be fixed so that the rest of the house can be restored. He has detailed the scope of the work that will be affected. He will provide details for the chimney as requested at this meeting.

Ms. Simpson asked if the residential inspector will come out and review the work and progress. Mr. Carson stated that they will come out and ensure that the project is going according to the plans. Mr. Carson also agreed that he would be able to call the residential inspector to review the work.

The Commission discussed the project and the issues with the property. There are many unknown issues that could come up with project, and various materials that could be used. They discussed what materials are original, what should be preserved and what can be replaced. More importance is placed on quality of product and how the project is put together. The Commission would like to see additional information regarding the following:

- More details on the chimney, what the design will look like, what the profile will be, ensuring that it matches with the others, as well as height
- Sketch of the termination bar/ cap that blends with the roof
- Internal gutters, and how the repairs will be done. Kynar material is not historically appropriate, copper may be more historical
- Trim, development of the profile and details
- Shingles, what is original, seeking architectural drawings (Museum of History might have some plans for that)
- Flashing details

Mr. Scharnett further clarified what the Commission is looking to see:

- Roof details: more information on cap, how the termination works. More information on the gutters, the fascia details, all of the trim edges including the internal gutters which are on the flat roof. Information on how those comply with the original or whatever record is available of what was original.
- Chimney details: more details on what it will look like, what the specific components of the limestone cap will be, mortar, brick or what pods are made off, and quality of material.

Mr. Scharnett motioned to table case BHP-02-19 with the request for additional materials as was previously outlined. Seconded by Ms. Chissell. The motion was approved 5-1 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—no, Mr. Sturgeon—yes; Ms. Bailen—yes; Chairperson Graehling—yes.

Ms. Chissell left the meeting at 6:45PM.

Mr. Sturgeon motioned to table case BHP-03-19. Seconded by Mr. Scharnett. The motion was approved 5-0 with the following votes cast on roll call: Mr. Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Bailen—yes; Chairperson Graehling—yes.

MINUTES:

The Commission reviewed the minutes of the January 17, 2019 meeting. Chairperson Graehling and corrected scrivener errors on page 3, 6, and 8. Mr. Elterich motioned to approve the minutes as corrected. Seconded by Mr. Sturgeon. The motion was approved by voice vote.

OTHER BUSINESS:

Mr. Maurer thanked Ms. Simpson for speaking with him regarding the Zoning Ordinance and he will support her request for more funds for the Historic Preservation Commission.

NEW BUSINESS:

A. Discussion on allocation of remaining FY19 grant monies.

Ms. Simpson stated that there are currently \$6,399.87 in the Funk Grant and \$50,965 in the Rust Grant for the rest of the fiscal year. Ms. Cline directed staff to find out if funds from the Rust Grant could be transferred to the Funk Grant. The Commission will be able to move funds if they would like to fund a project. Public Works Department also expressed interest in working with the Commission again and having funds available for filling vaults. Filling vaults is something that the Rust Grant could be used for. Last year the remaining Rust Grant money was used to repair and replace some areas of brick streets. As long as funds go toward the mission of the Historic Preservation Commission they are able to use any available funds. Staff would need to take an action to City Council in April. The Commission can take an action or do nothing and the funds will go back to the general fund. Filling vaults is part of the Rust grant as well as structural issues relating to vaults. Mr. Sturgeon suggested looking at using funds towards brick streets. Mr. Scharnett suggested there could be other use for the funds, such as other façades or education. Staff asked if the Commission has any other suggestions they should submit those as soon as possible. The Commission discussed looking into using Rust Grant funds for brick street repairs.

They also decided that vaults are an option if there are applications requesting to fill those, but they would like to focus on brick streets first. The Commission discussed funds to educate the Community about Historic Preservation, its economic development component, as well as materials. Ms. Simpson stated that filling vaults was part of the infrastructure that needs to be address and has the opportunity to be addressed with the Rust Grant. City Council did raise the amount of Rust Grant funds to be able to tackle those infrastructure issues. Ms. Simpson stated Rust Grant funds could be an option for downtown property owners to be able to provide accessibility for their buildings in the future as well. Mr. Scharnett and the Commission shared concerns with having funds available for accessibility components in the interior of buildings. Ms. Simpson stated that the Rust Grant fund would still be a 50/50 grant with the maximum being \$25,000. The Commission discussed the possibility of amending the boundaries to expand the reach of the Rust Grant. Mr. Mahrt discussed other mechanisms for funding those type of projects such as the Enterprise Zone. The Commission further discussed the criteria for being able to fund projects for accessibility, and staff stated this was only a discussion and nothing has been decided yet.

The Commission would like to put funds towards brick streets and education. The Commission may have Rust Grant application next month and funds could be used.

ADJOURNMENT:

Mr. Scharnett motioned to adjourn. Seconded by Mr. Sturgeon. The meeting was adjourned at 7:20 P.M. by voice vote.

Respectfully Submitted,

Izzy Mandujano, Assistant City Planner

**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
MARCH 21, 2019**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-02-19	Certificate of Appropriateness	809 N McLean	Chimney and roof repair and replacement	Izzy Rivera
BHP-03-19	Funk Grant	809 N McLean	Chimney and roof repair and replacement	Izzy Rivera

REQUEST:	A Certificate of Appropriateness and a Funk Grant for \$5,000.00 to repair and replace the chimney and roof at 809 N. McLean Street, Gothic, Romanesque and Late Victorian Influences, c. 1882 George Miller with alterations by Arthur L. Pillsbury in 1909. Franklin Square Historic District.
-----------------	--

STAFF RECOMMENDATION:	<i>At this time, staff has not received any additional information to add, except for an update from the petitioner stating that they need more time to obtain information from the gutter company. Once they have all the additional materials requested from the Commission they will submit it all to staff.</i>
------------------------------	---



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Guardian Tax Partners, Phyllis Peterson

PROPERTY INFORMATION

Existing Zoning: R-2, Mixed Residence
District with S-4 Historic District overlay
Existing Land Use: vacant, multiple family
Property Size: 18,246 square feet
PIN: 21-04-210-001
Historic District: Franklin Square

Year Built: 1881
Architectural Style: Gothic, Romanesque
and Late Victorian
Architect: George Miller, alterations by
Arthur L. Pillsbury 1909

SURROUNDING ZONING AND LAND USES

Zoning

North: R-2, Mixed Residence with S-4
overlay
South: R-2, Mixed Residence
East: R-2, Mixed Residence
West: R-2, Mixed Residence with S-4
overlay

Land Uses

North: Single family home(s)/ Multiple
Family
South: Single family home(s)
East: Single family home(s)
West: Single family home(s)/ Multiple
Family

Analysis:

Submittals

This report is based on the following documents, which are on file with the Community
Development Department.

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. City of Bloomington Architectural Review Guidelines

PROJECT DESCRIPTION:

The property is located in Franklin Square Historic District. The two and a half story home is located on the east side of North McLean Street. Three Bloomington Architects have their work displayed in this district: George Miller, Arthur F. Moratz and Arthur L. Pillsbury. 809 N. McLean contains contributions from two of them. George Miller is known for a Romanesque house in the same District. 809 N. McLean is identified as the Kerrick-Barry House in a City of Bloomington Survey. Mr. Kerrick was a lawyer and Mr. Barry, the homes second owner, was a McLean County circuit court judge. The house is identified by various influences, Romanesque, Gothic and Victorian.

The petitioner is requesting a Certificate of Appropriateness and a Funk Grant for \$5,000.00 to repair and replace the roof and the chimney. The work will consist of removing seven layers of roofing material and checking the roof deck to ensure it is structurally sound. The proposed

roofing materials will be IKO Premium Dynasty Shingles as provided by the petitioner. According to the petitioner the following will also apply:

- all flashing will be replaced to match
- ice and water shield membrane will be installed on all eaves, walls, valleys, and penetrations
- Flat roofs will be removed and replaced, there is significant deterioration which may require a full rebuild. Material for the flat roofs will be 2 Ply Flintlastic Roof System

The work on the chimney will consist of relaying the chimney which has fallen off and using brick which was matched closely to the original brick. According to the estimate the following will also apply:

- Capping the chimney with 30x36x2.5 inch limestone cap
- Chimney will be layed up six (6) feet
- 8x8x16 inch concrete block will be inside of chimney, poured solid with concrete
- Mortar to be used Brixment N with sand and water

The chimney will have a solid interior from the beginning of the laying to the top.

The National Parks Service Historic Preservation Brief 4, “Roofing for Historic Buildings” and the Bloomington Architectural Review Guidelines state that it is important to understand the historic character of the building, consideration of craftsmanship, record of existing roof, alternative materials and maintenance. All of which will assist in the preservation of not only the architectural character but the historic building. It is important to consider the state of the current roof, and keeping architectural features intact such as trim, when repairing or replacing. Repairing should be considered first, subsequently replacing with appropriate materials. The existing roof is deteriorating and extensive repairing and replacement is needed, and no change in slope is proposed.

The Bloomington Architectural Review Guidelines suggest that in the event replacement materials are needed, they should be same color, material and texture. When repointing, the use of cement-lime mortars is recommended. The petitioner is proposing to rebuild the chimney completely as the original chimney has fallen off the roof. Materials which will be used are Brixment Masonry Cement which can be used for mortar and stucco. Quickrete will also be used to fill the chimney which is a commercial grade blend of stone or gravel, sand and cement. The brick that will be used is Glen Gery bricks which come in a variety of types including Facebrick, and Think Brick.

The Funk Grant guidelines allow funds to be awarded to roof projects if the project is a repair or replacement using modern materials which mimic historic materials in appearance, and increase



the durability and useful life. The Funk Grant guidelines also allow for exterior projects to be funded which will preserve, restore or rehabilitate the original structure and/or historically significant features of the property. Possible items the Commission is able to fund are appropriate material, skilled labor and professional architectural services.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

FINDINGS OF FACT:

For each Certificate of Appropriateness and/or Grant 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;* The roof and chimney are in dire need of repairs, the petitioner is requesting assistance in selecting a color that will more adequately represent the home. The chimney needs to be rebuilt completely and it is assumed to be no longer a working chimney.
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;* the petitioner will repair the roof and relay a chimney which has fallen off the roof, thus bringing the house back to the original state. The standard is met.
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;* Replacement materials should match originals in shape, size, and color as close as possible. The standard is met.
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;* the standard is recognized by the petitioner and met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* the petitioner is making efforts to maintain the historic character of the home as it exists today. The standard is met.

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; The standard is met.*
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; removal of any material should be done with care so that the principle structure or other historical feature are not damaged. The standard is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
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. (Ordinance No. 2006-137, Section 44.11-5D) Materials proposed should be discussed by the Commission on a case by case basis to determine their appropriateness for this home and if any significant historical features would be destroyed.*

STAFF RECOMMENDATION:

As of February 21, 2019 the Historic Preservation Commission requested the petitioner for case BHP-02-19 and case BHP-03-19 to submit additional information. The information requested was split into two categories; the chimney and the roof. The additional information requested included:

- more details on the chimney, what the design will look like, what the profile will be to ensure that it matches with the others, and the height
- sketch of the termination bar/cap that blends with the roof
- components of the limestone cap: mortar, brick or what the pods will be made of and quality of material
- internal gutters, how they will be repaired/installed, consideration of more historical materials such as copper
- fascia details
- the development of the trim profile, details and possible sketch
- all the trim edges including internal gutters on the flat roofs
- shingles, finding out original, seeking architectural drawings
- flashing details

***BHP-02-19 and BHP-03-19:** At this time, staff has not received any additional information to add. However staff received an update from the petitioner, stating that they need more time to obtain information from the gutter company who is looking into copper gutters. Once they have all the additional materials requested from the Commission, they will submit it all to staff. The Commission may table the case and wait until the petitioner submits the information, or may decide to deny the incomplete case. The petitioner will have the opportunity to submit a completed application until March 25, 2019.*

Respectfully Submitted,

Izzy Rivera
Assistant City Planner

Attachments: Certificate of Appropriateness Application, Funk Grant Application, Proposed budgets submitted 02/21/19



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

- ☒ Property is zoned S-4, Local Historic Preservation District
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines
- ☐ For significant changes to buildings and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all building, structures, driveways, parking areas, and other improvements showing all dimensions
- ☒ Specifications as to the type, quantity, dimensions, and durability of the materials are described in the drawings or an associated narrative

Application

Property Address: 809 N McLean Street

Historic District (if applicable):

- ☐ Davis-Jefferson Historic District
- ☐ Downtown Bloomington Historic District
- ☐ East Grove Historic District
- ☒ Franklin Square Historic District
- ☐ North Roosevelt Ave Historic District
- ☐ White Place Historic District

Year Built: 1882

Architectural Style: Victorian



Proposed Restoration Work: Repair/replace damaged chimney and roof

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Roofing Contractor is Sparks Construction - Brian Sparks. Remove existing 6 layers of shingles. Roof deck will be checked to ensure it is sound. Replace with IKO Premium Dynasty Shingles. All flashing will be replaced to match existing or per requirements. Ice and water shield membrane will be installed on all eaves, walls, valleys and penetrations. Flat roofs will be removed and replaced with 2 ply flintlastic roof system. We have attached the bid, proposed material specifications, and photos of the roof damage. We would defer to the Preservation Commission for assistance in color choice.

Masonry Contractor is Kaisner Masonry - Calvin Kaisner. Re-lay chimney which has fallen off the roof. The chimney will be reinforced and it will be capped with limestone. The brick will be layed as close to a match as the original chimney. We have attached the bid, proposed material specifications, and a photo of the sample match.

The roofing and chimney construction will be coordinated so that the project can be completed in the correct steps required to ensure we are not doing damage to each of the trades.

Project Start Date: Feburary 2019 * Weal **Expected Project Completion Date:** March 2019 *We

Please attach the following information to the application.

☐ **Historic photos supporting the application (if available)**

Applicant Name: Guardian Tax Partners

Applicant Address: 13575 Lynam Drive Omaha Nebraska 68138

Phone: 402-933-2841

Email: ppeterson@guardiantaxpartners.com

Applicant Signature* Date

 12/20/2018

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/22/2018	1/18/2018
1/22/2018	2/15/2018
2/19/2018	3/15/2018
3/26/2018	4/19/2018
4/23/2018	5/17/2018
5/25/2018	6/21/2018
6/25/2018	7/19/2018
7/23/2018	8/16/2018
8/27/2018	9/20/2018
9/24/2018	10/18/2018
10/22/2018	11/15/2018
11/26/2018	12/20/2018

ESTIMATE

Sparks Construction LLC
Hudson, IL 61748
(309) 826-2742

Sales Representative
Brian Sparks
(309) 826-2742
brian@sparksconstruction.biz



Donna Pearson
IL

Estimate # 1144
Date 11/7/2018

Item	Description	Qty	Price	Amount
Re- Roof	**Prior to start of job 50% of payment to be paid**	35.00	\$600.00	\$21,000.00

***Specs on roofing material to be used listed below. Sparks Construction LLC is a certified/registered and licensed company to complete all roof jobs in Illinois, more specifically for this job - Bloomington Illinois and will abide by all code and historic requirements needed to complete job properly. Sparks Construction LLC would like to establish that due size and complexity to this job. additional changes to meet said code and historic requirements may be needed during construction. all to be discussed with all parties needed as soon as possible.

6 LAYERS OF SHINGLES COMING OFF. 1 Layer being installed

Shingle material - Brand - IKO
Style - PREMIUM Dynasty Line
Color - To be determined

all flashing (wall, horizontal, chimney etc) will be replaced with what is existing or allowed per requirements

Estimated time start to finish - 7 days - **roof only

1) Meet and greet employees and myself (Brian Sparks).
Walk around home with homeowner to address any unforeseen concerns or areas/items of interest.
NOTE - there will be ALOT of unforeseen items needed to be done to complete job properly that will not be uncovered until the deconstruction process begins. all which to be billed ADDITIONAL

2) Protect ground with tarps and hang tarps from gutter, Lean sheeting over windows or window wells

Item	Description	Qty	Price	Amount
	if needed			
	3) Tear off existing 6 layers of asphalt shingles and dispose of. Includes felt and all drip edge and any damaged step flashing. NOTE - there are 6 layers of shingles on roof currently.			
	4) Verify roof deck is structurally sound and in good quality. NOTE that the roof may require FULL ROOF DECK SHEETING to be applied if the current deck is spaced to far (building has space decking which is 1x6 boards butted together, but the majority of these historic houses did not but them directly together as they did not need too. now city and state code REQUIRES deck to be no greater than 1/4' if roof will needed sheeted it will be billed under "unforeseen items" below.			
	5) "Dry in" roof. Consisted of installing ice and water shield membrane on all eaves/walls/valleys and around any penetrations and chimneys.			
	Drip edge flashing installed along complete perimeter. NOTE that box gutters are currently installed and may need to be removed or sheeted over with a transition. if needed, it will billed per man hour under "unforeseen items"			
	Install Diamond Deck synthetic underlayment or equivalent on all remaining roof deck.			
	6) Stock roofing material from supplier via supplier provided boom truck.			
	7) Install starter shingles on all eaves and along all rakes to provide additional wind protection. Install new asphalt roof shingles - brand and color to be determined			
	8) Remove and replace all plumbing pipe flashing's with lead pipe boots			
	9) Remove old chimney counter flashing and replace with new counterflashing - 3 total chimneys need flashed			
	10) Ground Clean up through out and end of each work day. And a final 100% clean up at end of job.			
	all dormers of house will need to be resided due to the code requirements for new step flashing to be installed on a new roof. also new flashing on the front of each dormer as a "horizontal flashing". the removal of 6 layers of will also create a roughly 4' gap by all siding due to the height of the amount of layers. residing will eliminate and fix all issues. SIDING ESTIMATE WILL BE SEPARATE ESTIMATE. We will remove step flash what is needed for roof replacement included in estimate.			
	Note this estimate is for the shingle majority of the house roof. and does not include the top flat roof and any lower sections of porches.			

Item	Description	Qty	Price	Amount
2 Ply Flintlastic Roof System	Remove and replace all flat roofs including top peak flat roof with a 2 ply flintlastic roof system. front porch,side porch,top flat and back lower flat. Note that the front"west side and back "south" porch has many many existing holes in the roof now and will almost certainly require a full rebuild - all new sheeting and roof deck and many rafter replacements or repairs. all which to be billed under "unforeseen items" as well as siding will need to be removed and replaced along areas where flat roof system must tuck under all walls for proper flashing.	15.00	\$600.00	\$9,000.00
Unforeseen Items	Please note that any unforeseen items of work will be billed at a up-charge upon invoice. as there is no exact way to measure how much unforeseen areas of work are needed. wood sheeting will be billed at \$70/sheet includes removal,labor,material,installation and disposal structural repairs will be billed per man hour at \$75 a man hour minimum of half hour. includes material,labor,disposal and installation	1.00	\$0.00	\$0.00
Tree removal	On the South side of the house "shown in pictures" there are roughly 7 big sized volunteer trees that are blocking access to the back porch and areas of work and will need to be removed. Removal includes cutting down, and haul away.	1.00	\$550.00	\$550.00
Sub Total				\$30,550.00
Total				\$30,550.00

SPECIAL INSTRUCTIONS

Prior to start of job Sparks Construction LLC requires a face to face meeting with all person's financially involved.

Simply due to the size of project, how many unforeseen items there will be, and the current shape of the roof now and structure. In doing so Sparks Construction LLC hopes to eliminate as many surprises this project potentially faces.

Sparks Construction LLC will provide pictures of all work completed.



Dynasty[®]

with *ArmourZone*[™]

IKO.COM



IKO DYNASTY PERFORMANCE SHINGLES



Before the first lullaby; before training wheels, summer camps and the big job promotion; ahead of summer vacations and high school graduations — there was one thing that mattered most: safeguarding your family members by providing a roof over their heads.



Many of life's most memorable moments unfold under the UNCOMPROMISING PROTECTION of your roof.

Since 1951, IKO has been there for North American families just like yours, quietly enduring the elements to protect families, homes and everything dear — while providing the luxury of not having to worry.

Now that it's time to replace your roof, don't take it for granted. Keeping your family comfortable and safe is just as important now as ever. And it's important to choose roofing products that not only look great, but also can go the distance. At IKO, four generations of family-owned-and-operated experience go into every product we make. The result? **Beauty you can see. Quality you can feel. And performance you can trust.** Because at IKO, it's not just roofing. It's roofing elevated.





BEAUTY YOU CAN SEE

Your home should reflect
your sense of style and
personality – inside and out.

You may not realize it, but your roof may account for up to 40% of the visual surface area of your home's exterior. Just as upscale countertops can transform your kitchen and say something about you, so too can IKO Dynasty performance laminated shingles elevate your home from ordinary to extraordinary.

Taking high-definition to new heights of distinction.

These extraordinary color blends go above and beyond. You really have to see them to believe them. Some are

subtly nuanced, to harmonize with your surroundings; others are bold and daring to set your home apart in any setting or neighborhood. Now let's talk pattern and texture. IKO Dynasty shingles are manufactured to have "dragon's teeth." The random, varied pattern that's created by staggering their size and position further enhances the impression and appeal of these shingles. Deep shadow bands add breathtaking contrast. High-definition highlights punctuate the pattern with random pops of color.

Your biggest challenge?

Choosing the right color from among the palette of spectacular color blends we offer.



Can't decide on a shingle color? IKO RoofViewer® to the rescue! Our exclusive interactive shingle selector software tool lets you mix'n'match our shingles based on home style, color

QUALITY YOU CAN FEEL

Pick it up, and feel its weight. IKO Dynasty shingles with ArmourZone are heavy-duty and built with quality in mind.

At IKO, we never take quality for granted. And neither should you.

Take one look at this shingle, and you'll see right away it's different.

**DYNASTY'S
CORE STRENGTH
IS ITS FIBER-
GLASS MAT.**

Our mat is coated top and bottom with weathering asphalt then surfaced with colored granules. It's heavy-duty for exceptional durability and structural integrity.

**AN EXCEPTIONAL
BONDING EXPERIENCE.**

Our shingles have our Fastlock™ sealant along their bottom edge that helps prevent wind-driven rain from getting underneath them. When activated by the sun's heat, it gets extra-tacky and creates a strong bond to help ensure maximum protection.

BUILT-IN ALGAE RESISTANCE.

We embed colorfast Algae Resistant granules into our shingles to help inhibit the growth of blue-green algae that can cause unattractive black stains, streaks and discoloration.

WHAT IS AN ARMOURZONE?

It's a 1-1/4" wide nailing surface for correct nail placement reinforced by a tear-resistant band that provides even more fastening strength over a wider surface area of the shingle. Nails applied in this area are optimally

PERFORMANCE YOU CAN TRUST



When the wind whistles and howls like a freight train, what's protecting you and your family against one of Mother Nature's most potentially destructive forces? Even if you live in a high-wind and storm-prone area, the right answer is IKO Dynasty performance laminated shingles with ArmourZone. These oversized shingles are heavy-duty. They'll stand guard as your home's first line of defense against the elements.

**So, let it snow. Rain.
Or blow.**

Thanks to the addition of ArmourZone, IKO Dynasty shingles have been designed to resist winds of up to 130 mph (210 km/h). No wonder IKO Dynasty shingles are so popular with discerning homeowners.



THE IKO ADVANTAGE

Limited Warranty ¹	Limited Lifetime
Iron Clad Protection ¹	15 Years
Limited Wind Warranty ¹	130 mph (210 km/h)
Blue-green Algae Resistant ¹	Yes

PRODUCT SPECIFICATIONS²

Length	40 7/8 in (1038 mm)
Width	13 3/4 in (349 mm)
Exposure	5 7/8 in (149 mm)
Coverage Per Bundle	33 1/3 ft ² (3.1 m ²)
3 bundles = 1 full square - 100 sq ft coverage	

STANDARDS³

ASTM D3462, ASTM D3018, ASTM D3161 - Class F
ASTM D7158 - Class H, ASTM E108 - Class A, CSA A123.5

NOTE: Products with Miami Dade NOA, Florida Product Approval, and Texas Department of Insurance listings are available. Please contact IKO for details.

¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions, and application requirements. Shingles must be applied





Who has seen the wind? We have! We know how much damage it can do if your roof's not properly protected. You can rest easy, knowing Dynasty shingles will perform beautifully on that new roof over your family's heads.

BISCAYNE

Laid-back, welcoming, carefree.

PERFECT PAIRINGS: Stone, wood, brick, siding (especially white or various pastels)

Colors inspired by nature. Brought to life for you by IKO.

Recall the sights and sounds of the beach. The majestic greens and greys of ancient mountains. Crisp, cool blues and whites of sky, water and ice. Or warm, earthy tones of desert red rock and sandstone. Bring it all home to your roof with IKO Dynasty.

APPALACHIAN

Casual, informal, relaxed, yet understated.

PERFECT PAIRINGS: Stone, wood, brick, siding (especially white, light to dark grey, medium to dark blue)

BROWNSTONE

Rustic charm, sophisticated urban chic.

PERFECT PAIRINGS: Stone, brick, wood, siding (especially light, medium or dark brown, cream or grey)

APPALACHIAN



BISCAYNE

BROWNSTONE



PACIFIC RIM

PACIFIC RIM

Dramatic, adventurous, bold, daring.

PERFECT PAIRINGS: Stone, wood, brick, (especially red or grey)

DRIFTSHAKE

Warmly casual, relaxed, breezy.

PERFECT PAIRINGS: Stone, logs, brick, wood, siding (especially brown, cream or grey)

SEDONA

Warm, inviting, expansive, dramatic, yet casual, too.

PERFECT PAIRINGS: Logs, wood siding, brick (especially red)

CASTLE GREY

Formal, traditional, sophisticated, elegant, impressive.

PERFECT PAIRINGS: Stone, wood, brick, siding (especially

DRIFTSHAKE

SEDONA



Color Featured Castle Grey

I KO Dynasty shingles. When it pours, they reign.

Water is your home's worst enemy. High wind can potentially drive it underneath the shingles. Thanks to their ArmourZone, I KO Dynasty shingles are designed to stay put and lie flat, to help minimize wind uplift and reduce

CASTLE GREY

Hi-def. It's not just for TVs.

When it's time to adjust your roof, turn up the volume on what it's saying about you. IKO Dynasty performance laminated shingles are designed to broadcast your sense of personal style to the entire neighborhood. Say it loud and proud, with our ultra-high-definition quality shingles.

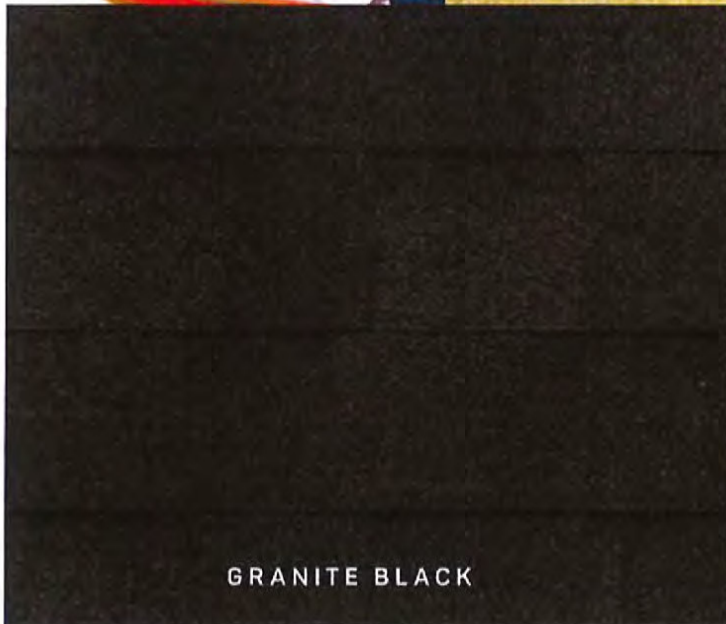
GLACIER

Stately, formal, elegant, traditional.

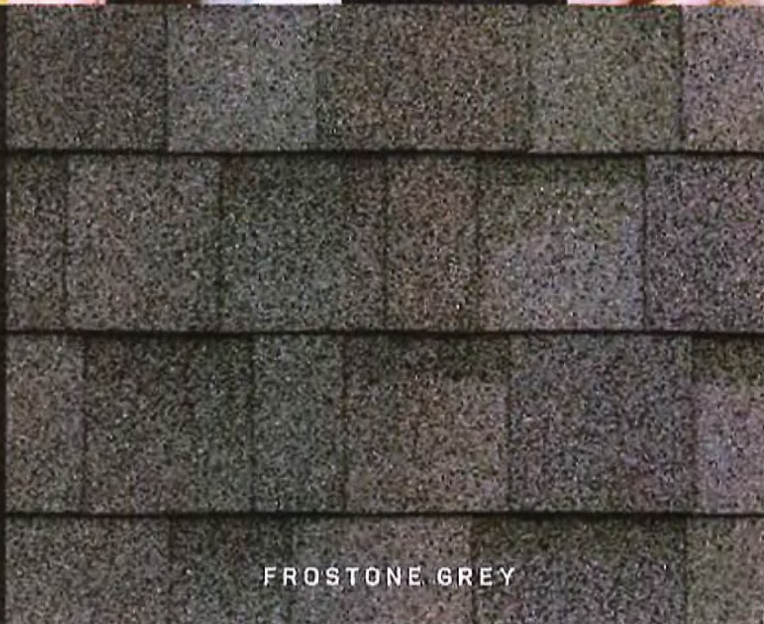
PERFECT PAIRINGS: Stone, brick, masonry, siding (especially white, dove grey or midnight blue)



GLACIER



GRANITE BLACK



FROSTONE GREY

There's no substitute for the real thing. Before you decide on the perfect color of IKO Dynasty shingles for your home, ask to see several full size shingles and an actual roof installation. Then watch how it changes appearance in varying degrees of sunlight. The color blends are so unusual, so truly spectacular, you have to see them to believe them.



CORNERSTONE

CORNERSTONE

Natural, relaxed, stately, welcoming.

PERFECT PAIRINGS: Stone, wood, brick, masonry, siding (especially cream, beige or grey)

FROSTONE GREY

Clean, contemporary, upscale, unexpected.

PERFECT PAIRINGS: Natural stone, grey masonry, grey or white siding

GRANITE BLACK

Formal, classic, urban chic, traditional, elegant.

PERFECT PAIRINGS: Stone, brick, masonry, siding (especially red, white or grey)

PRO4

ROOFING COMPONENTS

BEAUTY. QUALITY. PERFORMANCE.

From the outside in.

Shingles are your home's first line of defense, but they protect, perform and look their best when you choose **IKO PRO4 Roofing Accessories** to go with them.



Stunning beauty.

IKO ridge cap shingles protect the roof's vulnerable areas and create a breathtaking roofline, too. Choose from among these pre-cut IKO hip and ridge products for the perfect finishing detail:

IKO Hip and Ridge,[™]
IKO Hip & Ridge 12,"[™]
IKO Hip & Ridge Plus[™]
or UltraHP.[®]



Underlying quality.

Protect your roof deck with high-quality IKO synthetic underlayments and help the eaves fend off water penetration caused by ice dams or wind-driven rain with effective IKO Ice & Water Protectors.



Leading edge performance.

Pre-cut IKO Leading Edge Plus[™] starter strips save installers time, provide a straight guideline and give shingle edges a neater, more attractive appearance.



*To ensure complete satisfaction, please view several full size shingles and an actual roof installation prior to final color selection as the shingle swatches and photography shown online, in brochures and in our app may not accurately reflect shingle color, and do not fully represent the entire color blend range, nor the impact of sunlight.

The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.

To find out more about Dynasty with ArmourZone Performance Shingles or additional IKO products please talk to an IKO sales representative or your professional roofing contractor.

Technical Data Sheet

DiamondDeck®

High-Performance Synthetic Roofing Underlayment



PRODUCT INFORMATION

DiamondDeck is a synthetic polymer-based scrim-reinforced underlayment designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles, wood shingles and shakes, metal shingles, concrete tile or slate. Follow finished roofing manufacturer's instructions and all local building code requirements. It has exceptional dimensional stability compared to standard asphalt felt underlayment when wet. It's stability eliminates the possibility of wrinkles caused by hygro-expansion. Standard asphalt felt can become so wrinkled when it picks up moisture that it can sometimes "telegraph" its wrinkles through to the shingles applied over it, creating visually objectionable wrinkles on the finished roof. DiamondDeck's extra-large 4-foot width and 250-foot length helps speed application. It has a special top surface treatment that provides excellent slip resistance, even when wet. CAUTION: Walking or crawling on any roof surface can be dangerous, especially when wet or snow/ice covered.

Product Data:

Roll Length (ft.):	250
Roll Width (ft.):	4
Roll Size (Gross sq. ft.):	1000
Roll Coverage (Typical net sq. ft.):	937.5
Shipping Weight (approx. lb/roll):	38

Limitations: Between slopes of 2" per foot up to 4" per foot please reference Low Slope Application below. Do not install DiamondDeck as ice dam protection along eaves. Two layers of DiamondDeck cemented together is not an equivalent to WinterGuard®. This product is not designed to be permanently exposed to sunlight or to the weather. Tested to a maximum UV resistance exposure duration of 180 days (see fastening section below for more detail).

Product Composition: DiamondDeck roofing underlayment is based on a tough woven polyolefin reinforcement laminated between layers of specially formulated UV-stabilized polymer films.

Technical Data:

DiamondDeck is Classified by UL to be a suitable underlayment for use in any UL Class A, B, or C fire rated shingle system. Typical properties of DiamondDeck are shown in Table 1 below. DiamondDeck is manufactured to comply with physical property requirements of ASTM D226 and ASTM D4869, including resistance to "liquid water transmission."

Water Vapor Transmission – ASTM E96 Method A (dry method) < 0.2 Perms
Method B (wet method) < 0.4 Perms

Applicable Standards:

ASTM D226 and D4869 (Physical properties only)
Classified for use beneath UL 790 Class A/ASTM E108 Class A fire rated asphalt shingles
ICC-ES ESR 3344
CAN/CSA Standard A220
Florida Building Code Approved
Miami-Dade Product Control Approved
TDI Approved Synthetic Underlayment

INSTALLATION

Storage: Store DiamondDeck rolls horizontally on the pallet or standing on end after opened, in a dry, protected area at a temperature less than 120°F.

Deck Preparation: Provide a clean, dry and smooth deck surface by eliminating dust, dirt, loose nails and other objects. Before application to existing roofs, remove all roofing materials, then clean the roof deck until it is free of any dirt, dust, nails, and other materials.

Standard-Slope Application (4:12 and Greater): Starting at the lower edge of the roof, cover the entire deck by applying a single layer of DiamondDeck parallel to the eaves, with printed side facing up. When necessary, overlap all ends (vertical laps) at least 6" and "weather-lap" all sides (horizontal laps) at least 3". Offset end laps from course to course at least 3 feet. Apply flat and unwrinkled, carefully fastening as described below to hold in place.

Low Slope Application (2:12 to <4:12 Slopes): When not using CertainTeed recommended WinterGuard or self-stick underlayment (for best application practices); slopes of **2" per foot up to 4" per foot require two layers (double coverage) of DiamondDeck** in "shingle-fashion".

- Install a full 25.5" starter strip along the eaves
- Install a full 48" wide sheet over the starter strip
- Apply each succeeding 48" wide courses up the roof overlapping each previous course a maximum of 22.5" exposure (or 25.5" overlap) in traditional "half-lap" installation or in "shingle fashion".
- Overlap 12" at all end lap seams and offset from adjacent end laps by 3' minimum.

Exposure Limitations:

- For new construction or for unfinished building shells; maximum exposure limit is 10 days (allows for building inspection before permanent roof is installed).
- For re-roofs or recovering existing roofs; maximum exposure limit is 2 days (48 hours).

Important Note: Based on standard accelerated QUV testing, the 180-day Ultraviolet resistance refers to standardized testing conducted to ensure the product will not physically degrade when exposed to UV. It is NOT related to withstanding water, snow, or wind. DiamondDeck Synthetic Roofing Underlayment is water resistant; it is **NOT WATERPROOF primary barrier**. DO NOT USE DiamondDeck Synthetic Roofing Underlayment as a temporary roof to protect property or possessions. Primary roofing should be installed immediately after underlayment installation if possible.

Fastening: DO NOT USE STAPLES! Plastic 1" head cap nails are strongly recommended. Roofing nails with standard 3/8" heads are permitted for immediate cover-up. Approved fasteners can be either pneumatically driven or hand applied. Correct nailing locations are clearly indicated by the circular target printed on the top surface.

Proper fastener spacing is 15" On-Center (O.C.) vertically and 12" O.C. horizontally (parallel to eaves). On vertical side/end laps install 8 fasteners equally spaced at 6" O.C. centered in the lap to hold the underlayment in place.

Lap Sealing (required for up to 2 day dry-in): Where laps or joints require sealant or adhesive, use a high quality asphalt roofing cement meeting ASTM D4586 Type II or cements/caulks based on butyl rubber or urethane. It is particularly important to seal all lap seams in areas where the underlayment will be exposed to wind-driven rain.

Eaves Flashing for Ice Dam Protection (all slopes): Do not install DiamondDeck as ice dam protection along eaves. Eaves flashing may be constructed from self-adhering waterproofing underlayment (such as CertainTeed's WinterGuard Waterproofing Shingle Underlayment, or its equivalent). Two layers of DiamondDeck cemented together is not an equivalent to WinterGuard. Eaves flashing for ice dam protection should be installed to a level of at least 24" inside the interior wall line, or in areas of severe icing, at least up to the highest water level expected to occur from ice dams.

MAINTENANCE

DiamondDeck requires no maintenance when installed according to manufacturer's application instructions.

WARRANTY

DiamondDeck is warranted against manufacturing defects for the length of the warranty term. In the event that DiamondDeck is installed underneath shingles manufactured by CertainTeed, CertainTeed warrants the performance of DiamondDeck for the same number of warranty years as the installed CertainTeed shingles. In the event that roofing shingles not manufactured by CertainTeed are installed over DiamondDeck, this Limited Warranty extends for 30 years from the date of DiamondDeck installation. For specific warranty details and limitations, refer to the DiamondDeck Limited Warranty

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

CertainTeed Roofing
20 Moores road
Malvern, PA 19355

© Copyright CertainTeed Corporation, 2017.
All rights reserved. Updated 05/2017

CertainTeed
SAINT-GOBAIN



FLINTLASTIC® SA CAP

SELF-ADHERING SBS MODIFIED BITUMEN CAP SHEET FOR SA ROOF SYSTEMS

Product Information

Product Use: Flintlastic® SA Cap is designed for use as a cap membrane in multi-ply self-adhered systems. It is suitable for use in the construction of various roof membrane assemblies over a variety of substrates. It is intended for use over Flintlastic® SA NailBase, Flintlastic® SA PlyBase or Flintlastic® SA MidPly.

Product Composition and Features: Flintlastic SA Cap is manufactured using a high performance, stress-resistant polyester mat impregnated and coated with a superior grade of modified bitumen compound. It is surfaced on the bottom with a removable release film and on the top with mineral granules. The combination mat provides excellent tear and puncture resistance.

Roll Dimensions:	39 $\frac{3}{8}$ " x 32' 11"
Nominal Coverage:	One square
Approximate Weight:	95 lbs.
Top Surface:	Mineral granules
Back Surface:	Removable release film
Packaging:	Individual cartons (20 rolls per pallet)

Applicable Standards: Meets ASTM D6164, Grade G, Type I, D7505, D1970 and CGSB 37 GP-56M Type 1a, Class A, Grade 1, ICC-ES (ESR-1388), Miami-Dade, Florida Building Code Statewide Approval (FL 2533 and FL 16709) and Texas Department of Insurance (RC-47). Flintlastic SA Cap White is an approved ENERGY STAR® product for slopes greater than 2"/12". Initial Solar Reflectance: 0.27; Aged Solar Reflectance: 0.24; Thermal Emittance: 0.89. Flintlastic SA Cap White is also listed by the Cool Roof Rating Council (CRRC). The CRRC product code ID is 0668-0018.



Technical Data

Modified Bitumen Coating: Non-oxidized (flux) asphalt, blended with elastomeric styrene-butadiene-styrene (SBS) polymer.

Support Mat: High performance, stress-resistant polyester mat.

Test Description	Test Method	Results*
Solar Reflectance Index (SRI):	ASTM E1980	28/24
Tensile Strength:	ASTM D5147	
	@ 73.4 +/- 3.6°F MD/XD	80/55 lbs./in.
	@ 0 +/- 3.6°F MD/XD	115/90 lbs./in.
Elongation:	ASTM D5147	
	@ 73.4 +/- 3.6°F MD/XD	60%/65%
	@ 0 +/- 3.6°F MD/XD	40%/40%
Dimensional Stability:	ASTM D5147	0.5%
Low Temperature Flex:	ASTM D5147	Pass @ 0°F
Thickness:	ASTM D5147	4.0 mm (160 mils)
Tear Strength:	@ 73.4 +/- 3.6°F MD/XD	110/80 lbs.

*NOTE: Published results are nominal production values confirmed by independent laboratory testing.

Product Application

Installation: Apply to Flintlastic SA NailBase, Flintlastic PlyBase and/or Flintlastic SA MidPly working with lengths of membrane appropriate for proper handling and the same installation procedure as described for Flintlastic SA MidPly. Overlap side laps 3" and end laps 6". Selvage edge with release strip is provided on Flintlastic SA Cap; position roll with selvage edge at the high side of the roof. Once the first cap sheet membrane length is in place, remove the top side lap to release film before overlapping the second length of Flintlastic SA Cap. Stagger side laps of Flintlastic SA Cap a minimum of 18" from those of the underlying Flintlastic SA MidPly and be certain end laps also are staggered minimum 36". At end laps (or any overlap onto mineral surface), use trowel grade FlintBond® modified bitumen adhesive uniformly in a 1/8" to 1/4" layer wherever an overlap exists to ensure an adequate bond. Cut opposing corners of end laps diagonally to avoid "T" seam joints. Use a heavy, weighted roller to smooth and secure the membrane.

Deck Preparation: CertainTeed recommends the use of Flintlastic SA NailBase in conjunction with all self-adhering membrane roof installations on nailable substrates. Non-nailable roof decks may receive direct application of Flintlastic SA PlyBase or Flintlastic SA MidPly followed by Flintlastic SA Cap, provided the deck is thoroughly primed using FlintPrime® SA. It should be noted that without the use of a nailable base sheet, the membrane may be difficult to remove if removal is ever warranted and certain UL listings for the product may not apply.

Precautions: Flintlastic SA Cap must be applied as part of a self-adhered system. It is not intended for use with hot asphalt, cold adhesives or torch-down applications. Roof decks must be structurally sound, dry and smooth, and meet or exceed minimum requirements of the deck manufacturer, local code and CertainTeed. Don't attempt application if ice, snow, moisture or dew is present. Surface to be bonded to must be clean, dry and free from any dust or deterrent to adhesion. Ambient temperature must be 50°F or above. Don't attempt installation on roofs without adequate slope and drainage. Additional specifications and precautions are contained in the CertainTeed Commercial Roof Systems Specifications.

Storage and Handling

Flintlastic SA rolls must be stored above ground indoors and protected from the elements. Rolls that are improperly stored or have been on hand for prolonged periods of time may lose their tack. Do not attempt to install rolls that do not exhibit an adequate bond.

Warranties

CertainTeed offers Limited (product only) and No Dollar Limit (NDL, product and workmanship) warranties. Warranty type and duration is dependent on roof system configuration and contractor selection. Only CertainTeed Gold and Silver Star Contractors are eligible to apply for NDL warranties on specific roof projects. For more information, see CertainTeed Commercial Roof Systems Specifications or contact Commercial Roofing Technical Services.

Technical Assistance and Services

CertainTeed provides technical assistance in the design, selection, specification and application guidelines for all CertainTeed Commercial Systems. Architectural and field representatives are available for consultation within each region. For more information, contact CertainTeed Commercial Roofing Technical Services at 800-396-8134 x2.



CertainTeed Corporation

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE • GYPSUM • CEILINGS • INSULATION

20 Moores Road Malvern, Pa 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com











809 N Mclean, Bloomington
 Quote for
 Cory Leach
 Boulevard Realty Group

Kaisner Masonry
 310 E Hickory
 Fairbury IL, 61739
 (309) 261-1027
 [Phone]

Description	Material		Line Total
Relay chimney that has fallen off, reinforce chimney and cap it. Brick to be layed is as close of a match as we can get too original Chimney will be layed up 6ft , we will also lay 8x8x16 inch concrete block up the inside of chimney, they will also be poured solid with concrete mix. Chimney will be solid from were we start laying to the top, we will cap the chimney with a 30x36x2.5 inch Limestone cap Mortar used will be Brixment N with sand and water to be added on jobsite.	Brixment type N 5 Bags	\$82.00	\$82.00
	Sand 2 tons	\$86.00	\$82.00
	Quikrete High Strength 10 bags	\$43.00	\$43.00
	Limestone Cap	\$300.00	\$300.00
	GGHA S93 Rome Grey SM STD, Quantity 420.	\$675.00	\$675.00
	Concrete Block 8x8x16 20 Blocks	\$38.00	\$38.00
			\$200.00
	Delivery	\$200.00	
	Labor		\$5,380.00

\$6,800.00

Total

\$6,800.00

Quotation prepared by: CalvinKaisner

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return

Thank you for your business!



Essroc
Italcementi Group

Product Data Sheet

BRIXMENT® Masonry Cement

Providers of Quality Products and Technical Support for:

Portland and Blended Cements,
Slag, and Fly Ash

BRIXMENT, Brick-Lok, and
VELVET Masonry Cements

Saylor's Portland and
Saylor's PLUS Cements

Flamingo-BRIXMENT Colored
Cements for Masonry

MANUFACTURER:
ESSROC Cement Corp.
Corporate Office
3251 Bath Pike
Nazareth, PA 18064
800-437-7762
www.essroc.com

PRODUCT DESCRIPTION:
BRIXMENT Masonry Cement is a
prepackaged masonry cement
meeting or exceeding the
requirements of ASTM C 91.

Essroc carefully selects and
blends the raw materials and
follows stringent quality control
procedures in the manufacturing of
BRIXMENT Masonry Cement.

This attention to detail results in a
superior performing masonry
cement for use in mortar during
construction and for long lasting,
water-resistant walls.

BENEFITS:

- Excellent workability
- Superior board life
- Consistent colored
- Long- term durability

APPLICATIONS:
BRIXMENT Masonry Cement can
be used for mortar in the
construction of all types of
masonry walls. The most
common masonry units utilized
are concrete block, clay and
concrete brick and natural and
manufactured stone. BRIXMENT
can also be used for stucco and
parging applications.



MATERIAL COMPOSITION:
BRIXMENT Masonry Cement is a
combination of portland cement
that meets ASTM C 150, finely
ground limestone and proprietary
admixtures that enhance boardlife
and durability.

TYPES AND USES:
There are three formulations of
BRIXMENT to satisfy all masonry
construction needs:

Type N: Normal strength
Type S: Medium strength
Type M: High strength

The Type N mix should only be
used for above-grade construction
and is recommended for exterior
brick veneers.

Type S, a stronger mix, can be
used above or below grade.

Type M, the strongest mix, is
designed for below grade or where

BRIXMENT® Masonry Cement

additional compressive strengths are required.

PACKAGING:

BRIXMENT Type N is packaged in 70 lb.(32kg) multi-walled bags, Type S is packaged in 75 lb.(34kg) multi-walled bags and Type M is packaged in 80 lb.(36kg) multi-walled bags. Packages should be kept free from moisture.

AVAILABILITY:

BRIXMENT is distributed throughout Essroc's supply network. Contact your Essroc sales representative for availability in your immediate area.

Sample bags for preconstruction test panels can be obtained by contacting a local masonry supply dealer or your Essroc sales representative.

APPLICABLE ASTM SPECIFICATIONS:

- C 91 Masonry Cements
- C 270 Masonry Mortar
- C 144 Aggregates for Masonry Mortar
- C 780 Preconstruction and Construction Evaluation for Masonry Mortar

MIXING:

Assure that the mixing equipment is clean and in good working order. Provide a one cubic foot box or other suitable container for volumetric measuring of aggregate. Aggregate shall conform to the requirements of ASTM C144. Water shall be potable.

BRIXMENT should be mixed with 2 ¼ to 3 cubic feet of sand according to Table 1 of ASTM C

270. If an independent laboratory completes ASTM C 780 pre-construction testing that demonstrates compliance to table 2 of ASTM C 270, then up to 3 ½ parts of sand may be used per bag of BRIXMENT.

Start the mixer, place ¾ of the required amount of water, ½ the required amount of sand and all the BRIXMENT into the mixer. Mix briefly.

Add the remaining sand and water to the mixer and mix for a minimum of 3 and a maximum of 5 minutes after the last mix water has been added. This assures homogeneity and workability of the mortar.

Although minor retempering is allowed, mortar should be used or discarded after 90 minutes.

WORKMANSHIP:

Set masonry units in mortar beds as quickly as possible after the mortar bed is placed. Avoid furrowing bed joints.

Provide enough mortar to guarantee full head and bed joints. Don't attempt to move or adjust masonry units once the mortar has begun to stiffen. This can interfere with the bond between the mortar and the masonry unit. If one or more masonry units needs to be adjusted, remove the units and re-set them in fresh mortar.

TOOLING JOINTS:

Mortar joints shall be tooled when the surface is thumb-print hard. Proper tooling or striking increases the contact area between the masonry unit and the mortar and

provides for a weather-resistant joint.

Improper or inconsistent timing when tooling joints will lead to variation in the colored of the mortar joint and could adversely affect weather resistance.

CLEANING:

Proper workmanship during construction will reduce the need for harsh cleaners. When cleaning is needed, use a proprietary cleaner. Follow the manufacturer's instructions for application, removal and disposal. Avoid harsh cleaners whenever possible.

INSTALLATION:

Maintain the same source of aggregate and water and use consistent mixing procedures throughout the entire project.

Follow ACI recommendations for hot and cold weather construction.

WARRANTY:

Essroc warrants that its products are free from manufacturing defects and conform to applicable ASTM specifications.

Essroc makes no warranty or guarantee, express or implied, including warranties of fitness for a particular purpose or merchantability, respecting its products. User assumes all risks and liability in connection with the suitability of the products for the intended use.

FOR MORE INFORMATION:

For more information on Essroc's products visit us online at www.essroc.com or call at (800)437-7762.



A world class local business



QUIKRETE® 5000 CONCRETE Mix

PRODUCT No. 1007

DIVISION 3

Structural Concrete
03 31 00

PRODUCT DESCRIPTION

QUIKRETE® 5000 Concrete Mix is a commercial grade blend of stone or gravel, sand and cement specially designed for higher early strength.

PRODUCT USE

QUIKRETE® 5000 Concrete Mix is suitable for any concrete use requiring high early strength and rapid strength gains. QUIKRETE® 5000 sets quickly, making it ideal for cold weather applications. It has a walk-on time of 10 - 12 hours. QUIKRETE® 5000 can be used for any application requiring concrete in a minimum thickness of 2" (51 mm), such as slabs, footings, steps, columns, walls and patios.

SIZES

- QUIKRETE® 5000 Concrete Mix –
 - 80 lb (36.3 kg) bags
 - 60 lb (27.2 kg) bags
 - 30 kg (66 lb) bags
 - 36 kg (75 lb) bags

YIELD

- Each 80 lb (36.3 kg) bag yields approximately 0.60 cu ft (17 L). A 60 lb (27.2 kg) bag yields approximately 0.45 cu ft (12.7 L).

TECHNICAL DATA

APPLICABLE STANDARDS

ASTM International - ASTM C387 Standard Specification for Packaged, Dry, Combined Materials for Mortar and Concrete

PHYSICAL/CHEMICAL PROPERTIES

QUIKRETE® 5000 High Early Strength Concrete Mix exceeds the compressive strength requirements of ASTM C387, as shown in Table 1.

TABLE 1 TYPICAL PHYSICAL PROPERTIES¹

Compressive strength, ASTM C39

1 day	1500 psi (10.3 MPa)
3 day	2500 psi (17.2 MPa)
7 days	3500 psi (24.1 MPa)
28 days	5000 psi (34.5 MPa)

Slump range 2" - 3" (51 - 76 mm)

¹ Tested under standard laboratory conditions in accordance with ASTM C387.



INSTALLATION SITE PREPARATION

Stake out the area and remove sod or soil to the desired depth. Nail and stake forms securely in place. Tamp the sub-base until firm.

MIXING

MACHINE MIXING

- QUIKRETE® 5000 can be mixed in a barrel-type concrete mixer or a mortar mixer. Choose the mixer size most appropriate for the size of the job to be done. Allow at least 1 cu ft (28 L) of mixer capacity for each 80 lb (36.3 kg) bag of QUIKRETE® 5000 to be mixed at a time
- For each 80 lb (36.3 kg) bag of QUIKRETE® 5000 to be mixed, add approximately 6 pt (2.8 L) of fresh water to the mixer. Turn on the mixer and begin adding the bags of concrete to the mixer
- If the material becomes too difficult to mix, add additional water until a workable mix is obtained
- If a slump cone is available, adjust water to achieve a 2" - 3" (51 - 76 mm) slump

Note - Final water content should be approximately 6 - 10 pt (2.8 - 4.7 L) per 80 lb (36.3 kg) bag and 4.5 - 7 pt (2.1 - 3.3 L) per 60 lb (27.2 kg) bag.

HAND MIXING

- Empty bags into a suitable mixing container
- Add approximately 6 pt (2.8 L) of clean water for each 80 lb (36.3 kg) bag
- Work the mix with a shovel, rake or hoe and add water as needed until a stiff, moldable consistency is achieved
- Do not exceed a total volume of 10 pt (4.7 L) per 80 lb (36.3 kg) bag or 7 pt (3.3 L) per 60 lb (27.2 kg) bag
- Be sure all material is wet; do not leave unabsorbed puddles of water

TEMPERATURE OF WATER

Set times will fluctuate in extremely hot or cold weather. Use cold water or water mixed with ice cubes in severely hot weather; use hot water when mixing in severely cold weather.

APPLICATION

- Dampen the sub-grade before concrete is placed. Do not leave standing puddles
- Shovel or place the concrete into the form. Fill to the full depth of the form
- After the concrete has been compacted and spread to completely fill the forms, strike off and float immediately
- To strike off, use a straight board (screed), moving the edge back and forth with a saw-like motion to smooth the surface. Then use a darby or bull float to float the surface. This helps level any ridges and fill voids left by the straight edge
- Cut the concrete away from the forms by running an edging tool or trowel along the forms to compact the slab edges
- Cut 1" (25.4 mm) control joints into the slab every 6' - 8' (1.8 - 2.4 m) using a grooving tool
- Allow the concrete to stiffen slightly, waiting until all water has evaporated from the surface before troweling or applying a broom finish

Note - For best results, do not overwork the material.

CURING

GENERAL

Curing is one of the most important steps in concrete construction. Proper curing increases the strength and durability of concrete, and a poor curing job can ruin an otherwise well-done project. Proper water content and temperature are essential for good curing. In near freezing temperatures, the hydration process slows considerably. When weather is too hot, dry or windy, water is lost by evaporation from the concrete and hydration stops resulting in finishing difficulties and cracks. The ideal circumstances for curing are ample moisture and moderate temperature and wind conditions. Curing should be started as soon as possible and should continue for a period of 5 days in warm weather, 70°F (21°C) or higher, or 7 days in colder weather, 50 - 70°F (10 - 21°C).

SPECIFIC CURING METHODS

QUIKRETE® Acrylic Cure & Seal – Satin Finish (#8730) provides the easiest and most convenient method of curing concrete.

- Apply by sprayer or roller after the final finishing operation when the surface is hard. The surface may be damp, but not wet, when applying curing compound. Complete coverage is essential.
- Other methods of providing proper curing include covering the surface with wet burlap, keeping the surface wet with a lawn sprinkler and sealing the concrete surface with plastic sheeting
- If burlap is used, it should be free of chemicals that could weaken or discolor the concrete. New burlap should be washed before use. Place it when the concrete is hard enough to withstand surface damage and sprinkle it periodically to keep the concrete surface continuously moist
- Water curing with lawn sprinklers or hoses must be continuous to prevent interruption of the curing process
- Curing with plastic sheets is convenient. They must be laid flat, thoroughly sealed at joints and anchored carefully along edges

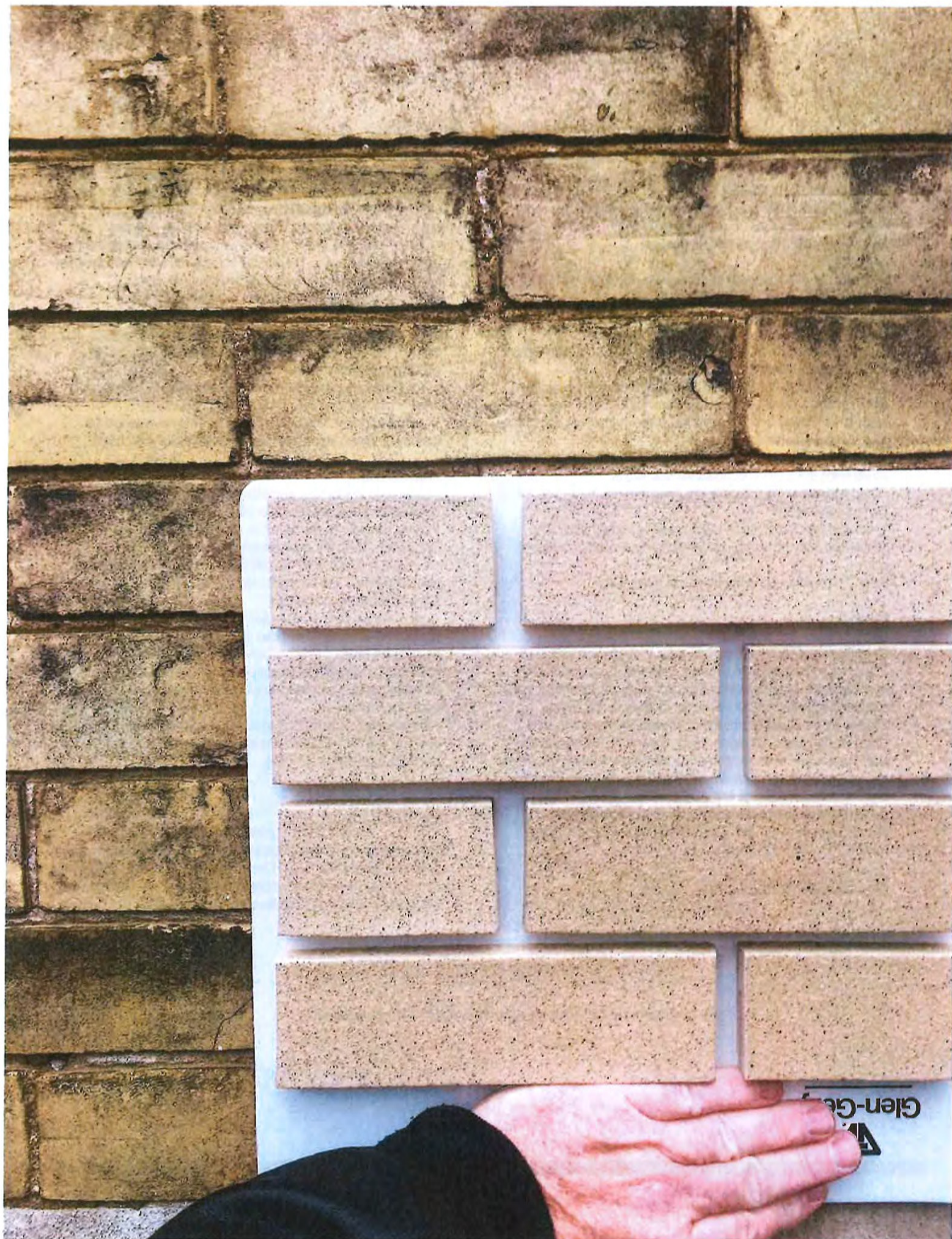
PRECAUTIONS

- When used in structural elements, comply with the steel reinforcing and additional requirements of applicable building codes.
- Curing compounds should not be applied if rain or temperatures below 50°F (10°C) are expected within 24 hours
- Curing with plastic or burlap can cause patchy discoloration in colored concrete. For colored concrete, wet curing or chemical curing compounds are recommended
- Use of Acrylic Cure & Seal – Satin Finish (#8730) or other curing compounds is not recommended during late fall in northern climates on surfaces where de-icers will be used to melt ice and snow. Using curing compounds at that time may prevent proper air curing of the concrete, which is necessary to enhance its resistance to damage caused by deicers
- Protect concrete from freezing during the first 48 hours. Plastic sheeting and insulation blankets should be used if temperatures are expected to fall below 32°F (0°)

WARRANTY

NOTICE: Obtain the applicable LIMITED WARRANTY: at www.quikrete.com/product-warranty or send a written request to The Quikrete Companies, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA. Manufactured under the authority of The Quikrete Companies, LLC. © 2018 Quikrete International, Inc.

* Refer to www.quikrete.com for the most current technical data, SDS, and guide specifications



809 N McLean Roof and Chimney Budget

Shingled Roofing Materials and Labor	\$21,000.00	
Flat Roofing Materials and Labor	\$ 9,000.00	
Tree Removal	\$ 550.00	
Chimney Brixment	\$ 82.00	
Sand	\$ 82.00	
Quickcrete	\$ 43.00	
Limestone Cap	\$ 300.00	
Brick	\$ 675.00	
Concrete Block	\$ 38.00	
Delivery	\$ 200.00	
Skilled Labor	\$ 5,380.00	
	\$37,350.00	TOTAL



EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.

ELIGIBILITY

If your project does not meet all of the factors listed below, it is ineligible for Funk Grant funding:

- ☒ Property is zoned S-4, Local Historic Preservation District
- ☒ The project is an **exterior** preservation, restoration or rehabilitation project to:
 - The original structure, or;
 - Historically significant features of the property such as original fencing, or;
 - Architecturally compatible additions to the original structure, or;
 - A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house
- ☒ A Certificate of Appropriateness application has also been submitted for this project
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines

Funding assistance is not available to exterior projects on:

- Significant additions to the original structure which are not architecturally compatible with the original structure.
- Non-historically significant auxiliary buildings.
- Non-historically significant features of the property such as fences, driveways and sidewalks.
- Landscaping

APPLICATION

Property Address: 809 N McLean Street

Historic District (if applicable):

- ☐ Davis-Jefferson Historic District
- ☐ Downtown Bloomington Historic District
- ☐ East Grove Historic District
- ☒ Franklin Square Historic District
- ☐ North Roosevelt Ave Historic District
- ☐ White Place Historic District

Year Built 1882

Architectural Style: Victorian

Cost of Proposed Work: \$37,350.00

Grant Amount Requested: \$5,000.00



☒ I have applied or am applying for a Certificate of Appropriateness

- ☐ Historic photos supporting the application (if available)

Applicant Name: Guardian Tax Partners

Applicant Address: 13575 Lynam Drive Omaha, Nebraska 68138

Phone: 402-963-2841

Email: ppeterson@guardiantaxpartners.com

Applicant Signature

Date

12/20/18

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/22/2017	1/18/2018
1/22/2018	2/15/2018
2/19/2018	3/15/2018
3/26/2018	4/19/2018
4/23/2018	5/17/2018
5/25/2018	6/21/2018
6/25/2018	7/19/2018
7/23/2018	8/16/2018
8/27/2018	9/20/2018
9/24/2018	10/18/2018
10/22/2018	11/15/2018
11/26/2018	12/20/2018

Proposed Restoration Work: Repair/replace damaged roof and chimney

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Repair/replace damaged roof and chimney to meet City Of Bloomington Historical Architectural Standards. 6 layers of existing roofing will be removed and replaced with shingle that meet the historical standards and requirements. The chimney has fallen off the roof and will be rebuilt using brick and materials which meet the historical standards and requirements.

The application for Certificate of Appropriateness and budget are attached.

Project Start Date: February 2019

Expected Project Completion Date: March 2019

Please attach the following information to the application.

- ☐ **Detailed budget of project**
- ☐ **Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness**

Phyllis Peterson

From: Ben Carlson <[REDACTED]>
Sent: Monday, February 11, 2019 11:22 AM
To: Phyllis Peterson
Subject: Re: 809 N McLean

Hello!

Sorry for the miscommunication here is what I sent to Donna Pearson on the 6th. I

On Sat, Jan 26, 2019, 9:43 PM Ben Carlson <[REDACTED]> wrote:

Hello,

I apologize for the delay in response. I have been doing research on box gutters, custom molding, and siding. We definitely have our work cut out for us.

There are several areas on the over hang that will need addressed per the city. These items are not easily acquired. These items we had not estimated in our previous quote are not simple items. I am drafting a plan of action in detail to approach the committee in the next meeting. Due to outside influences we need to make sure all items are outlined and worded appropriately. I am forewarning you the price has increased significantly. We met with Donna at the property and did further inspection from the attic. Unfortunately we are indeed going to have to sheet the majority of the roof. At first site there are obvious framing repairs needed and by what we can see there will definitely be additional repairs. I will kinda give you a run down of my scope,

Roofing

we still plan on using Iko dynasty shingles. Flat roofs will still be flintlastic 2 ply roofing system.

Trim

All areas that appear weak or in needing of repair will be addressed as such, all molding in area will be dismantled professionally and staged out of the way. all items removed will be prepped, primed and painted prior to reinstall. any structural issues will be addressed before reassembly. any items that are not suitable for reinstallation will be replaced with proper materials and if need custom made to match exact profile. in the event this is needed we will out source milling to a local woodworking specialist. all items will be handled with extreme care and installed to maximum integrity. by the time I send you the final scope I will have done my due diligence as far as species and other various facts regarding details. (I would like to blow them away).

Siding

Our plan is to remove all flashing without having to alter any siding as much as possible. We encounter this issue quite regularly. Our objective is to use patience and perseverance to install the flashing behind the existing siding. In the event this 100% absolutely impossible we well resort to taking maximum of 2 inches of siding from the decking off and once walls are properly flashed installing a "frieze board" that is a weather resistant species complete with primer paint and sealed with a long term product. in the event we have to go this route a additional flashing will also be installed on top of the frieze board. these will be installed to blend in with existing siding and upon glance will be virtually invisible. If for some reason during construction or demolition a piece of siding is damaged we will be sure to acquire a suitable material whether we buy it or have to have it custom made. All products will be installed properly and made to have longevity.

Flashings

All chimneys will be equipped with new step flashing and cut in with a step counter flashing. All flashings will be made to have the lowest possible profile. any additional work needed such as tuckpointing will be addressed upon discovery.

All flashings on dormers have been outlined in the item above.

all flashings from flat roof to walls will more than likely have to be replaced. the approach specified in the siding flashings will be repeated. if we have to cut siding out low profile frieze boards will be our route we take. as before wood species will be considered and primer and paint applied.

Gutters

As far as can be detected there are several sections of box gutters that will need repaired and some needing replaced. How ever on certain eaves of the house there are half round gutters existing. if we can repair and bring box gutters to functionality we will do so using either a membrane covering or a industrial coating. if the gutters are needing replaced we will remove current metal and replace with custom bent meta using suitable material and also complete with gaco covering. our responsibility does not cover faulty downspouts below the roof line. If the framing to the gutters is compromised we will have to rebuild. this will be discussed upon discovery.

Repairs

upon suggestion of committee we are willing to make temporary repairs to spots that are currently leaking and causing additional damage. these will be areas solely in the roof system and not going to be a long term fix.

Framing

Unfortunately we cannot judge the amount of structural repairs needed until work is under way. How ever all items will be dicussed upon discovery and remedied properly to last a lifetime.

I am sure I am missing something but will be sure to have all bases covered by next week. I am more than willing to assist in the new application or what ever is required. I plan on being the speaker in the next committee meeting and going there fully prepared to answer any questions or shut down any opposition. I also believe you can be granted a good deal of funds from the city. I would imagine based on my research you could receive 10K plus. I apologize for emailing at such a late time but this is when I can sit at my computer without interference. (small child) Any way I will be in touch in the next few days and we can go through everything. Have a wonderful weekend!

Sincerely,

Benjamin Carlson (Sparks Construction)

On Jan 21, 2019 7:58 AM, "Phyllis Peterson" <[REDACTED]> wrote:
Ben and Brian,

Below is the instruction on how the City wants the additional information submitted. I'd like to schedule a call for Monday or Tuesday to discuss. Please let me know your availability.

Thanks again for assisting us in getting the information the City requires.

Thank you!

Phyllis

Sent from my Verizon, Samsung Galaxy smartphone

ESTIMATE

Sparks Construction LLC

Sales Representative

Brian Sparks



Donna Pearson
IL

Estimate # 1167

Date 1/31/2019

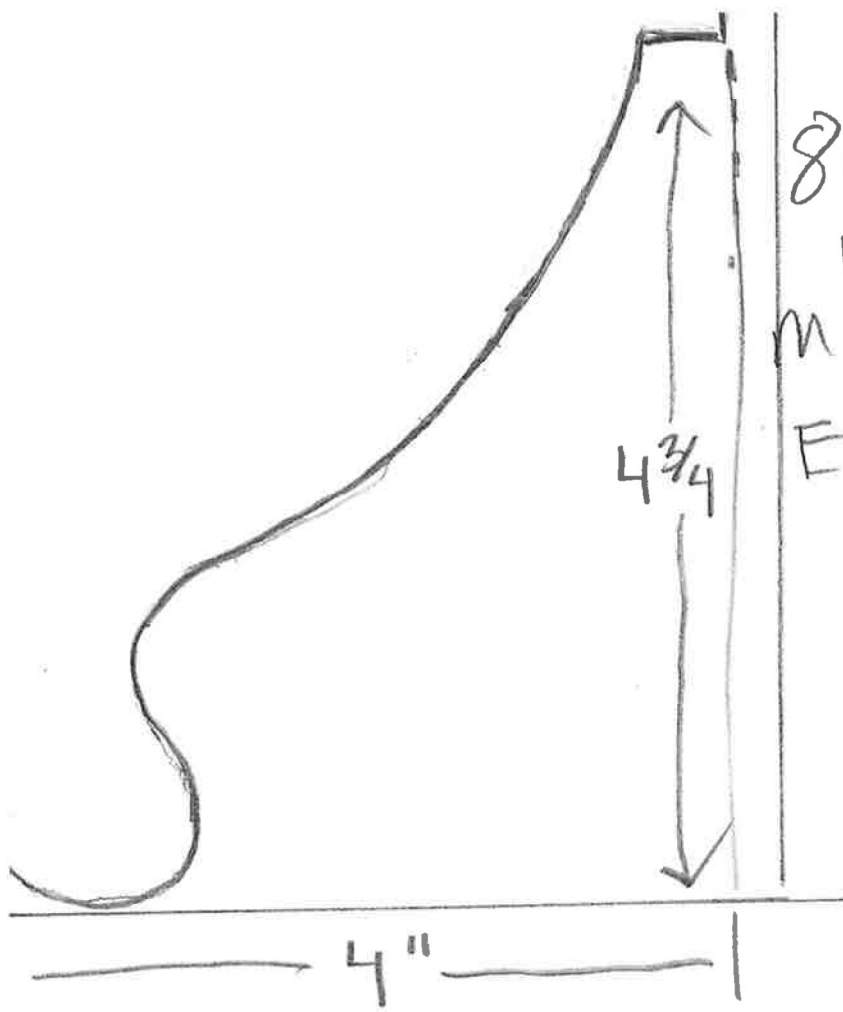
Item	Description	Qty	Price	Amount
Shingled Roof r&r	All layers on pitched roof sections will be removed all the way to sheathing. Once suitable substrate is established all eaves, valleys, roof to wall sections and all other roof penetrations will be prepped with ice and water shield. All other areas will have a synthetic vapor barrier installed to manufacture specifications. All eaves not including box gutters will have new gutter apron installed. apron will not be visible from ground level. All rakes will be equipped with a dripedge over underlayment. Said dripedge will be a low profile drip and as non visible as possible. once proper underlayment is installed roof will be covered in IKO dynasty architectural shingles. All shingles installed will be applied to meet local codes and manufacturer specs. roof will be equipped with hip and ridge cap to complete roof system. pitched roof bid is based upon a bid scale that is affected by pitch and amount of layers present. pitch increases difficulty and increased hazard. amount of layers affects disposal costs and intensity of labor required to complete task. The location of property also increases difficulty in waste management upon removing the existing roof and ability to efficiently stock the roof with materials needed to complete project. all prices are based upon competitive prices based on local pricing.	1.00	\$26,250.00	\$26,250.00

Item	Description	Qty	Price	Amount
Roof Sheathing	Based upon inspection of attic areas and visible existing substrate the roof will require new sheathing. The existing roof system is comprised of 5/4 x 10" spaced sheathing . Between each slat there is approximately a 2" gap. In some areas there is a small slat of wood that will most definitely be compromised during demolition of roof. Based on local codes an additional layer of substrate will need to be installed to maintain suitable surface to install shingles. again prices regarding this scope are affected by pitch and multiple stories to deliver material to roof. the property once again is located in an undesirable location to mechanically deliver materials. all sheathing will more than likely need to be carried up a ladder manually. approximate sheet count on pitched roof is 136 4x8 sheets all sheets will be installed in a fashion that falls upon framing layout and staggered to maximize structural integrity. They will be fastened with ring shanked framing nails 2 3/8 in length and every 6 inches. all sheets installed will be installed over existing space sheathing and be no less than 7/16 oriented strand board	1.00	\$10,880.00	\$10,880.00
Low slope roofing	Low slope sections of roof include porche roofs on home. Each section will be taken down to sheathing. All compromised areas will be sufficiently repaired prior to roofing installation. upon initial visual inspection several areas will require attention this pricing is outlined in separate scope within total estimate. All porches will be equipped with a 2 ply material once suitable underlayment is achieved. Material will be Flintlastic equipped with based sheet applied to meet manufacturer specs.	1.00	\$9,000.00	\$9,000.00
Framing repairs	Upon obvious visual inspection several areas of the roof will require repair on structural members. The price listed for this item is strictly open ended and will be adjusted upon discovery of unforeseen problems. In the event that additional repairs are needed each circumstance will be discussed prior to repair and sufficiently documented with pictures and descriptions. Under no circumstance will any shortcuts be taken or any inadiquities be accepted. Repairs needed will be charged fairly and agreed upon prior to completion.	1.00	\$2,150.00	\$2,150.00

Item	Description	Qty	Price	Amount
Flashing installation	All areas requiring flashing will be addressed appropriately areas include; porch roofs, dormers, wall to roof areas and chimenys. all flashed areas will be dismantled to reduce siding damage. as outlined in other areas of estimate any siding damaged will be replace with matching profiles with suitable materials. In a worst case scenario a low profile frieze board will be installed. if so a flashing will be installed over said board. all wood installed will be equipped with primer and paint. all chimenys will be equipped with new step flashing and a new counter flashing installed into mortar joints and sealed. all counters will be lowprofile and to match original material as much as possible. in the event additional work is needed an extra cost will be applied after approval. in order to warranty product all needed work will need to be done.	1.00	\$3,600.00	\$3,600.00
Box gutters	the majority of the property is equipped with original box gutters. upon inital visual inspection there are multiple areas that will require either repair or replacement. areas that are able to be repaired will be covered with either a thick based coating or a membrane material. each area will be documented with photos and description. all areas non repairible will be addressed with new material custom bent with .050-.063 kylar coated steel. this will be supplied by Conrad Sheet metal co. all areas replaced will be done so once sufficient sub structure is achieved. any area needing structure repairs will be an extra cost once again discussed upon discovery. these repairs will need to take place to commence with project progress. a base price of box gutter repair is estimated in complete quote. this does not include unforeseen problems.	1.00	\$2,825.00	\$2,825.00
Exterior Trim	Upon initial inspection there is a visually an obvious section of eave trim that will definitely need addressed. this will be custom cut in clear cedar	1.00	\$3,700.00	\$3,700.00
yard prep	removal of trees and shrubs to access roof.	1.00	\$575.00	\$575.00
equipment rental	costs incurred from renting necessary equipment	1.00	\$2,000.00	\$2,000.00

Sub Total	\$60,980.00
Total	\$60,980.00

S P E C I A L I N S T R U C T I O N S



809

N.

McLean

Eave trim
profile

809 N. McLean St. - Memo & Scorecard

[REDACTED]
Wed 2/20/2019 2:20 PM

Inbox

[REDACTED]
CC: [REDACTED]
From: [REDACTED]

📎 4 attachments (2 MB)

809 N. McLean St. Application Scorecard.pdf; Memo 809 N. McLean Addendum.pdf; Architecture B McLean St N 800 block_00001A.tiff;
Architecture B McLean St N 800 block_00002A.tiff;

Hi Sherry,

Attached is a memorandum concerning the Addendum to the Application for Certificate of Appropriateness for 809 N. McLean that was recently submitted by the petitioner and posted by city staff on the BHPC webpage. Also attached is a 'scorecard' I prepared as an assist in evaluating the Application and Addendum, and color photographs of the referenced property that I obtained from the McLean County History Museum Library.

I would appreciate it if copies of the attached documents were printed (in color where necessary) for each of the Commissioner's use for the upcoming BHPC Regular Meeting on 2/21/19.

Please let me know if you have any questions.

Thank you,
Tim Maurer

16-10-1971

16-10-1971

16-10-1971

February 20, 2019

Memorandum

To: Bloomington Historic Preservation Commission
Chairperson Sherry Graehling

From: Tim Maurer

Re: 809 N. McLean St.

Chairperson Graehling,

This memorandum concerns the Application for Certificate of Appropriateness dated 12/20/18, and Addendum, dated 2/19/19 for the referenced property located in the Franklin Square National Register Historic District.

As you know, the Application was tabled at the January 17, 2019 BHPC Regular meeting. This action was taken by the Commission on the recommendation of myself and others to give time for the petitioner to bring an itemized budget and architectural sketches for each proposed item of work.

The Addendum was submitted by petitioner after the Application was once again placed on the upcoming February 21, 2019 Regular Commission Meeting. This late filing of the Addendum is in itself reason enough to reject the Application and Addendum as it violates the mandatory 15-day deadline stated clearly in the Instruction for the Certificate of Appropriateness for submission prior to a Commission Meeting.

But more importantly, the Addendum is deficient in that it does not provide any of the promised architectural sketches of the work described in the Application, nor does it provide a full itemized budget for the proposed work.

Further, the scope of work submitted by the Owner through their contractor with this Addendum is incomplete in a very material and substantial manner. For instance, there is nothing submitted to address the downspouts, peeling paint and deteriorated siding, missing windows, the dire condition of the original and contributing coach house, or the south chimney.

Lastly, attached is a 'scorecard' that I have prepared that tally's the petitioner's Application and Addendum with respect to Section 44.11-5 (D), Standards for Review. In the 'scorecard' I have attempted to objectively record whether the petitioner's Application and Addendum are 'Compliant', 'Non-Compliant', 'Not Applicable' (N/A), or To-Be-Determined' (TBD).

As you will see, the 'Scorecard' shows a consistent deficient Score in petitioner's Application and Addendum. Combined with the late submittal this Application and Addendum should be denied, not tabled again. The only activity that should be allowed on the property until such time as a complete Application is received in a timely manner that allows for adequate review and consideration, and then approved by the Commission, is temporary work solely for the purpose of securing an empty building that is an attractive nuisance to vandals and arsonists, and protecting the building from further weather deterioration.

I hope this Memorandum and Scorecard are helpful to the Commission in their ongoing deliberations. In future I would recommend that the Commission continue to use and update the 'Scorecard' to properly keep track of all of the many, many areas of critical preservation work that this property requires so that a competent and code compliant outcome is assured.

Best Regards,
Tim Maurer

Item No. Standards for Review - Roof

Item No.	Standards for Review - Roof	Application 12/20/18			Addendum 2/19/19			Staff Review 1/7/19					
		Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD
1	Compatible use, minimal alteration												
2	Distinguishing original qualities (destroyed)		X						X	X			X
3	Products of their time (no historical basis)		X						X	X			
4	Changes over course of time (evidence of history)		X						X	X			
5	Distinctive features, sensitive treatment (mistreat)		X						X	X			
6	Deteriorated architectural features (non-match)									X			
7	Surface cleaning.			X					X	X			
8	Reasonable effort, archeological resources.			X					X	X			
9	Contemporary design, alterations and additions.				X				X				X
Score		0	5	2	2	0	5	2	2	7	0		2

Item No. Standards for Review - Chimney

	Application 12/20/18			Addendum 2/19/19			Staff Review 1/7/19		
	Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD	Compliant
1									
2		X		X					X
3		X							X
4		X							X
5		X							X
6		X							X
7									X
8									X
9									X
Score	0	5	2	2		7	0		2

Item No. Standards for Review - Roof Sheathing

Item No.	Standards for Review - Roof Sheathing				Application 12/20/18			Addendum 2/19/19			Staff Review 1/7/19		
	Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD	
1													
2													
3													
4													
5													
6													
7													
8													
9													
Score	0	5	2	2	0	5	2	2	7	0		2	

Item No. Standards for Review - Low Slope Roof

Item No.	Standards for Review - Low Slope Roof				Application 12/20/18				Addendum 2/19/19				Staff Review 1/7/19			
	Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD
1																
2																
3						X										
4						X										
5						X										
6						X										
7																
8																
9																
Score	0	5	2	2	0	5	2	2	0	5	2	2	7	0		2

Item No. Standards for Review - Framing Repair

Item No.	Standards for Review - Framing Repair	Application 12/20/18				Addendum 2/19/19				Staff Review 1/7/19			
		Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD
1	Compatible use, minimal alteration				X				X				X
2	Distinguishing original qualities (destroyed)		X				X			X			
3	Products of their time (no historical basis)		X				X			X			
4	Changes over course of time (evidence of history)		X				X			X			
5	Distinctive features, sensitive treatment (mistreat)		X				X			X			
6	Deteriorated architectural features (non-match)									X			
7	Surface clearing.			X				X		X			
8	Reasonable effort, archeological resources.			X				X		X			
9	Contemporary design, alterations and additions.				X				X				X
Score		0	5	2	2	0	5	2	2	7	0		2

Item No. Standards for Review - Flashing

Item No.	Standards for Review – Flashing	Application 12/20/18			Addendum 2/19/19			Staff Review 1/7/19					
		Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD
1	Compatible use, minimal alteration												
2	Distinguishing original qualities (destroyed)		X		X						X		X
3	Products of their time (no historical basis)		X				X				X		
4	Changes over course of time (evidence of history)		X				X				X		
5	Distinctive features, sensitive treatment (mistreat)		X				X				X		
6	Deteriorated architectural features (non-match)		X				X				X		
7	Surface cleaning.					X					X		
8	Reasonable effort, archeological resources.					X					X		
9	Contemporary design, alterations and additions.												
Score		0	5	2	2	0	5	2	2	7	0		2

Item No. Standards for Review - Exterior Trim

Item No.	Standards for Review - Exterior Trim	Application 12/20/18				Addendum 2/19/19				Staff Review 1/7/19			
		Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD	Compliant	Non-Compliant	N/A	TBD
1	Compatible use, minimal alteration				X								
2	Distinguishing original qualities (destroyed)		X				X		X				X
3	Products of their time (no historical basis)		X				X						
4	Changes over course of time (evidence of history)		X				X						
5	Distinctive features, sensitive treatment (mistreat)		X				X						
6	Deteriorated architectural features (non-match)		X				X						
7	Surface clearing.								X				
8	Reasonable effort, archeological resources.								X				
9	Contemporary design, alterations and additions.												
Score		0	5	2	2	0	5	2	2	7	0		2





CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
MARCH 21, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-04-19	Rust Grant	232/234 E. Front Street	Updating storefront/façade	Izzy Mandujano, Assistant City Planner

REQUEST:	Rust Grant for \$25,000 for updating the existing store front and façade at 232/234 E. Front Street. Sein-Advance Building c. 1927
-----------------	--

STAFF RECOMMENDATION:	<i>Staff recommends the Historic Preservation Commission approve the Rust Grant for \$25,000 to cover the cost of the façade project.</i>
------------------------------	--



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Inn Front LLC

PROPERTY INFORMATION

Existing Zoning: B-3

Existing Land Use: Offices

Property Size: 4,516 square feet

PIN: 21-04-409-011

Historic District: Downtown District

Year Built: 1927

Architectural Style: Commercial w/ Greek revival renovation

Architect: unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: B-3, Central Business

South: B-3, Central Business

East: B-3, Central Business

West: B-3, Central Business

Land Uses

North: Offices

South: Offices

East: Restaurant/Bar

West: Restaurant/Bar

Analysis:

Submittals

This report is based on the following documents, which are on file with the Community Development Department.

1. Application for Certificate of Appropriateness and Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

The site, 232/234 E. Front Street, is located in the Central Business Historic District and within the Rust Grant boundaries. The site is considered “contributing” which means it adds to the historic architectural qualities of the area. The site is considered to have been present during the period of significance or independently meets the National Register Criteria.¹ According to the National Register of Historic Places Inventory-Nomination Form from 1984, E. Front Street was a main road leading to and from the central business district. It also contained many key retail and professional buildings. After the fire in the early 1900’s, rebuilding was a large part of the construction. The scale of the buildings changed and were either larger than those of previous periods or small to fit in the gaps between earlier buildings. The subject property was built in 1927. The Fire Station (220-228 E Front Street) and the Horse Hospital (236 E Front Street) were built in 1902 and 1883 respectively. The smaller addition of 232/234 E Front Street, fits the pattern of development during the 1900’s after the fire².

The petitioner would like to restore original parts of the storefront and highlight more original historical characteristics. The current façade contains corrugated metal canopies which cover a

¹ City of Bloomington Historic Preservation Plan 2004 <http://www.cityblm.org/home/showdocument?id=17972>

² National Register of Historic Places Nomination Form 1984
<http://www.cityblm.org/home/showdocument?id=17832>

large portion of the top of the windows. At the time the wooden façade was installed, the windows and glass at the top portion of the storefront were covered. The faux Greek Revival wooden façade was part of a previous renovation. The petitioner is proposing to remove that façade and expose the original façade. Once the wooden façade is removed, the entrance will be setback further from the sidewalk as seen on the site plan included by the petitioner. The petitioner is also proposing to remove some walls at the entrance. The walls at the corner will be straightened out and will provide a better profile. (See demo plan included) The current window system will be removed and updated with an aluminum storefront system by Kawneer. The current windows are divided by simple 4x4 boards to create the illusion of multiple panes of glass. The updated system will bring back a more accurate visual of larger panes of glass. Similar to other storefronts on E. Front Street, the windows will be expanded further up, for a top to bottom window look, and will match the corridor.



Large vertical storefront windows directly east of site



Store front with larger windows located across the street of 232 E Front St.

The petitioner provided two quotes, and scope of work for each. The first is a work estimate for the Pella aluminum clad wooden storefront for \$61,000.00 and the second quote from Kawneer aluminum storefront for \$56,953.00. The scope of work will be the same, the difference comes from the two different storefront systems. The petitioner would like to install the Kawneer aluminum storefront system, staff supports the petitioner. The differences between the Pella storefront and the Kawneer storefront are the materials. The Pella storefront will be aluminum clad material. The Kawneer storefront system will use aluminum material only. Preservation

Brief #11, states that during the 1920's and 1930's aluminum and stainless steel framing elements were introduced to storefronts. The aluminum storefront would be typical during this time period. According to the Pella history, their aluminum clad exterior windows were not introduced until 1970.³ Furthermore, aluminum materials can be used without compromising architectural characteristics.⁴

The project will also include a removal and straightening of windows as well as adding wood. The interior of the vestibule shows original storefront contained top to bottom windows and glass which was covered at some point after the original construction. The petitioner would like to restore those elements.



Inside the vestibule showing covered windows and glass

There are currently concrete blocks at the bottom of the store front, which will be covered with wood panels to tie into the rest of E. Front Street. The demolition plan is included and outlines the process. When the work is set to start, permits from the City of Bloomington Building Safety Division will be needed and the necessary documents will be provided to ensure a proper and safe demolition.

The current façade contains face brick as well as concrete masonry blocks at the bottom of the storefront. The project will include painting the face brick to match the corridor as well as cover the concrete blocks at the bottom with wood paneling. The National Parks Service Preservation Brief 11 11 “Rehabilitating Historic Storefronts” states that in order to rehab existing storefronts, the style and character of the buildings and historic time period should be taken into consideration. Materials which would not be available when the storefront was constructed should be avoided, and paint colors should be chosen based on the buildings historical appearance. Typical construction during the 19th Century saw windows being raised off the ground by wood panels. This would be typical of the time during which the corridor was built. It would be likely to see wooden panels being used, especially at the bottom of the store fronts, making the addition of wood paneling appropriate.

The Rust Grant guidelines prioritizes the preservation and restoration of a historic property and of contributing building. The proposed project would evaluate the historical characteristics of the site, the time it was constructed and the corridor where it exists currently. The Rust Grant is

³ Pella's Rich Heritage. <https://www.pella.com/history>

⁴ National Park Service Preservation Brief 11 <https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

available for contributing building that will have work done including: remodeling window display area, window and door replacement, awnings, restring original architectural features, and painting among other qualifiers. The proposed work would include painting and seeks to preserve and restore existing elements of the storefront. There will be an update to the window storefront system with materials that would be common during the time of construction. The project would also return the site to be more historically accurate.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

FINDINGS OF FACT:

For each Certificate of Appropriateness and/or Grant 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;* after a review of the façade and the vestibule it is clear that the wooden elements currently on the façade were added after the original structure was built. Some windows and glass were covered and the petitioner proposes uncovering the windows and bringing the façade back to a more original state. The demolition that is included will allow the store front to have a more open profile which will straighten the walls. According to the Preservation Brief 11, store fronts were typically recessed. This protected customers from inclement weather as well as increased the amount of display window. **The standard is met.**
- 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;* the removal of the wooden façade currently on the storefront will expose the original façade. The face brick will be exposed and painted to brighten the façade. The concrete blocks will be covered to produce a historically accurate storefront with wooden panels below the display windows. The petitioner is proposing to revert the storefront back to a more historically accurate state by exposing the original façade and removing the vestibule. **The standard is met.**
- 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 alterations that will be done to the storefront are representative of the time the site was built, materials that were used during that time as well as designs that were used. The updates will take into consideration the rest of the E. Front corridor as well. **The standard is met.**

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;* the petitioner recognizes the faux Greek revival façade was added after the construction date. The façade however is not indicative of the period of time the E. Front Corridor was being developed. The storefront design is does not represent the typical storefront during the 1920's and does not integrate into the existing corridor. **The standard and it is met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* the original façade will be exposed and the storefront will be updated with windows which represent more closely the time the site was constructed. The windows were an integral part of storefronts which allowed business owners to display their merchandise. The windows will be large single pane vertical top to bottom windows, visible in the rest of the corridor as well. **The standard is met.**
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;* the walls that will be removed will be replaced with like materials to match the existing walls. The window system will be updated using materials which were available during the time of construction. The façade will be restored and painted with color and visual qualities which match the time period and the existing corridor. **The standards is met.**
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;* While the scope of work does not specify how the cleaning will be done there should be no sandblasting, high pressure washing or harsh chemicals be used. **The standard is met.**
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project;* the demolition of the walls should be done with care and the appropriate permits should be obtained to ensure a proper and safe demolition. The sidewalk should be restored as soon as possible to continue providing safe access for everyone. The petitioner will be working the various Divisions of the City of Bloomington during this process. **The standard is met.**
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. (Ordinance No. 2006-137, Section 44.11-5D) **the standard is met.***

STAFF RECOMMENDATION:

Case **BHP-04-19**: Staff recommends approval of the **Rust Grant for \$25,000.00** for the restoration, demolition and updating of the storefront at 232/234 E Front Street. Commercial c. 1927.

Respectfully Submitted,

Izzy Mandujano
Assistant City Planner

Attachments: Rust Application, Scope of Work, Materials Specifications, Photos of building

HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects within Bloomington's central downtown district. This grant offers a maximum award amount of \$25,000 per project. \$50,000.00 may be awarded to buildings determined by the Historic Preservation Commission to be in extreme and dangerous states of disrepair.

ELIGIBILITY

If your project does not meet all of the factors listed below, it may be ineligible for funding:

- ☒ Property is within the program's target area
- ☒ The project is an **eligible** preservation, restoration or rehabilitation improvement:
 - Brick cleaning and tuck pointing
 - Window restoration
 - Painting
 - Restoration or original architectural features visible from the street
 - Signs
 - Remodeling window display areas
 - Exterior lighting
 - Window and/or door replacement
 - Awnings
 - Eligible non-façade work such as roof repairs/replacements, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing
 - Detailed architectural design work
 - Structural inspection or analysis by a licensed architect or engineer
 - Asbestos and/or lead paint removal
- ☒ I am the owner of the property, or can provide consent from the owner.
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines
- ☒ This project includes prevailing wages for labor

APPLICATION

Property Address: 232 / 234 East Front Street, Bloomington, IL 61701

Year Built 1927

Architectural Style: Commercial Style (Original)
Greek Revival (Previous Renovation)

Architect: Workbench Architects

Scope of work (please select the option that best describes the type of work):

Remove existing yellow faux Greek Revival facade, canopies, and accessories from exterior of building. Replace window system, doors, entrance, and corrugated metal canopies. Paint existing building facade.

Cost of Proposed Work (Estimate 1): \$56,953 with aluminum storefront system

Cost of Proposed Work (Estimate 2): \$61,063 with aluminum clad wood window system

Grant Amount Requested: \$25,000



Detailed Description of Proposed Restoration Work:

In an effort to continue improvements along Front Street, we propose to renovate the storefront and enhance the curb appeal of 232 and 234 East Front Street. Currently, the building hosts a wooden faux-Greek Revival style facade. During the previous renovation, the amount of daylight was reduced by infilling the upper portion of the existing window opening. Corrugated metal canopies cover the infilled window sections and do not relate to the architectural context along Front Street. The current condition of the facade is poor as issues of daylighting, thermal quality, air and water infiltration, and material degradation continue to worsen.

The intent is to align the facade's design more closely with the original building design and respect the architectural language of the historically rich urban environment it lies within. The new storefront will return the window height to the original opening size. An integral canopy will provide weather protection and will be detailed to appropriately fit the character of the street. Additionally, wood paneling will increase the interest and detail at the base of the building.

The original building's entrance was setback from the sidewalk and recessed into the building. We will also recreate this design element to the building to provide relief from the sidewalk while improving accessibility at the entrance.

Project Start Date: Spring 2019

Expected Project Completion Date: Spring 2019

Please attach the following information to the application.

- **Design plan**
- **Outline work specification prepared by an architect (if applicable)**
- **Overall budget for the project**
- **Minimum two (2) estimates for the project**
- **Sample materials (if possible)**
- **Historic photos of the subject property showing the appropriateness of improvements (when possible)**

Applicant Name: Inn Front LLC

Applicant Address: 103 N Robinson St, Bloomington, IL 61701

Phone: [REDACTED]

Email: kyle@workbenchco.com

Applicant Signature [REDACTED]

Date 02.18.19

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

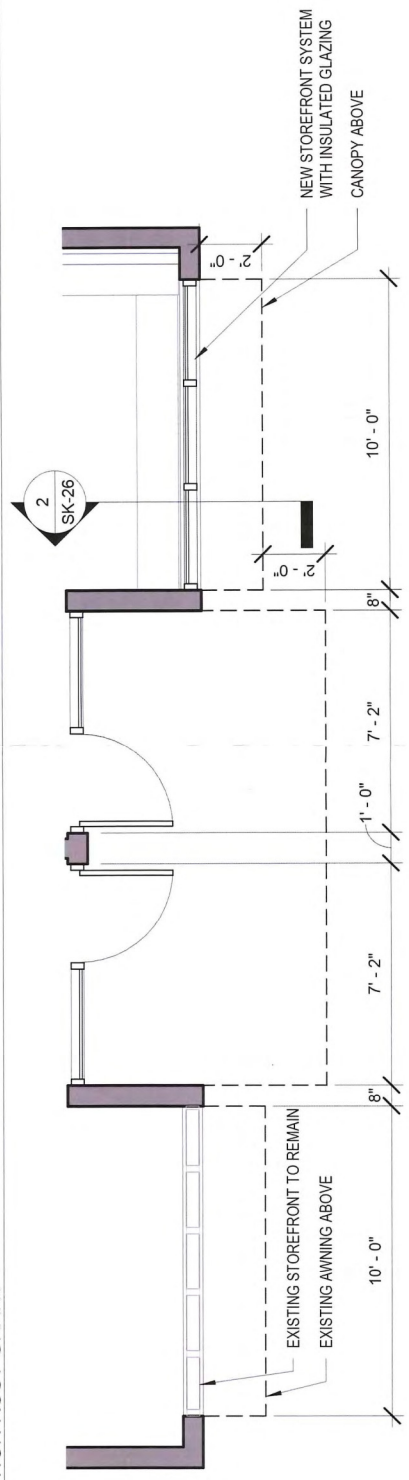
Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/18/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019



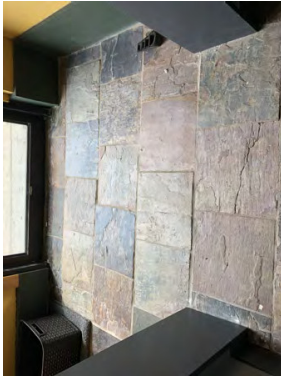
2 SOUTH ELEVATION RUST GRANT
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"



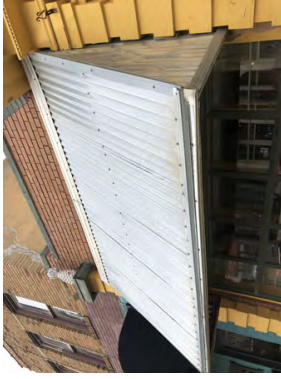
OVERALL VIEW OF EXISTING WOOD CLADDING FACADE WITH ORIGINAL FACE BRICK BEYOND.



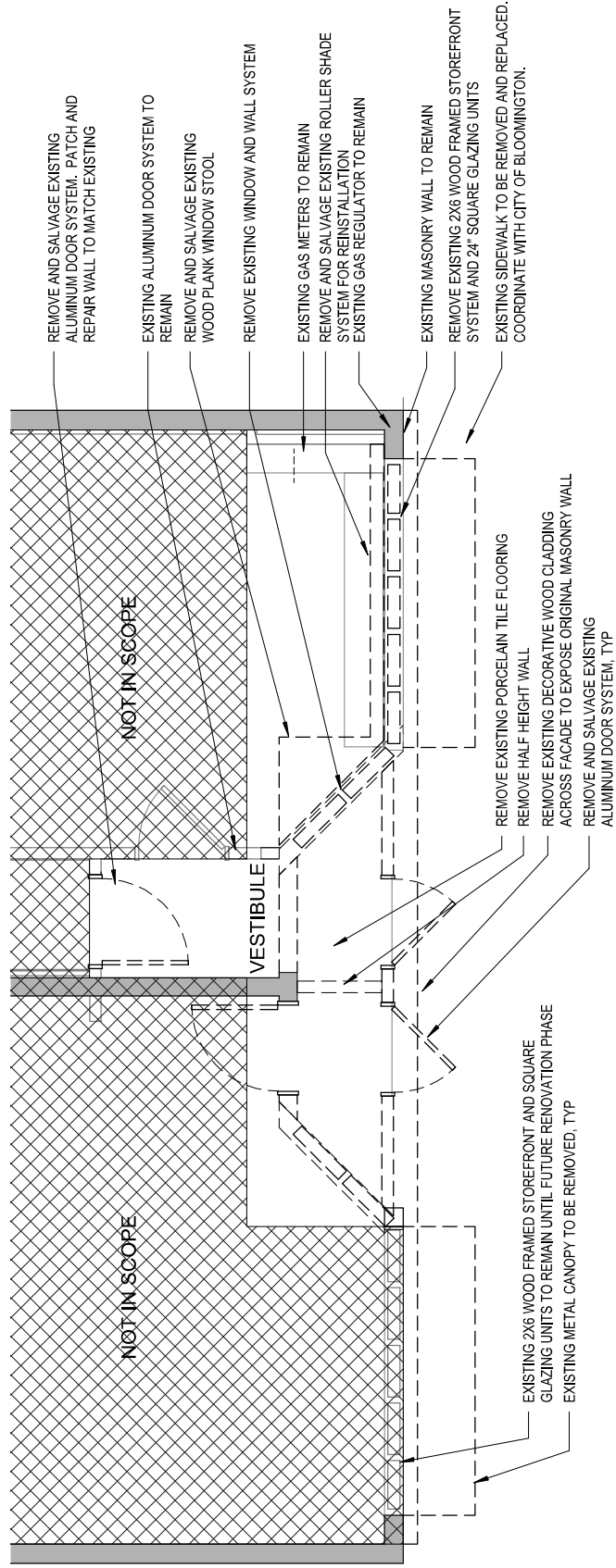
VIEW OF EXISTING VESTIBULE FLOORING AND WALLS TO BE REMOVED.



EXISTING GAS REGULATOR EXPOSED DURING INVESTIGATIVE DEMOLITION. SIDEWALK TO BE REPLACED.



EXISTING CORRUGATED METAL AWNING AND WOOD CLADDING TO BE REMOVED.



1 DEMOLITION PLAN - LEVEL 1
1/4" = 1'-0"

Tenant: **Workbench Architects**
 Date: **March 12, 2019**
 Location: **234 Front Street, Bloomington, IL 61701**
 Scope: **Cost Estimate for Facade Renovation**

CSI SECTION	DESCRIPTION	BUDGET
1	General Requirements	
	Permits, safety, temporary signage, final clean	\$ 1,000
2	Existing Conditions	
	Demolition - Wood facade and window units	\$ 2,000
3	Concrete	
	Concrete sidewalk (by City)	
4	Masonry	\$ -
	Tuckpointing / masonry clean	\$ 1,000
5	Metals (not included)	
6	Wood, Plastics & Composites (int blocking, millwork, casework & countertops)	
	Exterior Framing Material	\$ 2,000
	Wood Canopy Material	\$ 2,400
	Temporary enclosure	\$ 2,500
	Canopy framing installation	\$ 3,000
	Canopy framing material	\$ 1,500
7	Thermal & Moisture Protection	
	Insulation and air barrier	\$ 1,000
	Flashing and sealant	\$ 500
8	Openings	
	Storefront replacement with aluminum storefront system	\$ 16,765
	Finish Carpentry Installation (Door installation, wood base trim, casing	\$ 2,000
9	Finishes (Interior partition framing & gyp systems, paint, ACT & flooring)	
	GWB	\$ 1,500
	Paint Application	\$ 3,500
	Porcelain Tile at entry	\$ 1,500
10	Specialties	
	Mailboxes	\$ 200
26	Electrical	
	Electrical Installation	\$ 2,000
	Light Fixtures	\$ 3,000
	Receptacles	\$ 200
	Light switches	\$ 200
	Cost Of Work	\$ 48,265
	Design / Professional Fees (Workbench)	\$ 3,861
	Construction Manager Fee (Workbench)	\$ 2,413
	Contingency 5%	\$ 2,413
	Total Improvement Budget	\$ 56,953

Trifab™ VG (VersaGlaze™)

Trifab™ VG 450, 451 & 451T (Thermal) Framing Systems &
Trifab™ 451UT (Ultra Thermal) Framing System

Design + Performance Versatility with
Unmatched Fabrication Flexibility



Preston Pointe, Louisville, KY

Architect: Potter & Associates Architects PLLC, Louisville, KY

Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab™ VersaGlaze™ is built on the proven and successful Trifab™ platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab™ VersaGlaze™ family's newest addition, Trifab™ 451UT (Ultra Thermal) framing system, is designed for the most demanding thermal performance and employs a "dual" Isolock™ Thermal Break.

Aesthetics

Trifab™ VersaGlaze™ framing systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and Weatherseal glazing options further expand the designers' choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth – Trifab™ VersaGlaze™ 450 has 1-3/4" sightlines, while Trifab™ VersaGlaze™ 451/451T and Trifab™ 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent™ visually frameless ventilators, Trifab™ VersaGlaze™ can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single source supplier.

Economy

Trifab™ VersaGlaze™ 450/451/451T framing systems offer four fabrication choices to suit your project (Trifab™ 451UT available as screw spline fabrication only):

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – Same fabrication benefits as shear block except head and sill run through.

All systems can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to SSG vertical mullions for Trifab™ VersaGlaze™ 450/451/451T. This ABS/ASA rigid polymer



Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, High-Performance (HP) Flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

For the Finishing Touch

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Performance

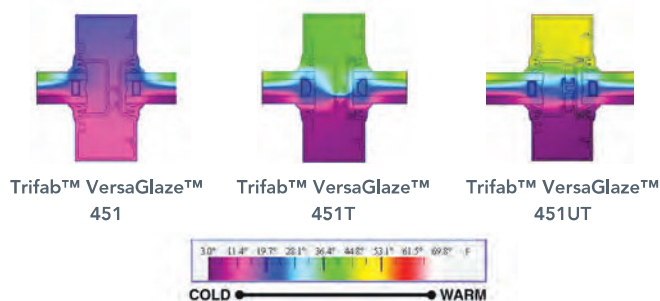
Kawneer's Isolock™ Thermal Break process creates a composite section, prevents dry shrinkage and is available on Trifab™ VersaGlaze™ 451T. For even greater thermal performance, a "dual" Isolock™ Thermal Break is used on Trifab™ 451UT.



Trifab™ 451UT uses a "dual" Isolock™ Thermal Break (right) and features a new HP (High Performance) sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab™ VersaGlaze™ vary depending upon the glass plane application. Project specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information).

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.

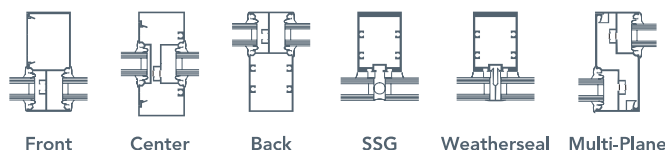


PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E 283
Water	AAMA 501, ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E 1425

Trifab™ VersaGlaze™ 450/451/451T glazing options

(note: Trifab™ 451UT available as center set glass plane only).



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

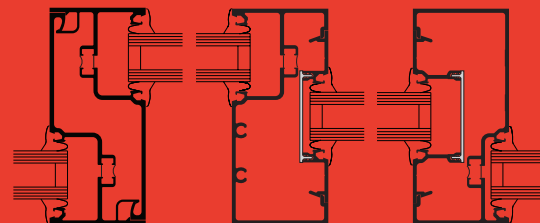
KAWNEER
AN ARCONIC COMPANY



PRODUCT GREEN GUIDE

Trifab™ VersaGlaze™ 451T Framing

Trifab™ VG (VersaGlaze™) Framing systems have all the versatility the name implies. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer.



RATING SYSTEMS

LEED v4 BD+C: New Construction

- ✓ EA: Optimize Energy Performance
- EA: Renewable Energy Production
- ✓ MR: Environmental Product Declarations
- ✓ MR: Sourcing of Raw Materials
- ✓ MR: Material Ingredients
- ✓ MR: Source Reduction - Lead, Cadmium, and Copper
- ✓ MR: Construction and Demolition Waste Management
- EQ: Thermal Comfort
- ✓ EQ: Daylight
- ✓ EQ: Quality Views
- ✓ EQ: Acoustic Performance

Living Building Challenge 3.1

- | | |
|---------------------------------|-----------------------------------|
| ✓ IMP 06: Net Positive Energy | ✓ IMP 12: Responsible Industry |
| ○ IMP 07: Civilized Environment | ✓ IMP 13: Living Economy Sourcing |
| ✓ IMP 08: Healthy Interior | ✓ IMP 14: Net Positive Waste |
| ✓ IMP 09: Biophilic Environment | ○ IMP 16: Universal Access |
| ✓ IMP 10: Red List | |

WELL Building Standard

- | | |
|-----------------------------------|-----------------------------------|
| ✓ 01: Air Quality Standards | ✓ 28: Cleanable Environment |
| ○ 03: Ventilation Effectiveness | ✓ 54: Circadian Lighting |
| ✓ 04: VOC Reduction | ○ 56: Solar Glare Control |
| ○ 08: Healthy Entrance | ✓ 61: Right to Light |
| ✓ 11: Fundamental Material Safety | ✓ 62: Daylight Modeling |
| ✓ 12: Moisture Mgmt | ✓ 63: Daylight Fenestration |
| ✓ 14: Air Filtration Mgmt | ○ 72: Accessible Design |
| ○ 15: Increased Ventilation | ✓ 74: Exterior Noise Intrusion |
| ○ 19: Operable Windows | ○ 76: Thermal Comfort |
| ✓ 25: Toxic Material Reduction | ✓ 97: Material Transparency |
| ✓ 26: Enhanced Material Safety | ✓ 98: Organizational Transparency |

FEATURES

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- Infill options up to 1-1/8" (28.6)
- High thermal performance
- Center, back, front, multi-plane glazed options
- Blast mitigation
- Hurricane resistance
- Structural silicone glazed (SSG) options
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- Standard anodized finishes only

DOCUMENTS



Declare™

Document no. KAW-0011 thru 0013
Red List Free



Environmental Product Declaration

Document no. 47868332121.104.1
Product-specific Type III EPD



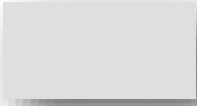
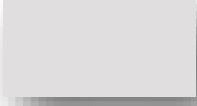
Material Transparency Summary

Document no. MTSC040EN
Manufacturer Material Ingredient Inventory

Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)

Tenant: **Workbench Architects**
 Date: **March 12, 2019**
 Location: **234 Front Street, Bloomington, IL 61701**
 Scope: **Cost Estimate for Facade Renovation**

CSI SECTION	DESCRIPTION	BUDGET
1	General Requirements	
	Permits, safety, temporary signage, final clean	\$ 1,000
2	Existing Conditions	
	Demolition - Wood facade and window units	\$ 2,000
3	Concrete	
	Concrete sidewalk (by City)	
4	Masonry	\$ -
	Tuckpointing / masonry clean	\$ 1,000
5	Metals (not included)	
6	Wood, Plastics & Composites (int blocking, millwork, casework & countertops)	
	Exterior Framing Material	\$ 2,000
	Wood Canopy Material	\$ 2,400
	Temporary enclosure	\$ 2,500
	Canopy framing installation	\$ 3,000
	Canopy framing material	\$ 1,500
7	Thermal & Moisture Protection	
	Insulation and air barrier	\$ 1,000
	Flashing and sealant	\$ 500
8	Openings	
	Storefront replacement with aluminum storefront system	\$ 20,249
	Finish Carpentry Installation (Door installation, wood base trim, casing	\$ 2,000
9	Finishes (Interior partition framing & gyp systems, paint, ACT & flooring)	
	GWB	\$ 1,500
	Paint Application	\$ 3,500
	Porcelain Tile at entry	\$ 1,500
10	Specialties	
	Mailboxes	\$ 200
26	Electrical	
	Electrical Installation	\$ 2,000
	Light Fixtures	\$ 3,000
	Receptacles	\$ 200
	Light switches	\$ 200
	Cost Of Work	\$ 51,749
	Design / Professional Fees (Workbench)	\$ 4,140
	Construction Manager Fee (Workbench)	\$ 2,587
	Contingency 5%	\$ 2,587
	Total Improvement Budget	\$ 61,063



Proposal - Detailed

Pella Window and Door Showroom of Springfield
1650 West Wabash Suite J
Springfield, IL 62704-5834
Phone: (217) 793-0550 Fax: (217) 793-0551

Sales Rep Name: Kelly, Jack
Sales Rep Phone: (217) 793-0550
Sales Rep E-Mail: jackkelly@illinpella.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Jack General Account 1650 W. Wabash Ave Suite J SPRINGFIELD, IL 62704 Primary Phone: (217) 972-0161 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: Customer Number: 1008270698 Customer Account: 1004202376	Workbench Architects Clad/Wood Lot # , County: Owner Name: Owner Phone:	Quote Name: Workbench Architects Clad/Wood Order Number: 092 Quote Number: 10959228 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: 8.75%IL BLM Cust Delivery Date: None Quoted Date: 1/16/2019 Contracted Date: Booked Date: Customer PO #:

PK # 2026

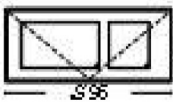
Rough Opening: 120 - 3/4" X 66 - 3/4"

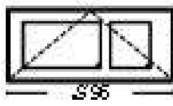
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 372"

Line #		Location:	Attributes			
15		E&W Transom Option	Support Product Contemporary, Direct Set, Large Awning, Direct Set, 120 X 38, Black			
		PK # 2026		Item Price	Qty	Ext'd Price
				\$1,896.58	2	\$3,793.16
	Viewed From Exterior Rough Opening: 120 - 3/4" X 38 - 3/4					
	1: 4038 Fixed Frame Frame Size: 40 X 38 General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Dual Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.24, SHGC 0.32, VLT 0.60, CPD PEL-N-18-02779-00001, Performance Class CW, PG 75, Calculated Positive DP Rating 75, Calculated Negative DP Rating 75, Year Rated 08 11 Grille: No Grille. Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 2: Non-Standard SizeNon-Standard Size Vent Awning Frame Size: 40 X 38 General Information: Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Sash / Panel: Bevel, Bevel, Standard Glass: Insulated Dual Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude Hardware Options: Saldo Fold-Away Crank, Matte Black, No Limited Opening Hardware, No Integrated Sensor, Sill Screen: Full Screen, Black, InView™ Performance Information: U-Factor 0.25, SHGC 0.27, VLT 0.50, CPD PEL-N-228-00506-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Egress Not Applicable Grille: No Grille. Vertical Mull 2: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 3: 4038 Fixed Frame Frame Size: 40 X 38 General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Dual Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.24, SHGC 0.32, VLT 0.60, CPD PEL-N-18-02779-00001, Performance Class CW, PG 75, Calculated Positive DP Rating 75, Calculated Negative DP Rating 75, Year Rated 08 11 Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 316".					

Line #		Location:	Attributes						
25		Entry Transoms	Support Product Contemporary, 2-Wide Direct Set, 84 X 38, Black 1: 4238 Fixed Frame Frame Size: 42 X 38 General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Dual Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.24, SHGC 0.32, VLT 0.60, CPD PEL-N-18-02779-00001, Performance Class CW, PG 75, Calculated Positive DP Rating 75, Calculated Negative DP Rating 75, Year Rated 08 11 Grille: No Grille, Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 2: 4238 Fixed Frame Frame Size: 42 X 38 General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Dual Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.24, SHGC 0.32, VLT 0.60, CPD PEL-N-18-02779-00001, Performance Class CW, PG 75, Calculated Positive DP Rating 75, Calculated Negative DP Rating 75, Year Rated 08 11 Grille: No Grille, Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 244". Viewed From Exterior Rough Opening: 84 - 3/4" X 38 - 3/4" PK # 2026				Item Price	Qty	Ext'd Price
			\$1,043.25	2	\$2,086.50				

Customer Notes:		These units need to be mullled together into a 4 wide composite							
Line #		Location:	Attributes						
30		Entry Side units	Support Product Contemporary, Direct Set Fixed Frame, 48 X 66, Black 1: 4866 Fixed Frame Frame Size: 48 X 66 General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.23, SHGC 0.31, VLT 0.59, CPD PEL-N-18-02799-00001, Performance Class CW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, Year Rated 08 11 Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 228". Viewed From Exterior Rough Opening: 48 - 3/4" X 66 - 3/4" PK # 2026				Item Price	Qty	Ext'd Price
			\$732.92	2	\$1,465.84				

Line #		Location:	Attributes			
35		Entry	Architect Reserve, Outswing Door Left, 37.875 X 95.5, Black			
		PK # 2026		Item Price	Qty	Ext'd Price
				\$3,503.23	1	\$3,503.23
	Viewed From Exterior					
	Rough Opening: 38 - 5/8" X 96"					
	1: 3896 Left Outswing Door					
	Frame Size: 37 7/8 X 95 1/2					
	General Information: Standard; Clad, Pine, 5 7/8", 4 9/16", Low Profile, Bronze Finish Sill, Frame Stops To Match Commercial					
	Exterior Color / Finish: Painted, Standard Enduraclad, Black					
	Interior Color / Finish: Black Stain Interior					
	Sash / Panel: Putty Glaze, Ogee, Custom, Standard Rectangle Glass, 12 (To Match Outswing Commercial), 6.0332 (To Match Outswing Commercial), 8.125 (To Match Outswing Commercial), 6", Glass					
	Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude					
	Hardware Options: No Handle Set, No Lock / No Bore, Ball Bearing, Colonial Bronze					
	Performance Information: U-Factor 0.27, SHGC 0.21, VLT 0.38, CPD PEL-N-212-03693-00001					
	Grille: No Grille,					
	Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 267".					

Line #		Location:	Attributes			
40		Entry	Architect Reserve, Outswing Door Right, 37.875 X 95.5, Black			
		PK # 2026		Item Price	Qty	Ext'd Price
				\$3,503.23	1	\$3,503.23
	Viewed From Exterior					
	Rough Opening: 38 - 5/8" X 96"					
	1: 3896 Right Outswing Door					
	Frame Size: 37 7/8 X 95 1/2					
	General Information: Standard; Clad, Pine, 5 7/8", 4 9/16", Low Profile, Bronze Finish Sill, Frame Stops To Match Commercial					
	Exterior Color / Finish: Painted, Standard Enduraclad, Black					
	Interior Color / Finish: Black Stain Interior					
	Sash / Panel: Putty Glaze, Ogee, Custom, Standard Rectangle Glass, 12 (To Match Outswing Commercial), 6.0332 (To Match Outswing Commercial), 8.125 (To Match Outswing Commercial), 6", Glass					
	Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude					
	Hardware Options: Matte Black, No Handle Set, Multipoint Lock, No Integrated Sensor, Ball Bearing, Colonial Bronze					
	Performance Information: U-Factor 0.27, SHGC 0.21, VLT 0.38, CPD PEL-N-212-03693-00001					
	Grille: No Grille,					
	Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 267".					

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

TERMS & CONDITIONS:

1. This quote is void after 60 days. 2. VERBAL AGREEMENTS ARE NOT VALID. 3. Graphics are viewed from outside and are not to scale. 4. No contract will be binding until approved by an officer of Illini Pella, Inc.. The contract is subject to adjustments of any errors in computation, extensions, totaling or omissions. 5. Taxes are not included if not shown. 6. Terms - Established accounts are Net 30 days. Others may require a deposit and all other balances are C.O.D.. Credit application is required to establish an account. 7. To convert this quote to an order please contact your sales representative. A signed contract is required and will have some additional conditions on it. 8. Delivery Time will be quoted when the order is placed.

Order Totals	
Taxable Subtotal	\$18,619.44
Sales Tax @ 8.75%	\$1,629.20
Non-taxable Subtotal	\$0.00
Total	\$20,248.64
Deposit Received	\$0.00
Amount Due	\$20,248.64

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
MARCH 21, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-05-19	Certificate of Appropriateness	701 E Taylor St	Repairing windows	Izzy Mandujano, Assistant City Planner
BHP-06-19	Funk Grant	701 E Taylor St	Repairing windows	Izzy Mandujano, Assistant City Planner

REQUEST:	A Certificate of Appropriateness and a Funk Grant for \$5,000.00 to repair and restore 2 stained glass windows at 701 E Taylor Street. Italianate/Romanesque c. 1869 G.W Bunting with alterations by Arthur Pillsbury in 1901. Vrooman-Scott House
-----------------	--

STAFF RECOMMENDATION:	<i>Staff recommends the Historic Preservation Commission approve the Certificate of Appropriateness and Funk Grant for \$5,000.00.00 for restoring and repairing 2 stained glass windows.</i>
------------------------------	---



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Pam and Dana Kowalewski

PROPERTY INFORMATION

Existing Zoning: R-2 with S-4 Overlay
Existing Land Use: Bed and Breakfast
Property Size: 35,309 square feet
PIN: 21-04-481-005
Historic District: N/A

Year Built: 1869
Architectural Style: Italianate/Romanesque
Architect: G.W. Bunting, alterations by
Arthur Pillsbury

SURROUNDING ZONING AND LAND USES

Zoning

North: R-2 Mixed Residence District
South: R-1C, High Density Single Family
East: R-2, Mixed Residence District
East: S-2, Public Lands and Institution
West: R-2, Mixed Residence District

Land Uses

North: Residential
South: Single Family Home(s)
East: Residential
East: Church
West: Residential

Analysis:

Submittals

This report is based on the following documents, which are on file with the Community Development Department.

1. Application for Certificate of Appropriateness and Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

The site, 701 E. Taylor Street, is located at the corner of Clayton and Taylor Streets. The site is listed on the National Register of Historic Places and has the S-4 Historic District Overlay. The house was designed by G.W Bunting in 1868, and by 1872 the house was sold to Matthew T. Scott, a developer. The house stayed in the Scott-Vrooman family for generations. In 1901, Arthur L. Pillsbury was retained to supervise an extensive remodel, which increased the square footage of the home by 60%. The exterior was altered to a Romanesque influenced style. The house is currently a Bed and Breakfast establishment.

The house contains 8' Tiffany stained glass windows throughout the house. The windows are experiencing some wear and tear causing them to buckle and begin to crack. It is essential for stained glass windows to be restored before cracking begins to be able to fully restore the glass and not have to replace any pieces. The petitioner is proposing to repairs 2 of the 13 windows in the mansion at this time.



The two (2) windows that will be repaired in the project are located on the landing, visible from S. Clayton Street. The project will include removing the windows, weatherproofing, and taking the windows to a work studio for repairs. Based on the scope of work submitted, the restoration will include

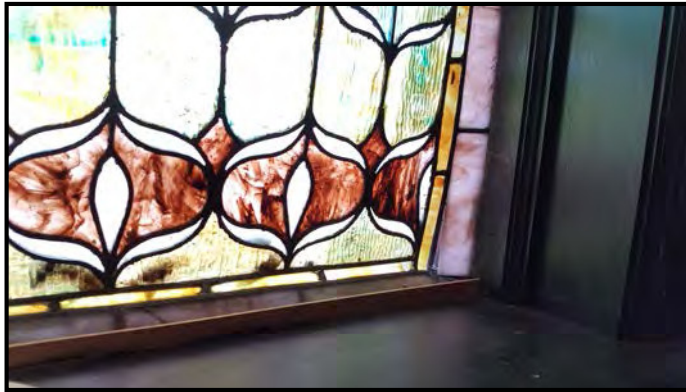
making a rubbing of the complete window. The rubbing will have all the pieces of the window numbered so that each piece is replaced in its original position. Once the documentation is complete, the window is disassembled, all the lead is removed and recycled, and the pieces cleaned with water.¹ The restoration to broken glass is done using thin lead patches, and UV stable epoxy adhesive. Restoration is considered top priority, however in the event that the glass must be replaced, a new color match glass will be installed. After the repairs are done, the glass is re-leaded, restoration quality lead is used, and matched to the original size and shape of the panels. The last step before installation would be applying cement between the lead and the glass for water proofing.² The wooden window frames do not appear to have any problems, and according to the scope of work, the frames will be prepped with stain and clear coat. Reinstallation of the panels will be the final step. The petitioner would also like to install a plate glass window on the outside for protection of the stained glass windows.

According to the National Parks Service Preservation Brief 33 “The Preservation and Repair of Historic Stained and Leaded Glass” states that stained glass windows can begin to crack from vibrations, vandalism and normal use. Weakened frame members can also cause the stained glass to sag and crack. The wooden frames should be maintained and repaired by splicing when possible. The process to restore the stained glass windows takes time and should be done with care to ensure that the window is restored properly and will last for generations. Repairs to the structural support system can be done by using like materials and removing, cleaning and replacing the cement or bonding agent. This will also ensure water proofing.

The Preservation Brief #33 states restoration lead should always be used when re-leading historic windows. Sealants or putties and caulk are used to seal any open joints around the window frame. Acetic acid should never be used on leaded glass, instead “natural cure” sealants should be used. Protective plate glass can be used to protect the windows from vandalism or the elements, particularly windows which are located in an isolated location. When absolutely

¹ Jacksonville Stained Glass “Our Full Restoration Process” <http://www.jacksonvillestainedglass.com/about/>

² Jacksonville Stained Glass “Our Full Restoration Process” <http://www.jacksonvillestainedglass.com/about/>



Window at 701 E Taylor starting
to crack and sag

necessary protective glazing could be installed with ventilation. It should be installed as an independent frame between 5/8" and 1" from the leaded glass. This should also be monitored on a regular basis and no condensation should ever collect on the windows.

The Funk Grant guidelines prioritizes the preservation and restoration of a historic property or historically significant

features. The proposed project is seeking to restore a historic feature of the home. Stained glass windows were used extensively between the 1870's to 1930's. The windows are considered an important and historical part of the Vrooman

Mansion. The project is also one part of an ongoing project to restore the rest of the 11 stained glass windows in the Mansion.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

FINDINGS OF FACT:

For each Certificate of Appropriateness and/or Grant 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;* the petitioner intends to repair and restore the stained glass windows with minimal alterations to the glass unless the cracks are severe. The window frames will stay the same and will be prepped for the reinstallation of the window once the restoration is complete. **The standard is met.**
- 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;* the windows will be removed and taken to a studio for repair and restoration, it is the intention of the petitioner to keep every single historical feature of the mansion and the windows intact. The process includes restoring the windows to eliminate, the sagging, cracking and protection from the elements. **The standard is met.**
- 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 Historical Preservation Briefs outline the process for restoration and stated that it is necessary to remove the window in its entirety to straighten the window and repair cracks. It would not be prudent to attempt repairs at the site without fully evaluating the windows and removing them completely. **The standard is met.**

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;* the petitioner recognizes **the standard and it is met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* care should be taken when removing the stained glass windows so that no other historical features are damaged. “Natural cure” sealants should be used as well. If protective window is to be added, it should be done according to the Preservation Brief #33 recommendation to avoid condensation and further issues with the stained glass window.
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;* the scope of work includes making repairs and restoring the existing stained glass windows. The wooden window frame will remain the same and only be prepped for the reinstallation of the windows. The scope of work states that epoxy edge gluing, which is a technique that produces a nearly invisible line and it can be tinted to match the glass. This will require a UV glaze to protect it from degradation. The entire process is part of restoration and outlined in the Historic Preservation Brief #33. The project will be using like materials and not replacing with anything new. **The standards is met.**
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;* no sandblasting or high-pressure washing should occur, or the use of harsh chemicals. **The standards is met.**
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project;* **the standard is met.**
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. (Ordinance No. 2006-137, Section 44.11-5D)* **the standard is met.**

STAFF RECOMMENDATION:

Case **BHP-05-19**: Staff recommends approval of the **Certificate of Appropriateness** for the restoration and repair of two (2) stained glass windows with considerations to the appropriate installation of the protective plate glass covering at 701 E Taylor St. c1869 Vrooman-Scott Mansion.

Case **BHP-06-19**: Staff recommends approval of the **Funk Grant** for **\$5,000.00** for the restoration and repair of two (2) stained glass windows at 701 E Taylor St. c1869 Vrooman-Scott Mansion.

Respectfully Submitted,

Izzy Mandujano
Assistant City Planner

Attachments: Certificate of Appropriateness Application, Funk Grant Application, Estimate, Photos of building



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

- ☒ Property is zoned S-4, Local Historic Preservation District
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines
- ☒ For significant changes to buildings and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all building, structures, driveways, parking areas, and other improvements showing all dimensions
- ☒ Specifications as to the type, quantity, dimensions, and durability of the materials are described in the drawings or an associated narrative

Application

Property Address: 701 E. Taylor Street, Bloomington, IL 61701

Historic District (if applicable):

Davis-Jefferson Historic District
Downtown Bloomington Historic District
East Grove Historic District Franklin
Square Historic District
North Roosevelt Ave Historic District
White Place Historic District

Year Built 1869

Architectural Style: Italianate / Romanesque Style



Proposed Restoration Work: To restore 2 of the 13 stained glass windows of the mansion. Specifically, the two largest ones of the west side in the entryway of the home that are approximately 4' x 7' per in size.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

To have craftsmen come out to inspect and take digital images of the windows. The windows would get taken down and brought to a studio where the work would be done.

A rubbing is made of the windows before work begins. All the pieces are numbered on the rubbing and the glass to ensure that each piece is replaced in its original position. The window is completely disassembled when documentation is complete. All the lead is removed and recycled. All pieces are cleaned with water.

Restoration to broken glass is done. The panel is re-leaded and the final process to building the panel is applying the cement. Re-bars are replaced or added as needed.

The windows would then be re-installed and a plate glass window installed for protection.

Project Start Date: TBD – tentatively 12/2019-2/2020

Expected Project Completion Date: 1/2020-4/2020

Please attach the following information to the application.

Historic photos supporting the application (if available)

Applicant Name: Pam & Dana Kowalewski

Applicant Address: 701 E. Taylor St. Bloomington, IL 61701

Phone: [REDACTED]

Email: information@vroomanmansion.com

Applicant Signature* Date

Pam Kowalewski 2/20/2019

Return to:

City Planner

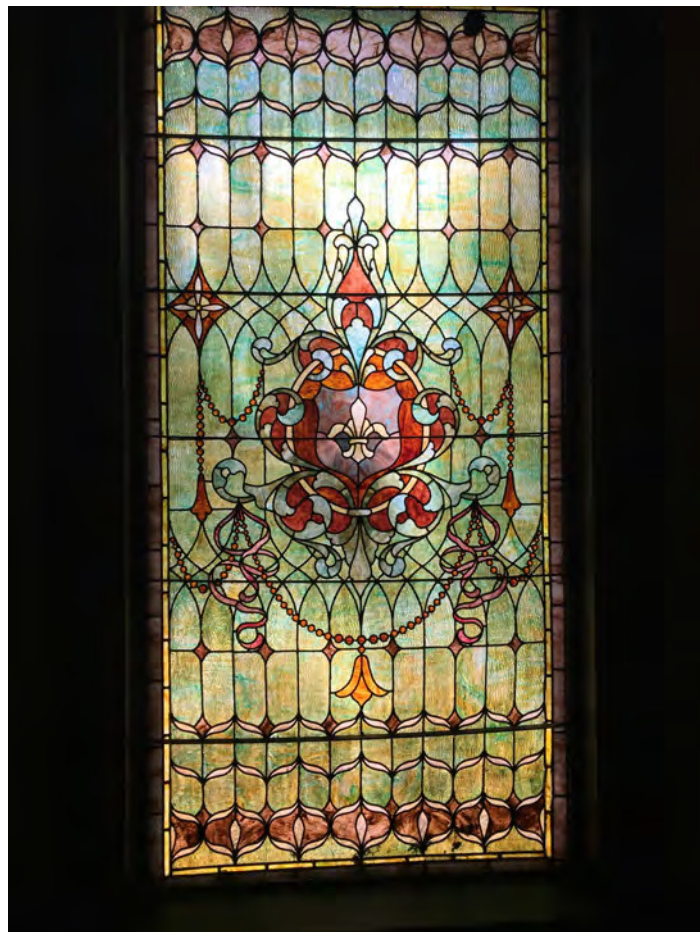
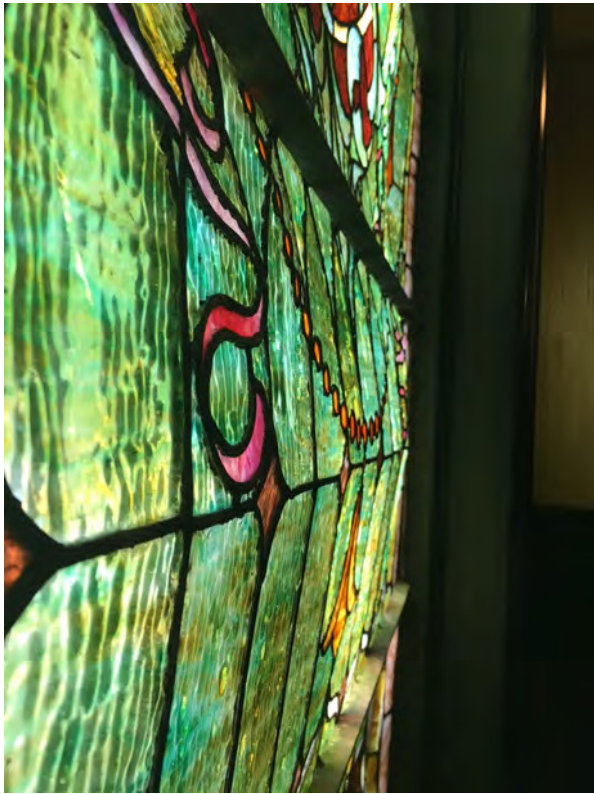
City of Bloomington Community Development Department

**115 E. Washington St. Suite 201 Bloomington,
IL 61701**

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/18/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019





EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.

ELIGIBILITY

If your project does not meet all of the factors listed below, it is ineligible for Funk Grant funding:

- ☒ Property is zoned S-4, Local Historic Preservation District
- ☒ The project is an **exterior** preservation, restoration or rehabilitation project to:
 - The original structure, or;
 - Historically significant features of the property such as original fencing, or;
 - Architecturally compatible additions to the original structure, or;
 - A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house
- ☒ A Certificate of Appropriateness application has also been submitted for this project
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines

Funding assistance is not available to exterior projects on:

- Significant additions to the original structure which are not architecturally compatible with the original structure.
- Non-historically significant auxiliary buildings.
- Non-historically significant features of the property such as fences, driveways and sidewalks.
- Landscaping

APPLICATION

Property Address: 701 E. Taylor St

Historic District (if applicable):

- ☐ Davis-Jefferson Historic District
- ☐ Downtown Bloomington Historic District
- ☐ East Grove Historic District
- ☐ Franklin Square Historic District
- ☐ North Roosevelt Ave Historic District
- ☐ White Place Historic District

Year Built 1869

Architectural Style: Italianate / Romanesque

Cost of Proposed Work: \$13,800

Grant Amount Requested: \$5,000

- attach photo of property front elevation here



I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: To restore 2 of the 13 stained glass windows of the mansion.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

To have craftsmen come out to inspect and take digital images of the windows. The windows would get taken down and brought to a studio where the work would be done. A rubbing is made of the windows before work begins. All the pieces are numbered on the rubbing and the glass to ensure that each piece is replaced in its original position. The window is completely disassembled when documentation is complete. All the lead is removed and recycled. All pieces are cleaned with water.

Restoration to broken glass is done. The panel is re-leaded and the final process to building the panel is applying the cement. Re-bars are replaced or added as needed. The windows would then be re-installed and a plate glass window installed for protection.

Project Start Date: TBD - 12/2019-2/2020 **Expected Project Completion Date:** 1/2020-4/2020

Please attach the following information to the application.

- ☐ **Detailed budget of project**
- ☐ **Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness**

☐ Historic photos supporting the application (if available)

Applicant Name: Pam & Dana Kowalewski

Applicant Address: 701 E. Taylor St

Phone:



Email: information@vroomanmansion.com

Applicant Signature

Date

3/11/19

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/19/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019



1040 East Morton Ave. * Jacksonville, IL 62650 * 217-491-7476 * ron@jacksonvillestainedglass.com

Vrooman Mansion
Attn: Pam Kowalewski
701 East Taylor
Bloomington, IL 61701

9/14/2018

Dear Pam,

Thank you very much for the opportunity to inspect and evaluate your windows. Jacksonville Stained Glass continues to be one of the only full service art glass studios in central Illinois and one of only two studios in the whole state fully accredited by the Stained Glass Association of America. Our studio specializes in restoration of ecclesiastical stained glass windows. We continue the centuries old methods of restoration handed down from generation to generation. We approach each restoration project with the same thoroughness and professionalism as shown in this inspection and evaluation report.

All stained glass windows fail at some point. The main reason they fail is due to the deterioration of the lead came and the cement. The cement is forced into the lead channel and around the glass providing the primary means of support for the stained glass panel. The cement in your windows has reached a point where it has deteriorated and is no longer functioning as a support mechanism for the stained glass panels. The weight of the panel and gravity forcing downward movement causes the bowing of the panel. The stress caused by the bowing in the panel leads to multiple breaks in the glass. When a stained glass panel has reached this point a full restoration is the only cure. The center figure panels are in serious need of restoration. Please see the attached document titled "Our Restoration Process" for a detailed explanation of our restoration process.

Conclusion

Thank you for the opportunity to provide this proposal to your church. We sincerely appreciate your interest in conserving and preserving your windows. If there are any questions about this proposal please do not hesitate to give us a call. We feel that education is the most important issue in developing a plan for the future.

Sincerely,

Ron Weaver
Owner
Jacksonville Stained Glass

Fully Accredited Member
Stained Glass Association of America
"Where the craft becomes a tradition"





1040 East Morton Ave. * Jacksonville, IL 62650 * 217-491-7476 * ron@jacksonvillestainedglass.com

Vrooman Mansion
Attn: Pam Kowalewski
701 East Taylor
Bloomington, IL 61701

9/14/2018

FULL RESTORATION STAIRWAY LANDING PANELS

- ◆ Extract 2 stained glass panels, pack for transport to studio in Jacksonville
- ◆ Perform full restoration all panels
- ◆ See "Our Restoration Process" for a full description of the process
- ◆ Prep interior of wood window frame: touch up interior frame with stain and clear coat
- ◆ Re-install restored panels into openings

\$13,800

X2



Proposal accepted as written:

VROOMAN MANSION

TITLE

DATE _____

Please sign and return along with a check for \$2,000 as a non-refundable scheduling deposit which will place you on our schedule. This \$2,000 will be applied to the 50% down payment due at beginning of project. The balance of 50% will be due upon completion. Thank you.

Policies and Disclaimers:

A surcharge may be added in the event gasoline exceeds \$4.00 per gallon. 2. Pricing will expire 6 months from date on proposal. 3. Replacement glass will be matched to the original sample. Some color variation is possible due to individual lot variations from the glass manufacturer. Glass can change color slightly over time and exposure to the elements. 4. Replacement lead came will be restoration quality and a close match to the original lead came profile is made using existing dies. A custom die increases the cost for the restoration. 5. Painting of frames and stops that are not part of the stained glass panel or the sash is not included in the contracted pricing. We will touch up frames and stops if furnished paint by the customer.



1040 East Morton Ave. * Jacksonville, IL 62650 * 217-491-7476 * ron@jacksonvillestainedglass.com

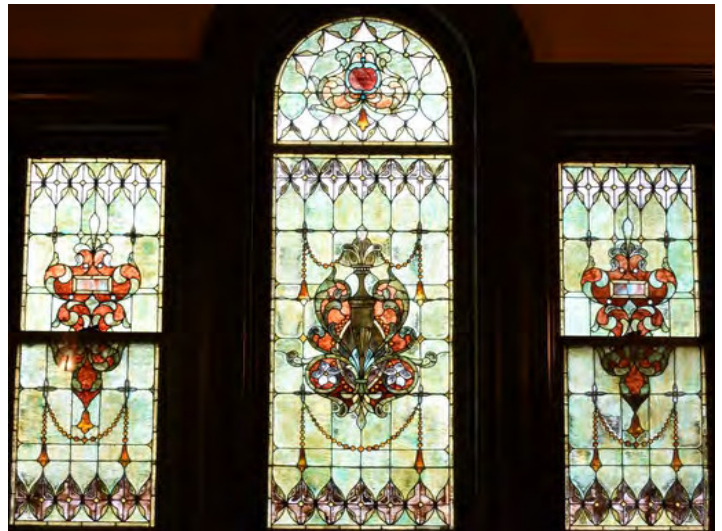
Vrooman Mansion
Attn: Pam Kowalewski
701 East Taylor
Bloomington, IL 61701

9/14/2018

FULL RESTORATION- 2nd Floor Tryptich Set

- ◆ Extract 3 stained glass windows, pack for transport to studio in Jacksonville
- ◆ Perform full restoration all panels
- ◆ See "Our Restoration Process" for a full description of the process
- ◆ Prep interior of wood window frame: touch up interior frame with stain and clear coat
- ◆ Re-install restored panels into openings

\$11,500



VROOMAN MANSION

DATE_____

Please sign and return along with a check for \$2,000 as a non-refundable scheduling deposit which will place you on our schedule. This \$2,000 will be applied to the 50% down payment due at beginning of project. The balance of 50% will be due upon completion. Thank you.

Policies and Disclaimers:

A surcharge may be added in the event gasoline exceeds \$4.00 per gallon. 2. Pricing will expire 6 months from date on proposal. 3. Replacement glass will be matched to the original sample. Some color variation is possible due to individual lot variations from the glass manufacturer. Glass can change color slightly over time and exposure to the elements. 4. Replacement lead came will be restoration quality and a close match to the original lead came profile is made using existing dies. A custom die increases the cost for the restoration. 5. Painting of frames and stops that are not part of the stained glass panel or the sash is not included in the contracted pricing. We will touch up frames and stops if furnished paint by the customer.



1040 East Morton Ave. * Jacksonville, IL 62650 * 217-491-7476 * ron@jacksonvillestainedglass.com

Vrooman Mansion
Attn: Pam Kowalewski
701 East Taylor
Bloomington, IL 61701

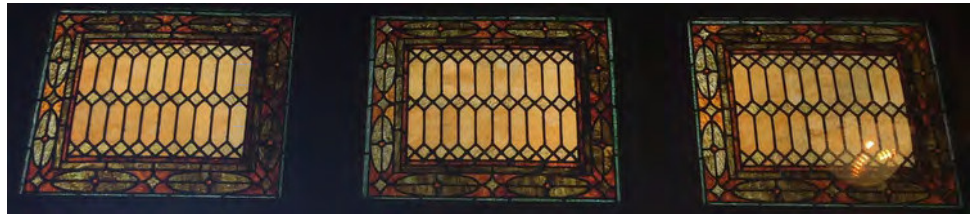
9/14/2018

FULL RESTORATION- LIBRARY WINDOWS

- ◆ Extract 3 stained glass windows, pack for transport to studio in Jacksonville
- ◆ Perform full restoration all panels
- ◆ See "Our Restoration Process" for a full description of the process
- ◆ Prep interior of wood window frame: touch up interior frame with stain and clear coat
- ◆ Re-install restored panels into openings

\$5,000

\$2,000 ea



VROOMAN MANSION

DATE_____

Please sign and return along with a check for \$2,000 as a non-refundable scheduling deposit which will place you on our schedule. The balance will be due upon completion. Thank you.

Policies and Disclaimers:

A surcharge may be added in the event gasoline exceeds \$4.00 per gallon. 2. Pricing will expire 6 months from date on proposal. 3. Replacement glass will be matched to the original sample. Some color variation is possible due to individual lot variations from the glass manufacturer. Glass can change color slightly over time and exposure to the elements. 4. Replacement lead came will be restoration quality and a close match to the original lead came profile is made using existing dies. A custom die increases the cost for the restoration. 5. Painting of frames and stops that are not part of the stained glass panel or the sash is not included in the contracted pricing. We will touch up frames and stops if furnished paint by the customer.



1040 East Morton Ave. * Jacksonville, IL 62650 * 217-491-7476 * ron@jacksonvillestainedglass.com

Vrooman Mansion
Attn: Pam Kowalewski
701 East Taylor
Bloomington, IL 61701

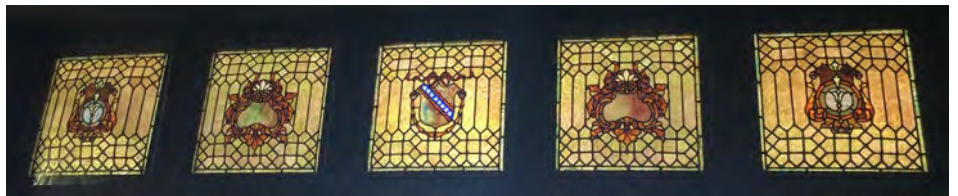
9/14/2018

FULL RESTORATION- DINING ROOM WINDOWS

- ◆ Extract 5 stained glass windows, pack for transport to studio in Jacksonville
- ◆ Perform full restoration all panels
- ◆ See "Our Restoration Process" for a full description of the process
- ◆ Prep interior of wood window frame: touch up interior frame with stain and clear coat
- ◆ Re-install restored panels into openings

\$10,000

\$2,500 ea



VROOMAN MANSION

DATE_____

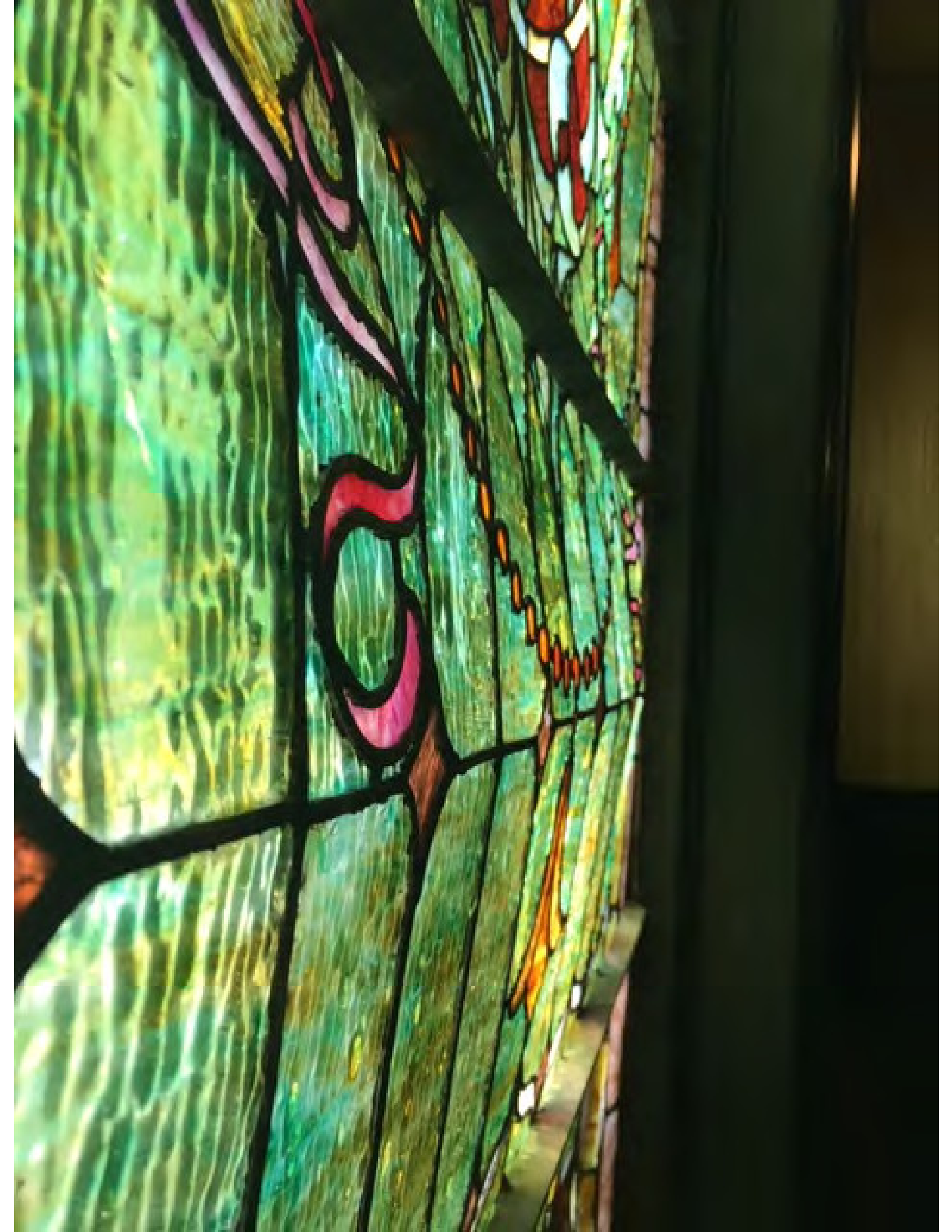
Please sign and return along with a check for \$2,000 as a non-refundable scheduling deposit which will place you on our schedule. The balance will be due upon completion. Thank you.

Policies and Disclaimers:

A surcharge may be added in the event gasoline exceeds \$4.00 per gallon. 2. Pricing will expire 6 months from date on proposal. 3. Replacement glass will be matched to the original sample. Some color variation is possible due to individual lot variations from the glass manufacturer. Glass can change color slightly over time and exposure to the elements. 4. Replacement lead came will be restoration quality and a close match to the original lead came profile is made using existing dies. A custom die increases the cost for the restoration. 5. Painting of frames and stops that are not part of the stained glass panel or the sash is not included in the contracted pricing. We will touch up frames and stops if furnished paint by the customer.







City of Bloomington Historic Preservation Commission

Resolution # 2018-01

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF THE CITY OF BLOOMINGTON ADOPT AN ORDINANCE APPROVING A BUDGET AMENDMENT AND PASS A RESOLUTION TO AUTHORIZE A CHANGE ORDER TO FACILITATE THE DEDICATION OF THE REMAINING FY19 HARRIET FULLER RUST GRANT FUNDS, APPROXIMATELY \$25,000.00 TO THE BRICK REPAIR AND RESTORATION OF TEMPORARY GRAVEL UTILITY PATCHES AND CONCRETE PATCHES ON VARIOUS CITY OF BLOOMINGTON BRICK STREETS, AN AMENDMENT TO THE FY2019 STREET, ALLEY AND SIDEWALK MAINTENANCE CONTRACT AWARDED TO MCLEAN COUNTY ASPHALT (BID #2018-44; P.O. 20190021).

WHEREAS, the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and required in the health, prosperity, safety and welfare of citizens of the City of Bloomington, Illinois; and,

WHEREAS, the Historic Preservation Commission, a public body consisting of seven (7) mayoral appointed Historic Preservation specialists, has the power and duty to administer through the Office of the Director of Finance on behalf of the City such gifts, grants, and money as may be appropriate for achieving the goals of preservation; and,

WHEREAS, the Historic Preservation Commission administers the Harriet Fuller Rust Grant for downtown Bloomington façade repairs, a grant funded annually through the City General Fund, and received fewer applications during the FY2019 application period, with approximately \$25,000.00 of unused monies remaining in the FY19 Rust Grant Fund (#10015420-79985); and,

WHEREAS, the City's brick streets are of special interest and a significant cultural, social and historic resource in need of preservation, and moreover, on November 28, 2017, the City Council approved the City of Bloomington Brick Streets Master Plan on which guides the maintenance and repair of the City's brick streets; and,

WHEREAS, the Historic Preservation Commission recognizes that a number of brick streets are in dire need of emergency repair to restore temporary gravel patches and concrete patches with brick; and,

WHEREAS, the Bloomington Public Works Department has a Street, Alley and Sidewalk Maintenance Contract, awarded to McLean County Asphalt in the amount of \$200,000, approved on City Council of April 23, 2018 (Bid 2018-44; PO 20190021); and,

WHEREAS, the Bloomington Historic Preservation Commission finds it in the best interest of the City to recommend that the City Council adopt an ordinance approving a budget amendment to redirect the remaining FY19 Harriet Fuller Rust Grant Funds and that Council pass a Resolution to authorize a change order for approximately \$25,000.00 to the FY2019 Street, Alley and Sidewalk Maintenance contract awarded to McLean County Asphalt Inc. (Bid 2018-44) to facilitate the brick repair and restoration of temporary gravel utility patches and concrete patches on various City of Bloomington brick streets.

NOW THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION FOR CITY OF BLOOMINGTON, ILLINOIS:

1. The Bloomington Historic Preservation Commission recommends that the City Council adopt an ordinance approving a budget amendment to redirect the remaining FY19 Harriet Fuller Rust Grant Funds, approximately \$25,000.00., into the appropriate fund account.
2. The Bloomington Historic Preservation Commission recommends that the City Council pass a Resolution to authorize a change order for approximately \$25,000.00, to the FY2019 Street, Alley and Sidewalk Maintenance contract awarded to McLean County Asphalt (Bid 2018-44) to facilitate the brick repair and restoration of temporary gravel utility patches on various City of Bloomington brick streets.

Passed this ____ of March 2019.

Approved this _____ of March 2019.

Historic Preservation Commission

Attest:

Sherry Graehling, Chairperson

Izzy Mandujano, Secretary