



**AGENDA
REGULAR SESSION
HISTORIC PRESERVATION COMMISSION
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, OCTOBER 20, 2022, 5:00 P.M.**

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 www.cityblm.org/register at least 5 minutes before the start of the meeting.

4. MINUTES

Review and approval of the minutes of the August 18, 2022 meeting.

5. REGULAR AGENDA

- A. **BHP-15-22** Consideration, review and action on a request submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$6,282.30 for gutter and downspout repairs on the property located at 102-116 W Locust Street. PIN: 21-04-196-001. c. 1897. (Ward 6.) **CONTINUED FROM MAY AND AUGUST MEETING**
- B. **BHP-24-22** Consideration, review and action on a request submitted by Daniel Platt for a Certificate of Appropriateness for window repair on the property located at 24 Whites Place. PIN: 14-33-479-033. c. 1899. (Ward 4.) **CONTINUED FROM AUGUST MEETING**
- C. **BHP-26-22** Consideration, review and action on a request submitted by Daniel Platt for a Funk Grant in the amount of \$787.50 for window repair on the property located at 24 Whites Place. PIN: 14-33-479-033. c. 1899. (Ward 4.)
- D. **BHP-27-22** Consideration of the historical or architectural significance for buildings located at 401 Brock Drive, in accordance with the demolition review procedures. PIN 21-06-277-002 c. 1967. (Ward 7.)
- E. **BHP-28-22** Consideration, review and action on a request submitted by Terry Fitts for a Certificate of Appropriateness for garage repairs on the property located at 1003 Park Street. PIN: 21-04-203-011 c. 1925. (Ward 4.)

F. **BHP-09-22** Consideration, review and action on a request submitted by Stan Thompson and Fred Wollrab for a Rust Grant in the amount of \$16,478.70 for awning repairs on the property located at 102 W Washington Street. PIN: 21-04-338-006. c. 1900. (Ward 6.) ***APPROVED AT MAY MEETING; SUBMITTED FOR RECONSIDERATION***

6. **OLD BUSINESS**

Updates regarding Historic Preservation Plan.

7. **NEW BUSINESS**

Proposed changes to Rust Grant application timeline.

8. **ADJOURNMENT**



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
GOVERNMENT CENTER, 4th FLOOR, COUNCIL CHAMBERS
115 E WASHINGTON STREET, BLOOMINGTON, IL 61701
THURSDAY, AUGUST 18, 2022 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the 4th Floor Council Chambers of the Government Center at 5:05 p.m., Thursday, August 18, 2022.

The meeting was called to order by Chair Scharnett.

ROLL CALL

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos (via phone)	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Not Present
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Alissa Pemberton	Assistant City Planner	Present
Mr. Glen Wetterow	City Planner	Present

Mr. Elterich made a motion to allow Commissioner Koos to participate via phone. The motion was seconded by Ms. Graehling. All were in favor (5-0).

PUBLIC COMMENT

None.

MINUTES

The Commission reviewed the minutes of the July 21, 2022, Historic Preservation Commission meeting. Mr. Elterich made a motion to accept the minutes as amended. The motion was seconded by Ms. Graehling. All were in favor (6-0).

REGULAR AGENDA

- A. BHP-21-22 Consideration, review and action on a request submitted by Cindy Grieves and Molly Bradle for a Rust Grant in the amount of \$25,000.00 for façade repairs on the property located at 106 Front Street (PIN: 21-04-339-013), c. 1870, (Ward 6).**

Mr. Wetterow presented the case with a staff recommendation for approval of a Funk Grant in the amount of \$25,000.00. He stated this item had been continued from the July meeting.

Chair Scharnett indicated that he had reviewed the Commission's concerns with the applicant's architect.

Mr. Matt Brown, representing the applicant, provided additional background information, including details regarding the existing façade and overall project considerations. He stated there will be tuckpointing, as needed. He added that when the existing sign is removed, they will be contacting the appropriate professionals.

Chair Scharnett inquired about the condition of the exposed and unexposed brick. Mr. Brown stated he suspected the unexposed brick would be in comparable or possibly better condition since it had not been exposed to elements.

Ms. Graehling motioned to accept the findings of fact as presented by staff and approve a Rust Grant in the amount requested. Mr. Elterich seconded. All were in favor. (6-0)

- B. BHP-23-22 Consideration, review and action on a request submitted by Jared Lacy for a Funk Grant in the amount of \$984.47 for awning installation on the property located at 404 N Main Street (PIN: 21-04-188-019), c. 1900, (Ward 6).**

Mr. Wetterow presented the case with a staff recommendation for approval of a Funk Grant in the amount of \$984.47.

Jared Lacy, applicant, provided additional information on the request, including a brief history of the property.

The Commission discussed various aspects of the application. They stated awnings were generally considered lower priority and this was not historic in nature, however, the impact would be beneficial.

Ms. Graehling motioned to accept the findings of fact as presented by staff and award a Funk Grant in the amount requested. Ms. Peters seconded. All were in favor. (6-0)

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, AUGUST 18, 2022

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C. BHP-24-22 Consideration, review and action on a request submitted by Daniel Platt for a Certificate of Appropriateness for window replacement on the property located at 24 Whites Place (PIN: 14-33-479-033), c. 1899, (Ward 4).

Mr. Wetterow presented the case with a recommendation for approval of a Certificate of Appropriateness.

Mr. Daniel Platt, applicant, provided additional information, including details about the existing window. He stated all other windows at the residence have been replaced at some point, although he was a new owner.

The Commission discussed the application. They stated repair is strongly preferred versus replacement, if possible. They agreed it currently did not meet the standards of review. They encouraged the applicant to revise the application and to consider applying for a Funk Grant.

Ms. Graehling motioned to continue the application for a Certificate of Appropriateness to the next meeting. Mr. Elterich seconded. All were in favor. (6-0)

D. BHP-25-22 Consideration, review and action on a request submitted by Brian & Rachel Cremer for a Certificate of Appropriateness for window and roof replacement on the property located at 1006 N Prairie Street (PIN: 21-04-201-014), c. 1925, (Ward 7).

Mr. Wetterow presented the case with a recommendation for approval of a Certificate of Appropriateness.

The applicant was not present.

The Commission discussed deficiencies with the application, as well as the fact that the work was unpermitted and already complete. They agreed it currently did not meet the standards of review.

Mr. Koos motioned to not accept the findings of fact as presented by staff and not grant a Certificate of Appropriateness. Mr. Elterich seconded. All were in favor. (6-0)

OLD BUSINESS

The applicant from a previously approved case at 102 W Washington Street inquired about details of the approval. The Commission advised the applicant.

Chair Scharnett stated he had met with representatives of Town of Normal Historic Preservation Commission, and they discussed possible ways to leverage resources without duplication.

The Commission continued discussion of various theme updates of the Preservation Plan.

NEW BUSINESS

There was discussion regarding recording of ordinances and consistency. There was additional discussion regarding mailing annual letters to historic properties and creating maps for historic purposes.

Chair Scharnett relayed information from a recent building code workshop.

ADJOURNMENT

Ms. Graehling motioned to adjourn. Ms. Peters seconded. All were in favor. The meeting was adjourned at 7:03pm.

DRAFT



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: October 20, 2022
CASE NO: BHP-15-22, Rust Grant
REQUEST: Consideration, review and action on a petition submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$6,282.30 for gutter and downspout repairs on the property located at 102-116 W Locust Street. PIN:21-04-196-001. c. 1897. Ward 6.
CONTINUED FROM MAY MEETING



Above: The subject property at 102-116 W Locust Street.

PROPERTY INFORMATION

Subject property: 102-116 W Locust Street
Applicant: Melissa Moody & Steve Beasley, Bloomingtonian Condo Assoc.
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Multi-Family Residential
Property Size: 100' x 125' (12,500 square feet)
PIN: 21-04-196-001

HISTORICAL INFORMATION

Year Built: c. 1897
Architectural Style: Late 19th Century Multi-Family Residential Rowhome
Architect: Arthur Pillsbury
Historic District: Downtown Bloomington Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	B-1 (General Commercial) District	Public / Institutional
South	D-2 (Downtown Transitional) District	Vacant
East	D-2 (Downtown Transitional) District	Commercial
West	R-3B (Multiple-Family Residence) District	Multi-Family Residential

UPDATE

This project was before the Commission in May, 2022. A portion of the proposal including tuckpointing was approved for \$3,000.00, and the gutter and downspout portion was tabled. At the May meeting, the Commission encouraged the petitioner to use historically appropriate rounded gutters rather than conventional standard gutters. The petitioner is returning with a modified proposal for rounded gutters (see attached estimate).

PROJECT DESCRIPTION

Background:

102-116 W Locust Street (the “R. Loudon Flats”) was constructed c. 1897 and is improved with a two-story multi-family brick building designed by architect Arthur Pillsbury. The property is located within the Central Business Zoning District and is included within the Downtown Bloomington Historic District. The building currently houses eight residential condominium dwellings.

Petitioner’s request:

The petitioner is requesting a Rust Grant in the amount of \$6,282.30 for gutter and downspout repairs to the building. The proposed work includes an estimate from I-57 Roofing LLC for \$12,564.60.

The petitioner had previously indicated that the gutters at the building were currently non-functional. The petitioner is requesting to contract with I-57 Roofing LLC for the work. The work would include removing the existing gutters and downspouts on the south side of the building and installing green colored brackets, aluminum gutters, aluminum downspouts, and downspout traps on the building. A new downspout will be added from the top level of internal gutters to allow the water to drain away from the building. New downspouts and elbows will also be added to the north downspouts. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$6,282.30.

STANDARDS FOR REVIEW

In reviewing the grant applications, the Historic Preservation Commission will prioritize the following criteria:

1. Preserving a historic property.
2. Restoring a historic property.
3. Preserving a non-historic property.
4. Restoring a non-historic property.
5. Maintenance of a historic property.
6. Maintenance of a non-historic property.

This project involves maintenance of a historic property and contributing structure.

RUST GRANT ELIGIBILITY CRITERIA

1. *The property is located in the Rust Program's Target area.*
2. *Applicant is the owner or tenant of the building or business.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year.*
4. *The Scope of Work includes eligible improvements as defined, but not limited to, the following:*
 - Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
 - Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
 - Detailed architectural design work
 - Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
 - Asbestos and lead paint removal.
 - Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.

Repair to drainage systems is identified as an eligible improvement of the Rust Grant Approval Criteria.

5. *Project expenses not eligible for grant program funds include:*
 - a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant.*
 - b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences.*

ARCHITECTURAL REVIEW STANDARDS

Although not specified in the Rust Grant Guidelines, the Architectural Review Guidelines are intended to be followed by owners and function as the guiding principles by which the Commission reviews submittals.

Under the Roofing Policy of the Architectural Review Guidelines, Gutters and Downspouts are identified and provide the following review criteria:

1. Maintain and repair existing downspouts in place. If existing gutters and downspouts are deteriorated to the extent that they must be replaced, new gutters and downspouts shall match the original historic gutters and downspouts, if such is

known, or shall be of size and profile that would be characteristic of the period of significance.

2. Note that galvanized half-round sheet metal gutters may in many cases be more appropriate for most historic buildings which had exposed gutters than the colonial profile aluminum gutters and downspouts commonly used today.
3. Where built-in gutters exist and must be repaired, repair or replace only those sections that require it, using similar materials to existing historic built-in gutters.
4. If an owner chooses to cover existing built-in gutters, the Commission will consider such situations on a case-by-case basis.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Although no Certificate of Appropriateness is required, for each Rust Grant awarded, the Historic Preservation Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

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 changes are proposed to the buildings 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.* The proposed gutters and downspouts will not adversely affect or diminish any distinguishing qualities of the building, rather are proposed to be consistent with an older rounded style.
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.* N/A.
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.* Care should be taken to avoid potential damage to the brick façade while repair is ongoing.
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 proposed new gutters will match the style of historically appropriate rounded gutters.

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. (Ordinance No. 2006-137, Section 44.11-5D) The design of the gutters and downspouts would be consistent with the original character of the building and is appropriate.*

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation and recommends approval of the Rust Grant. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact and motion to approve the petition submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$6,282.30 for gutter and downspout repairs on the property located at 102-116 W Locust Street. PIN:21-04-196-001. Ward 6.

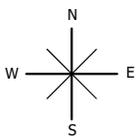
Respectfully submitted,

Jon Branham
City Planner

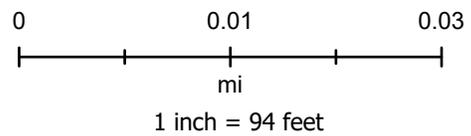
Attachments:

- Application for a Rust Grant
- Supplementary application materials

102-116 W Locust St - Aerial Map



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



ORIGINAL APPLICATION

Harriet Fuller Rust Façade Grant Application

APPLICATION

Property Address: 102-116 West Locust (Corner of Locust & Center Streets)

Year Built 1897

Architectural Style: Arthur Pillsbury
Brownstone / Rowhouse

Architect: Arthur Pillsbury

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

Tuck pointing and gutter work

Cost of Proposed Work (Estimate 1): Tuckpointing #1
\$6000.

Tuck pointing #2
\$6550.

Cost of Proposed Work (Estimate 2): Gutter #1
\$6012.96

Gutter #2
\$1071 * see next page

Grant Amount Requested: \$6000.00

Our building was built in 1897 and survived the fire of 1900. Abraham Lincoln did some legal work pertaining to this property in 1860, so there is significant historical value to our condominium building. As our corner at Locust and Center Streets is the 'gateway' to downtown from the north, we do our best to maintain both the exterior and the landscaping. Assistance with our tuckpointing and gutter repair work will allow us to do further enhancements and repairs, such as painting the front of the building in summer of 2023.



- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

Our beautiful old building needs tuck pointing work and gutter repair.

The south side of the building and the west side of the building are the main areas where the building needs tuck pointing. We attached pictures to the email of some of the tuck pointing areas that need repair. We have attached two tuck pointing estimates, and our first choice would be A-1 Masonry due to their slightly lower estimate and they are a local business.

The gutter work is needed as the current gutter system is not functional. As you will see in the I-57 description of repairs to be done and in the attached pictures, the gutters are not wide enough during moderate to heavy rains to catch and appropriately drain the water. This creates excessive water on our decks, sends water cascading down the building, and floods basement areas, all of which impacts the brick work.

Ideally, the tuck pointing and gutter work would occur in a close proximity to each other. Both of these issues are high priority for us. The gutter issues impact the tuck pointing but we believe the tuck pointing is higher priority to preserve the building. We would be extremely grateful to have both projects considered for this grant request, but if only one is approved, we believe the tuck pointing must be first priority.

Detailed work descriptions provided in the attached estimates. Please note, we have had significant challenges getting work estimates, particularly from gutter companies. While Midstate Seamless Gutters estimate is significantly lower, we have had them come to try and resolve this same issue 5-6 times over the past 10 years, and the issue remains unresolved. We do not feel confident in their estimate or ability to resolve the problem, but we have simply not been able to find anyone else to come and provide an estimate. Additionally, they did not respond to our request for prevailing wage estimate and are generally non-responsive.

Project Start Date: *Summer 2022* **Expected Project Completion Date:** *Summer 2022*

Please attach the following information to the application.

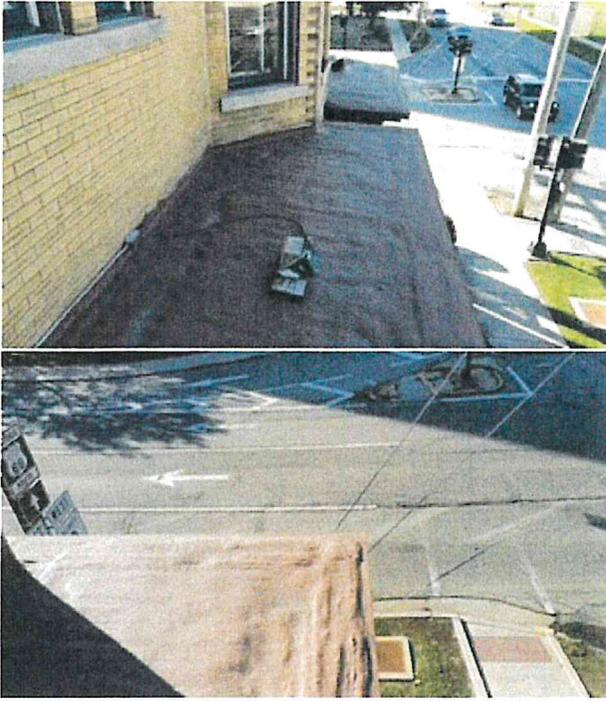
- Design plan
- Outline work specification prepared by an architect (if applicable)
- Overall budget for the project
- Minimum two (2) estimates for the project
- Sample materials (if possible)
- Historic photos of the subject property showing the appropriateness of improvements (when possible)

ORIGINAL APPLICATION

Gutter system



ORIGINAL APPLICATION



I-57 Roofing, LLC
1029 Moses Ct
Arthur, IL 61911

mail@i57roof.com
www.i57roof.com
217-570-3170
 Lic. # 104.018656/ 105.009225



<u>Proposal Submitted To</u> Melissa Moody Gutters			<u>Job #</u> 2204-3044131-01	<u>Date</u> 07/14/2022
<u>Address</u> 108 West Locust Street			<u>Terms</u> 50% down, 50% on completion	
<u>City</u> Bloomington	<u>State</u> Illinois	<u>Zip</u> 61701	<u>Job Location</u> 108 West Locust Street, Bloomington, Illinois, 61701	

Proposal

6" Half Round gutters:	Amount
South Eave: 1.Remove the existing gutters and downspouts on the south side of the building 2.Install 6" half- round gutter brackets on fascia. Color: Grecian green. 3.Install 6" x .032 Grecian green aluminum half round gutters. 4. Install 3" x .019x 10' smooth round Grecian green aluminum downspouts. 5. Install 3" x.019 smooth round Grecian green elbows. 6. Install 2 1/4" Grecian green aluminum downspout straps. fasten to building/Deck. 7.Install a new downspout from the top level of internal gutters to allow the water to drain away from the building. North Downspouts: Install 4 new 3" x .019 smooth round Grecian green downspouts & Elbows Includes prevailing wages. Includes boom lift to Install gutters. Any other concerns or issues will be communicated to the client. All work will be done in a professional manner including clean up.	12,564.60
Removal of trash & debris created from our team from job site daily!	Total: \$12,564.60

All Material is Guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the total shown on this estimate, with down payment to be made before project is started, and the remaining balance due upon completion of job. Prices are based on visual inspection of existing conditions, and do not include unforeseen repairs to support structures. This estimate may be withdrawn at any time, and is not valid after 30 Days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined in the terms above.

Signature

Signature Date

Customer Signature



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: October 20, 2022
CASE NO: BHP-24-22, Certificate of Appropriateness (COA)
REQUEST: Consideration, review and action on a petition submitted by Daniel Platt for a Certificate of Appropriateness for window repair at the property located at 24 Whites Place. PIN: 14-33-479-033. White Place Historic District. c. 1899. Ward 4. ***CONTINUED FROM AUGUST MEETING***



Above: The subject property at 24 Whites Place

PROPERTY INFORMATION

Subject property: 24 Whites Place
Applicant: Daniel Platt
Existing Zoning: R-1C (Single Family Residence) District with S-4 (Historic Overlay) District
Existing Land Use: Single-family home
Property Size: 60' x 130' (7,800 square feet)
PIN: 14-33-479-033

HISTORICAL INFORMATION

Year Built: c. 1899
Architectural Style: Colonial Revival / Craftsman
Architect: A.L. Pillsbury
Historic District: White Place

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-1C (Single Family Res.) District	26 Whites Pl (single family)
South	R-1C (Single Family Res.) District	22 Whites Pl (single family)
East	R-1C (Single Family Res.) District	25 Whites Pl (single family)
West	R-1C (Single Family Res.) District	1301 N Clinton Blvd (single family)

UPDATE

This project was continued from the August meeting. At that meeting, the petitioner presented an option to replace a deteriorated attic window with a new window, as other windows had been similarly replaced at the residence. The Commission encouraged the petitioner to exhaust repair options for the existing window. The petitioner was able to locate a contractor who provided a repair option for the window.

PROJECT DESCRIPTION

Background:

The residence was constructed in 1899. It was designed by A.L. Pillsbury for J.J. Pitts (President of Corn Belt Bank and found and President of the McLean County Abstract Company). The property is included in the White Place Historic District.

Petitioner's request:

The applicant is requesting a Certificate of Appropriateness to repair an attic window along the south facing side of the residence. The proposal includes repairing the damaged window sash, replacing missing parting stop, replacing the damaged window stool, re-roping the bottom sash on each window, and adding one storm window to each double hung window.

ARCHITECTURAL REVIEW GUIDELINES

Although not specified for Certificate of Appropriateness review, the Architectural Review Guidelines are intended to be followed by owners and function as the guiding principles by which the Commission reviews submittals.

The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with the Window Policies as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Repair procedures for wood windows shall include the following:

- Reinforcing, splicing patching or rebuilding portions of the window using the same material constructed to the same configuration, size and shape as the original.
- Filling or consolidating existing wood members with cellulose type wood-fillers or chemical materials such as plastics.

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. The window will be repaired and would maintain the same size and style elements.
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 earlier appearance of the building.
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.* No significant architectural changes have occurred near this portion of the residence. N/A.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* The original window will be repaired and maintain existing characteristics.
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 original window will be repaired.
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.* (Ordinance No. 2006-137, Section 44.11-5D) The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features as the window will be repaired and maintain original features.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Window Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Certificate of Appropriateness. Staff recommends that the Commission take the following actions:

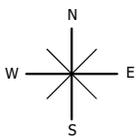
Motion to establish standards are met and motion to approve the petition submitted by Daniel Platt for a Certificate of Appropriateness for window repair at the property located at 24 Whites Place (PIN: 14-33-479-033), White Place Historic District, c. 1899, (Ward 4).

Respectfully submitted,
Jon Branham
City Planner

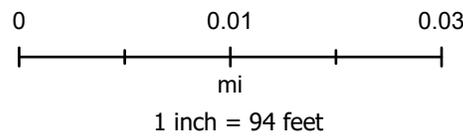
Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials

24 Whites Pl - Aerial Map



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



Certificate of Appropriateness / Funk Grant Application

Property Address: 24 White Pl

Historic District: White Place Historic District

Year Built: 1899

Architectural Style: Victorian

Proposed Restoration Work:

I am proposing to have a third-floor window restored to be functional and to resemble its original appearance. I am also proposing to have storm windows added to the window, to achieve some of the energy efficiencies delivered by modern windows. An attached work proposal by Brad Williams Construction details the work that will be done and the projected cost.

The window can be seen here from the outside:



And here from the inside:



Applicant Name: Daniel Platt

Applicant Address: 24 White Pl, Bloomington IL, 61701

Phone: 847-420-1614

Email: dplatt16@gmail.com

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking
613 East Grove Street
Bloomington, IL 61701
Home ph: 309-828-1506
Cell: 309-830-1706

Daniel Platt
#24 Whites Place
Bloomington, IL
Email: dplatt16@gmail.com

Window repair

Phone: 847-420-1614

Date: 8-27-2022, revised 8-28-2022

- Repair damaged window sash
- Replace missing parting stop
- Replace damaged window stool
- Re-rope bottom sash on each window
- Add 1 storm window to each double hung window

Painting provided by homeowner.

Total price for labor and materials: \$1,575.00

This proposal is valid for 90 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____ Date: _____

Signature _____ Date: _____



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: October 20, 2022
CASE NO: BHP-26-22, Funk Grant
REQUEST: Consideration, review and action on a petition submitted by Daniel Platt for a Funk Grant in the amount of \$787.50 for window repair for the property located at 24 Whites Place. PIN: 14-33-479-033. c. 1899. Ward 4.

PROPERTY INFORMATION

Subject property: 24 Whites Place
 Applicant: Daniel Platt
 Existing Zoning: R-2 (Single Family Residence) District with S-4 (Historic Overlay) District
 Existing Land Use: Single-family home
 Property Size: 60' x 130' (7,800 square feet)
 PIN: 14-33-479-033

HISTORICAL INFORMATION

Year Built: c. 1899
 Architectural Style: Colonial Revival / Craftsman
 Architect: A.L. Pillsbury
 Historic District: White Place Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-1C (Single Family Res.) District	26 Whites Pl (single family)
South	R-1C (Single Family Res.) District	22 Whites Pl (single family)
East	R-1C (Single Family Res.) District	25 Whites Pl (single family)
West	R-1C (Single Family Res.) District	1301 N Clinton Blvd (single family)

PROJECT DESCRIPTION

Background:

The residence was constructed in 1899. It was designed by A.L. Pillsbury for J.J. Pitts (President of Corn Belt Bank and found and President of the McLean County Abstract Company). The property is included in the White Place Historic District.

Petitioner's request:

The applicant is requesting a Funk Grant in the amount of \$787.50 for an attic window to the residence. Brad Williams Construction has been contracted to perform the work, estimated at \$1,575.00 total for labor and materials. As the structure is owner-occupied, the project does not require prevailing wage. The amount requested is an eligible expense under the Funk Grant Guidelines. This application is coupled with a Certificate of Appropriateness application which is required via the Funk Grant process.

The scope of work entails repairing the damaged window sash, replacing missing parting stop, replacing the damaged window stool, re-roping the bottom sash on each window, and adding one storm window to each double hung window.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with the Window Policies as outlined in the Architectural Review Guidelines.

ARCHITECTURAL REVIEW GUIDELINES

Although not specified in the Funk Grant review process, the Architectural Review Guidelines are intended to be followed by owners and function as the guiding principles by which the Commission reviews submittals.

The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with the Window Policies as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Repair procedures for wood windows shall include the following:

- Reinforcing, splicing patching or rebuilding portions of the window using the same material constructed to the same configuration, size and shape as the original.
- Filling or consolidating existing wood members with cellulose type wood-fillers or chemical materials such as plastics.

STANDARDS FOR REVIEW

A project's eligibility for Funk Grant funding is determined by the following factors:

1. Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program.
2. The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project to:
 - a. The original structure,
 - b. Historically significant features of the property such as original fencing,
 - c. Architecturally compatible additions to the original structure, or
 - d. A historically significant or architecturally compatible auxiliary building to the primary structure such as carriage house.
3. Roofing and Gutter Projects are eligible for consideration if: a. The project is a repair or replacement using historically accurate roofing materials such as slate or tile, or b. The project is a restoration or repair of historic, architectural features such as box or yankee gutters, or c. The project is a repair or replacement using

- modern materials which mimic historic materials in appearance, and increase durability and useful life. 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. (Note: painting, staining and related-tasks will be considered as a single project per property.) N/A.
 5. Project expenses eligible for grant program funds include:
 - a. Professional architectural services,
 - b. Materials, and
 - c. Skilled labor. Grant recipients and their contractors must pay prevailing wage in accordance with all federal, state and local laws and all requirements of the Illinois Department of Labor except for owner-occupied single-family residences and owner-occupied multi-family residences.
 - i. Sweat equity is not eligible for grant reimbursement.
 - ii. Labor costs below prevailing wage are not eligible for grant reimbursement.

Limitations:

6. No interior work is eligible for the grant. No interior work is indicated or requested.
7. Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award. A Certificate of Appropriateness is being sought concurrently with this application (see BHP-24-22).
8. Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding. Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year. N/A.
9. Funding assistance is not available to exterior projects on:
 - a. Significant additions to the original structure which are not architecturally compatible with the original structure.
 - b. Non-historically significant auxiliary buildings.
 - c. Non-historically significant features of the property such as fences, driveways and sidewalks.
 - d. Landscaping.
10. Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards. N/A.

11. Project expenses not eligible for grant program funds include:
 - a. "Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant.
 - b. Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Window Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Funk Grant. Staff recommends that the Commission take the following actions:

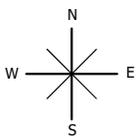
Motion to establish standards are met and motion to approve the petition submitted by Daniel Platt for a Funk Grant in the amount of \$787.50 for window repair for the property located at 24 Whites Place. PIN: 14-33-479-033. c. 1899. Ward 4.

Respectfully submitted,
Jon Branham
City Planner

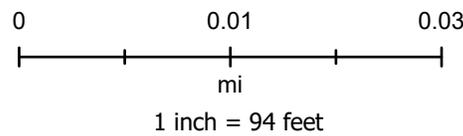
Attachments:

- Funk Grant application
- Supplementary application materials

24 Whites Pl - Aerial Map



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Certificate of Appropriateness / Funk Grant Application

Property Address: 24 White Pl

Historic District: White Place Historic District

Year Built: 1899

Architectural Style: Victorian

Proposed Restoration Work:

I am proposing to have a third-floor window restored to be functional and to resemble its original appearance. I am also proposing to have storm windows added to the window, to achieve some of the energy efficiencies delivered by modern windows. An attached work proposal by Brad Williams Construction details the work that will be done and the projected cost.

The window can be seen here from the outside:



And here from the inside:



Applicant Name: Daniel Platt

Applicant Address: 24 White Pl, Bloomington IL, 61701

Phone: 847-420-1614

Email: dplatt16@gmail.com

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking
613 East Grove Street
Bloomington, IL 61701
Home ph: 309-828-1506
Cell: 309-830-1706

Daniel Platt
#24 Whites Place
Bloomington, IL
Email: dplatt16@gmail.com

Window repair

Phone: 847-420-1614

Date: 8-27-2022, revised 8-28-2022

- Repair damaged window sash
- Replace missing parting stop
- Replace damaged window stool
- Re-rope bottom sash on each window
- Add 1 storm window to each double hung window

Painting provided by homeowner.

Total price for labor and materials: \$1,575.00

This proposal is valid for 90 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____ Date: _____

Signature _____ Date: _____



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: October 20, 2022
CASE NO: BHP-27-22, Demolition Review
REQUEST: Consideration and review on a petition submitted by DevPooja Hospitality Group for Demolition Review for the property located at 401 Brock Drive. PIN: 21-06-277-002 c. 1967. (Ward 7).



Above: A portion of the subject property at 401 Brock Drive

PROPERTY INFORMATION

Subject property: 410 Brock Drive
Applicant: DevPooja Hospitality Group
Existing Zoning: B-1 (General) Commercial District
Existing Land Use: Vacant Hotel
Property Size: 5.46 acres
PIN: 21-06-277-002

HISTORICAL INFORMATION

Year Built: 1967
Architectural Style: Colonial Revival
Architect: Unknown
Historic District: None

SURROUNDING ZONING AND LAND USES

	<u>Zoning</u>	<u>Land Uses</u>
North	B-1 (General) Commercial District	Hotel
South	M-2 (General) Manufacturing District	Vacant Land
East	B-1 (General) Commercial District	Restaurant
West	B-1 (General) Commercial District	Restaurant / Office

PROJECT DESCRIPTION

Background:

The property was constructed in 1967 as a 131-unit Ramada Inn. It was originally designed as a Colonial-revival style brick veneer building which included a restaurant, banquet facility and a swimming pool. In 1992, it became part of the Econo-Lodge chain of hotels. More recently, the hotel had fallen into disrepair and was part of a Circuit Court case due to property maintenance violations. A demolition order was issued, but the case was dismissed due to foreclosure. The new owners have now filed for demolition permits for the former banquet facility and portions at the rear of the hotel building formerly associated with the pool area.

DEMOLITION REVIEW GUIDELINES

Since the proposed demolition exceeds 500 square feet of gross floor area and was constructed more than 50 years before the date of the application for a demolition permit, it is subject to administrative review by the chairperson of the Historic Preservation Commission, per Chapter 44, 17-11 of the City Code.

The Code further states if the chairperson determines that the building is potentially significant, it shall schedule an administrative public hearing before the Preservation Commission to consider the building's historical or architectural significance.

In this case, the chairperson noted the building is potentially significant, and therefore the public hearing was scheduled.

STANDARDS FOR REVIEW - LANDMARK NOMINATION CRITERIA

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria, which are provided for discussion purposes to assist with determining significance:

- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);
- (b) Its location as a site of a significant local, county, state, or national event;
- (c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
- (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

- (e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
- (f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- (g) Its embodiment of design elements that make it structurally or architecturally innovative;
- (h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
- (j) Its suitability for preservation or restoration.

At the conclusion of the hearing, the Commission shall make findings and issue a determination as to the significance of the building.

STAFF RECOMMENDATION

Staff finds that the scope of work does not meet the Standards of Review for Landmark Nomination Criteria as presented and recommends approval of the Demolition Review request. Staff recommends that the Commission take the following actions:

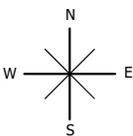
Motion to establish findings and approve the Demolition Review request at the property located at 401 Brock Drive (PIN: 21-06-277-002), c. 1967, (Ward 7).

Respectfully submitted,
Jon Branham
City Planner

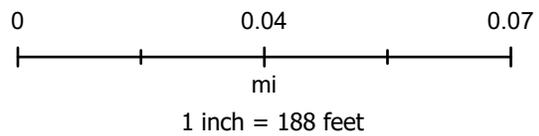
Attachments:

- Demolition application
- Supplementary materials

401-403 Brock Dr - Aerial Map



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From: Craig Queen <craig@queenlawfirm.com>
Sent: Friday, September 23, 2022 3:27 PM
To: Jon Branham <jdbranham@cityblm.org>
Cc: Karen <Karen@queenlawfirm.com>; Cassie Bellas <cassie@queenlawfirm.com>
Subject: RE: 401 Brock - Demo Review Letter

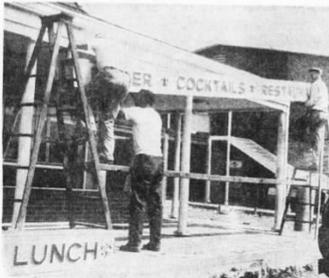
Thank you, Jon.

\$800,000 Ramada Inn Soon To Open on City's West Side



Not Quite Ready

New Ramada Inn surrounded by debris still.



Outside Menu

Illuminated signs going up on Chez Bon Restaurant.

The new \$800,000 Ramada motel on Bloomington's west side is scheduled to open within a week to 12 days.

The 131-unit motel includes a restaurant with an old-fashioned soda fountain, "groovy" shop and dining area.

The restaurant is the largest in the Ramada Inn chain. Although a separate corporation called Chez Bon, it is owned by Ramada Inn.

It will seat 133 customers with a banquet room on the east end capable of handling 144 guests. An additional club room will accommodate another 45 persons with a bar to the south of the restaurant section.

The Colonial-style brick-veneer building with large pillars in front has French provincial interior decor inside with gold and blue as the main colors in the motel rooms.

Most of the furniture for the motel rooms is scheduled to arrive Wednesday.

Families Considered

Each room has a metered Court, as does the manager of telephone, rather unusual in the food and beverage section motels in the Twin City area, of the motel including Chez Bon.

The restaurant manager is Harry Keith, a native of Chicago. The University of Illinois graduate has been in the restaurant business about 28 years.

He joined the Chez Bon chain about three months ago. The motel will employ about 25 persons and the restaurant section will have another 40.

The major project of the 11-month-old construction was completed Thursday.

That's when the sewer system was finally hooked up.

Opening was scheduled for last May, but bids for construction of the sewer system topped the estimated cost by 10 percent and a second bid hearing was necessary.

That delayed work on the motel for about three months.

Poles were in place and signs advertising the new motel and restaurant were trucked in Thursday.

Cleanup also started Thursday in the parking lot in preparation for paving starting Friday.

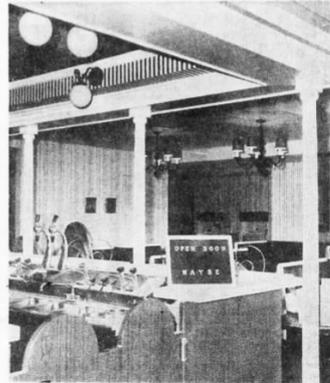
Mr. Lovelace started his main career in Chattanooga, Tenn., after attending Tennessee Temple College there. He managed restaurants there for about eight years.

At present, Mr. Lovelace is living at Oak Park Trailer Park in Phillip's 66 service station.



Kidney Planting

Concrete is shot onto walls of kidney shaped pool.



Maybe?

Soda fountain in restaurant opens next month.

The Pantagraph • Bloomington-Normal, Ill. Sat., July 22, 1967

Ramada Inn 1967



Clipped By:

FortyAcres

Tue, Oct 11, 2022



401 BROCK STREET – MAIN HOTEL BUILDING (NOT BEING DEMOLISHED)



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: October 20, 2022
CASE NO: BHP-28-22, Certificate of Appropriateness (COA)
REQUEST: Consideration, review and action on a petition submitted by Terry Fitts for a Certificate of Appropriateness for garage repair at the property located at 1003 Park Street (PIN: 21-04-203-011), c. 1925 (Ward 4).



Above: The subject property at 1003 Park Street

PROPERTY INFORMATION

Subject property: 1003 Park Street
Applicant: Terry Fitts
Existing Zoning: R-2 Single Family Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 50' x 80' (4,000 square feet)
PIN: 21-04-203-011

HISTORICAL INFORMATION

Year Built: 1925
Architectural Style: Unknown
Architect: Unknown
Historic District: None

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2 (Mixed Residence) District	1005 Park St (single family)
South	R-2 (Mixed Residence) District	402 Walnut St (single family)
East	R-2 (Mixed Residence) District	406 Walnut St (multi-family)
West	R-2 (Mixed Residence) District	310 Walnut St (single family)

PROJECT DESCRIPTION

Background:

No architectural or historical background information was available from the applicant. The residence was constructed in 1925.

Petitioner's request:

The applicant is requesting a Certificate of Appropriateness for detached garage repair at the residence. The work on this project has already been initiated but is not yet complete. The petitioner is proposing to repair the garage due to recently incurred vehicle damage. The petitioner is requesting the use of vinyl siding and asphalt shingles. The garage is located directly behind the residence and is accessible via the adjacent alley. The garage is not entirely visible from Park Street.

ARCHITECTURAL REVIEW STANDARDS

The Architectural Review Guidelines are intended to be followed by owners and function as the guiding principles by which Commission reviews submittals.

The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

Under the Siding & Soffit Policy of the Architectural Review Guidelines, the following criteria is provided:

1. Repair rather than replace siding and soffit materials unless it is technically infeasible to do so.
2. If replacement of siding and soffit materials is necessary, replacement materials should be the same color, texture, and type of material as that which is being replaced, unless it is technically infeasible to do so.
3. Do not sandblast siding and soffits.
4. Do not high-pressure water blast siding and soffits.
5. Where synthetic siding or soffits exist, it is recommended to remove it and repair the original historic siding under it, unless it is technically infeasible to do so.
6. The Commission will not approve new synthetic siding or soffits.
7. No new trim or moldings may be added to historic exterior surfaces unless it can be shown that such trim would have been historically used for that type of building.

Additionally, under the Roofing Policy of the Architectural Review Guidelines, the following criteria is provided:

1. Repair rather than replace roofing materials unless it is technically infeasible to do so.
2. If replacement or roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so.
3. If historic roofing has been removed or covered in the past, and replacement of existing roofing is proposed, selection of material for re-roofing shall be similar with regard to size, style, and details of original historic roofing materials to the extent that such original roofing can be documented. If no photographic or other documentation exists for original historic roofing materials, selection of new materials shall be typical of those used in the style of the historic building.
4. Re-roofing projects may be approved subject to the following requirements:
 - a. Existing roofing materials are so deteriorated or damaged that they cannot be economically repaired.
 - b. Proposed new roofing material can be installed without removing, damaging, or obscuring character-defining architectural features or trim.
 - c. Proposed new roofing material matches as closely as possible the existing or historic roofing material in size, profile, and texture.
 - d. The original form and shape of the roof shall be retained.
 - e. Character-defining features of the roof shall be retained (cupolas, weathervanes, dormers, cornices, brackets, chimneys, cresting, and finials).
 - f. Flat roofs which are not visible from the street may be replaced with any new material.
5. For Certificate of Appropriateness reviews, prior to review of proposed re-roofing work, the following material must be submitted to the Historic Preservation Commission:
 - a. Current color photographs showing evidence or deterioration of existing roofing materials.
 - b. Cost estimate with detailed breakdown of new and repair work, produced by proposed roofing contractor demonstrating that repair of existing roofing is not economically feasible.
 - c. Samples of proposed roofing materials.
 - d. Name and address of proposed roofing contractor.
6. Changes to the roof slope are not acceptable, unless earlier, non-historic changes are being reversed.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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. The applicant has indicated that they are replacing the wood shingles on the garage with vinyl double lap siding. They have expressed interest in applying a similar product on the principal residence in the future. The asphalt shingles would be replaced with a similar product.

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 does not alter the earlier appearance of the building.
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.* The style of the siding and roof shingles has not changed.
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.* Original details will be duplicated since damaged beyond repair. No other architectural details have been altered.
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.*
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 proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Siding & Soffit Policies and the Roofing Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Certificate of Appropriateness. Staff recommends that the Commission take the following actions:

Motion to establish standards are met and motion to approve the petition submitted by Terry Fitts for a Certificate of Appropriateness for garage repairs at the property located at 1003 Park Street (PIN: 21-04-203-011), (Ward 4).

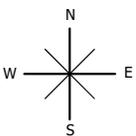
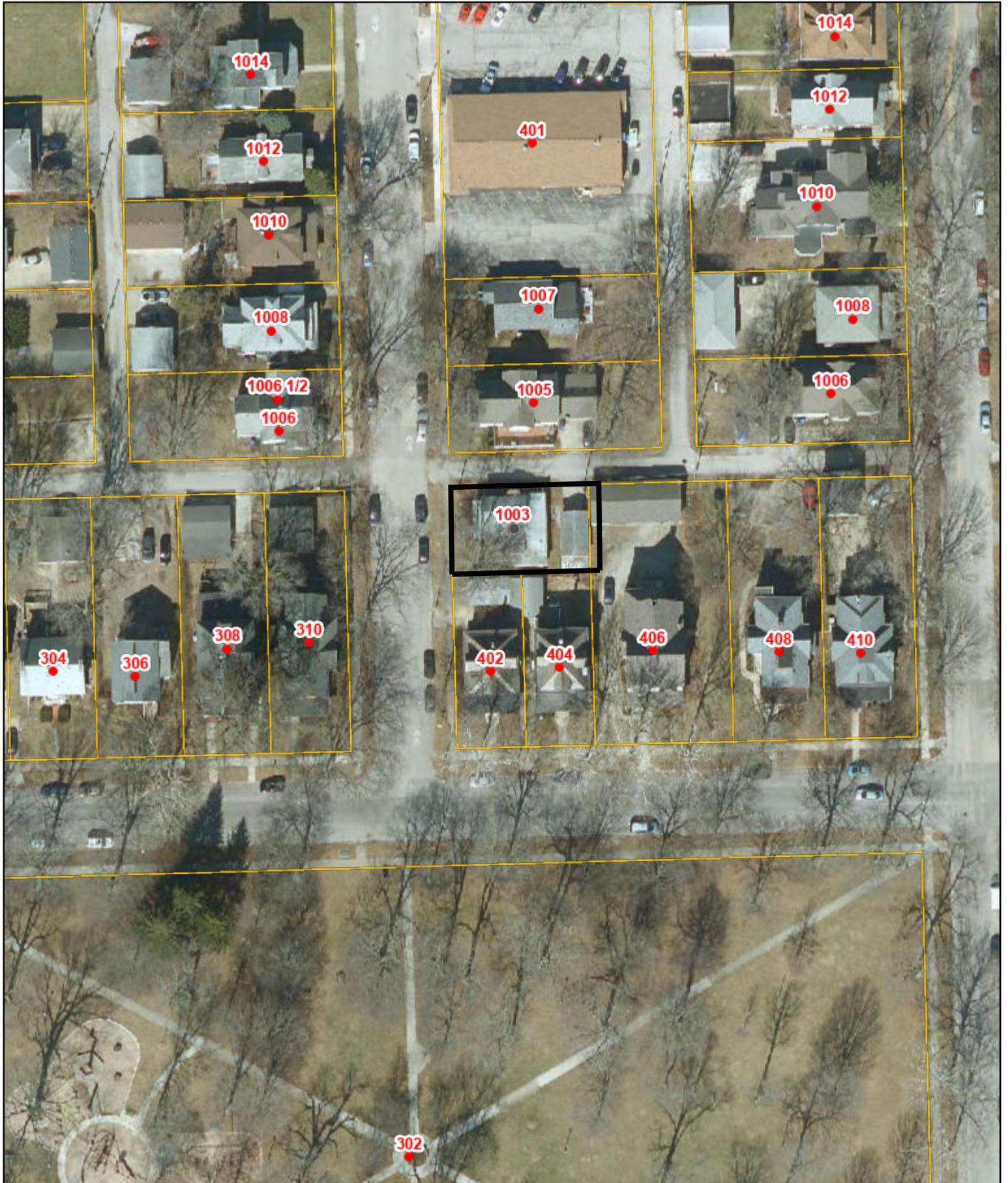
Respectfully submitted,

Jon Branham
City Planner

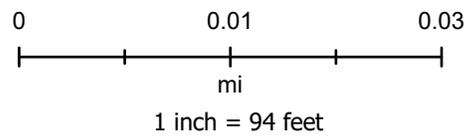
Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials

1003 Park St - Aerial Map



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Application

Property Address:

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

Architectural Style:



Proposed Restoration Work: _____

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

See attached. Repair work is due to vehicle damage. Client is upgrading siding material to maintenance free vinyl like other homes in the area. Garage is set off Park St. in the alley. Not viewable from the street.

See attached scope of work for the attached garage.

* Sorry for delay. Wrong 54 form was submitted 2 weeks ago.

Project Start Date: 9/10/2022

Expected Project Completion Date: 10/15/2022

Please attach the following information to the application.

- Historic photos supporting the application (if available)

Applicant Name: - *Jeremy Rakels w/ Blu Sky Contractors*

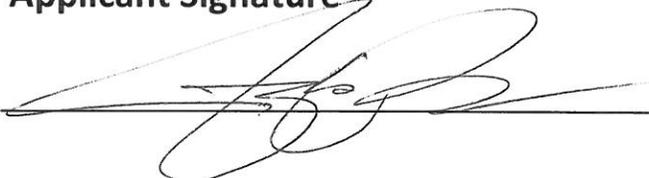
Applicant Address: - *on behalf of Terry Fitts*

Phone: *1003 N. Park St
Bloomington, IL 61701*

Email: *309-210-7668
jeremy.rakels@go-blusky.com*

Applicant Signature*

Date



9/20/2022

Return to:

Jon Branham, City Planner
City of Bloomington Economic & Community Development Department
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2611
Email: jdbraham@cityblm.org

Client: FITTS, TERRY
Property: 1003 N PARK ST
BLOOMINGTON, IL 61701-3143
Home: 1003 PARK ST
BLOOMINGTON, IL 61701-3143

Cellular: (309) 275-6277

Operator: JEREMY.R

Estimator: Jeremy Rakers
Business: 112 Merle Ln #108
Normal, IL 61761

Cellular: (309) 210-7668

Type of Estimate: Vehicle
Date Entered: 3/29/2022 Date Assigned:
Date Est. Completed: 4/29/2022 Date Job Completed:

Price List: ILBL8X_MAR22
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2220116823-CO

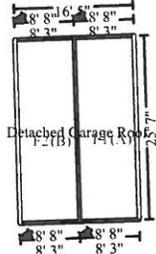
2220116823-CO

Mitigation

DESCRIPTION	QTY
1. General Demolition (Bid Item) Securing & temporary repairs per the Blu Sky invoice. *	1.00 EA

NOTES:

**Source - Eagle View
Roofs**



Detached Garage Roof

443.07 Surface Area

4.43 Number of Squares
25.58 Total Ridge Length

DESCRIPTION	QTY
2. Tear off, haul and dispose of comp. shingles - Laminated	4.43 SQ
3. Asphalt starter - universal starter course	51.15 LF
4. Drip edge	85.83 LF
5. 3 tab - 25 yr. - composition shingle roofing - incl. felt	5.00 SQ
6. Ridge cap - composition shingles	25.58 LF
7. R&R Sheathing - OSB - 1/2"	69.33 SF
8. R&R Rafters - 2x6 - stick frame roof (using rafter length)	0.00 LF
48. R&R Truss - 4/12 slope	52.00 LF

CONTINUED - Detached Garage Roof

DESCRIPTION	QTY
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NOTES:

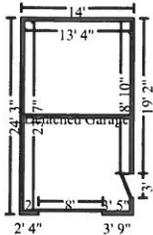
Ground Level

Ground Level

DESCRIPTION	QTY
-------------	-----

9. 2" x 4" x 14' #2 & better Fir / Larch (material only)	6.00 EA
10. 2" x 4" x 8' #2 & better Fir / Larch (material only)	10.00 EA
11. R&R Sheathing - OSB - 1/2"	322.41 SF
12. R&R Labor to frame 2" x 4" load bearing wall - 16" oc	111.94 SF
13. 2" x 4" x 20' #2 & better Fir / Larch (material only)	1.00 EA
14. 2" x 4" x 8' #2 & better Fir / Larch (material only)	10.00 EA
15. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	194.00 SF
16. 2" x 10" x 10' #2 & better Fir / Larch (material only)	2.00 EA
53. 2" x 4" x 12' #2 & better Fir / Larch (material only)	3.00 EA
54. 2" x 4" x 10' #2 & better Fir / Larch (material only)	2.00 EA
55. 2" x 4" x 116 5/8" pre-cut stud (for 10' wall, mat only)	7.00 EA
56. 2" x 4" x 104 5/8" pre-cut stud (for 9' wall, mat only)	2.00 EA
57. 2" x 4" x 10' #2 treated pine (material only)	2.00 EA
Base plates	
73. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	10.00 EA
74. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	229.35 SF

NOTES:



Detached Garage

Height: Peaked

605.42 SF Walls	324.46 SF Ceiling
929.88 SF Walls & Ceiling	314.44 SF Floor
34.94 SY Flooring	65.83 LF Floor Perimeter
75.34 LF Ceil. Perimeter	

Door	8' X 7'	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior

DESCRIPTION

QTY

61. Provide furniture lightweight blanket/pad	12.00 EA
62. Padlock/disc lock	1.00 EA
63. Provide box & tape - medium size	12.00 EA
64. Bubble Wrap 24" wide - Add-on cost for fragile items	50.00 LF
65. Job-site moving/storage container - 20' long - per month	1.00 MO
66. Job-site moving container - pick up/del. (ea. way) 12'-20'	2.00 EA
67. Content Manipulation charge - per hour	12.00 HR
2 guys 3 hours to move content out. 2 guys 3 hours to move content back in. Large, heavy and awkward items will require multiple people for moving.	
49. Lead test fee - self test (per sample)	1.00 EA
51. Asbestos test fee - full service survey - base fee	1.00 EA
52. Asbestos test fee - self test (per sample)	3.00 EA
siding and multiple layers of shingles	
58. Carpenter - General Framer - per hour	8.00 HR
Time to adjust framing as it is racked from impact of car. 2x carpenters for 4 hours	
21. Exterior door - metal - insulated - flush or panel style	1.00 EA
22. Door lockset & deadbolt - exterior	1.00 EA
23. Prime & paint door slab only - exterior (per side)	2.00 EA
24. Seal & paint door or window opening (per side)	2.00 EA
25. Overhead door & hardware - 8' x 7' - High grade	1.00 EA
26. R&R Overhead (garage) door opener	1.00 EA
27. Seal & paint single garage door opening & trim	1.00 EA
28. R&R 110 volt copper wiring run, box and outlet	2.00 EA
29. R&R 110 volt copper wiring run, box and switch	1.00 EA
30. R&R 110 volt copper wiring run and box - rough in only	1.00 EA
31. R&R Light fixture	1.00 EA
32. Electrician - per hour	3.00 HR
Labor for electrical repairs.	
*	

CONTINUED - Detached Garage

DESCRIPTION	QTY
33. Remove Siding - board on board - pine or equal	700.21 SF
60. R&R Builder board - 1/2" (composition or fiberboard sheathing)	700.21 SF
<u>Siding</u>	
76. Siding - vinyl	700.21 SF
<u>Soffit/Fascia/Gutter</u>	
72. R&R Soffit & fascia - metal - 2' overhang	87.17 LF

NOTES:

Miscellaneous

DESCRIPTION	QTY
37. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA
38. Content Manipulation charge - per hour	4.00 HR

NOTES:

Labor Minimums Applied

DESCRIPTION	QTY
50. Hazardous waste/mold rem. labor min	1.00 EA

CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY
-------------	-----

NOTES:

Grand Total Areas:

605.42 SF Walls	324.46 SF Ceiling	929.88 SF Walls and Ceiling
314.44 SF Floor	34.94 SY Flooring	65.83 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	75.34 LF Ceil. Perimeter
314.44 Floor Area	339.50 Total Area	605.42 Interior Wall Area
1,495.40 Exterior Wall Area	76.50 Exterior Perimeter of Walls	
2,222.85 Surface Area	22.23 Number of Squares	0.00 Total Perimeter Length
75.77 Total Ridge Length	93.46 Total Hip Length	



DETACHED GARAGE – 1103 N PARK STREET



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: October 20, 2022
CASE NO: BHP-10-22, Rust Grant
REQUEST: Consideration, review and action on a petition submitted by Stan Thompson and Fred Wollrab for a Rust Grant in the amount of \$13,492.00 for awning replacement on the property located at 102 W Washington Street, (PIN:21-04-338-006), (Ward 6). ***PREVIOUSLY REVIEWED AT MARCH & MAY MEETINGS; APPROVED AT MAY MEETING***



Above: The subject property at 102 W Washington Street.

PROPERTY INFORMATION

Subject property: 102 W Washington Street
Applicant: Stan Thompson / Fred Wollrab
Existing Zoning: D-1, Central Business District
Existing Land Use: Commercial
Property Size: 60' x 75' (4,500 square feet)
PIN: 21-04-338-006

HISTORICAL INFORMATION

Year Built: c. 1900
Architectural Style: 20th Century Commercial/multiple-story commercial
Architect: Unknown
Historic District: Downtown Bloomington Historic District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	P-2 (Public Lands & Institutions) District	Mixed-Use
South	D-1 (Central Business) District	Mixed-Use
East	D-1 (Central Business) District	Mixed-Use
West	D-1 (Central Business) District	Mixed-Use

UPDATE

This project was before the Commission in March and May, 2022, and was ultimately approved at the May meeting. At that time, the proposal that was approved was for striped awnings without any logos. The corner of the building entryway was no longer covered; there were two awnings and an opening above the door that will allow the placement of identification signage.

The previous submittal from March, along with the previous awning system had included a rounded corner piece above the entryway. The applicant is seeking to restore that element to the proposal. No changes to the estimates have occurred.

PROJECT DESCRIPTION

Background:

102 W Washington Street was constructed c. 1900 and is improved with a six-story commercial brick building by an unknown architect, with an. The property is located in the Central Business Zoning District and is included within the Downtown Bloomington Historic District. The building currently houses Elroy’s Bar & Grill on the ground floor with residential units above.

Petitioner’s request:

The petitioner is requesting a Rust Grant in the amount of \$16,478.70 to replace the awning at the property.

The proposed repair involves replacing the awning on the building, which previously wrapped around both public sides of the building. The existing awning system has been in disrepair for an extended time. The proposed awning will feature striped pattern with a curved corner piece of charcoal color.

Two estimates for the project have been provided as required. The first is from R.J.V. Construction LLC for a total of \$32,957.40 and the second is from Jarhead Construction Inc. for \$35,739.96. Based on the monetary request, the petitioner will contract with R.J.V. Construction LLC, which had the lower bid. There remain sufficient funds in the Rust Grant Fund to fund this project for the requested \$16,478.70.

STANDARDS FOR REVIEW

In reviewing the grant applications, the Historic Preservation Commission will prioritize the following criteria:

1. Preserving a historic property.
2. Restoring a historic property.
3. Preserving a non-historic property.
4. Restoring a non-historic property.
5. Maintenance of a historic property.
6. Maintenance of a non-historic property.

This project involves maintenance on a historic property and contributing structure.

RUST GRANT ELIGIBILITY CRITERIA

1. *The property is located in the Rust Program's Target area.*
2. *Applicant is the owner or tenant of the building or business.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year.*
4. *The Scope of Work includes eligible improvements as defined, but not limited to, the following:*
 - Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
 - Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
 - Detailed architectural design work
 - Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
 - Asbestos and lead paint removal.
 - Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.

Awnings are identified as eligible improvements of the Rust Grant Approval Criteria.

5. *Project expenses not eligible for grant program funds include:*
 - a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant.*
 - b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences.*

ARCHITECTURAL REVIEW STANDARDS

Although not specified in the Rust Grant Guidelines, the Architectural Review Guidelines are intended to be followed by owners and function as the guiding principles by which Commission reviews submittals.

Under the Awning Policy of the Architectural Review Guidelines, the following criteria is provided:

1. Maintain and repair existing historic awnings.
2. New awnings may be permitted if constructed in materials appropriate to the style of the building.
3. Electrically backlit awnings will not be permitted.
4. Complex awning shapes such as bubbles or domes, or arches on quarter vaults will not be permitted unless it can be shown that it was a historic feature.
5. Aluminum awnings will not be permitted unless they are characteristic of the period of significance.
6. No new awnings will be permitted unless it can be shown that historic features of the building will not be damaged or destroyed in installing or removing awnings.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Although no Certificate of Appropriateness is required, for each Rust Grant awarded, the Historic Preservation Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

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 changes are proposed to the buildings 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. The awning replacement will not adversely affect or diminish any distinguishing qualities.*
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. N/A.*
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 existing awning is not considered historically significant.*
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 to avoid potential damage to the façade while replacing the awning.*

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 petitioner is proposing a repair of the existing awning which will not impact architectural features of the building.*
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. (Ordinance No. 2006-137, Section 44.11-5D). The design of the awning is not connected to the historic features of the building.*

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation and recommends approval of the Rust Grant. Staff recommends the Commission approve the request of \$16,478.70. Staff recommends that the Commission take the following actions:

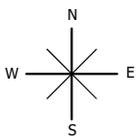
Motion to establish findings of fact and a motion to approve the petition submitted by Stan Thompson and Fred Wollrab for a Rust Grant in the amount of \$16,478.70 for awning replacement on the property located at 102 W Washington Street, (PIN:21-04-338-006), (Ward 6).

Respectfully submitted,

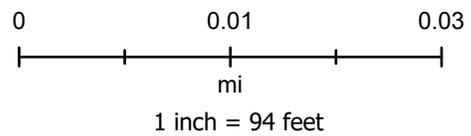
Jon Branham
City Planner

Attachments:

- Application for a Rust Grant
- Meeting minutes from March 17, 2022
- Meeting minutes from May 18, 2022



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



I. BHP-09-22 Consideration, review and action on a petition submitted by Stan Thompson for a Rust Grant in the amount of \$13,492.00 for awning replacement on the property located at 102 W Washington Street (PIN:21-04-338-006) (Ward 6).

Mr. Branham provided an introduction and background on the application.

Mr. Vericella provided additional background on the project.

The Commission discussed the application. They discussed the existing awning system and business advertising. They agreed the awning was not historic in relation to the building. They stated something more traditional should be considered. They suggested two non-connected linear awnings for each side of the building and providing space for a hanging sign above the door.

Mr. Koos motioned to not accept the findings of fact as presented by staff and not award the Funk Grant in the amount requested. He encouraged the applicant to work with City staff and return in the next fiscal year with an awning project which addressed the items raised by the Commission. Mr. Graehling seconded. All were in favor. Ms. Peters abstained. (5-0)

OLD BUSINESS

Updates Regarding Historic Preservation Plan

Chairperson Scharnett stated he received further guidance from the City regarding the Open Meetings Act and how it applies to communication in subcommittees.

The Commissioners provided updates on the various subcommittee themes and workplans.

Commissioner Koos left the meeting at 7:01pm.

NEW BUSINESS

The Commission discussed grant funding budgets and parameters, particularly accessibility.

Chair Scharnett requested the Rust Grant Guidelines be placed on the next agenda. He suggested including contractor selection as a sub-item.

ADJOURNMENT

Ms. Graehling motioned to adjourn. Ms. Chissell seconded. All were in favor. The meeting was adjourned at 7:13 PM.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, MARCH 17, 2022

Page | 5

REGULAR AGENDA

A. BHP-09-22 Consideration, review and action on a request submitted by Stan Thompson and Fred Wollrab for a Rust Grant in the amount of \$16,478.70 for awning replacement on the property at 102 W Washington Street (PIN:21-04-338-006) (Ward 6).

Mr. Branham presented the case, with recommendation for approval of a Rust Grant in the amount of \$16,478.70.

Chair Scharnett asked for clarification on page 18 of the staff report, as to whether it is the proposed awning, or an image of the older awning. Staff clarified that the image is of the proposed awning.

Stan Thompson (2512 Yorktown) spoke on behalf of the project. He stated the new proposal is for a striped awning and the logo had been removed. The corner of the building entryway is no longer covered; there are now two awnings and an opening above the door that will allow the placement of identification signage.

Chair Scharnett stated that he believes this proposal meets the intent of the previous review comments.

Mr. Elterich inquired about the color palette. Mr. Thompson showed a higher-resolution image indicating the colors.

Ms. Graehling stated they have done a good job of meeting the guidelines the Commission had provided, working with staff, and that she feels this will fit well and be a positive visual impact on the community.

Ms. Peters motioned to accept the findings of fact as presented by staff and award a Rust Grant in the amount of \$16,478.70. Mr. Elterich seconded. All were in favor. (5-0)

B. BHP-10-22 Consideration, review and action on a request submitted by Bradley & Erin Carmean for a Certificate of Appropriateness for a fence on the property located at 1009 E Jefferson Street (PIN: 21-03-304-009), Davis-Jefferson Historic District, Italianate Style, c. 1873, (Ward 4).

Mr. Branham presented the case, with recommendation for approval.

Erin Carmine (1009 E Jefferson St) spoke on behalf of the project. She stated she recently purchased the property and would like to fence-in the rear of the property to allow safer play space for children.

Chair Scharnett inquired about the type of wood proposed for the fence. Ms. Carmine stated the project is being completed by Peerless Fence Company. She was unsure what kind of wood was planned, but they have discussed a natural wood color and do not intend to paint or stain.

Chair Scharnett asked whether the clips visible in the image provided would be easily visible on the actual fence. Ms. Carmine clarified that the clips in the image are part of the gate and that the gate would be different than that in the marketing image. There are gates planned

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, MAY 18, 2022

Page | 2



Image provided with May, 2022 submittal package



102 W WASHINGTON ST - ELROY'S AWNING - CURRENT PROPOSAL

R.J.V. Construction LLC
919 W. Mulberry
Bloomington, IL 61701
(309) 275-4331

Estimate

Prepared for:

Butch Thompson
Elroys Bar

11/30/2021

Proposal	Total
Remove existing awning	
Repair frame	
Install new rap around hip corner, lace attached	
8'x5'x112'3" w/ 8' separate scallop	
Green/ Red/ White Sunbrella stripes	
Logo in 2 locations	
Provide and install per specs	
Provide man lift	
Disposal of old shade	
Prevailing wage included	
Total	\$ 29,234.00

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

Subtotal \$ 29,234.00

TOTAL \$ 29,234.00

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

x _____
Authorized agent



Jarhead Construction Inc
 Corporate Headquarters
 9484 Meadowbrook Road
 Clinton, IL 61727
 3093197140 Ext.3
 www.jarheadconstruction.com

Regional Branch
 9484 Meadowbrook Road
 Clinton, IL 61727
 Ph: 3093197140
 Fax: None

Customer
Thompson, Butch 102 West Washington Street Bloomington, IL 61701 3094455426 dsample1989@yahoo.com

Company Representative
Jason Smith (309) 826-2434 jason.s@jc-il.com

Description	Quantity	Price
CUSTOM		
Awning Removal of existing awning, Frame Repairs as known in photo report, New wrap around corner of Hip and Framing, Tricolor Sunbrella stripes, Customer Logo/s, Clean up and Disposal included. Prevailing Wage Rate Estimated	1.00 EA	\$31,390.00
Subtotal		\$31,390.00
Total		\$31,390.00

Grand Total: \$31,390.00

PAYMENT SCHEDULE

First Payment (Due upon Start of Job)	17390.00
Final Payment (Due upon Completion of Job)	14000.00

Company Authorized Signature

Date

Customer Signature 1

Date



Jarhead Construction Inc Roofing Contract & Payment Terms

With this contract, Jarhead Construction Inc sets forth the agreement between Jarhead Construction Inc (hereinafter "JHC") and **Butch Thompson** (hereinafter "Customer") to establish the working terms for work to be completed at **102 West Washington Street, Bloomington, IL 61701**. In addition to the working terms, this contract also establishes the agreed upon payment schedule between JHC and Customer.

Please Review and Initial the Below Items:

_____ Shingle Type/Color/Delivery Instructions: N/A / N/A / None

_____ Existing Property Damage (Fascia Rot, Driveway Cracks, etc.): None

Liability Disclosure Addendum

Initial Below:

_____ I understand that this is a construction site, and agree to use caution when entering and exiting my property and to ensure the safety of my family members, friends, children and pets on the premises. I understand and accept the risks of falling debris and errant nails. It is my responsibility to use reasonable caution and I agree to release and hold harmless Jarhead Construction Inc, of any responsibility for any injury, damage to property or death that may occur due in part or in whole to any negligence on my part. I understand it is my responsibility to secure any items in my home that may be fragile or might fall resulting in injury or death. Any damage to any items is the sole responsibility of Customer.

_____ All JHC vehicles are rated for driveway usage and any damage and/or cracks resulting from routine driveway usage and/or parking in the driveway to complete the job is not the responsibility of Jarhead Construction Inc.

_____ I understand that any punctured lines are not the responsibility of Jarhead Construction Inc during the installation process. Code provides for installation standards for roofing and all code standards are followed by JHC. In the event that an electric, HVAC, Plumbing, etc. line is damaged during the installation process, it is the sole responsibility of Customer to repair.

Right of Rescission and Property Disclosure

Under IL State Law, you have the right to cancel this contract within 3 business days of the contract date. By initialing here I confirm that I have been informed of the cancellation information found on this contract titled "Notice of Cancellation for Contract"_____.

Disclosure By initialing here I confirm that I have previously received the disclosures required by IL for the execution of residential construction contracts_____.

Cancellation I choose to cancel this contract Customer Signature _____ Date _____

Terms I understand that a JHC Representative is available upon request to inspect all furnace vent connections that may become unattached during the roofing process. I understand it is my responsibility to ensure these connections are secure or request a JHC Representative to inspect the crucial connections, so that Carbon Monoxide does not enter my dwelling. I agree that this is my responsibility to ensure the safety of my family and agree to hold harmless Jarhead Construction Inc of all liability associated with Carbon Monoxide and/or furnace vent connections. I further understand that Carbon Monoxide is a deadly Gas and Serious injury or death may occur as a result of furnace vents becoming disconnected.

In the event of rotten decking, JHC will repair and/or replace rotten decking at the expense of Customer. Not replacing rotten decking will void your manufacturer warranty as well as your Three Year Workmanship Warranty from JHC. It is at the discretion of the JHC Roofing Crew to remove all felted areas on your roof. New felt may be placed over existing felt in some areas. A thorough inspection of existing decking is still conducted of any areas with an additional felt layer.

A new roofing system will not remedy existing issues to framing, decking, fascia or soffit. If agreed upon in writing in the special instructions above, any of these type of repairs can be made at the expense and request of Customer prior to the installation of the roof. However, these repairs are not a part of the insurance claim unless otherwise noted and repairs to these items cannot be completed after the installation of the roofing system.

Venue all suits arising out of or related to this agreement shall be filed in the courts of .

Warranty JHC includes a Three Year Workmanship Warranty on all JHC roofing systems, which protects against poor workmanship. JHC is not responsible for normal wear and tear. See complete warranty information for details. Warranty begins upon payment in full of total contract amount and approved supplements warranty will be voided by unpaid contract.

Payments First roof payment is due when materials are delivered and the crew has started work. Failure to make first payment may result in work stoppage. Jarhead Construction Inc is not liable for damages that may occur due to work stoppage for failure to make initial contract payment to property. This includes but is not limited to flooding, water damage, theft of material, etc. Final roof payment is due to JHC upon roof completion any and all trade payments are due upon completion of trade. Final payments not received within 30 days of completion will be considered failure to pay and will be subject to Failure to Pay Penalties. See Failure to Pay Penalties for further details.

Failure to Pay Penalties 10% penalty assessed against the total remainder due, all discounts will be revoked at the sole discretion of JHC and the account is subject to being sent to a 3rd party collections agency. Failure to pay may also result in Theft of Service charges being filed per state law in addition to any necessary civil remedies.

Notice of Cancellation for Contract If I choose to exercise my 3 Day Right of Rescission, I understand that by signing and dating in the space provided will make this contract null and void and no work will be provided by JHC. I understand it is my responsibility to mail 1 copy of this cancelled contract to the corporate office of Jarhead Construction Inc to 9484 Meadowbrook Road, Clinton, IL 61727 or to Andrew.s@jc-il.com post marked or time stamped no later than 3 business days after the date and time that this contract was executed. In the event that your insurance company denies a filed claim a pre-contract will be cancelled with proof of denial. Contracts cancelled outside of this period may result in a restocking fee not to exceed 25% of the total contracted amount.

Note: JHC Sales Representatives do not make verbal contracts and any terms not disclosed on a contract are considered null and void.

We accept personal checks, money orders, cashiers checks or credit cards. (Make checks payable to Jarhead Construction Inc) There is a 3.0% processing fee for credit card transactions. Returned checks will result in a returned check fee of \$50 and/or potential hot check charges filed with the appropriate authorities.

***** IL law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of IL law for a seller of goods or services who reasonably expects to be paid wholly or partly from the proceeds of a property insurance claim to knowingly allow the insured person to fail to pay, or assist the insured person's failure to pay, the applicable insurance deductible. *****

Customer Signature 2

Date



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: October 20, 2022

REQUEST: Review of Rust Grant Funding Timeline

BACKGROUND

At previous meetings, the Commission has discussed mimicking the John M. Scott Grant timeline for the Rust Grant, which would deliver all applications at one time annually for the Commission to review, rather than the present format of year-round submittals.

Staff has drafted a potential timeline identifying potential key dates and checklist items.

A version of the Rust Grant Guidelines with suggested edits is also attached.

RECOMMENDATION

The Commission should discuss and review the proposed timeline changes to the Rust Grant Guidelines.

Attachment:

- Proposed Funding Timeline
- Rust Grant Guidelines (with proposed updates)

Proposed Rust Grant Funding Timeline, based on the John M. Scott Grant Funding Timeline

November – December

- Advertising / marketing of upcoming items. Letters sent to property owners.

January 1

- Application window opens via the approved grants management software.

February 1

- Applications due.
- Applications submitted via the approved grants management software.

February 1-28

- Staff review period.
- Staff will develop a final grant funding proposal for presentation to the full Commission at the March meeting.
- Potential legal notice posted.

March HPC Meeting

- Initial Commission review begins.

April HPC Meeting

- Final Commission review complete.

April 30

- Grant applicants notified of status/project approvals.

May 1

- Funding year cycle begins.

April 30 (following year)

- Projects must be completed. Grant recipients must at this point submit all financial records related to the project so that they can be refunded in accordance with the grant agreement.

Optional

- Hold future meeting at fiscal year midpoint for any funding/projects outstanding.

HARRIETT FULLER RUST FACADE PROGRAM

APPLICATION GUIDELINES

The City of Bloomington has committed itself to the continued revitalization of its central business district. This commitment manifests itself in implementation of the Downtown Bloomington Vision and Strategic Plan, the intent of which is to define specific strategies and initiatives that would promote and sustain the recent investment and revitalization activity that has already turned the downtown around. A vital component to the success of this redevelopment effort is the involvement of private property owners. The City hopes to encourage private investment in commercial buildings of the area through a program which offers financial incentives to businesses to improve the appearance, safety, structural integrity and quality of their storefronts and buildings as a whole.

BACKGROUND

This grant program is named after Harriet Fuller Rust, in recognition of her many contributions to the community. Many Bloomington area organizations have benefited from Mrs. Rust's time and energy over the years. She served with many community service organizations including 37 years on the United Way of McLean County board of directors, as a board member and president of Victory Hall Home for Boys, the Advisory Council to the Bloomington Board of Education, Illinois Shakespeare Society Vice President, Illinois Wesleyan University President's Club, president, and the McLean County Historical Society board of directors. Mrs. Rust's can-do spirit was seen in the aftermath of a fire that damaged the McLean County Historical Society in 1972 and participated in raising \$320,000 to develop a new museum facility. As board president, she accomplished the library material preservation program, led the museum into national accreditation and supported the project to convert the Old Courthouse building to house the museum. Mrs. Rust is the recipient of many awards, including: the city of Bloomington's "Preservationist of the Year Award" (1995) and "Illinois Museum Trustee of the Year" (1998).

The City of Bloomington allocates money in the General Fund each fiscal year, which is May 1 to April 30, for the Harriet Fuller Rust Facade Program. ***These grants are provided to property or business owners in the target area in recognition of the positive impact that individual facade renovations can have on the overall appearance and quality of their storefronts.*** In addition, the City recognizes that the structural integrity of the facade and base structure that affects the facade can greatly impact the long-term sustainability of the Central Business District.

TARGET AREA

A map indicating the program's target area is presented as Exhibit A. The building for which assistance through the facade program is sought must be located in the target area.

TYPE OF ASSISTANCE

Property owners or business owners can receive grants up to 50% of the total cost of qualified facade rehabilitation, repair or restoration, and/or structural work, with a **maximum grant** amount of **\$25,000** per project or **\$50,000** per project for a building the Historic Preservation Commission determines is in an extreme and dangerous state of disrepair. ***Only one (1) grant per fiscal year is allowed per building regardless of the number of property or business owners for such building. Any one applicant may request up to two (2) grants per year but the grants must be for separate buildings.***

The total grant amount as limited above may be increased up to an additional \$20,000 to pay for documented costs associated with a structural inspection(s), analysis and reporting of a building to determine its safety and structural integrity. This additional \$20,000 is to be used only to pay for such inspection(s), analysis and reporting and not for any improvements or changes to the building or site, however such costs will be funded at 100 percent and are not limited to the 50 percent rule described above. Projects to improve ADA Compliance may be eligible for up to 75% coverage of the project cost, up to a maximum grant amount of \$50,000. Grants to enhance the accessible means of building ingress or egress shall not count towards other maximum grant amounts and shall be given as a one-time incentive.

It is not the purpose of the program to finance ongoing improvements which may be considered part of the building's regular maintenance. Each eligible improvement will be funded by the program only once every fifteen (15) years. However, the applicant may present the project in phases with completion scheduled within two years. Each phase shall involve improvements not included in any other phase of the project. Reimbursement may then be approved for each phase. Each phase requires a separate application and funding in each fiscal year.

CRITERIA USED FOR GRANT APPROVAL

The grant program is administered by the Bloomington Historic Preservation Commission. Preference will be given to structures of architectural or historic significance as determined by the Commission. Properties lacking architectural or historic significance may be deemed eligible for the program if proposed changes will create a facade typical of the time period in which the building was constructed.

Approval is contingent upon the Historic Preservation Commission finding that the grant application is in substantial compliance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The Historic Preservation Commission reserves the right to deny any grant application, based upon the applicant failing to demonstrate the proposed project will be in accordance with the City of Bloomington Preservation Plan and the City of Bloomington Zoning Ordinance.

In reviewing the grant applications, the Historic Preservation Commission will prioritize the following criteria:

1. Preserving a historic property.
2. Restoring a historic property.
3. Projects that improve ADA Compliance for a historic or non-historic property.
4. Preserving a non-historic property.
5. Restoring a non-historic property.
6. Maintenance of a historic property.
7. Maintenance of a non-historic property.

Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including prevailing wage. See the State of Illinois's web site at <https://www2.illinois.gov/idol/Pages/default.aspx>

OWNERSHIP

Eligible applicants may be the owner of a building or a business in the target area. Business owners who are tenants of a building for which improvements are planned must provide written consent from the building owner for all proposed improvements. The tenant applicant must have a least a five-year lease at the location in order to apply under the program.

Commercial buildings are those with commercial or office uses, at least on part of the first floor. Residential, commercial and office uses are allowed above the main floor. Properties whose partial or entire use was residential on all of the first floor on the date this program came into existence, shall be eligible for the grants as determined on a case by case basis.

ELIGIBLE IMPROVEMENTS

The Harriet Fuller Rust Facade Program is geared to facade improvements ranging from minor repairs and painting to complete facade renovation and structural improvements needed to prevent the facade from safety failures.

Eligible improvements include, but are not limited to:

- Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
- Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
- Detailed architectural design work
- Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
- Asbestos and lead paint removal.
- Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.
- Americans with Disabilities Act (ADA) accessibility improvements (exterior only). These projects must be reviewed by a Licensed Structural Engineer or Architect prior to submission.

INELIGIBLE IMPROVEMENTS

The following improvements are ineligible under the Harriet Fuller Rust Façade Program:

- Substantial reconstruction unless the work is needed to maintain the integrity of the building as determined by the Historic Preservation Commission.
- Building expansion.
- Interior remodeling (except window display areas).
- Nonstructural interior work.
- Sandblasting and high-pressure water blasting of brick will not be funded under the program nor will the program participate in any project which includes sandblasting and high-pressure water blasting. Sandblasting and high-pressure water blasting will not be funded because of the destructive nature of such blasting.
- Purchase of furnishings, equipment, or other personal property which does not become a part of the real estate.
- Incomplete projects from previous fiscal year grants.
- Improvements completed or in progress prior to application for the grant.
- "Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against this grant.
- Projects to improve ADA compliance if alterations to a qualified historic building or facility to achieve program accessibility would threaten or destroy the historic significance of the building or facility.

Note: the applicant and his or her contractors must pay prevailing wages and are required to submit documentation substantiating such.

APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

- A. The property or business owner shall meet with the City Building Inspector and the City Planner to review conceptual plans for a building.
- B. The Harriet Fuller Rust Façade Grant application must be filed in the Community Development Department on the form provided by the Bloomington Historic Preservation Commission. The Commission will attempt to act upon a grant request within ~~forty five (45) days from the date that it is received by the City Planner~~ **the timeline agreed upon for that year's application process.** However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons including the need for more detailed drawings or specifications. If more applications are received than current funding levels will allow, the Bloomington Historic Preservation Commission reserves the right to prioritize the applications on the basis of the historical significance of the building and site, the, the extent of the work, the level of private funding and the relative impact of the proposed improvements on the area.
- C. The restoration or historic rehabilitation project must be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.
- D. All application materials shall include a design plan, an outline work specification prepared by an architect selected by the applicant, and at least two (2) estimates for the project. **All contractors and subcontractors retained shall pay laborers, workers and mechanics no less than the current prevailing rate of wagers (consisting of hourly cash wages plus fringe benefits) for work of similar character in McLean County as covered under the Prevailing Wage Act.** The architect selected by the applicant will prepare a design plan and an outline work specification after on-site inspections and personal interviews with the applicant have been conducted by the architect.
- E. After the design and outline specifications are completed and submitted, the applicant may meet with the City Planner, and the City Building Inspector to discuss the proposed improvements and cost estimates.
- F. The applicant may then choose one of the following courses of action: 1) the applicant may elect to revise the design plan and possibly delay the application review or 2) proceed without revisions for the review by the Historic Preservation Commission 3) withdraw from the program at this time.
- G. The Historic Preservation Commission meets on the third Thursday of each month. The application must be submitted ~~at least three (3) weeks ahead a regularly scheduled meeting of the Historic Preservation Commission and in accordance with the approved deadlines by the previously agreed upon deadline.~~ Only complete applications will proceed with a grant review.
- H. Then the City Planner will forward the application along with any staff comments to the Historic Preservation Commission.
- I. The Bloomington Historic Preservation Commission will review the grant request at its next regularly scheduled meeting after the application ~~is received by the City of Economic and Community Development Department deadline.~~ However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons. If more detailed drawings or specifications are required, the applicant has the following options: 1) the applicant may retain the services of the architect who

prepared the design plan, or 2) the applicant may choose to hire a different architect of his or her own choice.

- J. The applicant shall notify the City Planner as to the contractor selected, and the anticipate date of construction. The applicant may not serve as his/her own contractor except in those instances where the applicant is an owner or partner in a company regularly doing business as a building contractor and in the opinion of the Bloomington Historic Preservation Commission such company has the capacity and skill to perform the proposed improvements. In such instances, the owner/contractor shall be required to obtain a third project estimate._
- K. **Required building permits must be obtained before work begins.** Questions regarding permit requirements should be directed to the City's Economic and Community Development Department (Building Safety Division).
- L. After all necessary permits have been issued, work may proceed. All change orders must be approved by the City Planner in writing and may be referred to the Preservation Commission for additional review
- M. **The restoration or historic rehabilitation project must be completed within one (1) year from the date of the Bloomington Historic Preservation Commission meeting in which the grant is awarded or the grant will automatically be revoked.** The Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the applicant to do so.
- N. After project completion documents, including copies of all bills, receipts, prevailing wage statements and cancelled checks associated with restoration or historic rehabilitation project shall be submitted by the applicant to the City Planner for approval by the City Council prior to the release of any funds. In addition, such documents shall include evidence that such project has received a final inspection and approval from the City's Economic and Community Development Department. The project must be 100% complete and the Building Inspector shall make a final on-site inspection of such completed project prior to the release of any grant funds for such project.
- O. If all of the requirements listed above are satisfied, a check will be issued by the City of Bloomington, Illinois only for the amount approved by the Bloomington Historic Preservation Commission or for a lesser amount if the actual costs are documented to be less than the original estimate.
- P. **NOTE:** payment will be issued only upon completion of all work items as originally approved. Major changes or elimination of certain items in the approved design plan must be approved by the Bloomington Historic Preservation Commission. Rust grant recipients have one year to complete their projects. After receiving an award the recipient should register as a vendor with the City of Bloomington on our [Vendor Self Service website](#) to get set up for reimbursement. Click here to view our [Registration Guide](#) to assist you in the registering process.

DEFINITIONS

- FAÇADE: The front or main face of a building or other exterior wall which is visible from a public street.
- STOREFRONT: The front side of a store or store building abutting a public right-of-way.

CORRESPONDENCE

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

APPENDIX A TARGET AREA MAP

