



**Historic Preservation Commission - Regular Session Agenda
Community Room 1, 2nd Floor, Bloomington Public Library
205 E. Olive St., Bloomington, IL 61701
Thursday, September 18, 2025 - 5:00 PM**

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda are listed and voted on separately.

A. Review and approval of the Minutes of the June 26, 2025, Special Session of the Historic Preservation Commission, as requested by the Development Services Department. (Recommended Motion: The Minutes be approved.)

B. Review and approval of the Minutes of the July 17, 2025, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department. (Recommended Motion: The Minutes be approved.)

5. Regular Agenda

A. BHP-26-25 - Consideration, and action on a request submitted by Rachel Sizemore for a Certificate of Appropriateness for second floor window replacement, on the property at 1101 E. Jefferson Street, PIN 21-03-328-001, as requested by the Development Services Department. (Recommended Motion: Approve the request for a Certificate of Appropriateness, as submitted by Rachel Sizemore, for second floor window replacement, on the property at 1101 E. Jefferson Street.)

B. BHP-28-25 - Consideration, and action on a request submitted by Rachel Sizemore for a Funk Grant in the amount of \$15,000 for second floor window replacement, on the property at 1101 E. Jefferson Street, PIN 21-03-328-001, as requested by the Development Services Department. (Recommended Motion: Approve the request for a Funk Grant, as submitted by Rachel Sizemore, for second floor window replacement, on the property at 1101 E. Jefferson Street, for up to \$15,000.)

6. New Business

- A. **Discussion related to a request for demolition of the residential structure at 414 E. Emerson Street, PIN 14-33-405-014, as requested by the Development Services Department.** (Recommended Motion: None; Discussion Only.)

7. Adjournment

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



Consent Agenda Item No. 4.A.

For Historic Preservation Commission: September 18, 2025

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the June 26, 2025, Special Session of the Historic Preservation Commission, as requested by the Development Services Department.

Recommended Motion: The Minutes be approved.

Strategic Plan:

Goal: Goal 1. Financially Sound City Providing Quality Basic Services

Objective: Objective 1c. Engaged residents that are well informed and involved in an open governance process

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

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. HPC Draft Minutes 2025-06-26



**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - SPECIAL SESSION
THURSDAY, JUNE 26, 2025, 5:00 PM**

The Historic Preservation Commission convened in special session at 5:01 PM, June 26, 2025. Chair Sarah Lindenbaum called the meeting to order.

Roll Call

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

Staff present included: Jon Branham, Planner; Alissa Pemberton, Planning Manager.

Public Comment

Brad Williams, local Master Craftsman, discussed his concerns related to the increasing use of plastic in housing, including historic housing work. He discussed the negative impacts of plastics on health and the environment, advocating instead for sustainable materials like masonry and quality prefabricated products. Williams emphasized that the trend toward plastics is not a viable solution for the future of housing.

Consent Agenda

Item 4.A. Review and approval of the minutes of the April 17, 2025, regular meeting of the Bloomington Historic Preservation Commission.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to approve the Minutes of April 17, 2025, with the addition of the written testimony submitted by Robbie Osenga as Exhibit A, and the amendment that Ms. Lindenbaum--not Mr. Elterich--had opposed the motion to find the building at 120 N. Center Street not historic (BHP-05-25).

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion carried (viva voce).

Regular Agenda

The following item was presented:

Item 5.A. **BHP- 20-25** - Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St., PIN 21-04-331-009.

Vice-Chair Scharnett recused himself due to an economic relationship with the Applicant and left the Commission to sit with the audience.

Ms. Pemberton presented the Staff Report, with recommendation for approval of the Local Historic Landmark designation, as well as application of the S-4 Zoning overlay. She outlined the building's history, noting its origins as a newspaper facility dating back to 1875, with the current Art Deco structure constructed in 1935 and subsequent additions in 1965 and 1975. The building was designed by James William Thomas, a notable architect specializing in newspaper buildings. Key architectural features include its steel frame, concrete and stone construction, Bedford limestone veneer, and distinctive Art Deco elements such as symmetrical facades, carved stonework, and metal spandrels and sills. Ms. Pemberton detailed the building's primary facades, emphasizing the preservation of original Art Deco stonework, symmetrical design, and distinctive carved elements, such as the "Pantagraph" carvings. She also highlighted how later additions were designed to visually integrate with the original structure, maintaining architectural cohesion.

Ms. Pemberton elaborated on the building's significant social history, including its role in local journalism, its support of prominent historical figures, and its progressive employment of women reporters. She emphasized that the building meets multiple criteria for landmark status, both architecturally and sociologically, and recommended its designation as a local historic landmark. She outlined the process for S-4 designation, including the requirement to specify which exterior features will be protected under the Designating Ordinance.

Chair Lindenbaum opened the public hearing.

Paul Scharnett, Hewn Studio, spoke as representative for the applicant. He discussed the adaptive reuse plans for The Daily Pantagraph building. He clarified that the south and east facades are considered primary due to their historical and architectural significance, while the west and north facades are secondary and will undergo more substantial changes, particularly as part of the building's new use. Scharnett emphasized that the project aims to preserve key architectural features, such as the massing and window arrangements, while making necessary repairs and updates, including masonry restoration. The approach is to maintain the building's historic character where most significant, while adapting less notable areas to meet current needs.

Scharnett explained that site grading issues are causing drainage problems, leading to water intrusion and erosion at the building's basement. As a result, significant re-grading will be necessary, which may require covering or altering some site elements. He clarified that the most visible changes to the building's appearance will occur on the north and, to a lesser extent, the west facades—areas that include additions from the 1980s. These

modifications are intended to address functional needs while preserving the building's historic character where possible.

Chair Lindenbaum asked for clarification that the primary changes in appearance to the building will be to the north façade, and to a lesser degree the west side. Scharnett confirmed. He explained that these areas are less historically significant and will be adapted for new uses, while the building's overall massing and entrance locations will be preserved to maintain its historic character. Safety and egress requirements will guide some modifications, and the roof will be completely replaced due to its deteriorated condition. The approach balances necessary updates with preservation of key architectural features.

Chair Lindenbaum asked whether they found the original double leaf door mentioned in the designation report. Mr. Scharnett stated they have found pictures, but not the doors themselves. He explained that much of the interior of the building had been gutted prior to the current property owner taking possession.

Commissioner Elterich asked about the proposed use for the building. Scharnett stated the uses would be primarily healthcare and education.

Chair Lindenbaum highlighted the historical significance of the Daily Pantagraph building as it related to another renowned sports-writer, Dave Kindred, who began his journalism career there. Kindred later became a prominent columnist for the Washington Post and wrote a book about his relationship with Muhammad Ali, illustrating the building's important role in nurturing influential journalists.

Mr. Scharnett noted that, in addition to City requirements, the specific project will also have to undergo SHPO review due to related grant requirements.

Chair Lindenbaum closed the public hearing.

The Chair expressed support for designating The Daily Pantagraph building as a local landmark, highlighting its architectural and historical importance, the rarity of similar works by its architect, and its clear eligibility for S-4 Zoning. Commissioner Elterich concurred.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to establish findings of fact that The Daily Pantagraph Building meets the criteria to be classified as a Local Landmark, and to apply such status.

AYES: Lindenbaum; Peters; Elterich; Meyer

Motion passed.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to recommend application of the S-4 (Historic Preservation District) Overlay zoning for property located at 301 W. Washington Street to the Planning Commission.

AYES: Lindenbaum; Peters; Elterich; Meyer

Motion passed.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to approve the proposed Resolution.

AYES: Lindenbaum; Peters; Elterich; Meyer

Motion passed.

Vice-Chair Scharnett returned to the Commission.

The following item was presented:

Item 5.B. **BHP-21-25** - Consideration, review and action on a request submitted by Christopher Stucky, for a **Certification of Appropriateness** for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014.

Chair Lindenbaum opened the floor for public input.

Christopher Stuckey, property owner, presented his request for a Certificate of Appropriateness for restoration work. The project involves rebuilding and relining the property's extensive box gutters, as well as repainting the house. Stuckey clarified that, while only one painting estimate was included in the initial submission, he had obtained a second estimate and offered to provide it electronically.

Chair Lindenbaum asked how the second quote compared to the price of the quote the Commission had received. Mr. Stuckey stated it was more than \$20k higher.

Vice-Chair Scharnett asked why the applicant chose "Flat" paint. Mr. Stuckey explained that the current paint is flat but he is open to recommendations. Scharnett explained that exterior wood restoration can benefit from something with a sheen for durability, as long as the vapor permeability can still be met. Chair Lindenbaum thanked the Commission for making recommendations that help applicants get the best results from the projects they complete.

Vice-Chair Scharnett noted that EPDM is fine for box gutters as long as prefabricated corners and downspout transitions are used.

Brad Williams, contractor for the project, elaborated on the importance of design and attachment for box gutters, including the use of prefab sections, and the use of easily-repairable materials. He noted that EPDM allows expansion and contraction with the weather, without easily cracking or pulling apart.

Vice-Chair Scharnett asked about ventilation of the soffits. He discussed the potential benefits and challenges of adding ventilation to soffits during restoration projects. He noted that while ventilation can help control moisture and humidity, implementing it correctly can be complex due to framing and insulation factors. Scharnett recommended exploring ventilation options on a case-by-case basis, rather than making a universal recommendation.

Ms. Pemberton mentioned that the gutters had been replaced with copper by the prior homeowner 27 years ago, and that the Commission had helped fund that project. She

asked Mr. Williams if the issues he referred to are why they are already failing. Mr. Williams elaborated on the prior application of less durable materials and stock molding.

The Applicant and Commission discussed additional restoration details, including the potential replacement of decorative lattice work and the condition of attic windows. They reviewed possible future restoration projects, with an emphasis on maintaining historical accuracy and improving the property's appearance.

Chair Lindenbaum closed the floor for public input.

The Commission discussed the scope of work, the condition of the gutters, and compared the cost estimates from different contractors to ensure the project's feasibility and compliance with preservation standards.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve the Certificate of Appropriateness, with modifications to the paint item (satin rather than flat) and the EPDM items (using prefabricated inserts and corners):

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.C. **BHP-22- 25** - Consideration, review and action on a request submitted by Christopher Stucky, for a **Funk Grant**, in the amount of \$15,000.00, for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014.

Commissioner Meyer made a motion, seconded by Commissioner Elterich, to approve a Funk Grant of up to \$15,000.00.

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.D. **BHP-23-25** - Consideration, review and action on a request submitted by UEP Bloomington, LLC, for a **Certification of Appropriateness** for targeted exterior modification to permit adaptive reuse with residential and commercial occupancy, for the property located at 112 E. Washington Street, PIN 21-04-334-007.

Ms. Pemberton noted that the project had already received conditional approval from the National Park Service as related to historic tax credit approval, but local review is still required for the exterior modifications, due to the property's S-4 Designated status. The proposed work includes brickwork and roofing repairs, tuckpointing, and the installation of a new sign replicating the original State Farm sign. Additionally, an enclosure and addition will be constructed to house new mechanical equipment, with requirements to ensure these changes are visually compatible with the historic structure. The commission was advised that it could adopt the same conditions set by the National Park Service as part of its approval.

Chair Lindenbaum opened the floor for public input.

Jeff Orduno, UEP Bloomington, LLC, spoke on behalf of the request.

Commissioner Elterich asked for clarification that the copper portion of the roof was not proposed for replacement or modification. The Applicant confirmed.

Mr. Orduno elaborated on their experience with historic restorations and their commitment to using appropriate materials and skilled contractors. He described plans to install a new sign, "GJ Lofts," named after State Farm's founder, George J. Mecherle.

Jesse Carmona, UEP General Contracting, LLC, elaborated on specifics of the exterior changes and planned signage, indicating the new sign will closely replicate the style, size, and location of the original State Farm sign. Mr. Scharnett noted that the catwalks were one of the protected features of the local designation ordinance, due to the signage being an important distinctive feature of the building.

The Commission discussed exterior lighting for 112 East Washington Street. Chair Lindenbaum clarified that the conversation pertained to the lights outside the main entrance, not the sign. Vice Chair Scharnett inquired about replacing the original neon sconces with LED lighting. Mr. Carmona responded that the project aims to retain and repair the original neon fixtures whenever possible, and noted that the original installer's company may still be available to assist with repairs.

Vice-Chair Scharnett congratulated the Applicants for the level of detail and passion they have presented through their request. Chair Lindenbaum echoed the sentiment.

Scharnett asked about the cladding material for the new addition. Carmona stated they are still in the process of finalizing everything, but that SHPO will have to sign off on samples and materials, so everything matches and blends appropriately. They further discussed the importance of the new material's appearance and texture, particularly in relation to the building's brickwork, and the Applicant committed to choosing a material that is visually compatible with the original structure.

The Commission and Applicant discussed the new windows which will be non-functional and included primarily for aesthetic purposes, likely using spandrel glass to maintain the building's appearance. The Applicant also addressed ventilation needs, assuring the commission that the design will minimize the number of visible louvers or flanges, thereby preserving a clean and visually compatible exterior.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve the Certificate of Appropriateness, as submitted, including the same conditions outlined by the State Historic Preservation Office (State Parks).

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.E. **BHP-24- 25** - Consideration, review and action on a request submitted by Patricia Morin, for a **Certificate of Appropriateness** for clay tile roof restoration on the west facet of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008.

Ms. Pemberton explained that this project continues restoration work begun the previous year, now addressing the west side of the house. The work involves removing historic clay tiles, replacing any rotten deck boards and underlayment, and reinstalling or replacing tiles as necessary. The Commission confirmed their understanding of the project and checked for any additional input from the homeowner. Ms. Pemberton explained that the homeowner was unable to be present for the meeting.

Chair Lindenbaum inquired about the likelihood of losing cut field tiles along the roof hips during restoration at 1405 North and Boulevard, due to excessive tar and mortar buildup, and whether sealed field tiles would need to be reused. Vice Chair Scharnett confirmed that such challenges are common in historic tile roof restorations.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Patricia Morin roof restoration on the western face of the home, on the property at 1405 N. Clinton Boulevard, with the condition that the practices outlined in the roofing manual from NRCA (National Roofing Contractors Association) and Preservation Brief #30 (Preservation & Repair of Historic Clay Tile Roofs), are followed, according to the guidance of whichever is more stringent.

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.F. **BHP-25-25** - Consideration, review and action on a request submitted by Patricia Morin, for a Funk Grant of \$7,500.00 for clay tile roof restoration on the west facade of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve a Funk Grant in the amount of up to \$7,500.00 for clay tile roof restoration.

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion passed.

New Business

Ms. Pemberton introduced a new business item regarding the Strategic Land Use Plan being developed collaboratively by the City of Bloomington, Town of Normal, McLean County, and other partners. The Plan is intended as an interim guide for growth, infrastructure, and development priorities until the Comprehensive Plan can be updated. The first draft is currently available for public comment, and Pemberton encouraged Commission members to review the proposed growth areas and provide feedback.

The commission discussed the strategic land use plan’s implications for historic preservation. Commissioner Meyer recommended reaching out to the University of Illinois for archaeological research data from previous studies, particularly for areas where state or federal funding may require environmental or historical review. Chair Lindenbaum requested that the plan and supporting materials be shared with the Commission.

Adjournment

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Meyer, to adjourn the meeting.

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion carried (viva voce).

The Meeting Adjourned at 6:20 PM.

CITY OF BLOOMINGTON

Sarah Lindenbaum, Chair

Alissa Pemberton, Staff Liaison



Consent Agenda Item No. 4.B.

For Historic Preservation Commission: September 18, 2025

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the July 17, 2025, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department.

Recommended Motion: The Minutes be approved.

Strategic Plan:

Goal: Goal 1. Financially Sound City Providing Quality Basic Services

Objective: Objective 1c. Engaged residents that are well informed and involved in an open governance process

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

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. HPC Draft Minutes 2025-07-17



**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, JULY 17, 2025, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:01 PM, July 17, 2025. Chair Sarah Lindenbaum called the meeting to order.

Roll Call

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

Staff Present: Jon Branham, Planner II; Marcus Ricci, Planner III; Alissa Pemberton, Planning Manager.

Public Comment

No public comment was provided.

Consent Agenda

Item 4.A. Review and approval of the minutes of the May 15, 2025, regular meeting of the Bloomington Historic Preservation Commission.

Commissioner Elterich made a motion, seconded by Commissioner Lessoff, to approve the minutes from May 15, 2025, as presented.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams

Motion carried (viva voce).

Item 4.B. Review and approval of the minutes of the June 26, 2025, regular meeting of the Bloomington Historic Preservation Commission.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to table review and approval of the June 26, 2025, meeting minutes until the August 21, 2025, Regular Meeting of the Commission.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams

Motion carried (viva voce).

Regular Agenda

The following item was presented:

Item 5.A. **BHP-18- 25** - Consideration, review and action on a request submitted by Melanie Appel, for a **Certificate of Appropriateness** for porch flooring replacement and porch railing addition, for the property located at 703 E. Grove Street, PIN 21-04-440-014.

Ms. Pemberton presented the staff report, summarizing the request to replace the front porch and add a porch railing, and providing a history of the property including the structure's historic characteristics, and previous requests for Certificates. She reviewed photographs of the current poor condition of portions of the porch. Rather than tongue-and-groove planking, the proposed material is fir planking, which would be acceptable under the City's Architectural Review Guidelines.

In addition to the porch repair and replacement, the Applicant proposed to install a porch railing made of PVC (vinyl). Ms. Pemberton stated that a railing of this time period would have been painted wood, and recommended that, if a railing was approved, it would be required to be made of wood.

Melanie Appel, property owner, provided additional background on the need for the project. Ms. Appel agreed to the requirement that the railing be made of painted wood. She discussed the two project options that were submitted: one for \$18,937.75 for repairing the porch floor and base caps, and installing a porch railing and steps; and one for \$12,463.00 for the same work without a new railing. She stated she plans to pursue the reduced scope of work in the coming year, and requests a grant for half of the \$12,463, or \$6,231.50 to repair the porch and add steps.

The Commission discussed the appropriateness of the scope of work and materials; discussion centered around the appropriate material for the structural components of the porch that would come into contact with the ground.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve a Certificate of Appropriateness for the replacement of the stairs and porch flooring (using pressure-treated structure/support with fir treads, floorboards), and replacement of any necessary existing rail caps using fir, and the painting of such, for 703 E. Grove Street.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams
Motion passed.

The following item was presented:

Item 5.B. **BHP-19- 25** - Consideration, review and action on a request submitted by Melanie Appel, for a **Funk Grant** in the amount of \$ 6,323.00, for porch flooring replacement and porch railing addition, for the property located at 703 E. Grove St., PIN 21-04-440-014.

Following the previous agenda item, discussion continued regarding what items had been included for funding under the current Funk Grant application. It was determined that

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THURSDAY, JULY 17, 2025, 5:00 PM

painting had not been included, and that the Applicant could amend the grant application itself to include the painting expenses. Work must be completed by qualified professionals to be eligible for funding; homeowners cannot perform their own work. Additional painting work estimates should be submitted to support an amended application.

Commissioner Lessoff made a motion, seconded by Commissioner Peters, to award a Funk Grant of up to \$6,241.50, with the possibility of future amendment, up to the full award amount, for additional project cost.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams
Motion passed.

The following item was presented:

Item 5.C. **BHP-27-25** - Consideration, review and action on a request submitted by Erin Carmean, for a **Certificate of Appropriateness** for demolition of a detached garage on the property located at 1009 E. Jefferson St., PIN 21-03-304-009.

Chair Lindenbaum asked for any public comment in favor of the request.

Brad Carmean, one of the property owners, spoke on behalf of the request. He described the current poor condition of the sides and rear of the garage, as well as the deterioration of the concrete slab floor. Animals and water can infiltrate the garage, causing additional damage. The cost to repair the garage, which is not original to the construction of the home – is not worth the benefit; their plans are to not replace the garage and use the area for additional greenspace.

Chair Lindenbaum commented that, due to its post-house-construction date and its condition, she believes the request is reasonable. No other public comment was provided.

Ms. Pemberton presented the staff report, providing a history of the property including the garage's construction date of sometime between 1907 and 1950. She explained that, although the garage itself is old enough to be considered "historic," it does not have other characteristics or meet the criteria that would merit historic designation.

Commissioner Peters commented that, when the property was designated in 1984, the garage was present and if it had been reviewed using current practices the Commission would have explicitly stated that the garage could be demolished without Commission review due to its date of construction, and we would not be having this conversation today.

Ms. Pemberton added that the demolition permit had not been applied for because the Applicant was informed they would need to obtain the Certificate of Appropriateness.

Commissioner Lessoff made a motion, seconded by Commissioner Elterich, to approve the Certificate of Appropriateness for demolition of the detached garage at 1009 E. Jefferson Street.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams
Motion passed.

New Business

Ms. Pemberton introduced Marcus Ricci as the new Planner III for the City, with eight years of experience at the City of Urbana. Mr. Ricci gave a brief history of his work at Urbana, and members of the Commission welcomed him to the City.

Commissioner Peters asked about the recent damage at the Reconcile Church when a storm caused its roof to collapse. Ms. Pemberton responded that the church had to be demolished quickly due to public safety concerns and, in those circumstances, demolition requests are not required to be reviewed by the Commission. Commissioner Elterich commented that, in 1995, the roof needed \$200,000 worth of work, according to a Farnsworth & Wylie report. Discussion ensued about the difficulty of small congregations taking on properties that are financially difficult for them to maintain. Ms. Pemberton mentioned the Joshua Tree Project in Bloomington as an example of a good partnership.

Ms. Pemberton stated that within the next few months she may be coming to the Commission with a request for assistance in conducting surveys to gather information for the next adoption of the City Building Code. She also noted that the new Director of the Community Impact & Enhancement Department, Cordaryl Patrick, spoke at the June Committee of the Whole meeting about the work his staff is doing to address rehabilitation and vacancy.

Adjournment

Commissioner Elterich made a motion, seconded by Commissioner Peters, to adjourn the meeting.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams

Motion carried (viva voce).

The Meeting Adjourned at 5:43 P.M.

CITY OF BLOOMINGTON

Sarah Lindenbaum, Chair

Alissa Pemberton, Staff Liaison



Regular Agenda Item No. 5.A.

For Historic Preservation Commission: September 18, 2025

Ward Impacted: Ward 4

Subject: BHP-26-25 - Consideration, and action on a request submitted by Rachel Sizemore for a Certificate of Appropriateness for second floor window replacement, on the property at 1101 E. Jefferson Street, PIN 21-03-328-001, as requested by the Development Services Department.

Recommended Motion: Approve the request for a Certificate of Appropriateness, as submitted by Rachel Sizemore, for second floor window replacement, on the property at 1101 E. Jefferson Street.

Strategic Plan:

Goal 4. Strong Neighborhoods

Objective 4c. Preservation of property/home valuations

Background: The Applicant is requesting a Certificate of Appropriateness for replacement of the second story windows which are in poor condition (including leaking), do not provide appropriate security for the property, and many of which cannot be safely opened. The proposal is for the replacement of 13 windows on the second floor, using aluminum-clad wood double-hung windows. Decorative window trims will be painted; only the sills will be capped.

The Applicant received an estimate for repair of windows on the first floor at a cost of \$1,900 - \$2,380 per window (#14). While this cost is comparable to the cost of replacement of the second floor existing windows, the cost of repair on the second story would likely increase due to additional required equipment, and the contractors are unable to get to the project before the Spring. The home is occupied and mitigation of the wind/water issues related to the existing windows needs to occur before winter, to the greatest extent possible. The Applicant hopes to address the windows on the first floor in the Spring/Summer via the received repair quote.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Staff Report

2. Staff Report Attachment 2. Scope of Work - Repair
3. Staff Report Attachment 3. Scope of Work - Replace
4. Staff Report Attachment 3A. Scope of Work - Replace Model Information

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: September 18, 2025

CASE NO: BHP-26-25, Certificate of Appropriateness (COA)

REQUEST: Consideration, and action on a request submitted by Rachel Sizemore for a Certificate of Appropriateness for second floor window replacement, on the property at 1101 E. Jefferson Street, PIN 21-03-328-001.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1101 E. Jefferson St.

Existing Zoning: R-3A (Multiple-Family Residence) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Dwelling

Property Size: 98' x 140' (13,720 square feet)

HISTORIC INFORMATION

Year Built: 1885 (1883-1891)
Architectural Style: Queen Anne (significantly altered)
Architect: Warren H. Milner, with alterations in 1902 by Arthur L. Pillsbury
Historic District: Davis-Jefferson Historic District
Alternate Name: James S. Neville House

PROJECT DESCRIPTION

Background

The residence was constructed in 1885 as a two-story, balloon-framed, aluminum-sided structure, and alterations were completed by Pillsbury in 1902. As noted in the background from the Davis-Jefferson National Register nomination, the veranda, porch, and all ornate woodwork had already been removed by the 1970s. The property was designated locally (S-4 Zoned) in 1984. The property and current owner were Heritage Award recipients in 1991 for exterior restoration. This property has received the following Certificates of Appropriateness (CoA) and Funk Grants:

- Subject not identified (HP-20-87)
- CoA for installation of a window air conditioner unit (BHP-02-98)
- CoA for reroofing (BHP-07-99)
- CoA for reroofing, deck repair and accessibility improvements, and a new fence (BHP-18-06)
- CoA for exterior door replacement (BHP-06-15)

Request

The Applicant is requesting a Certificate of Appropriateness for replacement of the second-story windows which are in poor condition (including leaking), do not provide appropriate security for the property, and many of which cannot be safely opened. The proposal is for the replacement of 13 windows on the second floor, using aluminum-clad wood double-hung windows. Decorative window trims will be painted; only the sills will be capped. NOTE: the model of window represented in the attached scope of work was amended following conversations with the Applicant and contractor. The "Revive" window is a PVC window, but the equivalent clad window will be used instead.

STANDARDS FOR REVIEW

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

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

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

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

No changes to the distinctive architectural features of the home are proposed. Existing exterior window trim will be retained, with only sills proposed for repair and capping. No change in the

number, size, operation, or lite configuration is proposed. Repairing the windows would also require a substantial amount of material replacement due to the level of existing degradation.

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

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

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

N/A.

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

No distinctive stylistic features or craftsmanship would be impacted by the proposed replacement.

- 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 Applicant received an estimate for repair of windows on the first floor at a cost of \$1,900 - \$2,380 per window (#14). While this cost is comparable to the cost of replacement of the second-floor existing windows, the cost of repair on the second story would likely increase due to additional required equipment, and the contractors are unable to get to the project before the Spring. The home is occupied and mitigation of the wind/water issues related to the existing windows needs to occur before Winter, to the greatest extent possible. The Applicant hopes to address the windows on the first floor in the Spring/Summer via the received repair quote.

The proposed replacement windows are visually similar to the existing windows and meet the requirements for replacement materials, per the City's Architectural Guidelines.

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

N/A.

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

N/A.

- 9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical,**

architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

N/A.

ARCHITECTURAL REVIEW GUIDELINES

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

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

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

Replacement of historic windows may be approved under the following conditions...

Historic windows are not decorative windows...

Match critical details such as window size, shape, operation, glass configuration, material and finish...

Wood windows on the 2nd floor and above may be replaced with vinyl clad or aluminum clad wood windows with a shape and finish that appears to match the existing finish as visible from the street...

STAFF RECOMMENDATION

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

Motion to **approve** the request for a Certificate of Appropriateness, as submitted by Rachel Sizemore, for second floor window replacement, on the property at 1101 E. Jefferson Street.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Images of area where work is to be performed
2. Scope of Work Repair (Separate Attachment)
3. Scope of Work Replace (Separate Attachment)

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





Rachel Sizemore

From: Rachel Sizemore
Sent: Friday, August 15, 2025 1:56 PM
To: Rachel Sizemore
Subject: FW: 1101 E Jefferson windows

From: Ross Ambuehl <craftsmen@prairiewoodworks.com>
Sent: Monday, August 11, 2025 3:48 PM
To: [REDACTED]
Subject: 1101 E Jefferson windows

Good afternoon Jeremy,

Here is our estimate for the windows-

Scope of work- prep, repair, restore, prime, paint windows and window trim. #14 windows priced but could do 2nd floor if you don't replace them.

Labor and materials- \$26,735.00 - \$33,419.00

Prep and paint house- \$45,000.00 - \$52,000.00

Let us know if you have any questions. Most likely it would be spring of 26' before we could fit this in.

Thanks,

Ross Ambuehl
Off: 309.378.2418
Cell: 309.531.7299
PrairieWoodworks.com



ⓘ Please review your quote information and then click 'Next'.

Next

1

3



**Window World of
Bloomington**
2501 General Electric
Road
Bloomington, IL 61704
Office: (309) 827-5237 | 1-800 NEX
T
WINDOW
Fax: (309) 827-5250
www.windowworldbloomington.com



Homeowners Information

- Roger Rathburn and Rachel Sizemore
- 1101 E Jefferson St
- Bloomington, IL 61701
-
-
- Installing:
- Windows
-
-

Garreck Sakinis

Quote Information

Quote Date: 07/31/2025

Payment Method: Check

Quote Expiration Date: 08/30/2025

Deposit: \$15,500.00 Check Number:

Lender: Financed Amount: \$0.00

Comments

UPSTAIRS ONLY

Product	Product Category	Description	Taxable	Quantity	Price	Extension
Specialty Window/Oversize	Windows	(#4right)Side-by-Side DH Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	1	\$4,410.00	\$4,410.00

Specialty Window/Oversize	Windows	(#4 Right) Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	1	\$1,256.00	\$1,256.00
Specialty Window/Oversize	Windows	(#1) Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	2	\$1,936.00	\$3,872.00
Specialty Window/Oversize	Windows	(#1) Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	1	\$2,216.00	\$2,216.00
Specialty Window/Oversize	Windows	(#3) Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	1	\$2,004.00	\$2,004.00
Specialty Window/Oversize	Windows	(#3) Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	2	\$2,216.00	\$4,432.00
Specialty Window/Oversize	Windows	(Hall) Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	1	\$2,176.00	\$2,176.00
Specialty Window/Oversize	Windows	(#2) Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	1	\$2,218.00	\$2,218.00
Specialty Window/Oversize	Windows	(#2) Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	1	\$2,394.00	\$2,394.00
Specialty Window/Oversize	Windows	(#1 office) Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	1	\$2,166.00	\$2,166.00
Specialty Window/Oversize	Windows	(#2 office) Wood interior/Aluminum Cladded exterior Revive Dark Bronze exterior Pocket Double Hung window. LoE 366 glass. Interior color TBD (darker?) Bettervue screen	N	1	\$2,154.00	\$2,154.00
2nd Story Windows	Windows	2nd Story Exterior Labor	N	13	\$20.00	\$260.00

Per Window Lead Containment	Other	EPA Lead Procedures (pre 1978)	N	7	\$40.00	\$280.00
Window Labor	Windows	Window Labor	N	14	\$85.00	\$1,190.00
Decorative Exterior Trim	Windows	Cap sill only. Color match best possible. Maintenance will paint to color of rest of trim on exterior	N	13	\$65.00	\$845.00
Repair Sill	Windows	Repair Sill	N	3	\$60.00	\$180.00
Site Set up and Landfill Disposal Fee	Other	Site Set-Up & Disposal Fee	N	1	\$200.00	\$200.00
Permit Fee	Other	Building Permit Fee	N	1	\$325.00	\$325.00
Misc. Discount	Other	Cash/check nonprofit/ investment Discount	N	1	-\$1,578.00	-\$1,578.00
Misc.	Windows	**Does NOT include upstairs bathroom newer window. It can not be made the size it is as a cladded wood window.	N	1	\$0.00	\$0.00

Total Information

Unit Total	13
Subtotal	\$31,000.00
Tax Rate	0
Tax	\$0.00
Total	\$31,000.00
Balance	\$15,500.00

Renovation, Repair and Print Act (RRP) Compliance

RRP Provided
Date
Year Home Built
RRP Signed Date

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Revive Wood Clad Double Hung Pocket Replacement Window

Features and Benefits

- **Stainable and paintable natural wood interiors** – Choose from Clear Select Pine, Natural Alder or Douglas Fir
- **Sleek appearance and clean lines** – Recessed lock, keeper and tilt latch won't get in the way of your view
- **Low-maintenance exteriors** – Heavy-duty aluminum cladding protects the sash and pocket frame
- **Easy cleaning** – EZ Tilt sash makes washing the outside glass more convenient
- **Concealed jambliner** – Enhances window's appearance with the warmth of wood on the interior and color-matched aluminum cladding on the exterior
- **Easy sash operation** – Full-sized block and tackle balance system allows sash to smoothly glide open and closed
- **Exceptional structural stability** – Head frame corners are keyed, screwed and silicone-injected
- Full- or half-screen options

Sizes

Available in custom sizes

Glazing

- 3/4" inch double pane insulated glass comes standard with energy efficient Cardinal® LoE 366 coating; tinted, tempered, obscure and laminated glazing options available
- Double glazing and interior wood stops lend superior strength and sealing against moisture and air
- Custom and special glass types available
- Preserve protective film optional

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
- 2" Simulated Check Rail (DH picture only)
- Standard and custom grille patterns available

Interior Trim and Accessories

- 11 trim profiles • Stool and apron
- 7 interior stops • Base shoe and cove
- Rosettes

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
 - Primed: white or black
 - Painted: white, black or gray
 - Stained: 9 color options
- Exterior – Heavy-duty extruded aluminum cladding

Clad Colors

- All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments
- 24 Standard Clad Colors available in 2604 and 2605 finish
 - 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
 - 7 Matte Clad Colors available in the 2604 finish only

Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



Type	Sill Angle	Revive Replacement Unit (Frame Size)				Existing Frame (Opening Size)			
		Min Width	Max Width	Min Height	Max Height	Min Width	Max Width	Min Height	Max Height
Wood Clad DH Operating	0-7 Degree	17-3/8"	47-3/8"	31-15/16"	95-7/8"	17-7/8"	47-7/8"	32-5/16"	96-1/4"
	>7 Degree			*31-5/16"	*95-5/16"			31-11/16"	95-11/16"
Wood Clad DH Picture	0-7 Degree	16-3/4"	73-3/8"	19-11/16"	76-7/16"	17-1/4"	73-7/8"	20-1/16"	76-13/16"
	>7 Degree			*19-1/8"	*75-13/16"			19-1/2"	76-3/16"

*For units with a sill angle >7 degrees, add 5/8" to inside frame height to calculate the outside or overall frame dimension height.



Regular Agenda Item No. 5.B.

For Historic Preservation Commission: September 18, 2025

Ward Impacted: Ward 4

Subject: BHP-28-25 - Consideration, and action on a request submitted by Rachel Sizemore for a Funk Grant in the amount of \$15,000 for second floor window replacement, on the property at 1101 E. Jefferson Street, PIN 21-03-328-001, as requested by the Development Services Department.

Recommended Motion: Approve the request for a Funk Grant, as submitted by Rachel Sizemore, for second floor window replacement, on the property at 1101 E. Jefferson Street, for up to \$15,000.

Strategic Plan:

Goal 4. Strong Neighborhoods

Objective 4c. Preservation of property/home valuations

Background: Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A Certificate of Appropriateness is requested, as case BHP-26-25, and has been recommended for approval. No prior Funk Grant awards were identified for the property. The Applicant is requesting a Funk Grant in the amount of \$15,000.00 for second floor window replacement. Costs include labor, equipment and materials. The Applicant has provided a quote for replacement and a quote for repair, and states that other previously acquired replacement quotes (not retained) exceeded the cost of the same scope of work.

The project is eligible for additional funding as "Major Restoration" project, defined as any project costing at least 45% of the subject property's EAV.

2024 EAV = \$0 Project Cost = \$31,000

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Staff Report Funk
2. Window World Wood Window Estimates

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: September 18, 2025
CASE NO: BHP-28-25, Funk Grant
REQUEST: Consideration, review and action on a request submitted by Rachel Sizemore, for a Funk Grant of \$15,000.00 for second floor window replacement, on the property at 1101 E. Jefferson Street, PIN 21-03-328-001.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1101 E. Jefferson St.
Existing Zoning: R-3A (Multiple-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Dwelling
Property Size: 98' x 140' (13,720 square feet)

HISTORIC INFORMATION

Year Built: 1885 (1883-1891)
Architectural Style: Queen Anne (significantly altered)
Architect: Warren H. Milner, with alterations in 1902 by Arthur L. Pillsbury
Historic District: Davis-Jefferson Historic District
Alternate Name: James S. Neville House

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-26-25 and has been recommended for approval**. No prior Funk Grant awards were identified for the property.

Request

The Applicant is requesting a **Funk Grant in the amount of \$15,000.00** for second floor window replacement. Costs include labor, equipment and materials. The Applicant has provided a quote for replacement and a quote for repair, and states that other previously acquired replacement quotes (not retained) exceeded the cost of the same scope of work.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

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

This property is locally-designated (S-4).

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

The proposal addresses exterior visual and structural components of the building.

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

N/A

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

N/A.

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

Costs associated with this project are skilled labor and materials. Prevailing Wage will be required. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions. The request meets all eligibility criteria and conditions; no limitations apply.

The project *is eligible* for additional funding as “**Major Restoration**” project, defined as any project costing at least 45% of the subject property’s EAV.
2024 EAV = \$0 Project Cost = \$31,000

STAFF RECOMMENDATION

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

Motion to establish findings that the *project is eligible* and to *approve* the request by Rachel Sizemore, for a Funk Grant of **\$15,000.00** for second floor window replacement, on the property at 1101 E. Jefferson Street

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments: Project Quote from Window World

ⓘ Please review your quote information and then click 'Next'.

Next

1

3



**Window World of
Bloomington**
2501 General Electric
Road
Bloomington, IL 61704
Office: (309) 827-5237 | 1-800 NEX
T
WINDOW
Fax: (309) 827-5250
www.windowworldbloomington.com



Homeowners Information

- Roger Rathburn and Rachel Sizemore
- 1101 E Jefferson St
- Bloomington, IL 61701
-
-
- Installing:
- Windows
-
-

Garreck Sakinis

Quote Information

Quote Date: 07/31/2025

Payment Method: Check

Quote Expiration Date: 08/30/2025

Deposit: \$15,500.00 Check Number:

Lender: Financed Amount: \$0.00

Comments

UPSTAIRS ONLY

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Balance	\$15,500.00

Renovation, Repair and Print Act (RRP) Compliance

RRP Provided
Date
Year Home Built
RRP Signed Date

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New Business Item No. 6.A.

For Historic Preservation Commission: September 18, 2025

Ward Impacted: Ward 4

Subject: Discussion related to a request for demolition of the residential structure at 414 E. Emerson Street, PIN 14-33-405-014, as requested by the Development Services Department.

Recommended Motion: None; Discussion Only.

Strategic Plan:

Goal 4. Strong Neighborhoods

Objective 4c. Preservation of property/home valuations

Background: An application for demolition has been submitted to the City. Per § 44-1711 of the Zoning Code, all requested demolition permits for structures that exceed 500 square feet and were constructed more than 50 before the date of the application for a demolition permit shall be reviewed for potential historic or architectural significance prior to approval of such permit.

The house at 414 E. Emerson St. was constructed c. 1887 and has been occupied by a number of working class families (nurseryman, carpenter, etc.). Routine birth/death/sale announcements were identified. The footprint of the building is approximately the same as the footprint documented in 1953, but the visual would have changed significantly due to the enlargement and enclosure of a front porch, and apparent expansion of the rear half of the home. The windows are a combination of re-shaped modern replacements, 1950s/60s era installations from the building expansion, and a few that appear to be original. None of the exterior doors appear original. See attached pictures.

The current owner acquired the property from Ruth Rice in July of this year.

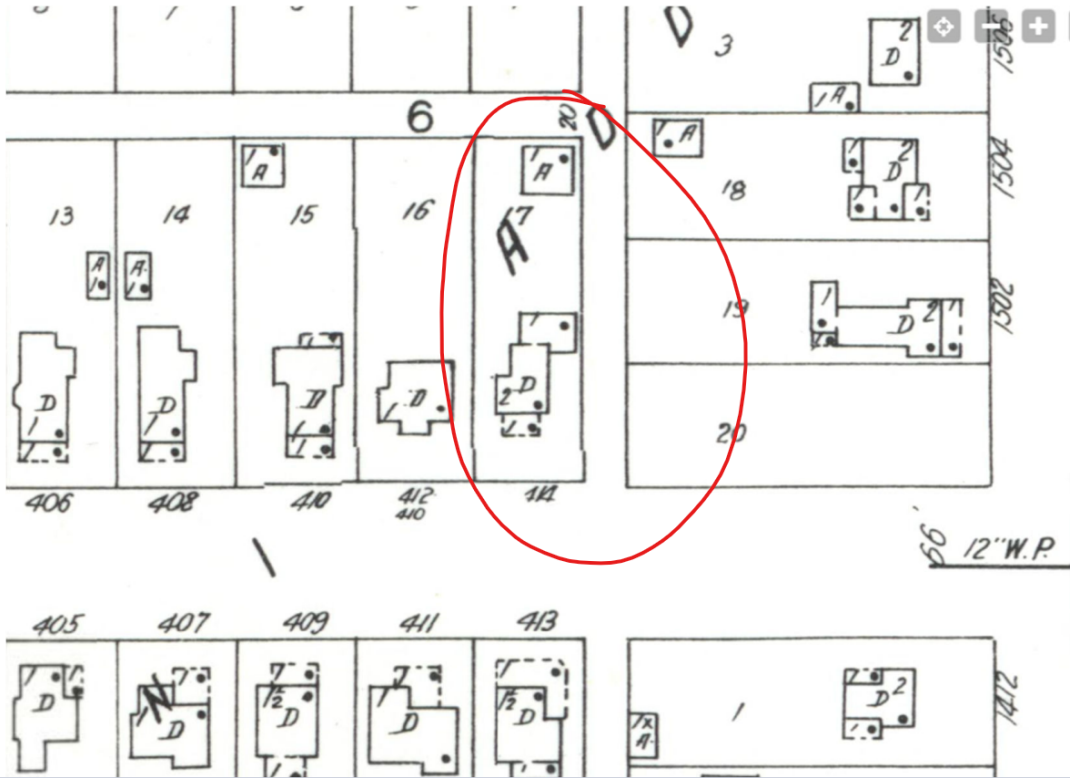
Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

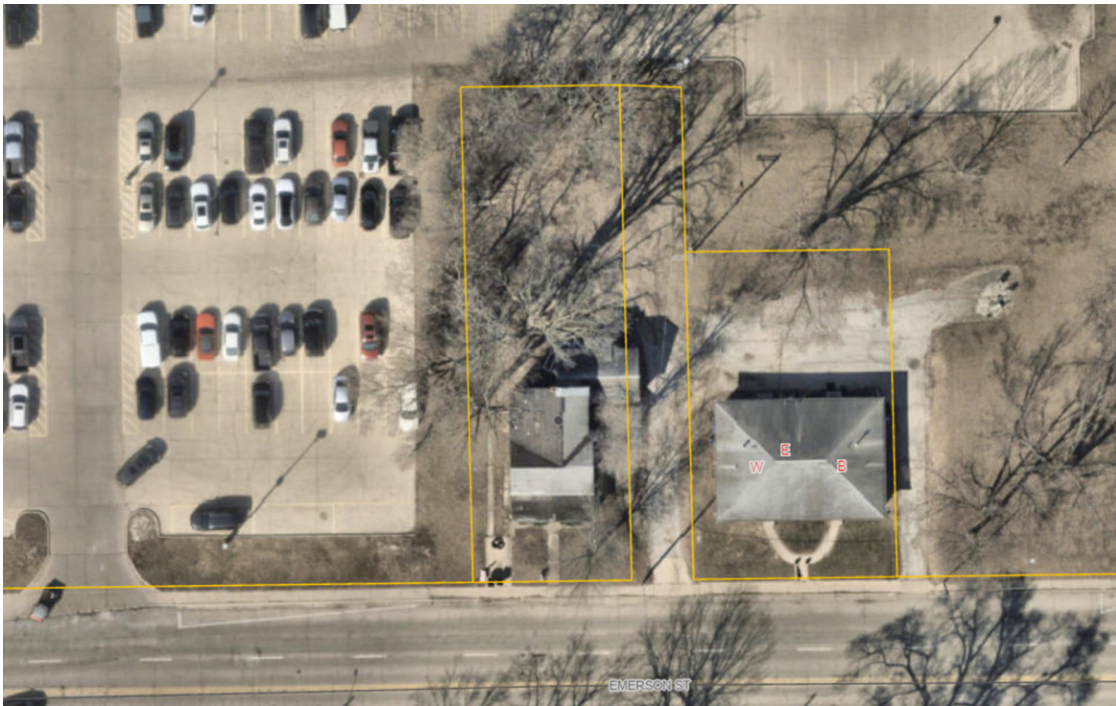
Attachments:

1. 414 E Emerson Pictures

414 E. Emerson St. (PIN 14-33-405-014)



1953 Sanborn Map



McGIS 2024 Aerial



Front elevation, 2024



Rear elevation, 2024

Things you can't see (or can't see well) from the street:





