



**AGENDA  
REGULAR SESSION  
HISTORIC PRESERVATION COMMISSION  
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM  
305 S. EAST STREET, BLOOMINGTON, IL 61701  
THURSDAY, MARCH 17, 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](mailto: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](http://www.cityblm.org/register) at least 5 minutes before the start of the meeting.

4. MINUTES

Review and approval of the minutes of the December 16, 2021 Historic Preservation Commission meeting. The January and February meetings were cancelled.

5. REGULAR AGENDA

- A. **BHP-01-22** Consideration, review and action on a petition submitted by Vicki James for a Certificate of Appropriateness for repairs to the roof tiles on the property located at 1301 N Clinton Boulevard (PIN: 14-33-479-019), White Place Historic District, Craftsman / Prairie Style, c. 1914, (Ward 4).
- B. **BHP-02-22** Consideration, review and action on a petition submitted by Vicki James for a Funk Grant in the amount of \$1,089.00 for repairs to the roof tiles on the property located at 1301 N Clinton Avenue (PIN: 14-33-479-019), White Place Historic District, Craftsman / Prairie Style, c. 1914, (Ward 4).
- C. **BHP-03-22** Consideration, review and action on a petition submitted by Melanie Appel for a Certificate of Appropriateness for repairs to the windows on the property located at 703 E Grove Street (PIN: 21-04-440-014), East Grove Historic District, Victorian, C. 1886, (Ward 1).
- D. **BHP-04-22** Consideration, review and action on a petition submitted by Melanie Appel for a Funk Grant in the amount of \$1,686.88 for repairs to the windows on the property located at 703 E Grove Street (PIN: 21-04-440-014), East Grove Historic District, Victorian, c. 1886, (Ward 1).

- E. **BHP-05-22** Consideration, review and action on a request submitted by Green Building LLC for a Rust Grant in the amount of \$25,000.00 for tuckpointing repairs on the property located at 115 E Monroe Street (PIN:21-04-194-006), (Ward 4).
- F. **BHP-06-22** Consideration, review and action on a request submitted by RJV Property for a Rust Grant in the amount of \$23,181.00 for exterior painting and repairs on the property located at 413 N Main Street (PIN:21-04-189-005), (Ward 4).
- G. **BHP-07-22** Consideration, review and action on a request submitted by RJV Property for a Rust Grant in the amount of \$16,794.88 for tuckpointing repairs on the property located at 414 N Main Street (PIN:21-04-188-014), (Ward 6).
- H. **BHP-08-22** Consideration, review and action on a request submitted by Drew Barnett and Green Building LLC for a Rust Grant in the amount of \$7,358.00 for awning replacement on the property located at 406-410 N Main Street (PIN:21-04-188-022), (Ward 6).
- I. **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 \$13,492.00 for awning replacement on the property at 102 W Washington Street (PIN:21-04-338-006) (Ward 6).

6. **OLD BUSINESS**

Updates Regarding Historic Preservation Plan.

7. **NEW BUSINESS**

8. **ADJOURNMENT**



**DRAFT**  
**MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
COMMUNITY DEVELOPMENT ROOM, LOWER LEVEL  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
THURSDAY, DECEMBER 16, 2021 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Community Development Room on the Lower Level of the Government Center at 5:07 p.m., Thursday, December 16, 2021.

The meeting was called to order by Chairperson Scharnett.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Absent
Mr. John Elterich	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Mr. Glen Wetterow	City Planner	Present
Mr. Jon Branham	City Planner	Present

**PUBLIC COMMENT**

No public comment.

**MINUTES**

The Commission reviewed the minutes of the August 18, 2021, October 21, 2021 and November 18, 2021 Historic Preservation Commission meetings. A motion was made to accept the minute as amended. The motion was seconded. All were in favor.

## REGULAR AGENDA

- A. BHP-27-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Certificate of Appropriateness for repairs to the box gutters, downspouts, and windows on the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).  
*Continued from 10/21/2021 and 11/17/2021 meeting.*

Mr. Wetterow provided an introduction and background on the application. The case had been continued from the October 21, 2021, and November 17, 2021, meetings.

Mr. Stephen Agge, applicant, provided additional background on the application.

Brad Williams, contractor for the applicant, further explained the project, adding details regarding the windows and stated aluminum sheeting would be added to protect the gutters.

The Commission discussed other aspects of the application, including window details, fascia, the type of downspouts, and the drip edge.

Mr. Koos motioned to accept the findings of fact as presented by staff and approve the Certificate of Appropriateness subject to the original wood fascia below the gutter remaining exposed (existing aluminum be removed) and downspouts to be a round daisy pattern. Mr. Graehling seconded. All were in favor. (5-0)

- B. BHP-28-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Funk Grant in the amount of \$3,365.00 repairs to box gutters, downspouts, and windows on the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).  
*Continued from 10/21/2021 and 11/17/2021 meeting.*

Mr. Wetterow provided an introduction and background on the application. He stated the application had been updated to reflect a revised scope of work and new quotes were provided for that work.

The Commission discussed the application.

Mr. Koos motioned to accept the findings of fact as presented by staff and award the Funk Grant in the amount requested. Mr. Graehling seconded. All were in favor. (5-0)

### **C. Discussion regarding Demolition Notice of 702 E Emerson Street, White Place Steam Plant**

Chairperson Scharnett reviewed the letter that had been sent to public regarding the demolition. He stated the property is in private party control and they can only make suggestions to owner.

Mike McLaughlin, resident, stated the building has become unpleasant and has been vacant for a significant time. He stated he understood the historic significance, but the building is

completely dilapidated. He supported the demolition and stated historic significance could perhaps be identified via a historic marker.

Mr. Boyle stated property owner is demolishing because they have been cited by City for various property maintenance violations.

John Danenberger, resident, stated he presented the item to a neighborhood social media group and went door-to-door to obtain input. He stated the general conscious supported demolition. He stated the residents favored a pocket park in the future at the location and adding a historic marker.

There was no additional public input.

The Commission discussed the potential demolition. There was an inquiry if the door to the building could be salvaged, along with any other historic materials. There was agreement that a historic marker would be suitable. There was additional discussion regarding demolition and remediation requirements.

## **OLD BUSINESS**

### **A. Updates Regarding Future Commission Work Plan, Formation of Committee and Draft Work Plans**

Chairperson Scharnett stated he reviewed with Mr. Boyle the Open Meetings act and how it applies to communication in subcommittees. He stated they are working on finding ways to meet requirements but while fostering communication. Mr. Boyle stated they can review that discussion at a future meeting.

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

Staff requested written updates to be provided by the subcommittees with outline of workplan actions.

The Commission discussed damage to 701 W Market Street due to a recent fire. Chairperson Scharnett asked if Commission could walk-through the residence. Staff stated they would review with Legal to see if this is feasible and report back.

Chairperson Scharnett inquired if someone would act as secretary to record and compile records so that can have framework for future individuals to follow when they want to rehab a home. Robert Garcia was mentioned by Ms. Chissell.

The Commission discussed creating a framework for how to rehabilitate a historic home.

## **NEW BUSINESS**

Chairperson Scharnett asked Mr. Wetterow to establish meeting times to discuss GIS and the ability to conduct housing surveys. Mr. Wetterow stated he would provide dates and times to the Chairperson.

Chairperson Scharnett stated Mr. Koos recently had a book published. The Commission congratulated Mr. Koos on the accomplishment. Mr. Koos provided additional details regarding the book.

Mr. Branham introduced himself to the Commission and provided information on his professional background.

Mr. Koos stated the Lower-Level Meeting Room at the Government Center was an inappropriate location for public meeting due to sound and ventilation issues. Staff responded that they are working with City Clerk's office to confirm meeting locations - future meetings should be held in Government Chambers on 4<sup>th</sup> Floor.

## **ADJOURNMENT**

Ms. Graehling motioned to adjourn. Mr. Chissell seconded. All were in favor. The meeting was adjourned at 6:44 PM.

DRAFT



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** March 17, 2022  
**CASE NO:** BHP-01-22, Certificate of Appropriateness (COA)  
**REQUEST:** Consideration, review and action on a petition submitted by Vicki James for a Certificate of Appropriateness for repairs to the roof for the property located at 1301 N Clinton Blvd (PIN:14-33-479-019), White Place Historic District, Craftsman-Prairie Style, c. 1914, (Ward 4).

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**Above:** The subject property at 1301 N Clinton Blvd

### PROPERTY INFORMATION

Subject property: 1301 N Clinton Blvd  
Applicant: Vicki James  
Existing Zoning: R-1C Single Family Residence District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 70' x 110' (7,700 square feet)  
PIN: 14-33-479-019

### HISTORICAL INFORMATION

Year Built: c. 1914  
Architectural Style: Craftsman-Prairie Style  
Architect: Aaron T. Simmons  
Historic District: White Place

**SURROUNDING ZONING AND LAND USES**

	Zoning	Land Uses
North	R-1C	1303 N Clinton Blvd (single family)
South	R-1C	1213 N Clinton Blvd (single family)
East	R-1C	24 White Pl (single family)
West	R-1B	1302 N Clinton Blvd (single family)

**PROJECT DESCRIPTION**

*Background:*

The Edwin & Mary Slick House was constructed in 1914 by local architect Aaron T. Simmons. Simmons also designed a number of homes in the Cedar Crest Historic District, located north of the White Place District, in the Town of Normal. Constructed of brick, 1301 N Clinton Blvd is built in the Craftsman Style, identified by its protruding dormer and gable roof. The home has a large front porch denoting a Prairie influence. The Prairie Style is mostly associated with Illinois architect Frank Lloyd Wright. In general, the house has maintained its original appearance and character. A number of notable features remain including leaded glass windows, decorative eaves, green Spanish-tile roof, and decorative “gingerbread” masonry elements on the porch, north and south sides of the home. One of the property’s most significant features is the wide, prominent, prairie style front porch. The porch contains a flat, tile roof held up by large brick pillars, and a stucco and tiled baluster. No other recent repairs have been done to the exterior of the residence.

*Petitioner’s request:*

The applicant is requesting a Certificate of Appropriateness to repair two leaks in the roof over the back portion of the residence. The applicant has indicated they will remove the field tile and accessories at the location of the leaks, set aside for re-installation, and replaced. A new high temperature ice and water shield will also be installed over the roof deck. The tiles will be replaced with new 2” copper nails.

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 Roofing Policies as outlined in the Architectural Review Guidelines.

**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. **The standard is met.***
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. No*

changes to the distinctive architectural features of the home are proposed. The tiles and accessories will be removed at the location of the leaks and set aside for re-installation. Roof decking would be replaced with same quality of wood. A new ice and water shield will be added over the roof deck. **The standard is met.**

3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.* The proposed work does not alter the earlier appearance of the building. **The standard is met.**
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.* No changes have occurred to the subject portion of the residence. **The standard is not applicable.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* Any original tile details will be retained, repaired if possible, and duplicated when damaged beyond repair. **The standard is met.**
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.* Any original tile details will be retained, repaired if possible, and duplicated when damaged beyond repair. **The standard is met.**
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.* **The standard is not applicable.**
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.* **The standard is not applicable.**
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. **The standard is met.**

**STAFF RECOMMENDATION**

Staff finds that the scope of work meets 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.

Motion to approve the petition submitted by Vicki James for a Certificate of Appropriateness for repairs to the roof for the property located at 1301 N Clinton Blvd (PIN:14-33-479-019), White Place Historic District, Craftsman-Prairie Style, c. 1914, (Ward 4).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials



# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

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

# Application

Property Address:

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 1914

Architectural Style: CRAFTSMAN/PRAIRIE style

See Attached Packet

- attach photo of property front elevation here

Proposed Restoration Work: 2 leaks  
Tile Repair - 2 Active leaks

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

1. Set up Job in Compliance with OSHA STANDARDS FOR SAFETY AND PROTECTION.
2. Remove all Field tile And Accessories Carefully At the location of leaks, Set Aside for Re-installation. Process
3. Replace Any Roof Deck IF Needed on A T: M Basis in Addition to base price listed
4. Install New high temp ICE And water Shield Over Roof Deck.
5. Nail Down Existing tile with new 2" Copper Nails
6. Repair damaged Field tile As Needed
7. Clean up all debris and haul away during Repair process  
See Attached Packet Image of house

Project Start Date: ASAP

Expected Project Completion Date:

Please attach the following information to the application.

Historic photos supporting the application (if available)

Applicant Name: Vicki James

Applicant Address: 1301 N Clinton Blvd  
Bloomington, IL 61701

1301 N Clinton - summary

1301 N Clinton Blvd has been my home for the past 22 years. The house has been kept up to its original state over the years. No recent repairs have been done on the exterior of the house.

There are two leaks in the roof over the back portion of the house, which is causing damage to the kitchen ceiling plaster and the other leak is causing damage to the concrete under the eaves. The field tile and accessories will be removed at the location of the leaks, set aside for re-installation, replace any roof deck with same quality wood and install new high temp ice and water shield over the roof deck of the same quality being removed and nail down tile with new 2" copper nails. The material for the repair will match the existing as close as possible.



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

## PROPOSAL & CONTRACT

### PROPOSAL & CONTRACT

DATE December 14, 2021

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

OWNER/CUSTOMER: Vicki James

ADDRESS: 1301 N Clinton Blvd Normal, IL 61701

PROJECT: Tile Repair- 2 Active Leaks

#### A. SCOPE OF WORK

1. Set up job in compliance with OSHA standards for safety and fall protection.
2. Remove all field tile and accessories carefully at the location of leaks, set aside for re-installation process.
3. Replace any roof deck if needed on a T&M basis in addition to the base price listed below.
4. Install new high temp ice and water shield over roof deck.
5. Nail down existing tile with new 2" copper nails.
6. Repair damaged field tile as needed
7. Clean up all debris and haul away daily during the re-roof process.

- B. CONTRACT PRICE: KRC shall perform the Work for \$2,178.00 Dollars, in current funds. (One- day repair)  
\*\*\*If 2<sup>nd</sup> day is needed to repair areas, then price would increase to \$3,778.00 (Two-day repair)

Payment of the Contract Price shall be paid as follows: 30% down on accepted proposal. Net due upon completion of job.

- C. TERMS AND CONDITIONS: The terms and conditions set forth on the reverse side are a part of this proposal.
- D. This Proposal is subject to revision or withdrawal by KRC for any reason until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by KRC has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted or withdrawn.

By: Tim Massey

Title: Estimator

#### ACCEPTANCE

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

Owner/Customer: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## TERMS AND CONDITIONS

1. **Nature of Work.** Kreiling Roofing Co. ("KRC") shall furnish the labor and material to perform the work described herein or in the referenced contract documents. KRC does not provide design, engineering, consulting or architectural services. It is the Owner's responsibility to retain a licensed architect or engineer to determine proper design and code compliance, including a determination as to whether and what type of a vapor or air retarder is needed. If plans, specifications or other design documents have been furnished to KRC, Customer warrants that they are sufficient and conform to all applicable laws and building codes. KRC is not responsible for any loss, damage or expense due to defects in plans or specifications or building code violations unless such damage results from a deviation by KRC from what is specified. KRC is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage, ponding on the roof, structural conditions or the properties of the roof deck or substrate on which KRC's roofing work is installed.
2. **Deck.** Customer warrants that structures on which KRC is to work are in sound condition and capable of withstanding roof construction, equipment and operations. KRC's commencement of roof installation indicates only that KRC has visually inspected the surface of the roof deck for visible defects. KRC is not responsible for the structural sufficiency, quality of construction (including compliance with FMG criteria), undulations, fastening or moisture content of the roof deck or other trades' work or design. KRC is not responsible to test or assess moisture content of the deck or substrate.
3. **Asbestos and Toxic Materials.** This proposal is based on KRC's not coming into contact with asbestos-containing or toxic materials ("ACM"). KRC is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of ACM. KRC shall be compensated for additional expenses resulting from the presence of ACM. Customer agrees to indemnify KRC from and against any liability, damages, losses, claims, demands or citations arising out of the presence of ACM.
4. **Payment.** Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within ten (10) days of substantial completion of the Work. If completion of the Work extends beyond one month, Customer shall make monthly progress payments to KRC by the fifth (5th) day of the month for the value of Work completed during the preceding month, plus the value of materials suitably stored for the project. All sums not paid when due shall earn interest at the rate of 1-1/2% per month or at such rate as permitted by Illinois law. KRC shall be entitled to recover from Customer all costs of collection incurred by KRC, including attorney's fees, resulting from Customer's failure to make proper payment when due. KRC's entitlement to payment is not dependent upon criteria promulgated by Factory Mutual Global, including wind uplift testing.
5. **Right to Stop Work.** The failure of Customer to make proper payment to KRC when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle KRC, at its discretion, to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which KRC shall perform the work shall be extended for a period equal to the period during which the Work was suspended, and the contract sum to be paid KRC shall be increased by the amount of KRC's reasonable costs of shut-down, delay and start-up.
6. **Insurance.** KRC shall carry worker's compensation, automobile and commercial general liability insurance. KRC will furnish a Certificate of Insurance upon request. Customer shall purchase and maintain builder's risk and property insurance, including labor and materials furnished by KRC, covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and partially completed work until the job is completed and accepted. Moneys owed to KRC shall not be withheld by reason of any damage or claim against KRC covered by liability, property or builder's risk insurance.
7. **Additional Insured.** If Customer requires and KRC agrees to make Customer or others additional insureds on KRC's liability insurance policy, Customer and KRC agree that the naming of Customer or others as additional insureds is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of KRC and is not intended to make KRC's insurer liable for claims that are due to the fault of the additional insured.
8. **Interior Protection.** Customer acknowledges that re-roofing of an existing building may cause disturbance, dust, debris or fireproofing to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. KRC shall not be responsible for disturbance, damage, clean up or loss to interior property that Customer did not remove or protect prior to commencement of roofing operations. Customer shall notify tenants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold KRC harmless from claims of tenants who were not so notified and did not provide protection.
9. **Deck Repairs and Unforeseen Conditions.** Any work required to replace rotten or missing wood or deteriorated decking shall be done on a labor and material or unit price basis as an extra unless specifically included in the scope of work. When re-roofing over an existing roof, replacement of visible wet or deteriorated insulation shall be an extra or billed at unit prices unless otherwise stated on the face of this proposal. Unforeseen conditions that may affect the work will be reported to Owner and authorization requested prior to permanent repairs being performed.
10. **Damages and Delays.** KRC will not be responsible for damage done to KRC's work by others, including damage to temporary tie-ins. Any repairing of the same by KRC will be charged as an extra. KRC shall not be liable for liquidated or delay damages due to a delay in completion of the Project unless the delay was caused by KRC. KRC shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, accidents, snow, fire, weather, vandalism, regulation, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor. In the event of these occurrences, KRC's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.
11. **Roof Projections.** KRC will flash roof projections that are in place prior to installation of roofing or shown on the architectural plans provided to KRC. Penetrations not shown on the plans provided to KRC prior to submittal of this proposal or required after installation of roofing shall be considered an order for extra work, and KRC shall be compensated at its customary time and material rates for additional expense resulting from additional penetrations.
12. **Wind Loads or Uplift Pressures.** Design Professional is responsible to design the work to be in compliance with applicable codes and regulations and to specify or show the work that is to be performed. KRC is not responsible for design, including calculation or verification of wind-load design. To the extent minimum wind loads or uplift pressures are required, KRC's bid is based solely on manufacturer's printed test results. KRC itself makes no representation regarding wind uplift capacity and assumes no liability for wind uplift.
13. **Tolerances.** All labor and materials shall be furnished in accordance with normal industry standards and industry tolerances for uniformity, color, variation, thickness, size, weight, finish and texture. Specified quantities are intended to represent an average over the entire roof area.
14. **Fumes and Emissions.** Customer acknowledges that odors and emissions from roofing products will be released as part of the roofing operations to be performed by KRC. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during the application process. Some people are more sensitive to these emissions than others. Customer shall hold KRC harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
15. **Material Cost Escalation.** Steel products, asphalt, polyisocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of KRC. If there is a substantial increase in these or other roofing products between the date of this proposal and the time when the work is to be performed, the amount of the contract may be increased to reflect the additional cost to the roofing KRC, upon submittal of written documentation and advance notice.
16. **Backcharges.** No backcharges or claims for payment of services rendered or materials and equipment furnished by Customer to KRC shall be valid unless previously authorized in writing by KRC and unless written notice is given to KRC within five (5) days of the event, act or omission which is the basis of the backcharge.
17. **Roof Top Safety.** Owner warrants there will be no live power lines on or near the roof servicing the building where KRC will be working and that Owner will turn off any such power supplies to avoid an electrocution risk to KRC employees. Owner will indemnify KRC from personal injury and other claims and expenses if Owner fails to turn-off power so as to avoid injury to KRC personnel or resulting from the presence of concealed electrical conduit and live electrical power. KRC is not responsible for costs of repair or damages, including disruption of service, resulting from damage to undisclosed or concealed electrical or other utility lines. Owner shall shut down roof located electronic equipment that emits or receives radio frequency waves while roofing contractor is to be working on the roof so that roofing personnel will not be subject to radio frequency waves or electromagnetic radiation while working on the roof and shall indemnify and hold KRC and its personnel harmless from any personal injury claims resulting from a failure by Owner to do so. KRC is not responsible for the safety of persons on the roof other than its own employees. Owner and general contractor agree to indemnify and hold KRC harmless, including attorney's fees, from claims for personal injury by persons or entities whom owner or general contractor have allowed or authorized to be on the roof.
18. **Conduit and Materials Attached to Deck.** KRC's price is based upon there not being electrical conduit, cables, wires or other materials embedded within the roof assembly or attached directly to the underside or top side of the roof deck upon which KRC will be installing the new roof. KRC is not responsible for conduit, wires, cables, pipes, fireproofing or any objects attached to the underside of the roof decking which could be damaged during installation of the new roof system or repairs.
19. **Availability of Site.** KRC shall be provided with direct access to the work site for the passage of trucks and materials and direct access to the roof. KRC shall not be required to begin work until underlying areas are ready and acceptable to receive KRC's work and sufficient areas of roof deck are clear and available and free from snow, water or debris to allow for continuous full operation. The expense of any extra trips by KRC to and from the job as a result of the job not being ready for the Work after KRC has been notified to proceed will be charged as an extra.
20. **Warranty.** New roofing and re-roofing work will be warranted by KRC in accordance with its standard warranty, which is made a part of this proposal and contract and incorporated by reference. A facsimile of KRC's standard warranty is attached or, if not, will be furnished upon request. **KRC SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES.** The acceptance of this proposal by the Customer signifies his agreement that this warranty shall be and is the exclusive remedy against KRC. A manufacturer's warranty shall be furnished to Customer if a manufacturer's warranty is called for on the face of this proposal. It is expressly agreed that in the event of alleged defects in the materials furnished pursuant to this contract, Customer shall have recourse only against the manufacturer of such material.
21. **Existing Conditions.** KRC is not responsible for leakage through the existing roof or other portions of the building that have not yet been reroofed by KRC.
22. **Mold.** KRC and Owner are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly including prompt notice to KRC if Owner believes there are roof leaks, to correct the condition. Upon receiving notice, KRC will make roof repairs. Owner is responsible for monitoring any leak areas and for indoor air quality. KRC is not responsible for mold or indoor air quality. Owner shall hold harmless and indemnify KRC from claims due to indoor air quality and resulting from a failure by Owner to maintain the building in a manner to avoid growth of mold.
23. **Material References.** KRC is not responsible for the actual verification of technical specifications of product manufacturers; i.e., R-value or ASTM or UL compliance, but rather the materials used are represented as such by the material manufacturer.
24. **Oil-canning.** Metal roofing and especially lengthy flat-span sheet-metal panels often will exhibit waviness, commonly referred to as "oil-canning." The degree of oil-canning and the appearance of the panels will vary depending on factor such as the length and color of the panels, alloy, gauge, galvanizing process, substrate condition, and exposure to sunlight. Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the roofing KRC. The type of metal roofing panels specified can affect the degree of oil-canning. KRC is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified.
25. **Dispute Resolution.** If a dispute shall arise between KRC and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, KRC and Customer will seek to mediate the dispute. If mediation is not successful, arbitration shall be administered by and conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association unless the parties mutually agree otherwise. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. Any legal claim against KRC alleging any breach of this contract or negligence by KRC must be initiated no later than two (2) years after KRC performed the roofing installation covered by this contract. Collection matters may be processed through litigation or arbitration at the discretion of KRC.

Fwd: Ice shield

Vicki James <[vickisunshine625@yahoo.com](mailto:vickisunshine625@yahoo.com)>

Mon 12/27/2021 2:42 PM

To: Jon Branham <[jdbranham@cityblm.org](mailto:jdbranham@cityblm.org)>; Glen Wetterow <[gwetterow@cityblm.org](mailto:gwetterow@cityblm.org)>

Hi Jon,

This is from TJ from Kreiling roofing. Please let me know if I need anything else!

Sent from my iPhone

Begin forwarded message:

**From:** Vicki James <[vickisunshine625@yahoo.com](mailto:vickisunshine625@yahoo.com)>

**Date:** December 27, 2021 at 2:09:21 PM CST

**To:** TJ Massey <[tmassey@kreiling.com](mailto:tmassey@kreiling.com)>

**Subject:** Re: Ice shield

Thank you TJ! I appreciate you getting back with me!

Sent from my iPhone

On Dec 21, 2021, at 12:07 PM, TJ Massey <[tmassey@kreiling.com](mailto:tmassey@kreiling.com)> wrote:

Hi Vicki

When it comes to the materials for the repair we will use and match the existing as close as possible.

Tile- will use the existing tiles/if new tiles are needed the homeowner will be responsible for the cost.

Vapor barrier- we will match the Grace Ice & Water Shield

Fasteners- Copper nails will be used

Deck Replacement-We will use a 1x6 or match the existing decking as close as possible

**From:** Vicki James <[vickisunshine625@yahoo.com](mailto:vickisunshine625@yahoo.com)>

**Sent:** Tuesday, December 21, 2021 11:45 AM

**To:** TJ Massey <[tmassey@kreiling.com](mailto:tmassey@kreiling.com)>

**Subject:** Ice shield

Sent from my iPhone



Websense: Click [here](#) to report this email as spam.

Fwd: Photos of leak for application for Funk Grant

Vicki James <vickisunshine625@yahoo.com>

Thu 12/16/2021 3:36 PM

To: Jon Branham <jdbranham@cityblm.org>

Cc: Glen Wetterow <gwetterow@cityblm.org>

Hi Jon,

Please attach with my Funk application. Thank you!

Sent from my iPhone

Begin forwarded message:

**From:** Vicki James <vickisunshine625@yahoo.com>

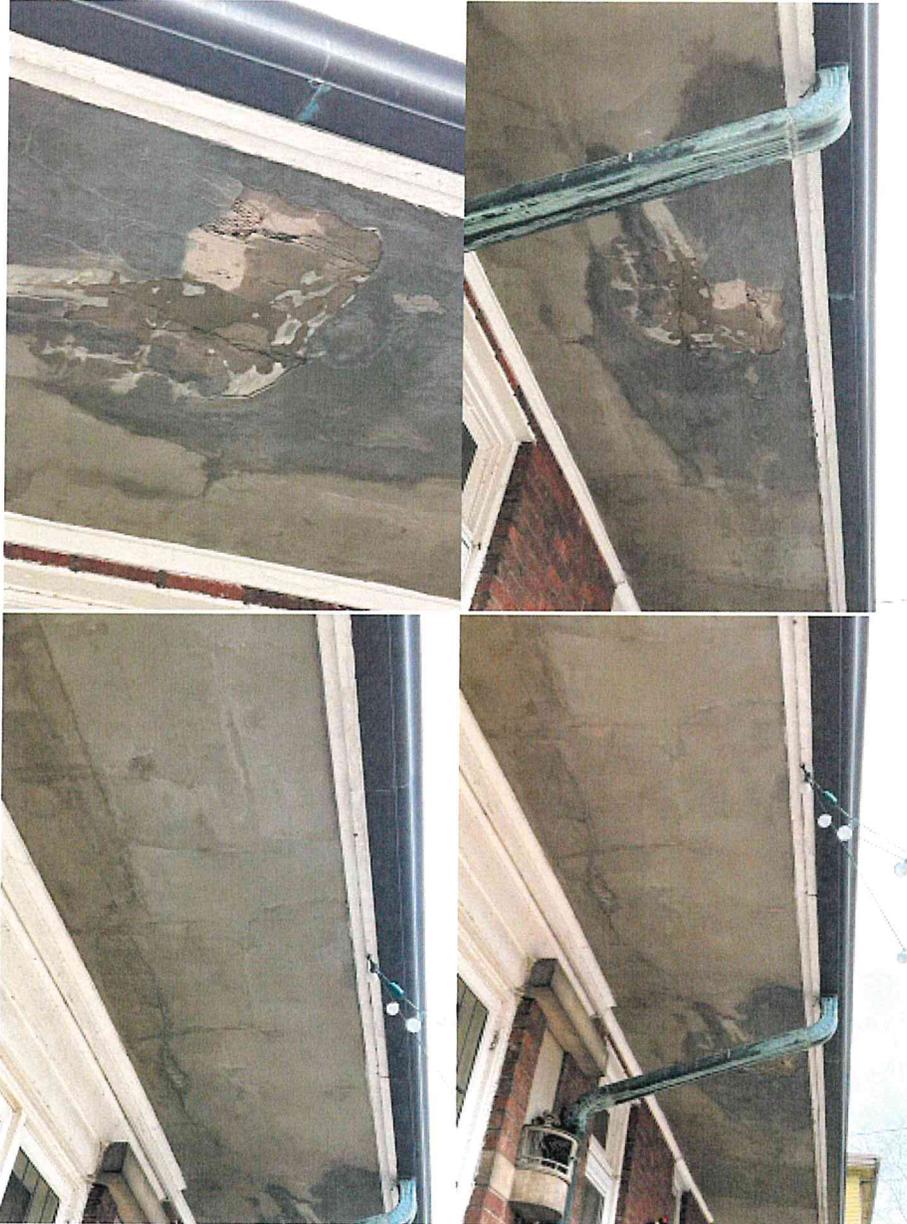
**Date:** December 15, 2021 at 1:34:11 PM CST

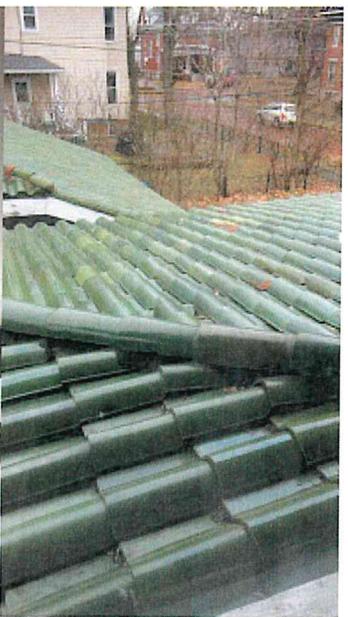
**To:** Glen Wetterow <gwetterow@cityblm.org>

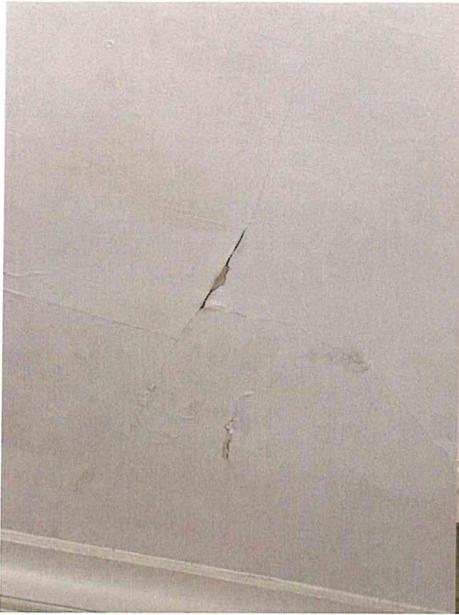
**Cc:** Vicki James <vickisunshine625@yahoo.com>

**Subject:** Photos of leak for application for Funk Grant

Thank you Glen for all your help!







Sent from my iPhone

Websense: Click [here](#) to report this email as spam.



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** March 17, 2022  
**CASE NO:** BHP-02-22, Funk Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Vicki James for a Funk Grant in the amount of \$1,089.00 for repairs to the roof for the property located at 1301 N Clinton Blvd (PIN:14-33-479-019), White Place Historic District, Craftsman-Prairie Style, c. 1914, (Ward 4).

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**Above:** The subject property at 1301 N Clinton Blvd.

### PROPERTY INFORMATION

Subject property: 1301 N Clinton Blvd  
Applicant: Vicki James  
Existing Zoning: R-1C Single Family Residence District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 70' x 110' (7,700 square feet)  
PIN: 14-33-479-019

### HISTORICAL INFORMATION

Year Built: c. 1914  
Architectural Style: Craftsman-Prairie Style  
Architect: Aaron T. Simmons  
Historic District: White Place

**SURROUNDING ZONING AND LAND USES**

	Zoning	Land Uses
North	R-1C	1303 N Clinton Blvd (single family)
South	R-1C	1213 N Clinton Blvd (single family)
East	R-1C with S-4 Overlay	24 White Pl (single family)
West	R-1B	1302 N Clinton Blvd (single family)

**PROJECT DESCRIPTION**

*Background:*

The Edwin & Mary Slick House was constructed in 1914 by local architect Aaron T. Simmons. Simmons also designed a number of homes in the Cedar Crest Historic District, located north of the White Place District, in the Town of Normal. Constructed of brick, 1301 N Clinton Blvd is built in the Craftsman Style, identified by its protruding dormer and gable roof. The home has a large front porch denoting a Prairie influence. The Prairie Style is mostly associated with Illinois architect Frank Lloyd Wright. In general, the house has maintained its original appearance and character. A number of notable features remain including leaded glass windows, decorative eaves, green Spanish-tile roof, and decorative “gingerbread” masonry elements on the porch, north and south sides of the home. One of the property’s most significant features is the wide, prominent, prairie style front porch. The porch contains a flat, tile roof held up by large brick pillars, and a stucco and tiled baluster. No other recent updates have been completed at the residence.

*Petitioner’s request:*

The applicant is requesting a Funk Grant in the amount of \$1,089.00 to repair leaking in the roof over the back portion of the residence. Brad Williams Construction has been contracted to perform the work, estimated at \$2,178.00 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 two leaks in the roof over the back portion of the house, which is causing damage to the kitchen ceiling plaster and concrete under the eaves. The field tile and accessories will be removed at the location of the leaks, set aside for re-installation, replace any roof deck with same quality wood and install a new high temperature ice and water shield over the roof deck of the same quality and nail down tile with new 2” copper nails. The material for the repair will match the existing as close as possible. The homeowner is responsible for all painting once installed.

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 much of the Roofing Policies as outlined in the Architectural Review Guidelines.

## 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. **The standard is met.***
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.*

**The standard is met.**
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. **The standard is met.***
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.) **The standard is not applicable.***
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. **No sweat equity will be funded.***
    - ii. *Labor costs below prevailing wage are not eligible for grant reimbursement. **Prevailing wage is not required.***

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-01-22).*
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. **The standard is not applicable.***
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.*

**The standard is met.**
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. **The standard is not applicable.***
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. **No sweat equity will be funded.***
  - 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. **Prevailing wage is not required.***

#### **STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Roofing 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.

Motion to approve the petition submitted by Vicki James for a Funk Grant in the amount of \$1,089.00 for repairs to the roof for the property located at 1301 N Clinton Blvd (PIN:14-33-479-019), White Place Historic District, Craftsman-Prairie Style, c. 1914, (Ward 4).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Funk Grant application
- Supplementary application materials



# EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

## ELIGIBILITY

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

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

Funding assistance is not available to exterior projects on:

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

# APPLICATION

Property Address:

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 1914

Architectural Style: CRAFTSMAN / prairie style

Cost of Proposed Work:

Grant Amount Requested: 5,000.00

1. Set up job in compliance with OSHA STANDS FOR Safety And Fall Protection.

2. Remove all field tile And Accessories CAREFULLY at the location of leaks, Set Aside FOR re-installation PROCESS.

3. Replace Any ROOF Deck IF needed on a T&M BASIS in Addition to the Base PRICE listed

4. Install new high temp Ice and water shield OVER ROOF Deck,

5. Nail Down existing tile with new 2" copper nails

6. Repair damage field tile AS needed.

7. Clean up all debris And haul Away daily during the re-roof process.

See Attached Packet

attach photo of property front elevation here

I have applied or am applying for a Certificate of Appropriateness

Kreiling Roofing Company Eugene D Funk Grant Application  
PROPOSES TO PERFORM AND FURNISH THE LABOR, MATERIAL,  
INSURANCE, SUPERVISION, EQUIPMENT AND WARRANTY

Proposed Restoration Work: Vicki JAME 1301 N Clinton BLVD  
2 Leaks: Tile Repair - 2 Active Leaks

Detailed Description of Proposed Restoration Work: Back Roof / Kitchen And  
Overhang

Please provide supporting documents:

1. Set up Job in compliance with OSHA STANDARDS FOR SAFETY AND FALL PROTECTION.
2. Remove all field tile and accessories CAREFULLY at the location of leaks, set aside for re-installation process.
3. Replace Any ROOF Deck IF needed ON a T&M BASIS in Addition to the base price listed.
4. Install new high temp ICE and water shield over ROOF Deck.
5. Nail Down existing tile with new 2" copper nails
6. REPAIR damaged field tile AS needed
7. Clean up all debris and haul away during re-roof process.

[www.kreiling.com](http://www.kreiling.com)

Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.

- Detailed budget of project CAN email FROM KREILING ROOFING
- Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness 2335W Alford Dr



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** March 17, 2022  
**CASE NO:** BHP-03-22, Certificate of Appropriateness (COA)  
**REQUEST:** Consideration, review and action on a petition submitted by Melanie Appel for a Certificate of Appropriateness for repairs to the windows for the property located at 703 E Grove Street (PIN:21-04-440-014), East Grove Street Historic District, Victorian, c. 1886, (Ward 1).

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**Above:** The subject property at 703 E. Grove Street.

### PROPERTY INFORMATION

Subject property: 703 E. Grove Street  
Applicant: Melanie Appel  
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 50' x 170' (8,500 square feet)  
PIN: 21-04-440-014

**HISTORICAL INFORMATION**

Year Built: c. 1886  
Architectural Style: Victorian  
Architect: Unknown  
Historic District: East Grove Street

**SURROUNDING ZONING AND LAND USES**

	Zoning	Land Uses
North	R-2	706 E. Grove Street (single family)
South	R-2	204 S. Clayton Street (single family)
East	R-2	705 E. Grove Street (multi-family)
West	R-2 with S-4 Overlay	701 E. Grove Street (single family)

**PROJECT DESCRIPTION**

*Background:*

The Elijah Horr House, at 703 E Grove Street, was constructed circa 1886. The home is a cross gable Victorian vernacular home. According to the National Register Nomination, the home has a large “L-shaped” screened porch, which was added in 1925. The original wall detailing was encased with asbestos siding after WWII. The home is listed as noncontributing to the district but is protected under the S-4 Local Designation. Some of the wood detailing remains. Window moldings have bullseye decorated lintels and bullseye decorated corner blocks. The wooden eave curtains decorate a bay window on the west façade. The roof structure is a truncated hip with two gables. Eave and soffit is covered with a 45 degree diagonal trim board which is figured. Both gables have window vents, decorated trim boards and decorative shingle work.

*Petitioner’s request:*

The applicant is requesting a Certificate of Appropriateness to replace kitchen windows of the home. Per the submitted materials, the new window will be an all-wood window to match the existing. The outside will be re-trimmed with new cedar trim. Painting would be the responsibility of the owner following installation.

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 much of the Window Policy as outlined in the Architectural Review Guidelines.

**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. **The standard is met.***

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. No changes to the distinctive architectural features of the home are proposed. The window details will be replaced as close to possible as existing. **The standard is met.***
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged. The proposed work does not alter the earlier appearance of the building. **The standard is met.***
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. The subject area of the proposed work has not changed significantly over time. **The standard is met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. Any original details will be retained, repaired if possible, and duplicated when damaged beyond repair. **The standard is met.***
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Any original details will be retained, repaired if possible, and duplicated when damaged beyond repair. **The standard is met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. **The standard is not applicable.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. **The standard is not applicable.***
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. **The standard is met.***

**STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Window Policy 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 the standards are met.

Motion to approve the petition submitted by Melanie Appel for a Certificate of Appropriateness for repairs to the windows for the property located at 703 E. Grove Street (PIN:21-04-440-014), East Grove Street Historic District, Victorian, c. 1886, (Ward 1).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials



# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

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

Need:  
1 - Front Photo  
1 - Need Estimate Copy

DEC 20 2021

## Application

Property Address: 703 E Grove St.

### Historic District (if applicable):

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

Year Built 1886

Architectural Style: ~~Victorian~~ Queen Anne

- attach photo of property front elevation here

Proposed Restoration Work: Install New Kitchen Windows

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents: Take out Back Kitchen Window and  
install a new one. →

The Window is a large unit and is beginning to Rot & wear to the point where it cant be opened and wont close all the way.

Project Start Date: TBD 2022 Expected Project Completion Date: TBD 2022

Please attach the following information to the application.

- Historic photos supporting the application (if available)

Applicant Name: Melanie Appel

Applicant Address: 703 E Grove St  
Bloomington IL 61701



# PROPOSAL

## BRAD WILLIAMS CONSTRUCTION

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

Josh Appel  
703 E. Grove St.  
Bloomington, IL

Email: joshappel1234@gmail.com

Kitchen window replacement

Phone: 815-341-5016

Date: 8-29-2021

Labor and material to replace kitchen window with all wood window to match existing window.

Weather seal exterior and retrim outside with new cedar trim.

Air seal inside and retrim inside with trim to match.

Homeowner to take care of all painting.

- Cost of window from dealer.....\$2,243.76
- Other materials provided.....\$ 80.00
- Labor to install.....\$1,050.00

**Total price for labor and materials: \$3,373.76**

This proposal is valid for 12 months.

Authorized signature: \_\_\_\_\_

**Acceptance of Proposal:**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_



**BILL TO:**

**SHIP TO:**

**Phone**  
**Email**

**Phone**  
**Fax**

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1320898		All Wood Triple Casement	Brad Williams		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 339	1	EA	\$2,058.50	\$2,058.50

PRICEBOOK JUNE 21st 2021

All-Wood Casement-Awning Casement Left / Picture / Right 59.25 x 40

Unit 1, 3: Custom: Frame Width = 19.75, Frame Height = 40, Screen Width = 16, Screen Height = 35.1875

Custom: Frame Width = 19.75, Frame Height = 40

Complete Unit, CoreGuard Plus, DP Standard

Pine Exterior, Exterior Primed = White, Primed Interior, White, Pine Interior

Sash-Panel Exterior Primed Finish = White, Primed Interior, White, Wstrp White

Low-E, Traditional Bead, Argon Gas, Black Warm Edge Spacer

Full Screen Applied, Champagne, Fiberglass Mesh

With Unit, Hdwe = White, 14" Hinge

Mulls 1: Vertical Factory Tight Mull

Mulls 2: Vertical Factory Tight Mull

SDL, Equal, Traditional, 7/8", Exterior = Primed Exterior, Exterior Grille Primed Color = White, Primed Interior, White, Pine Interior, w/Internal Spacer, Dark Bronze Anodized, 2W3H, Grille Type Custom

Brickmould, 2", Primed Exterior, Casing Applied

Jamb = 4-9/16", Interior Mull Casing Applied

Unit 1, 3: PG45, 436-H-675.04, FL21154, 0

Unit 2: PG50, 436-H-677.06, FL21160, 0

Unit 1, 3: U-Factor = 0.27, SHGC = 0.25, CR = 61, VT = 0.42, AI = <0.30/<1.5, CPD =

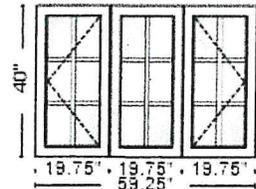
SIE-N-117-00238-00004, Energy Star Region = N,NC,SC,S, GapFill1 = ARG

Unit 2: U-Factor = 0.27, SHGC = 0.29, CR = 61, VT = 0.49, AI = <0.30/<1.5, CPD =

SIE-N-115-00317-00004, Energy Star Region = N,NC, GapFill1 = ARG

Exterior Casing Width = 62.25, Exterior Casing Height = 42.90625

Unit 1,2,3: Glass Width = 14.5625, Glass Height = 34.8125, Sash Width = 18.09375, Sash Height = 38.34375



**Rough Opening:** 60" X 41.25"

**Overall Unit Size:** 59.25" X 40"

**Room Location:** None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1320898		All Wood Triple Casement	Brad Williams		

PRINTED BY	BID BY	SALESPERSON
bhadley		207

SUB-TOTAL:	\$2,058.50
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$185.26
TOTAL:	\$2,243.76

Comments:

#### COMPANY

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website [WWW.SIERRAPACIFICWINDOWS.COM](http://WWW.SIERRAPACIFICWINDOWS.COM) or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

All prices quoted are typically valid for 30 days. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included.

#### COLOR VARIATION

This quote may contain units with anodized finishes. Color variation is an inherent characteristic of anodized finishes and end results will vary. Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

#### RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance grade(PG) rating. P.E. approved job-specific comparative analysis may be available for these non-rated units. Please contact your Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at [WWW.SIERRAPACIFICWINDOWS.COM](http://WWW.SIERRAPACIFICWINDOWS.COM)

Units denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code manual. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening square footage of at least 5.7. The window sill height is not taken into consideration and needs to be reviewed for compliance in your local jurisdiction.

The Vinyl replacement products do not have a PG rating.

**ALUMINUM CLAD UNITS ONLY: \*\*SPW recommends through frame installation for units with factory applied brickmould.\*\***

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at [www.floridabuilding.org](http://www.floridabuilding.org) or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit is within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

#### THERMAL PERFORMANCE

This quote may contain glazing options that include coating 'i89'. These glazing options may have an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

**We Appreciate Your Business!**





## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** March 17, 2022  
**CASE NO:** BHP-04-22, Funk Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Melanie Appel for a Funk Grant in the amount of \$1,686.88 for repairs to the windows for the property located at 703 E Grove Street (PIN:21-04-440-014), East Grove Street Historic District, Victorian, c. 1886, (Ward 1).

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**Above:** The subject property at 703 E. Grove Street.

### PROPERTY INFORMATION

Subject property: 703 E. Grove Street  
Applicant: Melanie Appel  
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 50' x 170' (8,500 square feet)  
PIN: 21-04-440-014

### HISTORICAL INFORMATION

Year Built: c. 1886  
Architectural Style: Victorian  
Architect: Unknown  
Historic District: East Grove Street

**SURROUNDING ZONING AND LAND USES**

	Zoning	Land Uses
North	R-2	706 E. Grove Street (single family)
South	R-2	204 S. Clayton Street (single family)
East	R-2	705 E. Grove Street (multi-family)
West	R-2 with S-4 Overlay	701 E. Grove Street (single family)

**PROJECT DESCRIPTION**

*Background:*

The Elijah Horr House, at 703 E Grove Street, was constructed circa 1886. The home is a cross gable Victorian vernacular home. According to the National Register Nomination, the home has a large “L-shaped” screened porch, which was added in 1925. The original wall detailing was encased with asbestos siding after WWII. The home is listed as noncontributing to the district but is protected under the S-4 Local Designation. Some of the wood detailing remains. Window moldings have bullseye decorated lintels and bullseye decorated corner blocks. The wooden eave curtains decorate a bay window on the west façade. The roof structure is a truncated hip with two gables. Eave and soffit is covered with a 45 degree diagonal trim board which is figured. Both gables have window vents, decorated trim boards and decorative shingle work.

*Petitioner’s request:*

The applicant is requesting a Funk Grant in the amount of \$1,686.88 to replace a rotted and non-functional kitchen window in the home. Brad Williams Construction has been contracted to perform the work, estimated at \$3,373.76 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.

The scope of work entails replacement of the kitchen window with an all-wood window to match existing. The exterior will be weather-sealed and retrimmed with new cedar trim. The inside will be air-sealed and retrimmed to match. The homeowner is responsible for all painting once installed.

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 much of the Window Policy as outlined in the Architectural Review Guidelines.

**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. The standard is met.*
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.*

**The standard is met.**

- 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. **The standard is not applicable.***
- 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.) **The standard is not applicable.***
- 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. **No sweat equity will be funded.***
    - ii. *Labor costs below prevailing wage are not eligible for grant reimbursement. **Prevailing wage is not required.***

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-03-22).*
- 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. **The standard is not applicable.***

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.*

**The standard is met.**

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. The standard is not applicable.*
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. No sweat equity will be funded.*
  - 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. Prevailing wage is not required.*

#### **STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Window Policy 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 the standards are met.

Motion to approve the petition submitted by Melanie Appel for a Funk Grant in the amount of \$1,686.88 for repairs to the windows for the property located at 703 E. Grove Street (PIN:21-04-440-014), East Grove Street Historic District, Victorian, c. 1886, (Ward 1).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Funk Grant application
- Supplementary application materials



# EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

## ELIGIBILITY

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

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

Funding assistance is not available to exterior projects on:

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

DEC 30 2021

# APPLICATION

Property Address:

Historic District (if applicable):

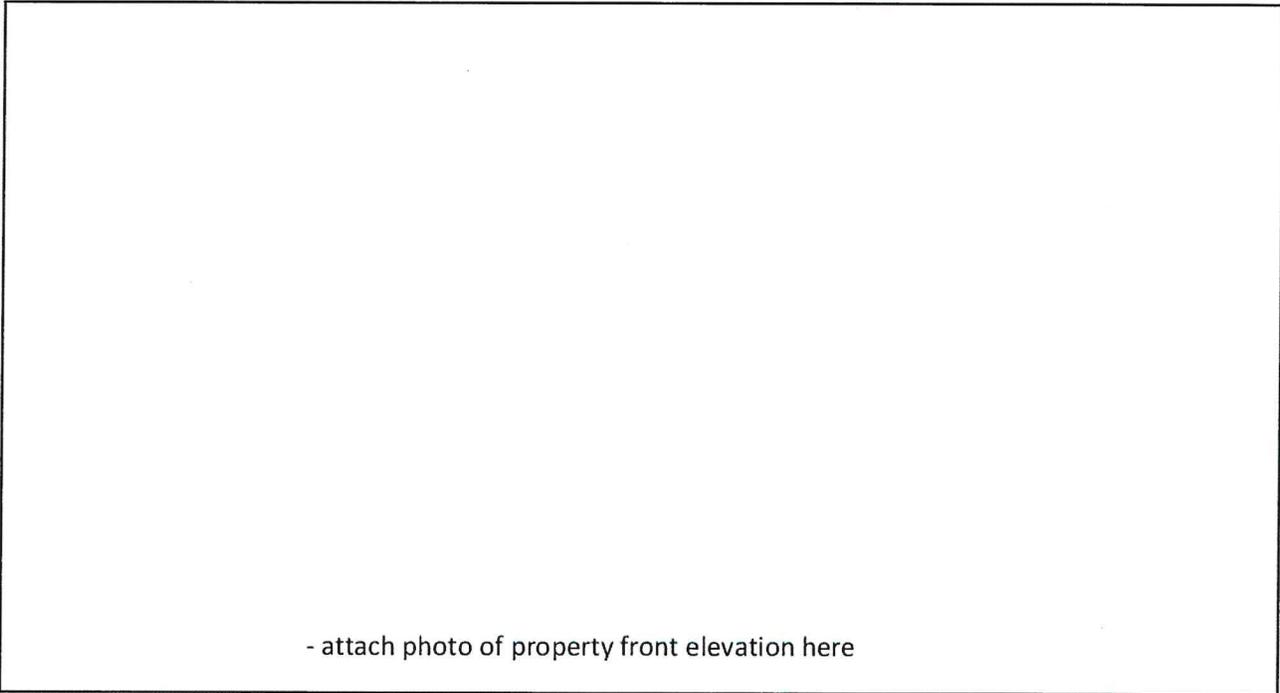
- Davis-Jefferson Historic District
- Downtown Bloomington Historic District
- East Grove Historic District
- Franklin Square Historic District
- North Roosevelt Ave Historic District
- White Place Historic District

Year Built *1886*

Architectural Style: *Queen Anne*

Cost of Proposed Work: \$ *3373.76*

Grant Amount Requested: ~~XXXXXXXXXX~~ \$ *1686.88*



I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: Replace Kitchen Window

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

The Large Kitchen Window Unit in the back of our house is ~~being~~ wearing & Rotting and we can no longer open the windows or close them all the way. So we are looking to Replace that entire Unit with a new one that is compatible with our style of house.

Project Start Date: TBD 2022 Expected Project Completion Date: TBD 2022

Please attach the following information to the application.

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



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** March 17, 2022  
**CASE NO:** BHP-05-22, Rust Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Green Building LLC for a Rust Grant in the amount of \$25,000.00 for tuckpointing repairs on the property located at 115 E Monroe Street, (PIN:21-04-194-006), (Ward 4).

---



**Above:** The subject property at 115 E Monroe Street.

**PROPERTY INFORMATION**

Subject property: 115 E Monroe Street  
Applicant: Green Building LLC  
Existing Zoning: D-2, Downtown Transition District  
Existing Land Use: Commercial  
Property Size: 88' x 94' (8,276 square feet)  
PIN: 21-04-194-006

**HISTORICAL INFORMATION**

Year Built: c. 1901  
Architectural Style: 20<sup>th</sup> Century Commercial/multiple-story commercial  
Architect: Arthur Pillsbury  
Historic District: Downtown Bloomington Historic District

**SURROUNDING ZONING AND LAND USES**

	<b>Zoning</b>	<b>Land Uses</b>
North	D-2 Downtown Transition District	Commercial
South	D-2 Downtown Transition District	Commercial
East	D-2 Downtown Transition District	Commercial
West	D-1 Central Business District	Commercial

**PROJECT DESCRIPTION**

*Background:*

115 E Monroe Street was constructed c. 1901 and is improved with a five-story commercial brick building by architect Arthur Pillsbury. The property is located in the Downtown Transitional Zoning District and is located within the Downtown Bloomington Historic District. The building currently houses Vera & Buck Floral Studio on the ground floor with residential units above. The property has received previous Rust Grants in 2012 and 2020, both instances for window repair and replacement.

*Petitioner's request:*

The petitioner is requesting a Rust Grant in the amount of \$25,000.00 for tuckpointing repairs to various portions of the building elevations. Two estimates for the project have been provided as required. The first is from Steve Cornejo for a total of \$51,899.00 and the second is from RJV Construction LLC for \$58,689.00.

The proposed repair involves tuckpointing repairs including gridding and scraping missing and loose mortar and caulking around windows. The improvements will work to extend the life of the brick exterior and preserving the structure from water infiltration. Based on the monetary request, the petitioner will contract with Steve Cornejo, who had the lower bid. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$25,000.00.

**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 non-historic property and non-contributing structure.

**Rust Grant Eligibility Criteria:**

1. *The property is located in the Rust Program's Target area. The standard is met.*
2. *Applicant is the owner or tenant of the building or business. The standard is met.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year. The standard is met.*
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.

Tuckpointing is identified as an eligible improvement of the Rust Grant Approval Criteria. **The standard is met.**

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. No sweat equity will be funded.*
  - 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. Prevailing wage is required.*

**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. **The standard is met.**

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.* **The** tuckpointing repairs will not adversely affect or diminish any distinguishing qualities. **The standard is met.**
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.* The tuckpointing repairs will not impact the historical integrity of the building. **The standard is met.**
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.* The historic significance of the building will not be affected. **The standard is met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* The tuckpoint repairs shall be sensitive to the exterior façades. Care should be taken to avoid potential damage to the brickwork while cleaning and repairing. **The standard is met.**
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.* The petitioner is not proposing any new materials or features. **The standard is met.**
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.* Any power washing will be limited to the existing roof membrane. No power washing shall be performed to any brick surfaces. **The standard is met.**
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.* **The standard is not applicable.**
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.* (Ordinance No. 2006-137, Section 44.11-5D) **The standard is met.**

**STAFF RECOMMENDATION**

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 \$25,000.00. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Green Building LLC for a Rust Grant in the amount of \$25,000.00 for tuckpointing repairs on the property located at 115 E Monroe Street, (PIN:21-04-194-006), (Ward 4).

Respectfully submitted,

Jon Branham  
City Planner

Attachments:

- Application for a Rust Grant
- Supplementary application materials



# HARRIET FULLER RUST FAÇADE GRANT APPLICATION

## City of Bloomington Historic Preservation Commission

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

## ELIGIBILITY

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

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

APPLICATION

Property Address: 115 E MonRoc

Year Built

Architectural Style:

Architect:

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

Cost of Proposed Work (Estimate 1): 51,899.<sup>00</sup>

Cost of Proposed Work (Estimate 2): 58,689.<sup>00</sup>

Grant Amount Requested:

See Attached

- attach photo of property front elevation here

**Detailed Description of Proposed Restoration Work:**

See Attached

**Project Start Date:**

**Expected Project Completion Date:**

**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)

Steve Cornejo  
 37367 Comanche dr.  
 Saybrook Il 61770

# ESTIMATE

Date: 01/22/2022

TO: RJV PROPERTY  
 3102 Harvest Hill ave  
 Blm Il 61705

Salesperson      Job      Payment Terms      Due Date

Qty	Description	Unit Price	Line Total
	Spot Grind/Tuckpointing of 115 E Monroe St. East and North sides of building		
900 sq ft	Approx 900 square feet of Grinding and Tuckpointing  900 sq ft is based on a fraction (1/4) of the overall sa footage of the building.		
25	80lb bags of Type "O" mortar		
5	Masonry grinding wheels		
1	5-gallon masonry detergent		
	Relaying of brick above 2 windows on East wall included in estimate		
1	Cleaning of brick around fire escapes		
	Provide fill		
	Prevailing wage figured		
		Subtotal	

Sales Tax  
 Total      51,899.00

Make all checks payable to Company Name

**Thank you for your business**  
**Steve Cornejo**

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

Estimate

Prepared for:

Green Building LLC  
115 E. Monroe

1/18/2022

Proposal

Total

Exterior Tuckpointing 900 sqft allowance  
East and North elevation  
Grind, scrape, and prep marked areas with missing and  
deteriorated mortar  
Caulk window sills and expansion joints with NP1  
Masterseal- Color to match  
Use Typo O colored mortar for joints  
Remove, clean, and relay brick above 2 windows on east  
elevation, See photo  
Wash areas that are tuck pointed when finished  
Provide man lift  
Provide sidewalk barricades and pedestrian control  
Labor to be prevailing wage

Total

\$ 58,689.00

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

Subtotal \$ 58,689.00

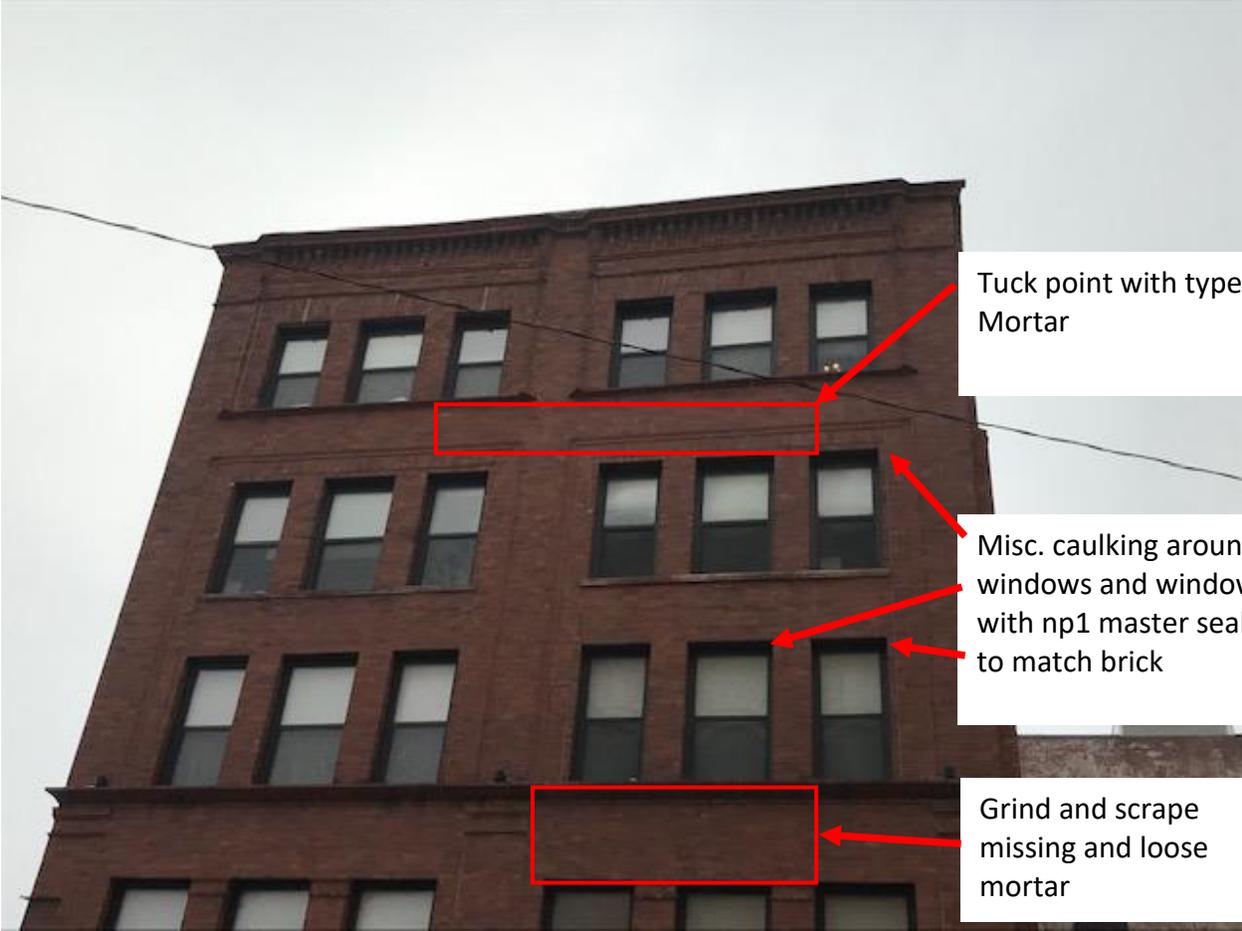
TOTAL \$ 58,689.00

x \_\_\_\_\_  
Robert J. Vericella R.J.V. Inc. Member

x \_\_\_\_\_  
Authorized agent

115 Monroe

North Elevation



Tuck point with type O Mortar

Misc. caulking around windows and window sills with np1 master seal color to match brick

Grind and scrape missing and loose mortar



Tuck point with type O Mortar



Grind and scrape missing and loose mortar

Misc. caulking around windows and window sills with np1 master seal color to match brick



Tuck point with type O Mortar



Misc. caulking around windows and window sills with np1 master seal color to match brick

# East Elevation





Tuck point with type O Mortar



Grind and scrape missing and loose mortar

Misc. caulking around windows and window sills with np1 master seal color to match brick



Remove and relay brick  
above windows

Tuck point with type  
O Mortar



Tuck point with type O Mortar

Grind and scrape missing and loose mortar

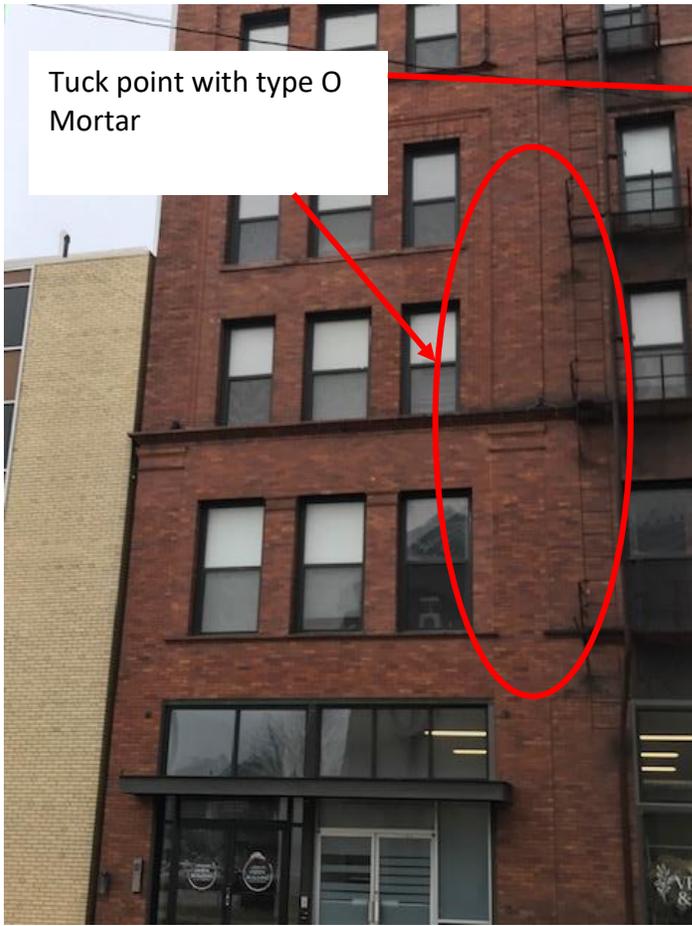
Misc. caulking around windows and window sills with np1 master seal color to match brick

Remove and relay brick above windows

Grind joints, tuck point, repair bad brick with like kind



Tuck point with type O Mortar



Tuck point with type O Mortar



## HISTORIC PRESERVATION COMMISSION

**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** March 17, 2022  
**CASE NO:** BHP-06-22, Rust Grant  
**REQUEST:** Consideration, review and action on a petition submitted by RJV Property for a Rust Grant in the amount of \$23,181.00 for exterior painting and repairs on the property located at 413 N. Main Street, (PIN:21-04-189-005), (Ward 4).



Above: The subject property at 413 N Main Street.

### PROPERTY INFORMATION

Subject property: 413 N Main Street  
Applicant: RJV Property  
Existing Zoning: D-1, Central Business District  
Existing Land Use: Commercial  
Property Size: 20' x 87' (1,740 square feet)  
PIN: 21-04-189-005

## HISTORICAL INFORMATION

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

## SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	D-1 Central District	Commercial
South	D-1 Central Business District	Commercial
East	D-2 Downtown Transition District	Commercial
West	D-1 Central Business District	Commercial

## PROJECT DESCRIPTION

### *Background:*

413 N Main Street was constructed c. 1900 and is improved with a two-story commercial brick building by an unknown architect. The property is located in the Central Business Zoning District and is included within the Downtown Bloomington Historic District. The building currently houses the gigi BOTTEGA clothing store on the ground floor with residential units above.

### *Petitioner's request:*

The petitioner is requesting a Rust Grant in the amount of \$23,181.00 for exterior painting and repairs at the property. Two estimates for the project have been provided as required. The first is from R.J.V. Construction LLC for a total of \$46,362.00 and the second is from D.W. Scott Interior Construction for \$47,900.00.

The proposed repair involves painting and exterior façade repairs, including scraping and grinding of missing and loose mortar and paint. The improvements will help to extend the life of the current façade and preserving the underlying structure from water infiltration. Based on the monetary request, the petitioner will contract with R.J.V. Construction LLC, which had the lower bid. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$23,181.00.

## 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 non-historic property and non-contributing structure.

**Rust Grant Eligibility Criteria:**

1. *The property is located in the Rust Program's Target area. The standard is met.*
2. *Applicant is the owner or tenant of the building or business. The standard is met.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year. The standard is met.*
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.

Painting is identified as an eligible improvement of the Rust Grant Approval Criteria. **The standard is met.**

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. No sweat equity will be funded.*
  - 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. Prevailing wage is required.*

**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. **The standard is met.***

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. The painting repairs will not adversely affect or diminish any distinguishing qualities. **The standard is met.***
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged. The alterations will not impact the existing structure's façade appearance. **The standard is met.***
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. The historic significance of the property will not be affected. **The standard is met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. Care should be taken to avoid potential damage to the brick façade while cleaning and repairs are ongoing. **The standard is met.***
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. No architectural features will be impacted by the proposed work. **The standard is met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. No power washing shall be performed to any brick surfaces. **The standard is met.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. **The standard is not applicable.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **The standard is met.***

**STAFF RECOMMENDATION**

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 \$23,181.00. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by RJV Property for a Rust Grant in the amount of \$23,181.00 for exterior painting and repairs on the property located at 413 N Main Street, (PIN:21-04-189-005), (Ward 4).

Respectfully submitted,

Jon Branham  
City Planner

Attachments:

- Application for a Rust Grant
- Supplementary application materials



# HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

## ELIGIBILITY

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

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

APPLICATION

Property Address: 413 W MAIN

Year Built

Architectural Style:

Architect:

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

Cost of Proposed Work (Estimate 1): 46,362.<sup>00</sup>

Cost of Proposed Work (Estimate 2): 47,900.<sup>00</sup>

Grant Amount Requested: 723,181.<sup>00</sup>

see attached

- attach photo of property front elevation here

**Detailed Description of Proposed Restoration Work:** *See Attached*

**Project Start Date:**

**Expected Project Completion Date:**

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)

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

### Estimate

Prepared for:

RJV Property LLC  
413 N Main

1/10/2022

Proposal	Total
Exterior Painting and repair - Front and Rear of the Building	
Scrape and grind areas with missing and loose mortar	
Tuckpoint all areas with missing or deteriorated mortar with Type O	
Power wash front & rear of building	
Scrape loose paint	
Caulking as needed	
Prime bare areas with Loxon XP Masonry Primer	
Apply 2 coats of S.W. Exterior Super paint to East & west elevation	
Cleanup when finished	
Provide man lift	
Provide sidewalk barricades and pedestrian control	
Labor to be prevailing wage	
Total	\$ 46,362.00

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

Subtotal \$ 46,362.00

X \_\_\_\_\_  
Robert J. Vericella R.J.V. Inc. Member

TOTAL \$ 46,362.00

X \_\_\_\_\_  
Authorized agent

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



# Proposal

**ADDRESS**

Bob Vericella  
RJV Inc.  
3102 Harvest Hill  
Bloomington, IL 61705

**PROPOSAL #**

**DATE 01/27/2022**

---

ACTIVITY	QTY	RATE	AMOUNT
Exterior Repair & Painting			
- Front/Rear of building			
Tuck Pointing			
- Remove loose mortar			
- Grind bad areas			
- tuck point with 80 lb Type "O" spec mix			
- Fill in cracks as needed			
- Clean up & wash brick			
Painting			
- Scrape loose paint			
- Apply 2 coats of Benjamin Moore Regal exterior latex to surfaces (2 colors in estimate)			
- Clean up when finished			
General			
- Provide manlift			
- Provide sidewalk barricades/closures			
- Labor rate = Prevailing wage			

---

Job address:  
413 N Main Street  
Bloomington, IL 61701

**TOTAL**

**\$47,900.00**

Accepted By

Accepted Date

## 413 N Main





Tuck point as needed w/ type O Mortar

Caulk all penetrations and flashings as needed



Power wash front of building



Tuck point as needed  
w/ type O Mortar

Power wash rear of  
building



Exterior Painting and Repair  
2 coats of S.W. exterior super  
paint



Tuck point as needed  
w/ type O Mortar

Exterior Painting and Repair  
2 coats of S.W. exterior super  
paint

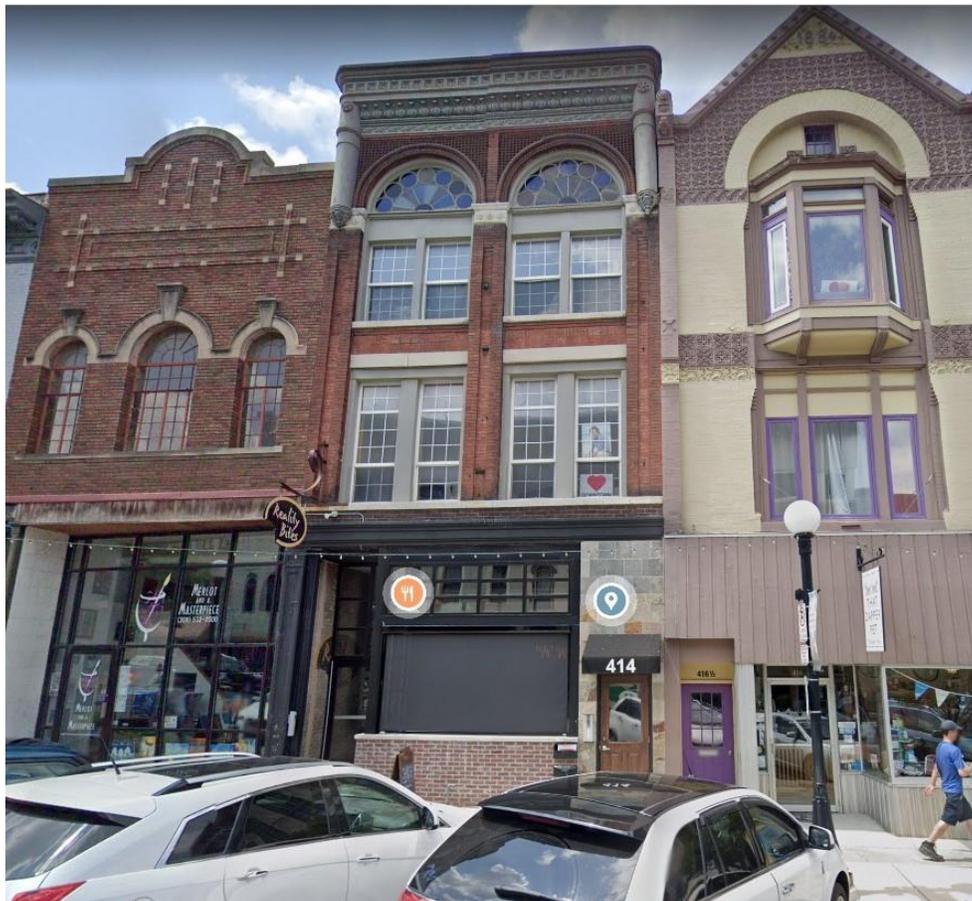


## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** March 17, 2022  
**CASE NO:** BHP-06-22, Rust Grant  
**REQUEST:** Consideration, review and action on a petition submitted by RJV Property for a Rust Grant in the amount of \$16,794.88 for tuckpointing repairs on the property located at 414 N. Main Street, (PIN:21-04-188-014), (Ward 6).

---



Above: The subject property at 414 N Main Street.

### PROPERTY INFORMATION

Subject property: 414 N Main Street  
Applicant: RJV Property  
Existing Zoning: D-1, Central Business District  
Existing Land Use: Commercial  
Property Size: 20' x 187' (1,740 square feet)  
PIN: 21-04-188-014

## HISTORICAL INFORMATION

Year Built: c. 1887  
Architectural Style: 20<sup>th</sup> Century Commercial/multiple-story commercial  
Architect: Unknown  
Historic District: Downtown Bloomington Historic District

## SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	D-1 Central District	Commercial
South	D-1 Central Business District	Commercial
East	D-1 Central Business District	Commercial
West	D-1 Central Business District	Commercial

## PROJECT DESCRIPTION

### *Background:*

414 N Main Street was constructed c. 1887 and is improved with a three-story commercial brick building by an unknown architect. The property is located in the Central Business Zoning District and is included within the Downtown Bloomington Historic District. The building currently houses Reality Bites restaurant on the ground floor with residential units above. The property has received a previous Rust Grant in 2018 (remodeling).

### *Petitioner's request:*

The petitioner is requesting a Rust Grant in the amount of \$23,181.00 for tuckpointing repairs to the building. Two estimates for the project have been provided as required. The first is from Steve Cornejo for a total of \$33,589.75 and the second is from R.J.V. Construction LLC for \$35,750.00.

The proposed repair involves tuckpointing repairs including grinding and scraping missing and loose mortar and caulking around windows. The improvements will help to extend the life of the brick exterior, ultimately protecting and preserving the underlying structure from water infiltration. Based on the monetary request, the petitioner will contract with Steve Cornejo, which had the lower bid. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$16,794.88.

## 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 non-historic property and non-contributing structure.

**Rust Grant Eligibility Criteria:**

1. *The property is located in the Rust Program's Target area. The standard is met.*
2. *Applicant is the owner or tenant of the building or business. The standard is met.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year. The standard is met.*
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.

Brick cleaning and tuckpointing are identified as eligible improvements of the Rust Grant Approval Criteria. **The standard is met.**

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. No sweat equity will be funded.*
  - 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. Prevailing wage is required.*

**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. **The standard is met.***

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. The tuckpointing repairs will not adversely affect or diminish any distinguishing qualities. **The standard is met.***
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged. The tuckpointing repairs will not impact the historical integrity of the building. **The standard is met.***
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. The historic significance of the building will not be affected. **The standard is met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. Care should be taken to avoid potential damage to the brick façade while cleaning and repair is ongoing. **The standard is met.***
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. The petitioner is not proposing any new materials or features. **The standard is met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. No power washing shall be performed to any brick surfaces. **The standard is met.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. **The standard is not applicable.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **The standard is met.***

**STAFF RECOMMENDATION**

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 \$16,794.88. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by RJV Property for a Rust Grant in the amount of \$16,794.88 for tuckpointing repairs on the property located at 414 N Main Street, (PIN:21-04-188-014), (Ward 6).

Respectfully submitted,

Jon Branham  
City Planner

Attachments:

- Application for a Rust Grant
- Supplementary application materials



# HARRIET FULLER RUST FAÇADE GRANT APPLICATION

## City of Bloomington Historic Preservation Commission

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

### ELIGIBILITY

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

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

## APPLICATION

Property Address: 414 W MAIN

Year Built

Architectural Style:

Architect:

Scope of work (please select the option that best describes the type of work): Tuck pointing  
see estimate

Cost of Proposed Work (Estimate 1): 33,589.75

Cost of Proposed Work (Estimate 2): 35,750.00

Grant Amount Requested:

see attached

- attach photo of property front elevation here

**Detailed Description of Proposed Restoration Work:**

see attached

**Project Start Date:**

**Expected Project Completion Date:**

**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)**

Steve Cornejo  
37367 Comanche dr.  
Saybrook IL 61770

# ESTIMATE

Date: 01/22/2022

To: RJV PROPERTY  
3102 Harvest Hill Ave  
BLM IL 61705

Qty	Description	Unit Price	Line Total
	Grind and Tuckpointing East wall of building 414 N. Main st Il bldg il		
200 sq ft			
13	80lb bags mortar Type "O" spec mix		
100	Brick		
1	5-gallon masonry detergent		
1	power washing front of building		
1	steel lintel 3".5 x 5"x 9'		
1	limestone header 10"x 6"x 9' Approx.		
	limestone charge may vary		
1	Grinding wheels		

Subtotal	
Sales Tax	
Total	\$33,589.75

Make all checks payable to Company Name

**Thank you for your business**  
**steve cornejo**

**R.J.V. Construction LLC**

919 W. Mulberry  
Bloomington, IL 61701  
(309) 275-4331

**Estimate**

Prepared for:

414 N Main LLC  
414 N Main

1/14/2022

Proposal	Total
Exterior Repair	
Grind all areas with missing and deteriorated mortar	
Tuck east elevation	
Install new steel lintel	
Replace broken limestone lintel	
Use Type O Mortar	
Wash and cleanup when finished	
Provide man lift	
Provide sidewalk barricades and pedestrian control	
Labor to be prevailing wage	
Total	\$ 35,750.00

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

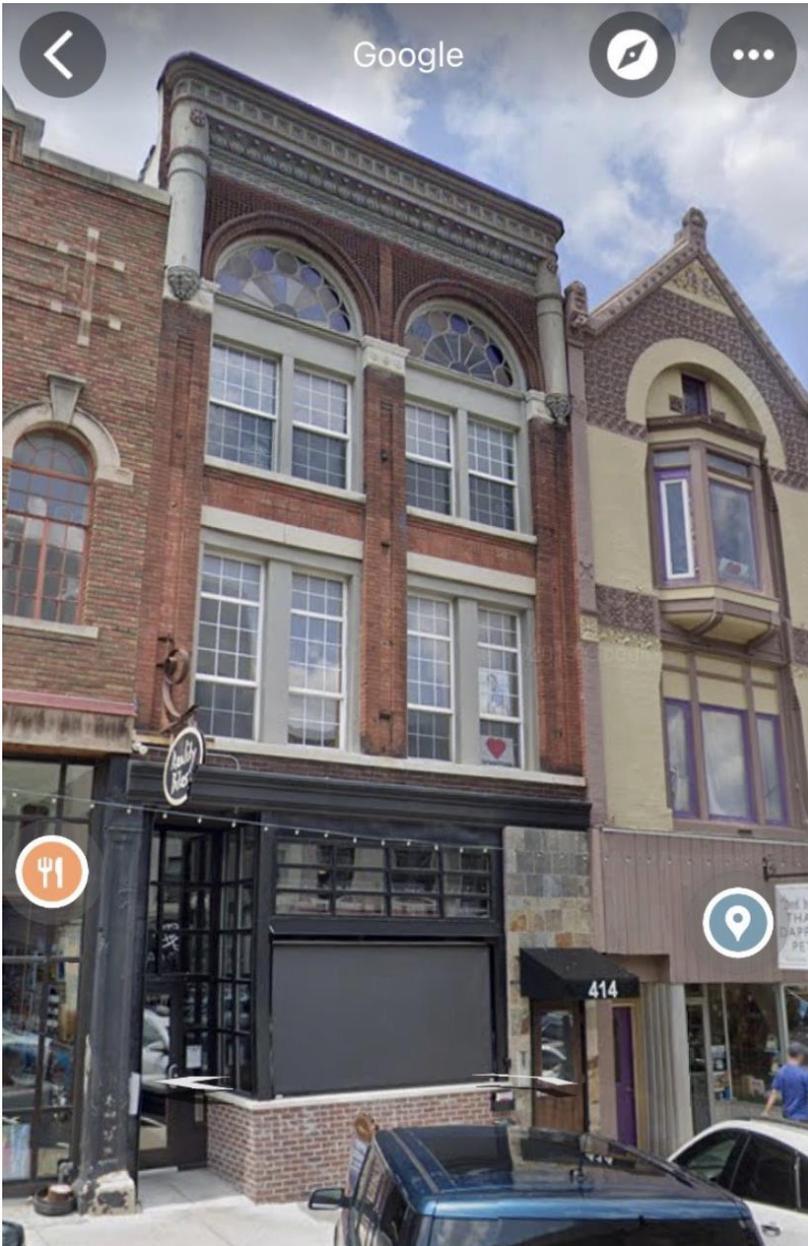
Subtotal \$ 35,750.00

x \_\_\_\_\_  
Robert J. Vericella R.J.V. Inc. Member

TOTAL \$ 35,750.00

x \_\_\_\_\_  
Authorized agent

414 N Main





Repair bottom of column and seal with type O Mortar

Grind and scrape loose mortar in deteriorated spots

Tuck point entire front of building with type O mortar



Install existing brick  
under window sill

Remove this section of  
brick and limestone

Replace broken  
limestone lintel



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** March 17, 2022  
**CASE NO:** BHP-09-22, Rust Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Drew Barnett and Green Building LLC for a Rust Grant in the amount of \$7,358.00 for awning replacement on the property located at 406-410 N Main Street, (PIN:21-04-188-022), (Ward 6).

---



Above: The subject property at 406-410 N Main Street.

### PROPERTY INFORMATION

Subject property: 406-410 N Main Street  
Applicant: Drew Barnett / Green Building LLC  
Existing Zoning: D-1, Central Business District  
Existing Land Use: Commercial  
Property Size: 61' x 100' (6,100 square feet)  
PIN: 21-04-188-022

## HISTORICAL INFORMATION

Year Built: c. 1872  
Architectural Style: 20<sup>th</sup> Century Commercial/multiple-story commercial  
Architect: Unknown  
Historic District: Downtown Bloomington Historic District

## SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	D-1 Central Business District	Commercial
South	D-1 Central Business District	Commercial
East	D-1 Central Business District	Commercial
West	D-1 Central Business District	Commercial

## PROJECT DESCRIPTION

### *Background:*

406-410 N Main Street was constructed c. 11872 and is improved with a two-story commercial brick building by an unknown architect. The property is located in the Central Business Zoning District and is included within the Downtown Bloomington Historic District. The building currently houses a thrift store on the ground floor with residential units above.

### *Petitioner's request:*

The petitioner is requesting a Rust Grant in the amount of \$7,358.00 to replace the awning at the property. Two estimates for the project have been provided as required. The first is from D.W. Scott Interior Construction for a total of \$14,900.00 and the second is from R.J.V. Construction LLC for \$14,716.00.

The proposed repair involves the removal of the existing awning and replacing it with a similar design. Based on the monetary request, the petitioner will contract with R.J.V. Construction LLC, which had the lower bid. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$7,358.00.

## 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 non-historic property and non-contributing structure.

### **Rust Grant Eligibility Criteria:**

1. *The property is located in the Rust Program's Target area. The standard is met.*
2. *Applicant is the owner or tenant of the building or business. The standard is met.*

3. *Applicant may receive up to two grants for separate properties during a fiscal year. The standard is met.*
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. **The standard is met.**

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. No sweat equity will be funded.*
  - 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. Prevailing wage is required.*

#### **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. The standard is met.*

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. The awning replacement will not adversely affect or diminish any distinguishing qualities. The standard is met.*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged. The petitioner is proposing a like-for-like repair of the awning. The standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. The existing awning is not considered historically significant. The standard is met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. Care should be taken to avoid potential damage to the brick façade while replacing the awning. The standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. The petitioner is proposing a like-for-like repair of the existing awning. The standard is met.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. Any power washing will be limited to the existing roof membrane. No power washing shall be performed to any brick surfaces. The standard is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. The standard is not applicable.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The standard is met.*

**STAFF RECOMMENDATION**

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 \$7,358.00. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Drew Barnett and Green Building LLC for a Rust Grant in the amount of \$7,358.00 for awning replacement on the property located at 406-410 N Main Street, (PIN:21-04-188-022), (Ward 6).

Respectfully submitted,

Jon Branham  
City Planner

Attachments:

- Application for a Rust Grant

# HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

## ELIGIBILITY

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

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

**Detailed Description of Proposed Restoration Work:** *See Attached*

**Project Start Date:**

**Expected Project Completion Date:**

**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)**

# APPLICATION

Property Address: 406 - 410 W Main

Year Built

Architectural Style:

Architect:

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

Cost of Proposed Work (Estimate 1): \$14,716.00

Cost of Proposed Work (Estimate 2): 14,900.00

Grant Amount Requested: \$7,358.00

see attached

- attach photo of property front elevation here

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



# Proposal

## ADDRESS

Bob Vericella  
RJV Inc.  
3102 Harvest Hill  
Bloomington, IL 61705

## PROPOSAL #

DATE 02/07/2022

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ACTIVITY	QTY	RATE	AMOUNT
<b>Awning Replacement</b> <ul style="list-style-type: none"><li>- Remove old awning</li><li>- Replace awning with similar design</li><li>- Add rebuild metal frame as needed</li></ul>			
<b>Material &amp; Labor</b>			
<b>General</b> <ul style="list-style-type: none"><li>- Provide manlift</li><li>- Provide sidewalk closed signs as needed</li><li>- Labor rate = Prevailing wage included</li><li>- Haul all trash off site to a dumpster</li></ul>			

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Job address:  
Drew – Neighborhood Thrift Store  
406 N Main Street  
Bloomington, IL 61701

TOTAL

**\$14,900.00**

Accepted By

Accepted Date

**R.J.V. Construction LLC**

919 W. Mulberry  
Bloomington, IL 61701  
(309) 275-4331

**Estimate**

Prepared for:

Drew - Neighborhood Thrift Store  
406 N Main St

1/13/2022

Proposal	Total
Awning Replacement	
Remove old awning	
Replace awning with similar design	
Mateial and Labor	
Provide man lift	
Provide sidewalk closed signs as needed	
Prevailing wage included	
Haul all trash off site to a dumpster	
<b>Total</b>	<b>\$ 14,716.00</b>

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

Subtotal	\$ 14,716.00
<b>TOTAL</b>	<b>\$ 14,716.00</b>

x \_\_\_\_\_  
Robert J. Vericella R.J.V. Inc. Member

x \_\_\_\_\_  
Authorized agent



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** March 17, 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).

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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: 20<sup>th</sup> 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	Commercial
South	D-1 Central Business District	Commercial
East	D-1 Central Business District	Commercial
West	D-1 Central Business District	Commercial

## 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 \$13,492.00 to replace the awning at the property. Two estimates for the project have been provided as required. The first is from R.J.V. Construction LLC for a total of \$29,234.00 and the second is from Jarhead Construction Inc. for \$31,390.00.

The proposed repair involves replacing the awning on the building, which wraps around both public sides of the building. The existing awning has been in disrepair for an extended time. The new awning will contain green, red, and white stripes, and a logo on each street side. Based on the monetary request, the petitioner will contract with R.J.V. Construction LLC, which had the lower bid. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$13,492.00.

## 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 non-historic property and non-contributing structure.

**Rust Grant Eligibility Criteria:**

1. *The property is located in the Rust Program's Target area. The standard is met.*
2. *Applicant is the owner or tenant of the building or business. The standard is met.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year. The standard is met.*
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. **The standard is met.**

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. No sweat equity will be funded.*
  - 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. Prevailing wage is required.*

**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. **The standard is met.**

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. The awning replacement will not adversely affect or diminish any distinguishing qualities.* **The standard is met.**
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.* The petitioner is proposing a like-for-like repair of the awning. **The standard is met.**
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.* The existing awning is not considered historically significant. **The standard is met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* Care should be taken to avoid potential damage to the brick façade while replacing the awning. **The standard is met.**
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.* The petitioner is proposing a like-for-like repair of the existing awning. **The standard is met.**
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.* Any power washing will be limited to the existing roof membrane. No power washing shall be performed to any brick surfaces. **The standard is met.**
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.* **The standard is not applicable.**
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.* (Ordinance No. 2006-137, Section 44.11-5D) **The standard is met.**

**STAFF RECOMMENDATION**

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 \$13,492.00. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Drew Barnett 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).

Respectfully submitted,

Jon Branham  
City Planner

Attachments:

- Application for a Rust Grant

# HARRIET FULLER RUST FAÇADE GRANT APPLICATION

## City of Bloomington Historic Preservation Commission

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

## ELIGIBILITY

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

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

APPLICATION

Property Address: 102 W. Washington

Year Built

Architectural Style:

Architect:

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

Replace Awning per Bid

Cost of Proposed Work (Estimate 1): \$29,234.<sup>00</sup>

Cost of Proposed Work (Estimate 2): 31,390.<sup>00</sup>

Grant Amount Requested: \$13,492.<sup>00</sup>

See Attached

- attach photo of property front elevation here

**Detailed Description of Proposed Restoration Work:**

*see attached estimator*

**Project Start Date:**

**Expected Project Completion Date:**

**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)



**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
<b>CUSTOM</b>		
<b>Awning</b> 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
<b>Subtotal</b>		<b>\$31,390.00</b>
<b>Total</b>		<b>\$31,390.00</b>

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. \*\*\***

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Customer Signature 2

Date

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