



**AGENDA
HISTORIC PRESERVATION
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
THURSDAY, AUGUST 16, 2018, at 5:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Consideration, review and approval of Minutes of the July 19, 2018 regular meeting of the Bloomington Historic Preservation Commission.
- 5. REGULAR AGENDA**
 - A. BHP-20-18** Consideration, review and approval of a **Rust Grant** for \$15,998.00 submitted by Fred Wollrab to remove old mortar, caulk windows, remove metal above windows as needed at 409 N. Main.
 - B. BHP-21-18** Consideration, review and approval of a **Rust Grant** for \$25,000.00 submitted by Robert Vericella & Butch Thompson to remodel window display area, replace window & door at 414 N. Main.
 - C. BHP-22-18** Consideration, review and approval of a **Rust Grant** for \$19,965.50 submitted by Fred Wollrab to construct a roof top patio at 111-113 E. Monroe.
- 6. OTHER BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JULY 19, 2018 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. John Elterich,
Ms. Ann Bailen, Ms. Lea Cline, Ms. Georgene Chissell, Mr. Paul
Scharnett

MEMBERS ABSENT: Mr. Levi Sturgeon

OTHERS PRESENT: Ms. Izzy Rivera, Assistant City Planner

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

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

PUBLIC COMMENT: None

Mr. Scharnett motioned to move into the regular agenda items first, then review the minutes from the June 21st regular meeting. Seconded by Ms. Chissell. The motion was approved by voice vote.

REGULAR AGENDA:

BHP-11-18 Consideration, review and approval of a Funk Grant for \$1500.00 submitted by Chris and Carol Nyweide to repair and replace wood and roofing materials as needed at 1005 E Jefferson St. **Tabled from 06/21/18**

Chairperson Graehling introduced the case. She stated the case was tabled from the June 21st meeting. Ms. Rivera stated there was no additional information given to staff. The petitioner was able to attend this meeting and they may be able to provide any additional information. Mr. Chris Nyweide stated he would speak on behalf of the case, with him, his wife Carol and Mr. Brice Wolf. Mr. Wolf is the contractor from TJ's Roofing, who will be in charge of the roofing for the home. Mr. Nyweide stated he has lived at 1005 E Jefferson since 1984. He confirmed that the Certificate of Appropriateness for the roofing work had been approved in May. He stated the summary of the last meeting he received from staff, mentioned that the materials that they have selected to use on the flat portions of the roof were not appropriate. Mr. Nyweide stated the roofing material would be done in tin, had the roof been repaired when the home was originally purchased. The life expectancy of tin would have been around 15 years. He stated the TPO which they would like to use, has a life expectancy of around 30 years. He stated the

durability is a great match for the home and will keep their house safe for a long time. Since there were still questions regarding the drip edge and the color the tape, Mr. Nyweide asked Mr. Wolf to explain and answer any questions the Commission may have. Mr. Wolf is the part owner of TJs Roofing. He stated he was certified specialist in CertainTeed Roofing. He is also certified to install TPO. He demonstrated for the Commission the way in which the layers of the roof would be placed, he brought in materials for the demonstration and for the Commissioners to review. Mr. Wolf stated the drip edge would not be seen from the street. The tape would be placed with the appropriate materials for accurate placement and extended durability. Mr. Wolf stated the total fees for the work of the drip edge, installation, and materials would be \$790.53.

Ms. Cline asked if the estimate amount changed from what was provided in the packet. Mr. Wolf stated that he extracted those prices for the work on the drip edge, tape, installation and materials only, as previously requested by the Commission. Ms. Cline stated the Funk Grant currently has no funds for asphalt shingles. She asked Mr. Wolf if there were any standard asphalt shingles that will be used on the roof. Mr. Wolf stated that there were asphalt shingles going on the roof as outlined in the estimate for \$1800.00. This includes labor costs as well. Chairperson Graehling stated there was a line item in the estimate, to remove a satellite dish, which the Commission previously decided would not be covered for funding. Mr. Elterich stated a previous motion proposed to fund \$2700.00 which deducted the \$1800.00 for asphalt shingles and the \$250.00 for the satellite dish removal. Mr. Wolf mentioned there was also an additional item for \$70.00 for permit fees.

Mr. Scharnett asked what the thickness of the seam tape material would be. Mr. Wolf stated it was .044 inches. Mr. Scharnett asked how the warranty from the manufacturer would last, Mr. Wolf stated it was 30 years. Mr. Scharnett asked if the detail was approved for 30 years, Mr. Wolf stated that it was. Mr. Scharnett stated he was concerned with the drip edge and the attachment of the drip edge and its longevity. Mr. Scharnett asked what color the coil stock would be, Mr. Wolf stated it would be black. Mr. Scharnett asked if the petitioner had any old photography of what the drip edge might have looked like in previous years. Mr. Nyweide stated that he did, however because of the distance, there would be no way to look at the drip edge with clarity. Mr. Scharnett stated the Georgian Revival style home has the transitions in the roof and does not end in a peak. His concern was whether it was a contrasting or blending cab. He stated a better color could be white for the drip edge and tape, since there is white trim there currently. Mr. Nyweide stated he thought there was a possibility that the roof contained wood, instead of metal years ago.

Ms. Bailen asked how much of the roof would be removed, Mr. Nyweide stated a good percentage of the top of the roof would be removed since they are working on all 3 dormers. The last thing they would like to do is remove original material from the roof. Mr. Wolf stated between 20 and 30% of the roof would be removed.

Ms. Cline thanked the petitioner and Mr. Wolf for all of the extra information. She motioned to approve a Funk Grant in the amount of \$2735.00. This is half of the total project cost minus the amount for asphalt shingles and removal of the satellite dish. Mr. Scharnett asked if the Commission usually funded permit costs. Ms. Cline stated these were all cost the petitioner must pay and are all part of the grand total of the project. Mr. Scharnett asked what precedence would

be set if the funds were approved for a project like this. Ms. Cline stated that the project does not deal with standard maintenance of a standard home. It deserves the assistance of the grant, and the precedent setting issue would be the asphalt shingles. The project contains lots of elements including flat and pitched roofs. Mr. Scharnett contended saying these are elements that he sees often. A local business would be able to come and request funds for a flat roof as well. Ms. Bailen stated there was a petitioner who has a flat roof and has not received funding. The petitioner could return to the Commission and request Funk Grant funds for the flat roof, if this precedence is set. Ms. Cline stated there are options that homeowners can take that are more historically accurate that can be supported by the Commission. The Commission always tries to assist the homeowners. The petitioner has met the standards as they are trying to conserve the house with the best materials that are available now. Ms. Cline stated she feels comfortable supporting this grant. She stated she has denied request for Funk Grant funds for shingled roofs, because they have all been standard roof replacements. This case has many more issues and elements that make the project intricate. She feels comfortable supporting this case for this type of repair, as it excludes shingles and standard elements. Mr. Scharnett stated his concerns was with the drip edge which is the most historical portion of the roof for the home. Ms. Cline stated regular maintenance on an old home versus a new home contains many differences, architectural elements, and cost associated with each. Ms. Cline stated while there are limitations with the Grant, there are increased cost to the homeowner based on the age and quality of the home.

Chairperson Graehling stated there was a motion on the floor and a second would be needed if the motion would be voted on. The amount of the motion is \$2735.00 for BHP-11-18, at 1005 E Jefferson St. Seconded by Ms. Chissell. The motion was approved 5-1, with the following votes cast on roll call: Ms. Cline—yes; Ms. Chissell—yes; Mr. Elterich—yes; Ms. Bailen—yes; Mr. Scharnett—no; Chairperson Graehling—yes.

BHP-15-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Lea Cline to remove aluminum from windows, wood repair, and removing and replacing awning at 931 W MacArthur Ave.

BHP-16-18 Consideration, review, and approval of a Funk Grant for \$2705.50 submitted by Lea Cline to remove aluminum from windows, wood repair, and removing and replacing awning at 931 W MacArthur Ave.

Ms. Cline recused herself from the meeting. Ms. Rivera gave the staff report. She stated 931 W MacArthur was not located in a Historic District, however does have the S-4 local historic designation. The petitioner would like to remove the aluminum casings of 21 windows that were previously placed on top of the wooden frames. This would bring the home back to a more historically accurate state. The petitioner would also like to remove the awning in the rear door which is rusted and in bad shape.

The awning will be made from Douglas fir and will have a custom crown molding. According to the preservation briefs material should match and be appropriate. Care should be taken when discarding material. Staff is recommending in favor of case BHP-15-18 and BHP-16-18 for a Funk Grant amount of \$2705.50

Mr. Brad Williams, contractor, 613 E Grove, spoke on behalf of the petitioner. He stated the homeowner did not like the aluminum look on the windows. The sash has been replaced and the sills were covered in aluminum. Mr. Elterich asked if the aluminum covers were an aesthetic issue or if there could be some rotting wood. Mr. Williams stated anything could be possible, and hopes there is minimal damage, however there could be more damage under the aluminum. Mr. Williams stated the painting of the windows will be done by an outside contractor. He stated he is doing a hip roof on the awning for the back door, and a small cedar crown molding. He showed the Commission a bracket detail that he will be using for the awning. The awning will be wide enough to cover the petitioner from the drip line.

Mr. Scharnett asked how the roof would interact with the head over the door. Mr. Williams stated it would be above the crown. Ms. Chissell stated the drawing shows 10 inches. Mr. Scharnett asked if the gutter would be in the way. Mr. Williams stated that he will be moving the down spout.

Ms. Bailen asked how the home in a non-designated historic district could have the S-4 Historic District overlay. Chairperson Graehling stated that the petitioner went through the process and application to obtain the S-4 Historic District overlay. She is now able to apply for Funk Grant funds for eligible projects. She stated that Ms. Cline is encouraging others to see the benefits in getting their home designated through the application process.

Mr. Williams stated the petitioner previously did a project that involved a custom made 8 foot wooden storm door. The front door is a focal point of the home.

Mr. Elterich motioned to approve case BHP-15-18 as submitted. Seconded by Ms. Bailen. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Mr. Scharnett motioned to approve case BHP-16-18 Funk Grant for 2707.50. Seconded by Mr. Elterich. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Bailen—yes; Ms. Chissell—yes, Chairperson Graehling—yes.

BHP-17-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Sara Simpson and Darcy Ackley to replace lattice work on east and north side of porch at 709 E Taylor St.

BHP-18-18 Consideration, review and approval of a Funk Grant submitted by Sara Simpson and Darcy Ackley for \$1765.00 to replace lattice work on east and north side of porch at 709 E Taylor St.

Ms. Cline rejoined the meeting and Chairperson Graehling introduced the next case. Ms. Rivera gave the staff report. She stated the home was located in the Dimmit's Grove Historic District with the S-4 Historic District overlay. The home is a vertical plank style. Previous work was done on the home and Funk Grant funds were awarded. The petitioner is requesting a Certificate of Appropriateness and Funk Grant for \$1765.00 to replace lattice work on the porch and replace

deteriorating floor boards. When repairing wood work, materials that are more resistant to decay and the elements may be used, making sure any architectural features are maintained and care is taken when removing materials.

Mr. Brad Williams, 613 E Grove, spoke on behalf of the case as the contractor. He stated there was a change in the case. The petitioner will no longer be doing lattice work on the north side of the home. The lattice is not original to the home and was installed in the early '80s. He stated the house was a prefabricated home which was shipped to Bloomington. Mr. Williams stated the home has had walls placed inside, as well as siding on the exterior.

Ms. Cline confirmed that the petitioner would be removing the line item in the estimate for replacing lattice work with vertical boards on the north side of porch. Mr. Williams confirmed the change. They will be doing the floor board repair and replacing lattice work with horizontal boards on the east side of the porch. Chairperson Graehling stated that \$925.00 would be deducted from the original total project cost. 50% of the new total will be the new requested Funk Grant fund amount.

Mr. Williams stated repairs have been done on other sides of the porch, and stepping stones were placed on the north side to cover groundhog holes. Mr. Scharnett asked how the horizontal boards would still breathe. Mr. Williams stated once the treated lumber shrinks from the purchase there will be many slats. Mr. Scharnett asked if they were vertical or horizontal slats. Mr. Williams stated they were vertical and he left the horizontal piece next to the floor on the bottom. The Commission briefly discussed some history of the house and previous and current owners.

Mr. Elterich motioned to approve case BHP-17-18 as amended by the petitioner. Seconded by Ms. Cline. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Mr. Scharnett motioned to approve case BHP-18-18 as amended by the petitioner for the amended amount of \$1300.00. Seconded by Ms. Cline. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Ms. Cline—yes; Mr. Elterich—yes; Ms. Bailen—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

BHP-19-18 Consideration, review and approval of a Rust Grant for \$1550.00 to remove and install store front glass, repair rotted window sill and waterproofing at 215 E Front St.

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. The site is located within the Rust Grant boundaries and Central Business District. The petitioner is proposing to remove windows, store them, repair the rotting wood, and waterproof. The petitioner provided 2 estimates, one from Brad Williams Construction and the other from Conrad Sheet Metal. Staff supports the work that is outlined in the full estimate provide in the packet. The work will be done by hand with appropriate materials. According to the preservation briefs the store front should be preserved and the color should match the time period and the surrounding structures. Care should be taken when removing materials. Staff is recommending in favor.

Brad Williams, 613 E Grove, is the contractor speaking on behalf of the case. He stated that in projects like these he would typically use cedar. However, he will be using white oak because of the density of the material and its resistance to the elements. The weight of the glass is also a factor. He will provide temporary waterproofing and security for the building. Ms. Cline asked if the quote involved scrapping and painting as well. Mr. Williams stated that it did not, another contractor would be doing that work. Ms. Cline asked if the same color would be used. Mr. Williams stated he is not aware of a change in color.

Mr. Elterich motioned to approve case BHP-19-18 for half of the full project amount with a request for \$1550.00. Seconded by Mr. Scharnett. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Mr. Scharnett—yes; Ms. Bailen—yes; Ms. Cline—yes; Ms. Chissell—yes Chairperson Graehling—yes.

MINUTES: The Commission reviewed the minutes of the June 21, 2018 meeting. Chairperson Graehling corrected scrivener errors on page 2 and 3. Ms. Cline corrected scrivener errors on page 1.

Mr. Scharnett motioned to approve the minutes as amended. Seconded by Ms. Cline, the motioned was approved by voice vote.

OTHER BUSINESS:

Ms. Cline would like City staff to be aware that there are still holes on Summit Street on the west side. The Commission transferred funds in order to repair these areas and would like to make staff aware.

Chairperson Graehling stated a Franklin Park Histoirc Plan was brought to her attention by Mr. Tim Maurer. Staff is aware of the plan as well as the Parks Department. Staff will update the Commission when more conversations between Parks, Mr. Maurer and Community Development occur.

NEW BUSINESS:

Ms. Chissell stated she will be having a press conference to announce her candidacy for City Council. The announcement will take place on August 10th in front of the Museum of History at 4:30PM. If Ms. Chissell gets elected, she will no longer be able to serve on the Historic Preservation Commission.

ADJOURNMENT:

Mr. Elterich motioned to adjourn; seconded by Ms. Chissell. The meeting adjourned at 6:37 P.M. by voice vote.

Respectfully Submitted.

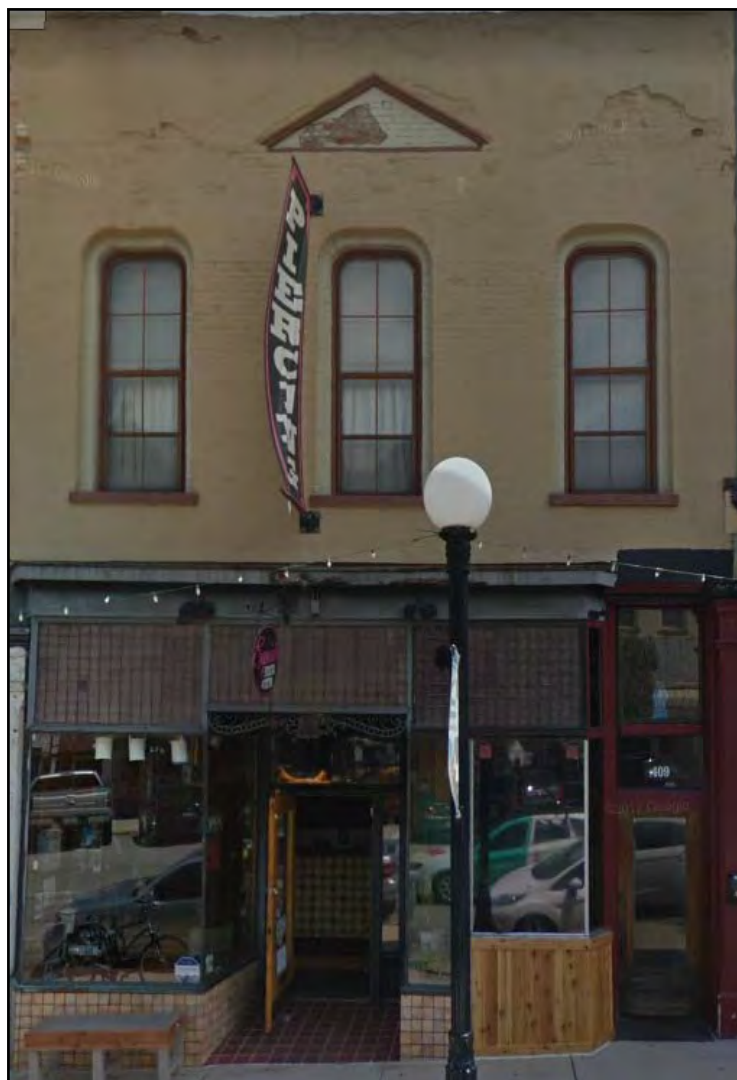
Izzy Rivera
Assistant City Planner

**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
AUGUST 16, 2018**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-20-18	Rust Grant	409 N Main	Masonry repairs	Izzy Rivera Assistant City Planner

REQUEST:	A Rust Grant for \$15,998.00 to pay for labor and materials for the removal of metal flashing, installation of new copper flashing, mortar and masonry repairs.
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STAFF RECOMMENDATION:	Staff recommends <i>approval</i> of the grant request contingent upon the Commissions review and approval of materials, for masonry repairs, painting and new copper flashing at 409 N Main St., F. Niegarth Building c. 1871 (Contributing)
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Fred Wollrab and RJV Construction

PROPERTY INFORMATION

Existing Zoning: B-3

Existing Land Use: Mixed use

Property Size:

PIN: 21-04-189-007

Historic District: Downtown District

Year Built: 1871

Architectural Style:

Architect: unknown; F. Neigarth Building

SURROUNDING ZONING AND LAND USES

Zoning

North: B-3, Central Business

South: B-3, Central Business

East: B-3, Central Business

West: B-3, Central Business

Land Uses

North: Retail/Restaurant

South: Retail

East: Retail

West : Commercial

Analysis:

Submittals

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

1. Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

The subject property, 409 N Main St., is located on the east side of N Main St. The property is within the Downtown Historic District and the Rust Grant boundaries. The property was built in 1871 and is referred to as the F. Niegarth Building in the Historic Preservation Plan. The structure is considered contributing which adds to the historic qualities of the area. The building is a two story mixed use building. The façade consists of brick with deteriorating mortar. The store front has rusted metal flashing above the windows and mixed tile for the entrance flooring. The petitioner is requesting \$15,998.00 to cover half of the costs for extensive repairs to the façade of the building. The petitioner would like to remove the metal flashing and replace it with copper; remove all deteriorating brick areas and repair the masonry, as well as wash, prime and paint the exterior of the building. The petitioner received two quotes. The first quote is from R. J. V Construction Inc. for \$31,996.00. The second quote is from Brittin Painting and Construction for \$35,407.00

Staff recommends the work proposed under the quote of \$31,996.00. The work proposed outlines details of the work and care that will be taken when cleaning the structure. Historic Preservation Brief 11, "Rehabilitating Storefronts" and Historic Preservation Brief 2, "Repointing Mortar Joints in Historic Masonry Buildings" states repairing should be considered first. The petitioner is proposing to safeguard the brick at the top of the building by applying a sealant. Since the mortar is deteriorating and crumbling, safe disposal and gentle surface

cleaning should be done when making these repairs. When painting a storefront, the color should be based on the buildings historical appearance and should complement the area. The petitioner is proposing to use a masonry primer specially designed for porous masonry surfaces. A caulk will be used on the windows in preparation for the paint as well. The metal flashing on the storefront is rusted and deteriorating, and the petitioner proposes to replace with copper. When repairing is not possible, replacing can be done with materials that are more resistant to the elements. Copper is a corrosion resistant and malleable metal.

Analysis

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

FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the petitioner intends to remove deteriorating mortar and protect the brick by applying a sealant. This will continue to preserve the storefront. **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 materials that will be used are more resistant to the elements and will assist in preserving the architectural features. No structural changes are being proposed. The color of the paint should be historically accurate for the period of the structure as well as compliment surrounding architectural structures.*
- 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 standard is met.***
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the petitioner recognizes the standard and it is met.*
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; the petitioner will be washing*

the building by hand. No sandblasting, corrosive or harsh materials should be used. **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 work that will be preserving the storefront. **The standards is met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; no sandblasting or high-pressure washing should occur, or the use of harsh chemicals. **The standard is met.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; **the standard is met.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **the standard is met.***

STAFF RECOMMENDATION:

Staff recommends approval of the **Rust Grant** of **\$15,998.00** request, contingent upon the Commissions review and approval of materials, for masonry repairs, painting and new copper flashing at 409 N Main St., F. Niegarth Building c. 1871 (Contributing)

Respectfully Submitted,

Izzy Rivera
Assistant City Planner

Attachments:

- Rust Grant Application
- Budget estimates
- Photos of building and proposed work



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

JUL 17 2018
[Signature]

APPLICATION

Property Address: 409 W MAIN

Year Built 1900's

Architectural Style: MASONRY

Architect:

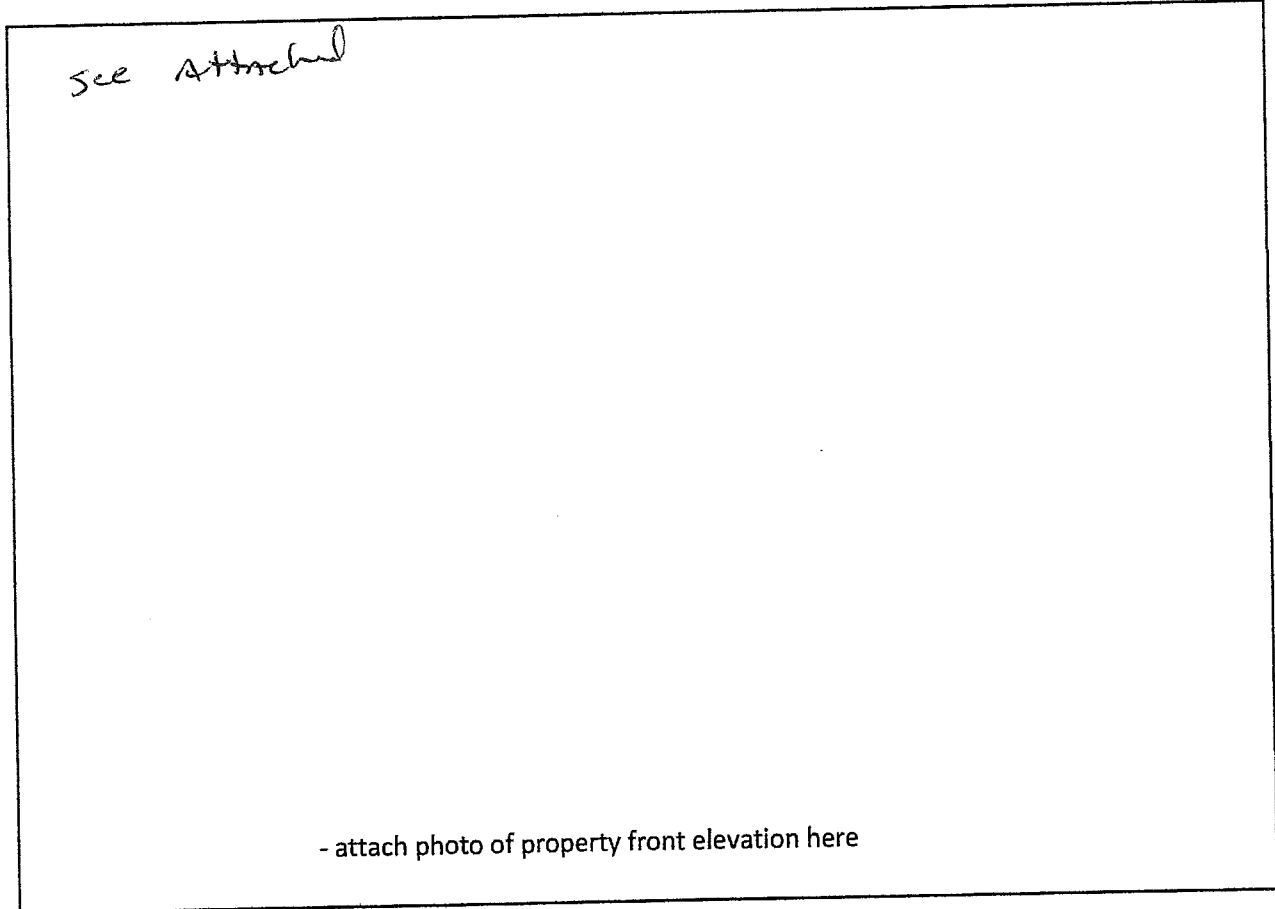
Scope of work (please select the option that best describes the type of work):

Preservation of a non-historic property/non-contributing structure

Cost of Proposed Work (Estimate 1): \$31,996.⁰⁰

Cost of Proposed Work (Estimate 2):

Grant Amount Requested:



Detailed Description of Proposed Restoration Work:

see Estimate & Picture 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)

Applicant Name: Fred Wellrab / RSU Construction LLC

Applicant Address: 107 Hilltop RD. 61701

Phone: [REDACTED]

Email: Fred@Fredwellrab.NET

Applicant Signature

Date 7-9-18

[Handwritten Signature]

[REDACTED]

RETURN TO:

City Planner
City of Bloomington Community Development Department
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341
Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
→7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

R.J.V. Construction Inc.
 3102 Harvest hill Ave
 Bloomington, IL 61705
 (309) 275-4331

Estimate

Prepared for:

Fred Wollrab
 107 Hilltop Dr
 Bloomington, IL 61701

7/9/2018

Proposal	Total
409 n Main	
Metal flashing detail	
Remove metal flashing, and small roof / Awning above window	
Bend copper flashing and roof metal to cap over entire covering over window	
lift rental	
Total	\$ 7,806.00
Masonry repair	
Remove all the areas that are falling and falling off the brick areas. Coat the entire upper area of the building that is brick since most of it is starting to crumble with a thin coat of seal rite.	
lift rental	
Total	\$ 13,390.00
Exterior painting	
Hand wash front of building	
Misc caulking to be done with Urethane masonry PL caulk-grey.	
Prep all areas to receive paint	
Apply S.W. Loxon Masonry primer to entire face	
Apply 2 coats of S.W. Super paint to entire front	
Lift rental	
Total	\$ 10,800.00
Disposal included.	

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

Subtotal \$ 31,996.00

TOTAL \$ 31,996.00

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

X _____
 Authorized agent

BRITTIN

Painting & Construction

623 E. Chestnut Street
Bloomington, IL 61701

Mobile: 309-275-7694

PROPOSAL SUBMITTED TO Fred Wollrab	PHONE	DATE
STREET 107 hilltop dr	JOB NAME 409 N. main B1m	
CITY, STATE, AND ZIP CODE Bloomington, Ill 61701	JOB LOCATION	JOB PHONE

1.) exterior painting -

wash front of building, prep all areas to be painted
caulk with urethane masonry PL caulk grey
apply Loxon masonry primer to entire face of building
apply 2 coats Super paint to entire front of building
rental of lift. \$11700

2.) masonry repairs -

remove loose mortar from brick areas, coat entire upper
area of the building with thin coat sealrite
rental of lift \$15400

3.) metal flashing + roof repair -

remove metal flashing above window + replace
install new copper flashing + roof material over
entire window area + awning
rental of lift. \$8307

WE PROPOSE hereby to furnish labor — complete in accordance with above specifications, for the sum of:

thirty five thousand four hundred and seven _____ dollars (\$ 35,407⁰⁰).

All work is to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized
Signature

Scott Brittin


Note — This proposal may be
withdrawn by us if not accepted within 30 days.

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

Date of acceptance _____

Signature _____

Signature _____



Remove old mortar and coat upper area with a thin coat of seal rite

Windows caulked with Urethane masonry PL caulk-grey, prep all areas, apply SW Loxon Masonry primer and 2 coats of SW Super paint

Remove metal above windows, install new copper flashing, bend a new copper roofing cap, and new copper fascia metal

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
AUGUST 16, 2018

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-21-18	Rust Grant	414 N Main St.	New entryway	Izzy Rivera Assistant City Planner

REQUEST:	Rust Grant for \$25,000 to pay for labor and materials for the removal of front wall and construction of new entry way with glass panels.
-----------------	---

STAFF RECOMMENDATION:	Staff recommends <i>approval</i> of the grant request for labor and materials for the removal of front wall and construction of new entry way with glass panels at 414 N Main St., Phillip Ryan Building c. 1887 (Contributing).
------------------------------	--



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Robert Vericella and Butch Thompson-Reality Bites owner

PROPERTY INFORMATION

Existing Zoning: B-3

Existing Land Use: Restaurant

Property Size:

PIN: 21-04-194-006

Historic District: Downtown District

Year Built: 1887

Architectural Style:

Architect: unknown; Phillip Ryan Building

SURROUNDING ZONING AND LAND USES

Zoning

North: B-3, Central Business

South: B-3, Central Business

East: B-3, Central Business

West: B-3, Central Business

Land Uses

North: Retail/Restaurant

South: Retail

East: Retail

West : Commercial

Analysis:

Submittals

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

1. Rust Grant Application
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

The subject property, 414 N Main St., is located on the west side of N Main St. The property is within the Downtown Historic District and the Rust Grant boundaries. The property was built in 1887 and is referred to as the Phillip Ryan Building in the Historic Preservation Plan. The structure is considered contributing which adds to the historic qualities of the area. The building is a three story mixed use building. The façade is brick and contains large glass windows, and an outdoor seating patio. There is an entrance for Realty Bites and another door to the east in order to access the other stories of the building. The petitioner is requesting \$25,000 to cover half of the costs to remodel the store front. The petitioner would like to install commercial glass garage doors and commercial Kawneer door entry system. This would also require a new interior wall as well as the installation of brick or slate tile to match the entryway to the rest of the building. The Rust Grant is geared towards façade improvement which includes remodeling of window display areas and the interior work that is included with the window display areas. The petitioner received two quotes. The first quote is from R. J. V Construction Inc. for \$54,838.45. The other quote is from D.W Scott Interior Construction for \$51,465.00.

Staff recommends the work proposed under quote of \$54,838.45. Both of the estimates are over the maximum grant amount of \$25,000 and cover the same scope of work. The work proposed includes removal of existing store front, construction of new entry way with Kawneer materials.

Kawneer boasts innovative and high performance materials¹. A new commercial garage door will be installed and the interior wall structure will be constructed as well.

Remodeling of a storefront on a contributing structure should be historically relevant and complement the existing structures. However, staff was unable to find a historic photograph to confirm the original storefront. Changes throughout the years could have been made which have removed original features. The corridor along the block consists of glass store fronts and several awnings. The site directly west of the subject property has a transparent window façade as well. Transparent, majority window storefronts, ensure visibility into spaces and appear inviting for pedestrians. This will continue to promote walkability in the downtown, and promote retail use. The store front at 414 N Main St. will also become flushed with the building and eliminate the outdoor seating patio. This will also add to the uniformity of the corridor. According to the Historic Preservation Brief 11, “Rehabilitating Historic Storefronts” material, window style and color should be taken into consideration in order to contribute, and compliment the surrounding structures.

Analysis

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

FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the commercial use is appropriate. **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; staff is unable to confirm the original storefront. The proposed project will compliment surrounding storefronts with glass display windows. **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; any additional materials should match the existing façade or compliment the surrounding structure. The petitioner is proposing to add materials that will match brick or stone currently on the structure. **The standard is met.***

¹ https://www.kawneer.com/kawneer/north_america/en/info_page/about_kawneer_namer.asp?desc=about-kawneer-market-solutions

4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; **the standard is met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; no sandblasting, high pressure washing or harsh chemicals should be used, not only to protect the subject property but surrounding structures and architectural elements as well. **The standard is met.***
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; . The remodeling of the storefront will still compliment the structure and the surrounding historic downtown corridor. **The standards is met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; no sandblasting or high-pressure washing should occur, or the use of harsh chemicals. **The standard is met.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; it is unknown what elements of the current storefront are original. The petitioner proposes a design that will complement the surrounding buildings and district. **The standard is met.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **the standard is met.***

STAFF RECOMMENDATION:

Staff recommends approval of the **Rust Grant** request of **\$25,000** for labor and materials for the removal of front wall and construction of new entry way with glass panels at 414 N Main St., Phillip Ryan Building c. 1887 (Contributing).

Respectfully Submitted,

Izzy Rivera
Assistant City Planner

Attachments:

- Rust Grant Application
- Itemized Budget
- Photos of building

Remitty books



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

JUL 17 2018

APPLICATION

Property Address: 414 N Main

Year Built - 1900's

Architectural Style: Brick

Architect:

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

Preservation of a non-historic property/non-contributing structure

Cost of Proposed Work (Estimate 1): 54,838.45

Cost of Proposed Work (Estimate 2):

Grant Amount Requested: \$25,000

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

see Estimate + Drawing

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)

Applicant Name: Robert Vericella - Butch Thompson - Realty bids owner

Applicant Address: 3102 Harvest Hill Ave, Bloomington IL 61705

Phone:

Email:

Applicant Signature

Date 7-16-18

RETURN TO:

City Planner
City of Bloomington Community Development Department
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341
Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
→ 7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

R.J.V. Construction Inc.

3102 Harvest hill Ave
Bloomington, IL 61705
(309) 275-4331

Estimate

Prepared for:

Reality Bites
414 N Main st.
Bloomington, IL 61701

7/16/2018

Proposal	Total
Reality Bites	
Remove front wall, tile floor, seperation wall front patio to restraurant.	
Build new entry way with Kawneer Bronze aluminum tube framing and glass panels. Install comercial Kawneer door entry system Per drawing	
Install new flashing where stone wall is removed	
Install treated knee wall, plywood, tyvac, install aluminum cap over knee wall	
Install Brick or slate tile to match either bricks on building or slate around entry to lofts	
Install structural aluminum post and beam for front glass work	
Install commercial glass garage door on top of knee wall	
Install glass panels and frames above glass garage door and on the inside corner of entry	
Exit lighting	
Disposal	
Temporary walls during construction	
Rough cleanup during construction	
Prep job site for construction	
Relocate existing lighting	
Trim out inside of new exterior walls	
Architects fee	
Permits	
Total	\$ 54,838.45

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

Subtotal \$ 54,838.45

TOTAL \$ 54,838.45

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

X _____
Authorized agent

D. W. Scott Interior Construction
911 W. MacArthur Ave.
Bloomington, IL 61701
(309)-533-8788
dwscottconstruction@gmail.com



PROPOSAL

ADDRESS

Reality Bites
414 N. Main St
Bloomington, IL 61701

PROPOSAL

DATE 08/05/2018

ACTIVITY	QTY	RATE	AMOUNT
Patio/ Entry	1	51,465.00	51,465.00
SCOPE OF WORK			
- Design/ permit fees			
- Site prep			
- Demolition			
- Remove flooring			
- Remove front wall, & ext. wall between patio and restaurant			
- Misc. demolition as needed			
- Framing (refer to plans)			
- Frame temporary walls as needed			
- Frame new knee wall using steel studs @ E. Side of patio			
- Frame new vestibule @ entry using steel studs			
- Install plywood sheathing/ housewrap/ flashing on ext. walls.			
- Glazing (refer to plans)			
- Using Kawneer commercial aluminum tube framing/ glass panel storefront system. (Bronze finish)			
- Install necessary structural aluminum framing			
- Install commercial entry system/ necessary hardware @ vestibule			
- Install aluminum framing/ glass panel system @ S.E. corner of vestibule			
- Install commercial glass, retractable, overhead door system on top of knee wall			
- Install aluminum framing/ glass panel system beside & above overhead door system			
Exterior Finish			
- Install aluminum cap on top of knee wall			
- Install brick or slate tile on face of knee wall			
- Install misc. exterior trim as needed to create finished			

ACTIVITY	QTY	RATE	AMOUNT
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appearance

Interior Finish

- Install tongue and groove car siding or similar sheet good panels on both sides of N. vestibule wall
- Install misc. interior trim as needed to create finished appearance

Electrical

- Relocate existing electrical/ lighting
- Install new exit lighting

Disposal

- Daily/ weekly clean-up of job site
- Final clean-up of job site
- Disposal fees

Labor estimated as prevailing wage.

TOTAL

\$51,465.00

Accepted By

Accepted Date

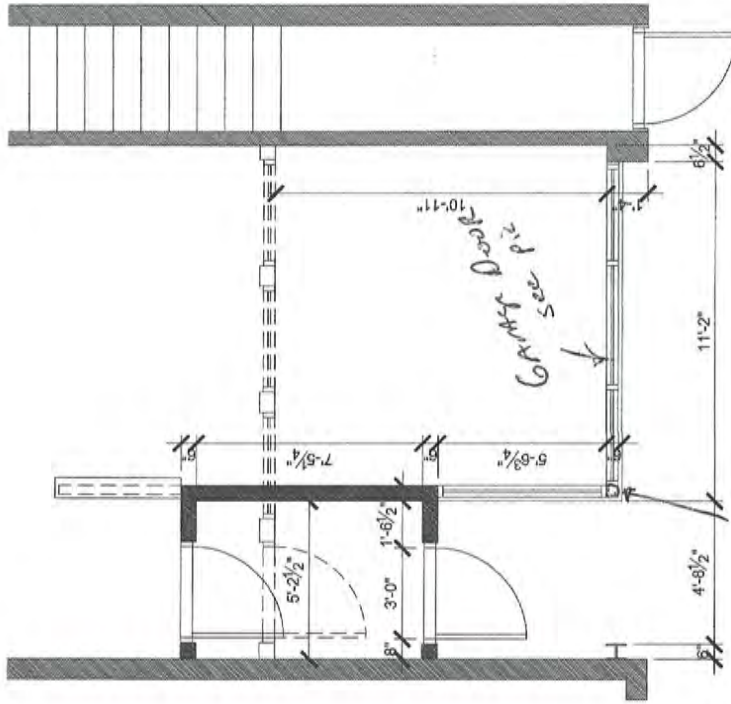
PROJECT TITLE:
 PROPOSED IMPROVEMENTS FOR
REALITY BITES
 A RESIDENTIAL RENOVATION FOR
 R.J.V., INC.
 PROJECT ADDRESS:
 BLOOMINGTON, ILLINOIS

PROJECT OWNER:

DRAWING INFORMATION:
 PROJECT NO. 18008
 SHEET 2 OF 1 SHEETS

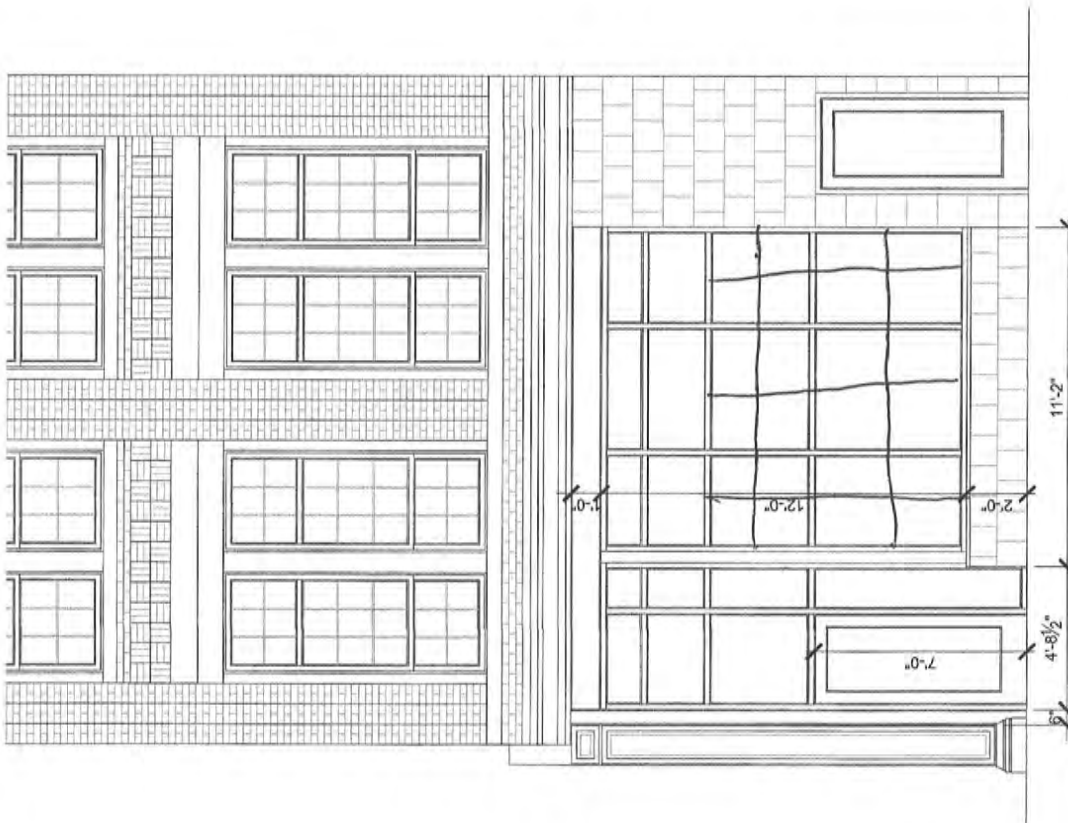
DRAWING TITLE:
SD2.1
 PROPOSED WORK

DRAWN BY: SCJ
 DRAWING DATE: 06/05/18
 REVISIONS:



PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

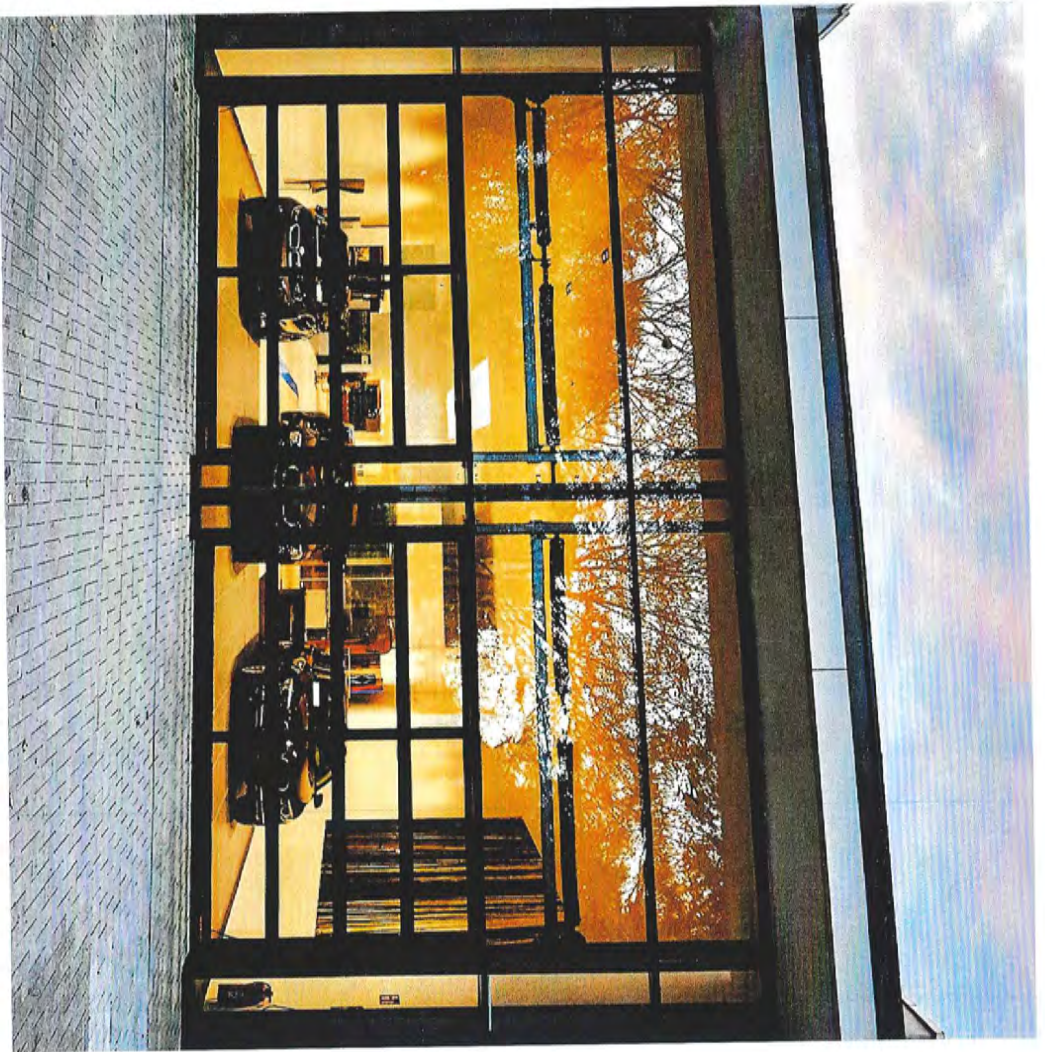


PARTIAL EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY — NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF CLEARSTONE CONSTRUCTION, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CLEARSTONE CONSTRUCTION, INC. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING AGREES TO HOLD CLEARSTONE CONSTRUCTION, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.



CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
AUGUST 16, 2018

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-22-18	Rust Grant	111-113 E Monroe St	Roof top patio	Izzy Rivera Assistant City Planner

REQUEST:	A Rust Grant for \$19,965.50 for the construction of a roof top patio, requiring the installation of rubber underlayment, pedestal bases and grid, concrete pavers, lighting and aluminum fencing.
-----------------	--

STAFF RECOMMENDATION:	Staff would like additional information regarding the structure, and architectural design elements in order to make a determination.
------------------------------	--



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Fred Wollrab

PROPERTY INFORMATION

Existing Zoning: B-3

Existing Land Use: Retail Space

Property Size:

PIN: 21-04-194-006

Historic District: Downtown District

Year Built: 1900

Architectural Style: commercial warehouse

Architect: unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: B-3, Central Business

South: B-3, Central Business

East: B-3, Central Business

West: B-3, Central Business

Land Uses

North: Retail/Office/Restaurant

South: Retail/Restaurant

East: Church

West : Retail

Analysis:

Submittals

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

1. Rust Grant Application
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

The subject property, 111-113 E Monroe St., is located on the south side of Monroe St. The site is a commercial structure with a non-contributing status, however it is located adjacent to the contributing BS Green Building built in 1901 by Arthur L. Pillsbury. The site is located within the Downtown Historic District and the Rust Grant boundaries. While it does qualify for a Rust Grant, as a non-contributing structure, it has a lower funding priority than other projects. The building is a one story commercial structure. The petitioner is proposing to construct a roof top patio. The installation would require underlayment, pedestal base, concrete pavers, lighting and a fence. The petitioner received two quotes. The first quote is from R.J.V Construction Inc. for \$39,931.00. The other quote was from D.W Scott Interior Construction for \$43,320.00

The Historic Preservation Briefs do not explicitly address roof top patios. However, based on Historic Preservation Brief 4, "Roofing for Historic Buildings", review from staff and the building inspector, more information is needed in order to make a recommendation. In order to maintain the historic quality of the area and the surrounding contributing structures, the proposed work should be consistent with the features of adjacent and adjoining buildings. Decorative roofing elements could be added, to showcase architectural elements and further compliment the district. However, these and more, are dependent upon the structure and the state in which the roof is currently in. Civil engineering plans are necessary in order to establish the building is structurally sound to hold the weight of snow, flooring, furniture and people.

Analysis

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

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;* the site is located in the Historic Downtown, surrounded by mixed use development. **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;* there will be no changes to the façade, new elements could be added that will showcase the period of the building, as decorative roof elements. The commercial structure is also non-contributing. **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 commercial building is a non-contributing structure in the Historic Downtown District, changes to the structure would make use of space that is currently not used and could have a positive impact in the downtown area. **The standard is met.**
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* the petitioner recognizes the standard and it is met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* architectural elements could be added to a roof, staff would like to view a rendering of the stylistics elements that will be added to the roof top patio. **the standards is not 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 standards is met.***

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; no sandblasting or high-pressure washing should occur, or the use of harsh chemicals. **The standard is met.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; this roof top addition should not impact adjacent property. There are no store front changes proposed. However a roof top patio will add to the structural elements of the building. Roof top plans and specifications should be provided in order to ensure the structure can withstand the weight of a rooftop patio. **The standard is not met.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **the standard is met.***

STAFF RECOMMENDATION:

Staff would like additional information regarding the roof, state of structure, and architectural design elements in order to make a determination at 111-113 E Monroe St., commercial warehouse c. 1900.

Respectfully Submitted,

Izzy Rivera
Assistant City Planner

Attachments:

- Rust Grant Application
- Budget Estimates
- Rooftop sketch
- Photos of building

HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

ELIGIBILITY

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

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

JUL 17 2018


APPLICATION

Property Address: 111-113 E Monroe

Year Built 1900's

Architectural Style:

Architect:

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

Preservation of a non-historic property/non-contributing structure

Cost of Proposed Work (Estimate 1): 39,931.⁰⁰

Cost of Proposed Work (Estimate 2):

Grant Amount Requested: 19,965.⁵⁰

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

see Estimate

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)

Applicant Name: *Fred Williams*

Applicant Address: *107 Hill Top Dr*

Phone: 

Email: 

Applicant Signature

Date *7-16-18*

RETURN TO:

City Planner
City of Bloomington Community Development Department
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341
Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

R.J.V. Construction Inc.

3102 Harvest hill Ave
Bloomington, IL 61705
(309) 275-4331

Estimate

Prepared for:

Fred Wollrab
107 Hill Top Dr
Bloomington, IL61701

7/12/2018

Proposal	Total
Roof Top Patio	
Install rubber underlayment	
Install adjustable pedestal bases and grid	
Install 24"x24" concrete pavers	
Apply sealer to pavers	
Crane charge to boom to roof	
Aluminum fence fabrication and installation	
Dispose of waste	
Add exterior lighting	
total	\$ 39,931.00

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

Subtotal \$ 39,931.00

TOTAL \$ 39,931.00

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

x _____
Authorized agent

D. W. Scott Interior Construction
911 W. MacArthur Ave.
Bloomington, IL 61701
(309)-533-8788
dwscottconstruction@gmail.com



PROPOSAL

ADDRESS

Fred Wolrab
107 Hill Top Dr.
Bloomington, IL 61701

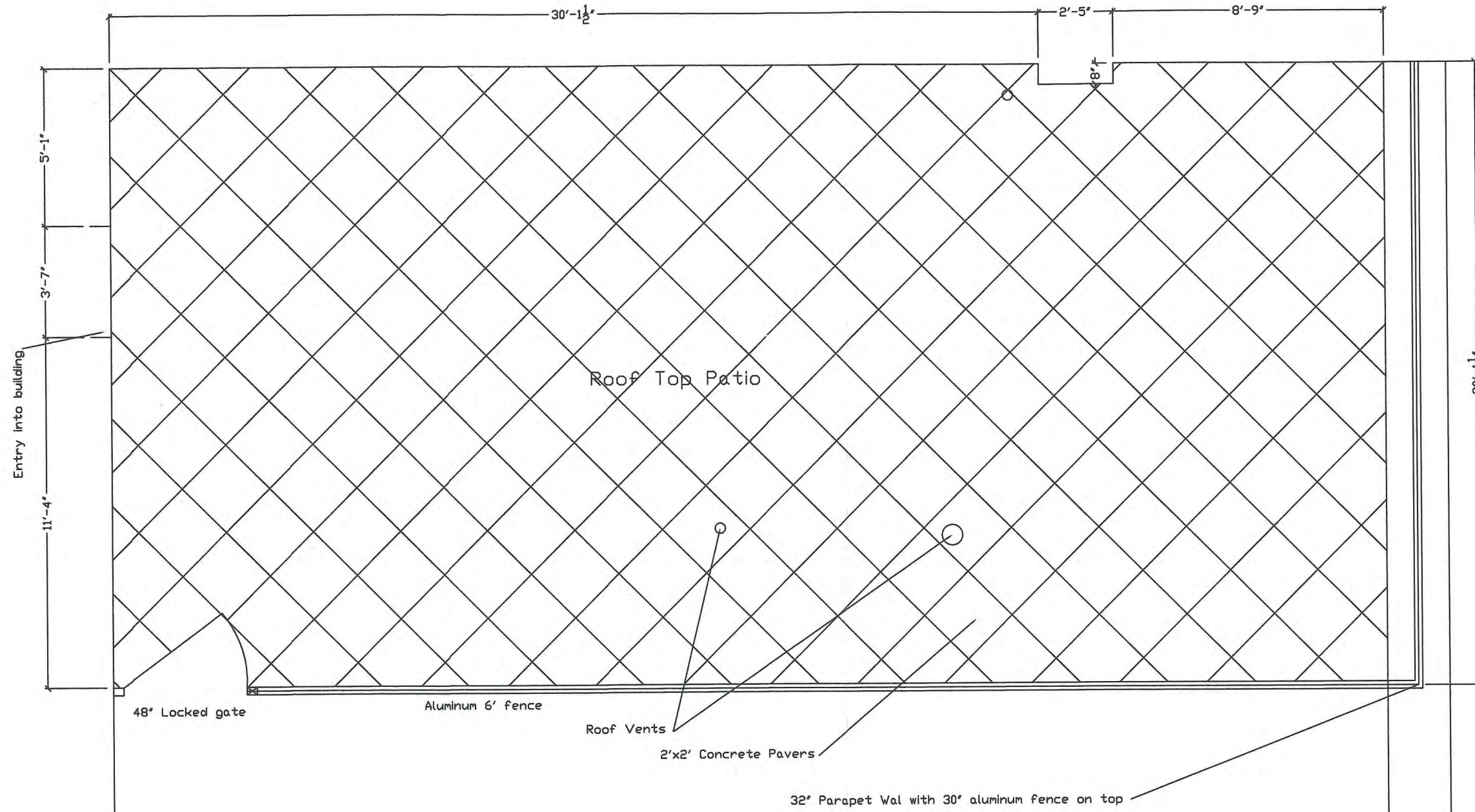
PROPOSAL #

DATE 08/05/2018

ACTIVITY	QTY	RATE	AMOUNT
Roof- Top Patio	1	42,320.00	42,320.00
SCOPE OF WORK			
Design/ permit fees			
Equipment fees			
- Crane fee			
Site prep			
Floor system			
- Install underlayment			
- Install pedestal base/ grid system			
- Install & seal 2' x 2' concrete pavers			
Guard rail			
- Install aluminum fence system around perimeter			
Electrical			
- Install new electrical fixtures/ lighting as needed			
Disposal			
- Daily/ weekly clean-up of job site			
- Final clean-up of job site			
- Disposal fees			
Labor estimated as prevailing wage		TOTAL	\$42,320.00

Accepted By

Accepted Date



Roof Top Patio

Entry into building

48' Locked gate

Aluminum 6' fence

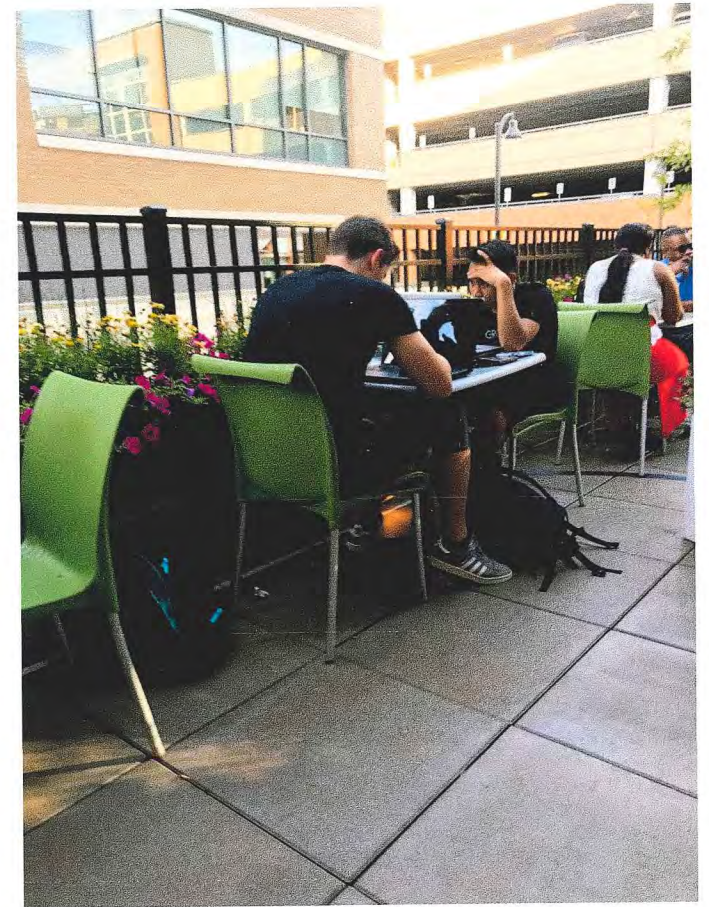
Roof Vents

2'x2' Concrete Pavers

32' Parapet Wal with 30' aluminum fence on top

Existing roof

RJV Construction
Scale 1/4"=1'
111-113 E. Monroe
7/13/18



Skylands™ Concrete Deck Pavers

Raise the status of your roof or patio area with Skylands Concrete Deck Pavers. Adjustable pedestals allow for easy installation and can turn pitched roofs into a flat usable surface.



Skylands Concrete Deck Pavers – Vision





Skylands Concrete Deck Pavers – Custom Color

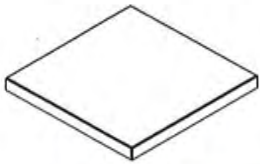


Skylands Concrete Deck Pavers – Vision

Skylands™ Concrete Deck Pavers are lighter than the industry average; the 24" x 2" x 24" (nominal size) slabs are 24 lbs/sq. ft. Building owners are turning to concrete deck pavers for enhancing previously unusable spaces because of their many advantages:

- Prevents water damage with open joints
- Lengthens roof membrane lifespan by stopping harmful UV rays
- Seamlessly integrates with green roof features
- Roof components below slabs are easily accessible

Sizes & Patterns Skylands Concrete Deck Pavers



D x H x L (Nominal Size)
Inches • Millimeters

23³/₈ x 2 x 23³/₈ • 594 x 51 x 594

SF/Unit	Units/SF	SF/Pallet	Units/Pallet	Lbs/Pallet
4	.25	92	23	2258

For on grade applications

Note: Textured paver and patio stone surfaces require a buffer between the plate compactor and the paver surface to prevent scuffing. Refer to County Materials' Interlocking Concrete Paver or Slab Installation Guidelines, or contact County Materials for information.



Skylands Concrete Deck Pavers – Timeless

Color Options **Essence Wood Grain Plank Pavers**

Blended Colors

Standard



Aware



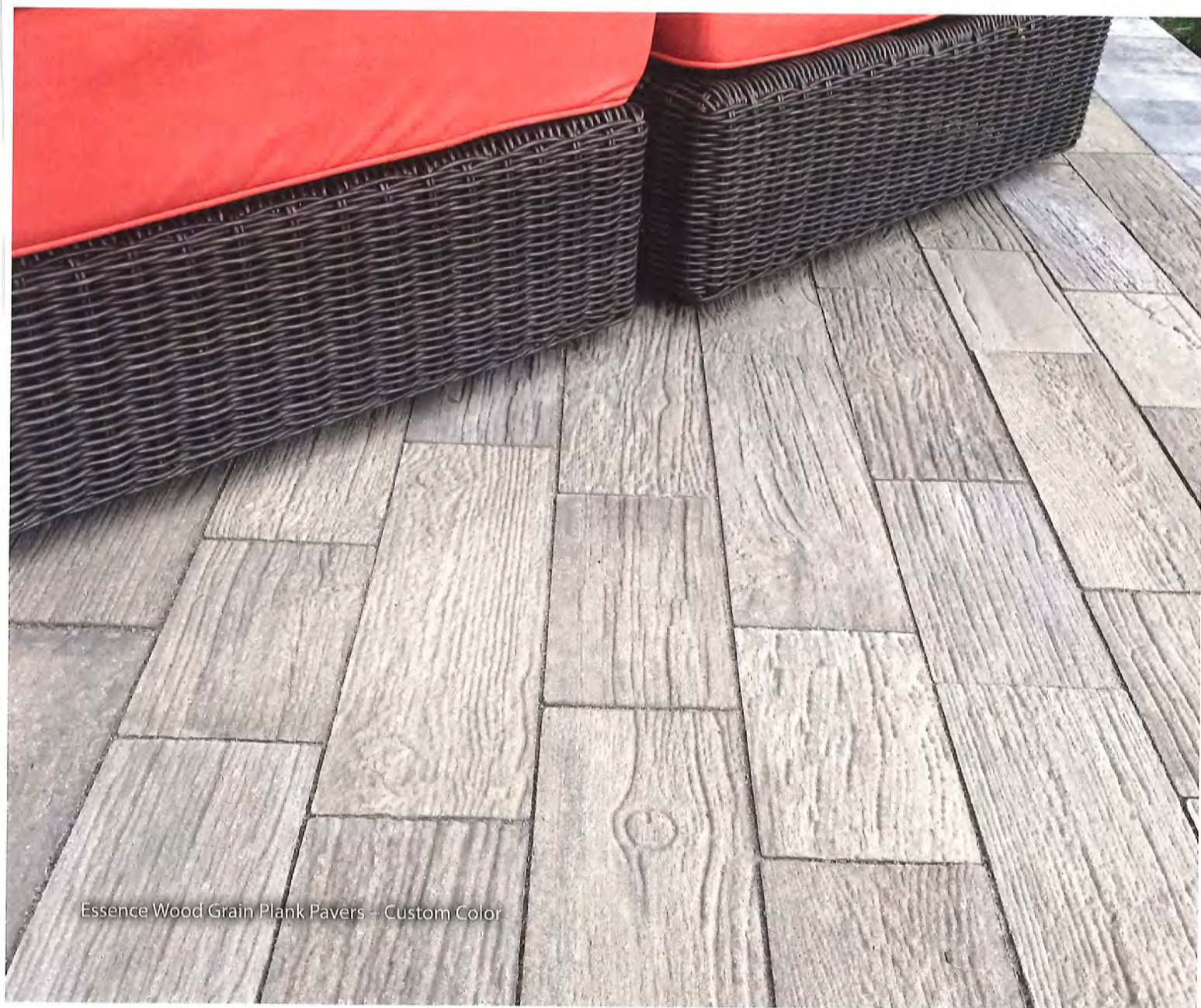
Bliss



Pride



Timeless



Essence Wood Grain Plank Pavers – Custom Color

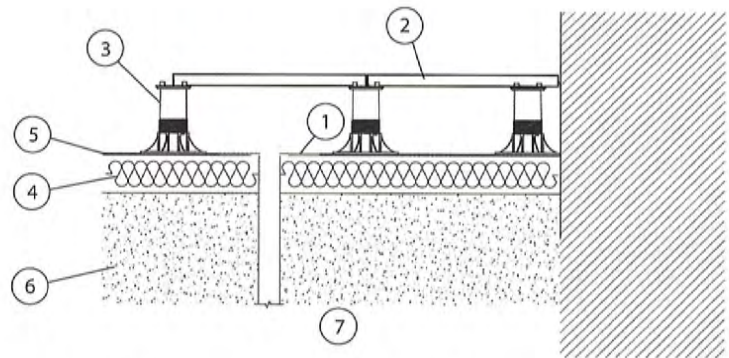
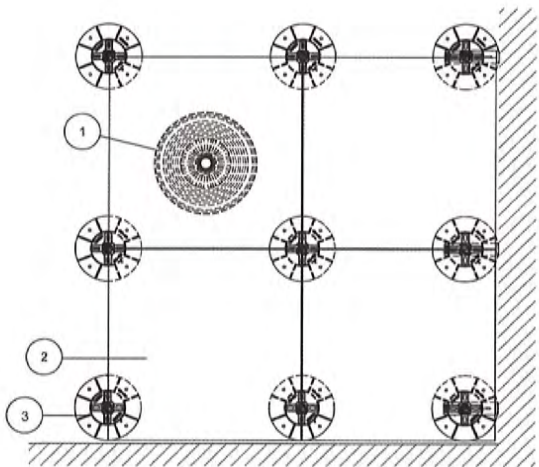


Installation Layout Skylands Concrete Deck Pavers



Adjustable pedestals raise Skylands units to protect the roof below and enhance the space above.

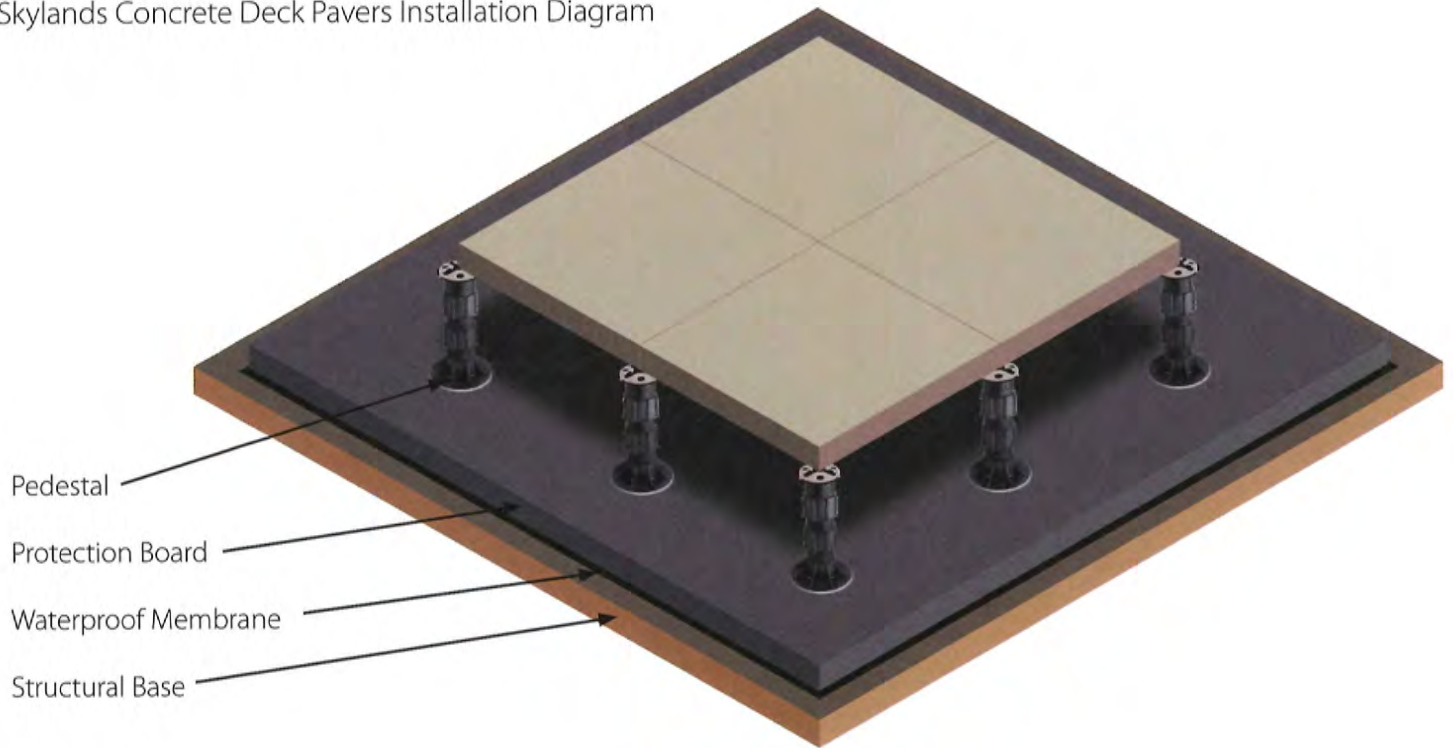
Skylands Concrete Deck Pavers Installation Layout



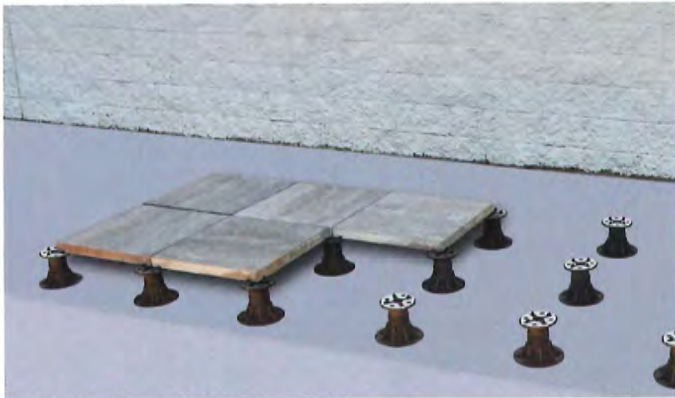
- 1 - Roof Drain
- 2 - Slab
- 3 - Adjustable Paving Support
- 4 - Waterproofing Membrane

- 5 - Thermal Isolation
- 6 - Concrete Slab
- 7 - Pipes

Skylands Concrete Deck Pavers Installation Diagram



Skylands Concrete Deck Pavers Installation Process



Determine pedestal height, layout and grid



Lay pavers 24" on center



Use level during installation process for precision



Easy adjustment with pavers in place



Crest Bullnose Pavers – Vision
with Summit Stone Landscape Units – Hush and Haven,
and Elements Paving Stones – Vision, Haven and Oasis

Color Options Skylands Concrete Deck Pavers

Blended Colors

Standard



Haven

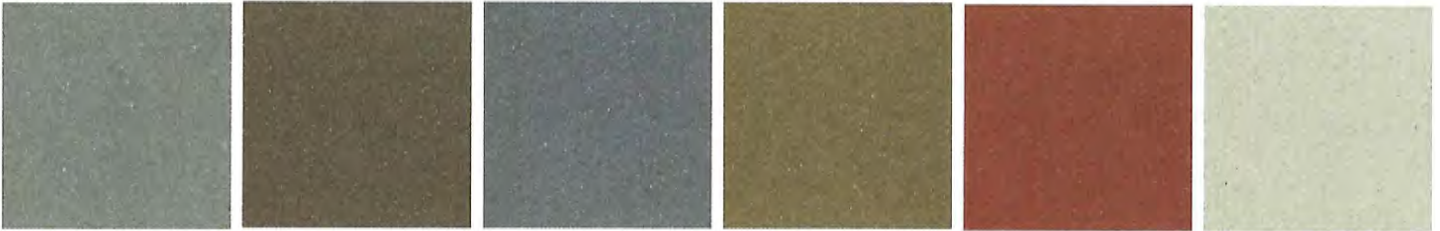
Oasis

Serenity

Timeless

Solid Colors

Standard



Dream

Homecoming

Reflection

Reunion

Traditions

Vision

• Also available in Rustic and Hammered Colors manufactured On Demand.



Skylands Concrete Deck Pavers – Timeless