



**AGENDA  
HISTORIC PRESERVATION  
REGULAR MEETING  
CITY HALL COUNCIL CHAMBERS  
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701  
THURSDAY, SEPTEMBER 20, 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 August 16, 2018 regular meeting of the Bloomington Historic Preservation Commission.
- 5. REGULAR AGENDA**
  - A. **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. **Tabled from 08/20/18**
  - B. **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. **Tabled from 08/20/18**
- 6. OTHER BUSINESS**
- 7. NEW BUSINESS**
  - A. Approve 2019 Meeting Dates
- 8. ADJOURNMENT**

**DRAFT MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, AUGUST 16, 2018 5:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE ST.  
BLOOMINGTON, ILLINOIS**

- MEMBERS PRESENT:** Chairperson Sherry Graehling, Mr. John Elterich,  
Ms. Lea Cline, Mr. Paul Scharnett
- MEMBERS ABSENT:** Mr. Levi Sturgeon, Ms. Ann Bailen, Ms. Georgene Chissell
- OTHERS PRESENT:** Ms. Katie Simpson, City Planner, Ms. Izzy Rivera, Assistant City  
Planner
- CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:01 P. M.
- ROLL CALL:** Ms. Rivera called the roll. Four members were present and  
quorum was established.
- PUBLIC COMMENT:** None

Chairperson Graehling motioned to move into the regular agenda items first, then review the minutes from the July 19<sup>th</sup> regular meeting.

**REGULAR AGENDA:**

**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 St.**

Chairperson Graehling introduced the case. Ms. Rivera presented the staff report. She reviewed the location of the site as well as the history. The site is located within the Rust Grant boundaries. Built in 1871 and referred to as the F. Neigarth Building in the Bloomington Historic Preservation Plan. The building is considered contributing therefore it adds to the historic qualities of the area. There is deteriorating mortar, which the petitioner would like to repair. Ms. Rivera stated the petitioner submitted the two quotes that are required by the Rust Grant. Staff is recommending in favor of the grant that outlines the hand cleaning methods. The petitioner will be removing the crumbling mortar, sealing the area around the windows, and painting. The Historic Preservation Briefs state repairing should be done when possible. Materials that will be used are specifically made for masonry work and staff recommends approval contingent upon the Commission's satisfaction with the materials.

Bobby Vericella, 3102 Harvest Hill Avenue, was present as a representative for the case. Mr. Scharnett asked if he was aware that prevailing wage applies to the project, and that it recently changed. Mr. Vericella stated he was aware. Mr. Scharnett asked if the changes have been applied to this project. Mr. Vericella stated the change was not significant enough to change his estimate. Mr. Scharnett asked how staff was ensuring that prevailing wage was applied appropriately. Ms. Simpson stated after the project is complete the petitioner must submit copies of the receipts and insurance, this breaks down fees and labor being paid out; as well as certified payroll. Mr. Vericella stated he is familiar with the process, as he has done projects like these before and his accountant takes care of the paperwork. Mr. Scharnett expressed his concerns with the mortar and wanted to identify if the material was in fact mortar. Cement plaster could have been used during the construction as well. He asked Mr. Vericella to define seal rite. Mr. Vericella stated that portion of the project was contracted out to a masonry contractor. Seal rite is what they recommended as a coating, he stated it was similar to an elastomeric coating. Mr. Scharnett shared his concerns with this, sealants such as those on the exterior over masonry can damage the underlying brick. There could be effects by placing the sealant on cement plaster as well. Mr. Vericella stated most of the cement plaster would be removed, it is in bad shape as it is and brick appears to be underneath. He stated the plan is to remove all the plaster to get to the brick and nothing more would be placed on top. Mr. Scharnett asked if a cap would be placed over the brick. Mr. Vericella stated they had not done as estimate for that, however if the clay ones are damaged, metal caps will be put in. Mr. Scharnett stated without a cap, the brick will be exposed to moisture. Mr. Vericella stated he will ensure that there is a proper cap. He stated that he and Mr. Wollrab have been working on many buildings and they have sealed soft brick and it has lasted longer. In 5 years there will be some peeling but with proper maintenance the building will continue to look preserved. Mr. Scharnett asked for information on the type of mortar that will be used, Mr. Vericella stated it was type N. Mr. Scharnett suggested they use type O as it is softer and could have less of an impact on the brick. Mr. Vericella stated he would make that recommendation to the masonry contractor.

Ms. Cline asked if there were any historic photographs which showed what the building looked like during its time. Mr. Vericella stated that they did not have any. Mr. Scharnett asked if the copper flashing was a contributing element. Mr. Vericella stated this material was what the owner would like to see used, also parts of the flashing are already copper. Mr. Scharnett asked if the cornice detail would be staying, Mr. Vericella stated that it would be. The work is going to be like for like. Ms. Cline asked if the color on the building would stay the same, Mr. Vericella stated the color that is seen on the picture is aged copper, as for the top of the building, Mr. Vericella will be speaking with the owner to pick a color that will complement the area. The copper will be sealed and bended by the petitioner. Mr. Scharnett stated his concern is the brick, and the material that is added should not deteriorate the existing materials more. He would like the petitioner to follow the Preservation Briefs, and use softer mortar so as to not damage the brick.

Mr. Scharnett asked if the caulk would be used around the windows only, Mr. Vericella stated that it would be. There is a counter flashing that gets cut into the brick on top of the copper flashing, the top of that will be caulked back into the wall. Mr. Scharnett asked what the attachment back to the wall would be, Mr. Vericella stated it would be a pressure bend that would be caulked on top of that. It will be painted over and not visible after it is installed.

Mr. Elterich asked if the triangular indentation towards that top, was an architectural feature or if there had been a window. Mr. Vericella stated he did not think a window had gone there, but it could have been an attic vent or a simple detail.

Mr. Scharnett made a motion to approve BHP-20-18 for \$15,998.00 with the following conditions: that the petitioner use type o mortar or softer mortar, whichever coating will not further deteriorate the brick, and that the preservation briefs are followed. Seconded by Ms. Cline. The motion was approved 4-0 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Ms. Cline—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

**BHP-21-18 Consideration, review and approval of a Rust Grant for \$25,000.00 submitted by Robert Vericella and Butch Thomson to remodel window display area, replace window and door at 414 N Main St.**

Chairperson Graehling introduced the case. Robert Vericella will speak on behalf of this case as well. Ms. Rivera presented the staff report. She stated the site is located within the boundaries of the Rust Grant, in the Historic Downtown District. The building was constructed in 1887, and referred to as the Phillip Ryan Building in the Bloomington Historic Plan. The building is considered contributing which adds to the historic qualities of the area. Petitioner is requesting \$25,000.00 to remodel the store front, which would entail installing commercial glass garage doors, a new interior wall and installation of brick or slate in the entryway. The petitioner submitted two quotes, which are both over the maximum grant amount. Since they both have the same scope of work, staff is recommending work proposed under the quote of \$54,838.45. Staff was unable to find a historic photograph which would show what the storefront appeared like before, or if any parts of what is there now are original. The surrounding corridor contains many storefront windows with visibility. The new remodel would contribute to the surrounding downtown style. Having window transparency will help pedestrians see inside and promote walkability and retail. Staff reviewed the standards and found the petitioner meets the standards. The building will now be flushed with the others and be compatible as well with the new design. Staff recommends in favor.

Mr. Elterich asked how long ago the wall was built. Mr. Vericella stated the small wall in front of the building was built when the tenant moved in, there used to be a wood deck before that. Ms. Cline stated the description states that brick or slate will be used, however she does not think slate would be appropriate for the period. Mr. Vericella stated that he understands her concerns. He spoke about the garage door that will be put in the storefront, it will be not be a permanent door but will be able to open when weather permits.

Mr. Scharnett expressed concerns about the limitation of the Rust Grant and to what extent the Commission would be able to extend funds for a project such as this. He stated there would also be interior work done along with the store front remodel. Ms. Rivera stated if the interior work is part of a storefront or façade remodeling project it can be considered for funds. Chairperson Graehling stated it could be a possibility that enclosing the open space would restore the storefront to its original state. Mr. Vericella stated the quote is for enclosing and trimming out the wall portion of the outside. The interior work such as flooring and seating is a separate quote between him and the tenant. Mr. Scharnett expressed concerns about the garage door, and that it



may be above and beyond the intent of the Grant. Ms. Simpson asked what type of door he would consider. She stated the purpose for the garage door is to have a multipurpose/functional space. Mr. Scharnett stated he does not have a problem with the concept of the door, only what value it has in terms of historic preservation. Ms. Cline asked if that was Mr. Vericella's rendering, Mr. Vericella stated he hired an architect and that became part of the quote for the project. He stated the garage door that will be installed will be from Kawneer. The cost for a fixed system and one that will open were comparable. Ms. Simpson reviewed the standards, which state as long as significant architectural features and materials are not destroyed a project can be approved. Mr. Scharnett stated in his interpretation, a garage door would not be a compatible architectural or historical feature. Mr. Vericella stated in the past he has gotten grant funding for Kawneer door systems in the downtown. He thinks this type of door will fit in and be compatible with the entire corridor. Ms. Cline asked if it the door would be manufactured specifically for this purpose, Mr. Vericella stated that it would be. Ms. Cline asked if there was any way the manufacturer could make the garage door to resemble the windows at the top of the building. The rendering is very horizontal and the other windows are not. Mr. Scharnett stated he would agree with that remark. He also has concerns with accessibility and life safety. He stated there is a column that will support the garage door, and a significant amount of interior framing will have to be done. He stated that aluminum post will sit on the footing of the building. Mr. Scharnett suggested that a structural engineer needs to sign off on the design to ensure solid construction.

Ms. Cline stated the Commission should consider requesting additional information, such as a rendering from the manufacturer that can imitate the existing windows for a more uniform appearance. Mr. Scharnett stated that slate that is shown on the rendering should be changed to reflect what the petitioner will be installing. The rendering should reflect a less industrial style and a more historic feel. Ms. Cline added this could be achieved with the details. Mr. Elterich asked if the door will have an aluminum look to it, Mr. Vericella stated it will be painted black. Ms. Simpson asked if the Commissioners had an example of a building downtown that had the scaling between the windows that they would like to see for this project. Ms. Cline stated she would like the petitioner to use the existing windows on the upper floors as a guide for the storefront. Mr. Vericella stated the windows will have to be somewhat rectangular in order for them to open. The Commission agreed that they would like to see something more historical that goes along with the neighborhood and it not so trendy.

Ms. Cline motioned to table case BHP-21-18 giving the owner the opportunity to revisit the style of the garage door, and consult an architect on structural issues. Seconded by Mr. Elterich. The motion was approved 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes, Mr. Scharnett—yes; Chairperson Graehling—yes.

**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.**

Chairperson Graehling introduced the case. Robert Vericella would be speaking on behalf of this case. Ms. Rivera presented the staff report. The site is located adjacent to the contributing BS Green Building built in 1901 by Arthur Pillsbury. The site is located within the Downtown Historic District and Rust Grant Boundaries. Projects for non-contributing structures would be considered a lower funding priority. While the petitioner did submit two quotes neither contained

structural plans completed by an engineer. Staff is concerned with the roof being able to withstand the weight of a patio. The Historic Preservation Briefs do not outline roof top patios however they do speak to decorative features on the roof. Staff would like to see renderings of what the features would look like.

Mr. Vericella stated he has an engineer coming from Morton, who will be looking into these issues. Mr. Scharnett stated roofs are generally not built to handle roof top patios, and his concern is that this could also reduce the historic nature of the façade. The Commission asked what the plans were for the patio. Mr. Vericella stated that nothing will be seen from the street. The patio will be for the tenants to use, not a public service. There is an access door that goes from the adjacent building to the corridor that goes onto the roof. Mr. Scharnett stated there is a fire separation requirements and secondary means of egress that is needed. Mr. Scharnett recommended an engineer be in charge of the plans. He stated there are ways a fence could be worked into decorative elements, however there are some challenges with flashing and how they impact the parapet walls. Roofing materials will go up to the parapet walls. The pedestals with the concrete pavers put less pressure on the roof because it is spread out. The petitioner will also be putting membrane under the pedestals so that it is not wearing on the roof itself.

The Commission discussed how a roof top patio that will be set back far enough to not be seen from the street, would be considered for a Rust Grant. Mr. Scharnett stated this project is not bringing the site to a more historical period, and it is not adding any historic value. Ms. Cline asked for staff input. Ms. Simpson stated the Rust Grant came out of the TIF District created in the downtown to pay for improvements. The Grant is open to historic preservation of contributing structures, restoration and maintenance. It also is open to non-contributing structures, for rehab, or restoration and maintenance. The goal of the Grant is not only for Historic Preservation but for properties that are not contributing and the improvements necessary for safety or to encourage downtown investment. These would still be considered a lower priority for funding. Mr. Elterich asked how much funding was available in the Rust Grant. Ms. Simpson stated City Council increased the amount in the Rust Grant to \$115,000.00, in order to cover filling vaults under the sidewalks. These vaults are privately owned but assistance was available to them in these cases. Ms. Simpson stated it is left to the discretion of the Commission. The Commission has approved around \$3,000.00 thus far and the amount awarded today. Ms. Cline asked for evidence that the patio would encourage economic development. Mr. Vericella stated they have already invested 2 million dollars to revitalize downtown. They would like to provide an amenity to the downtown to encourage renters, as they have a difficult time renting in the downtown. Ms. Cline asked if a statement to the effect could be added to the application. The Commission discussed economic development in the downtown and how the Rust Grant could be applied to such projects if they had the information regarding the project and its influence on the downtown development. Ms. Simpson added that another cost that would be eligible for funding would be structural inspection and analysis report.

Mr. Scharnett asked about the height of the door versus the floor, and asked if he would be installing an opaque fence. Mr. Vericella stated the patio will be flushed with the door, and the patio view Mr. Scharnett asked about faces the alley. They discussed the sketch and photograph submitted by the petitioner. There are 50 feet from the front of the building to the patio. Mr. Scharnett stated his concerns with life safety. Mr. Vericella stated the building they are proposing

to add a patio on used to be 6 storied tall. The building has a beam and post system already in place to withstand the weight. Mr. Scharnett discussed his concerns with the structure supporting the floor not the outside walls.

Ms. Cline motioned to table case BHP-22-18 to address City Staff concerns, architectural design and structural engineer plans, as well as update the application to reflect the economic development goal of the project. Seconded by Mr. Elterich. The motion was approved 4-0 with the follow votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Mr. Scharnett—yes; Chairperson Graehling—yes.

**MINUTES:** The Commission reviewed the minutes of the July 19, 2018 meeting. Chairperson Graehling corrected scrivener errors on page 2 and 3.

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

**OTHER BUSINESS:**

Ms. Cline asked City staff when the holes on Summit Street on the west side would be filled. Ms. Simpson stated staff followed up with Engineering Department, they stated it is in the list of ongoing projects. Staff clarified and stated the project is in the queue for projects to be done.

Mr. Scharnett asked if the curbs on the brick streets would be changed. Ms. Cline stated it would be on a case by case basis. Depending on how the street will look upon completion. The Commission discussed Brick Streets Master Plan, considering curb styles and stones, and work to be done in the future.

Chairperson Graehling asked for any updates on the Franklin Park Plan. Ms. Simpson stated the plan was shared with the Parks Department. They are going through updates to the park. Ms. Simpson stated a playground was put in a few years ago and the plan veers from what is currently present. There needs to be more outreach to determine if it should be implemented. Staff is still having conversations about this topic as well. Staff will look for minutes of when the park was updated a few years ago. The Commission agreed, they would like to see what the process was like when the playground was installed.

Chairperson Graehling mentioned Ms. Chissell will be running for City Council. The current alderman will not be running for another term. If Ms. Chissell does gain a seat on City Council the Commission will be looking for another Commission member. Ms. Cline stated former members of the Historic Preservation Commission could also come back to serve on the Commission. Ms. Simpson stated regardless if there is a vacancy, candidates can apply and the Mayor will have a stockpile for when the Commission does have a vacancy.

**ADJOURNMENT:**

Ms. Cline motioned to adjourn. Seconded by Mr. Scharnett. The meeting adjourned at 6:21 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera  
Assistant City Planner

**CITY OF BLOOMINGTON  
REPORT FOR THE HISTORIC PRESERVATION COMMISSION  
SEPTEMBER 20, 2018**

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

<b>REQUEST:</b>	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.
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<b>STAFF RECOMMENDATION:</b>	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).
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Picture of Subject Property

GENERAL INFORMATION

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

PROPERTY INFORMATION

Existing Zoning: B-3	Historic District: Downtown District
Existing Land Use: Restaurant	Year Built: 1887
Property Size:	Architectural Style:
PIN: 21-04-194-006	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. Application for Certificate of Appropriateness and Rust Grant
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 materials<sup>1</sup>. 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.***

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<sup>1</sup> [https://www.kawneer.com/kawneer/north\\_america/en/info\\_page/about\\_kawneer\\_namer.asp?desc=about-kawneer-market-solutions](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 Application
- Itemized Budget
- Photos of building
- Engineering plans
- Renderings
- Window Options A and B

Reality bites



# 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:

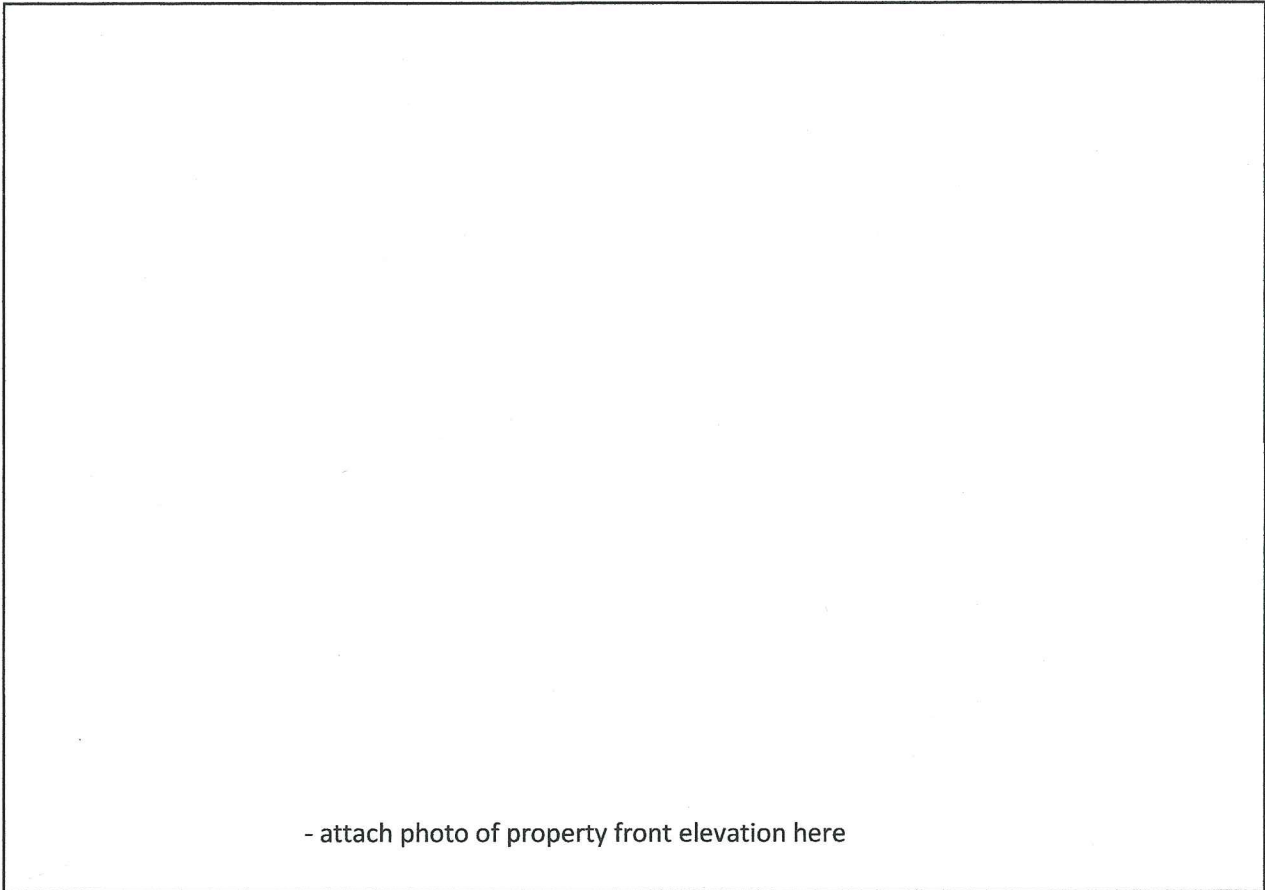
Scope of work (please select the option that best describes the type of work):

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



**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: [REDACTED]

Email: [REDACTED]

Applicant Signature

Date 7-16-18

[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](mailto: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



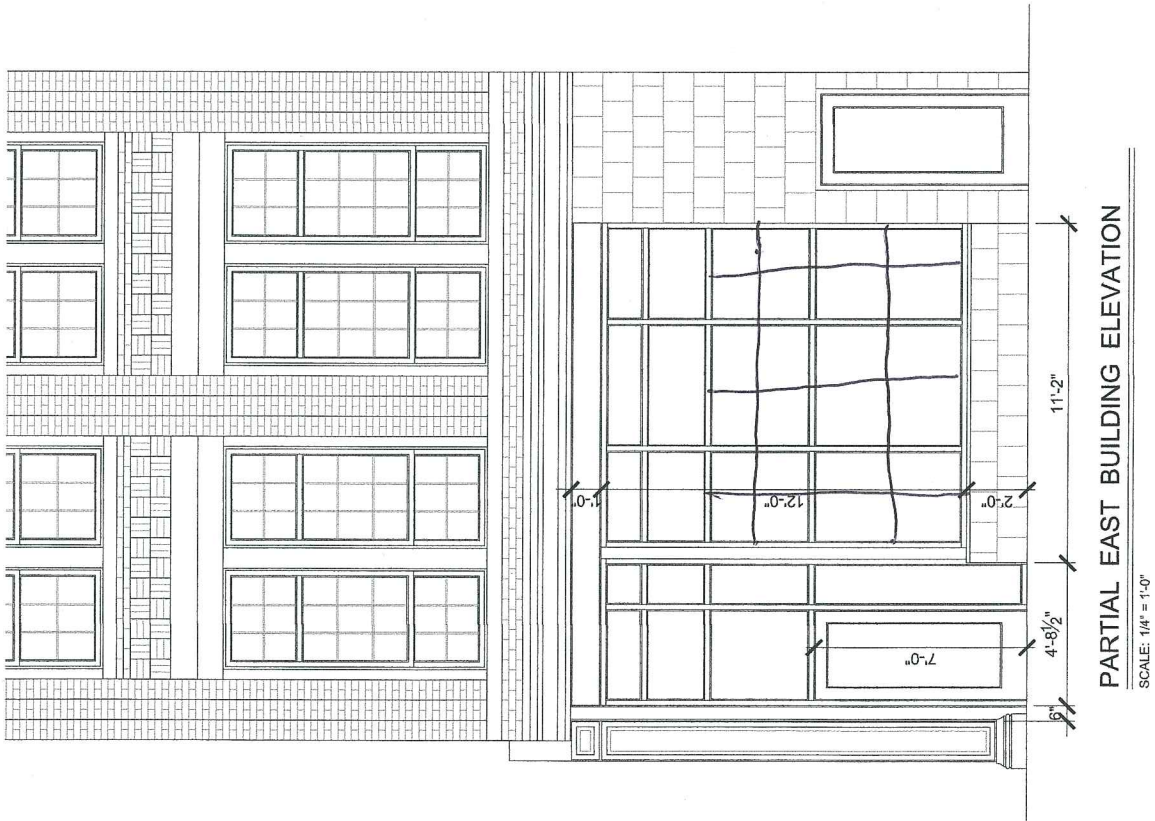
PROJECT TITLE:  
PROPOSED IMPROVEMENTS FOR  
**REALITY BITES**  
A RESIDENTIAL RENOVATION FOR  
R.V. INC.  
PROJECT ADDRESS:  
BLOOMINGTON, ILLINOIS

PROJECT OWNER:

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

DRAWING TITLE:  
**SD2.1**  
PROPOSED WORK

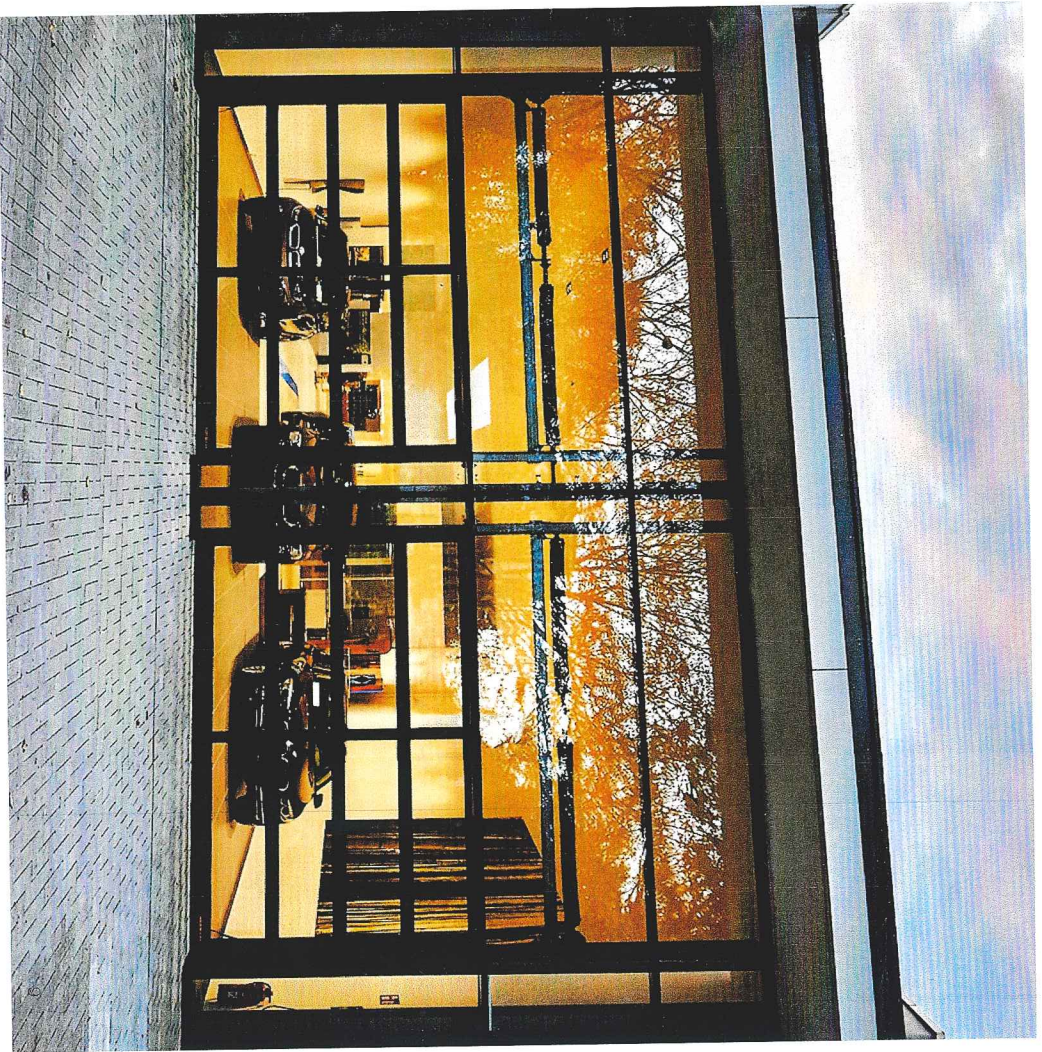
DRAWN BY: SCJ  
DRAWING DATE: 06/08/18  
REVISIONS:



PRELIMINARY — NOT FOR CONSTRUCTION

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**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
<b>Patio/ Entry</b>	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
----------	-----	------	--------

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

**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

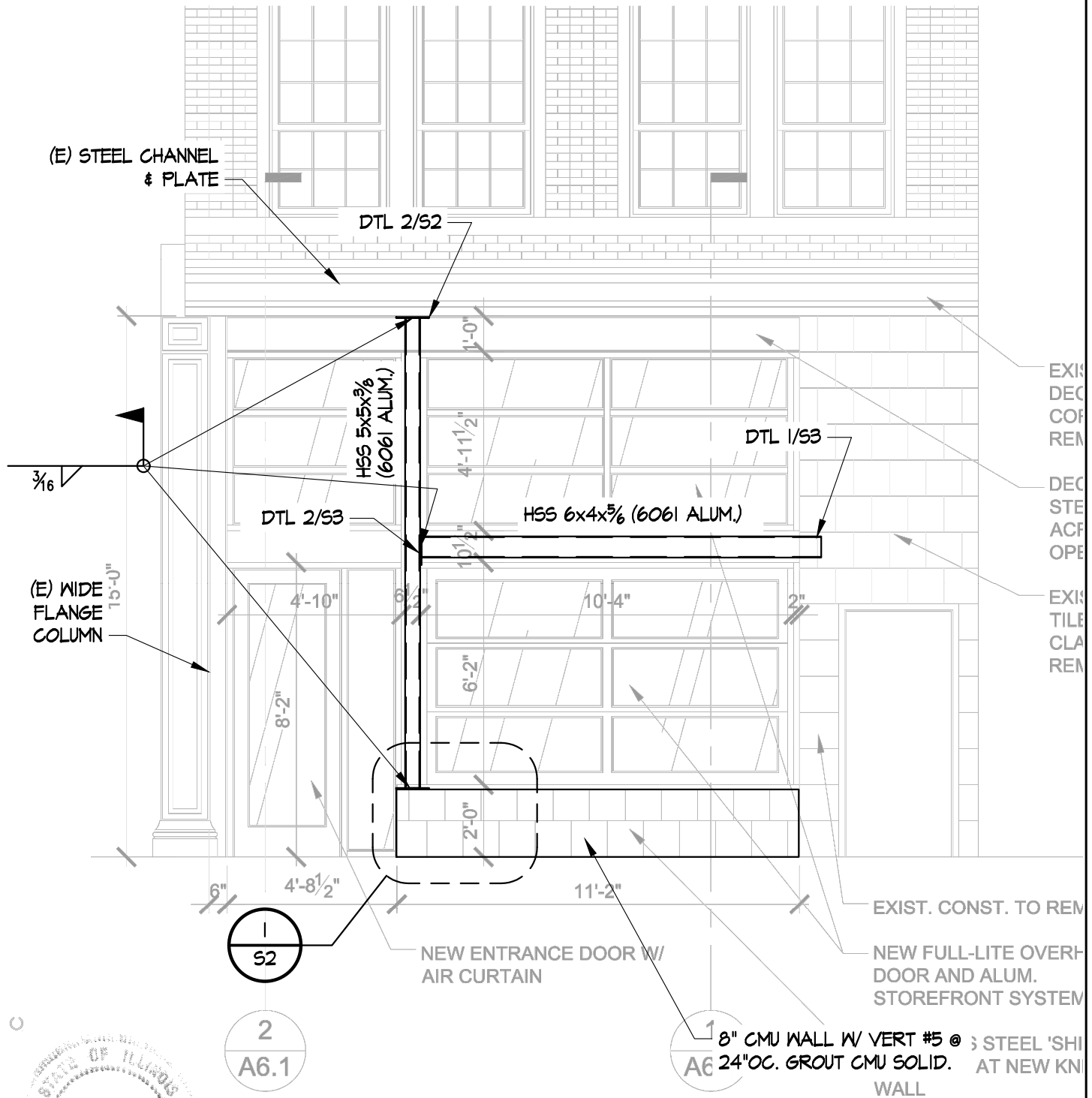
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.

Subtotal \$ 54,838.45

TOTAL \$ 54,838.45

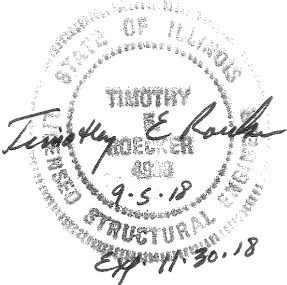
X \_\_\_\_\_  
Robert J. Vericella R.J.V. Inc. Member

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



### PARTIAL EAST BUILDING ELEVATION

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



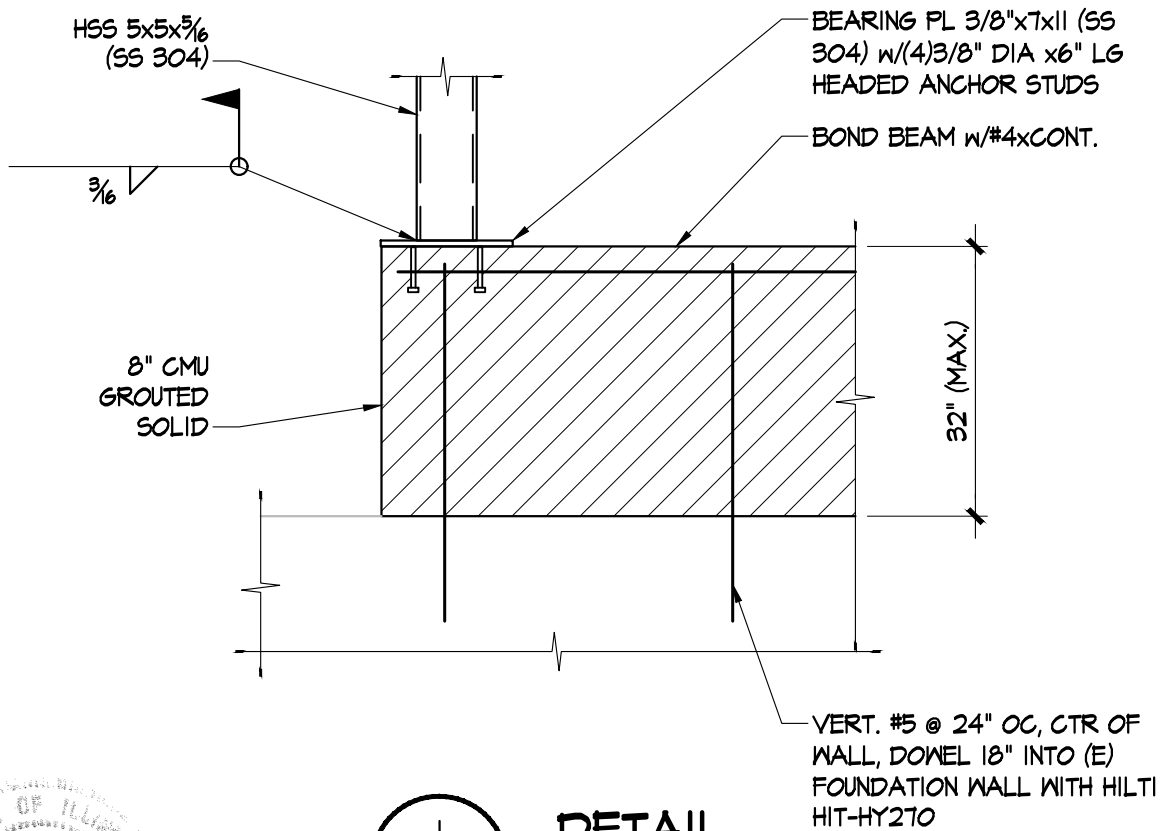
**MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.**  
 5901 N. Prospect Road, Suite 6B  
 Peoria, Illinois 61614  
 www.mohrandkerr.com  
 Office: (309) 692-8500  
 Fax: (309) 692-8501  
 Professional Design Firm #184.005091

### REALITY BITES, NORMAL, IL

SURVEYED	-
DRAWN	TER
CHECKED	TER
SCALE	1/4"=1'-0"
DATE	9/5/18

**RJV PROPERTY**  
 3102 HARVEST HILL AVE.  
 BLOOMINGTON, IL

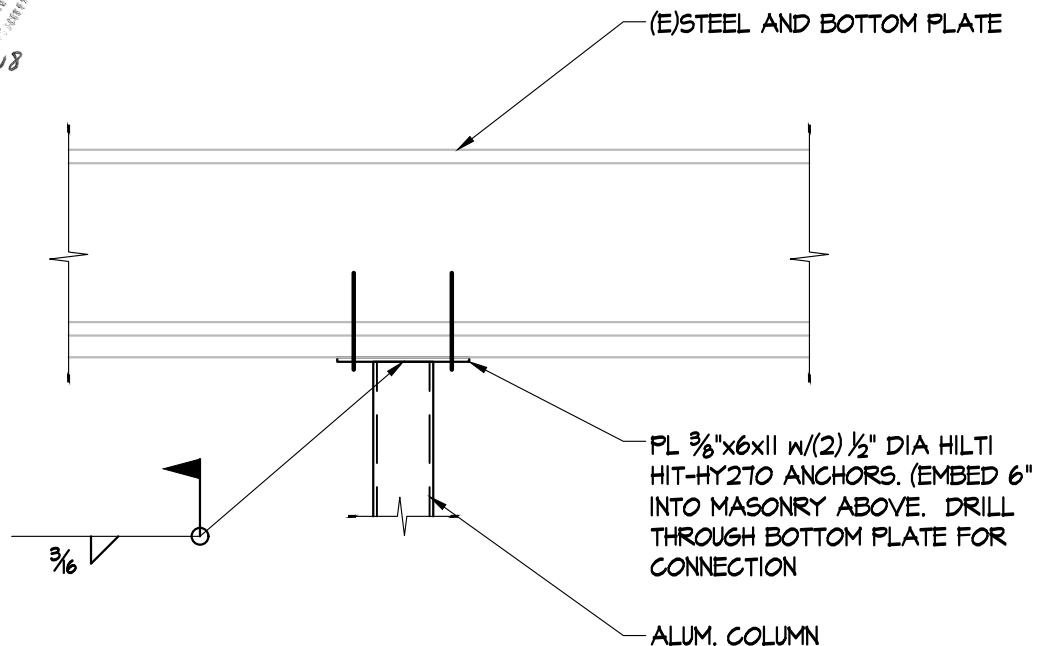
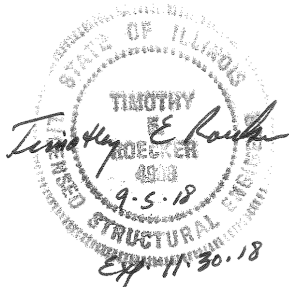
PROJECT NO.	18-356
SHEET 1 OF 3	
DRAWING NO.	S1



1  
S2

**DETAIL**

SCALE: 3/4"=1'-0"



2  
S2

**DETAIL**

SCALE: 3/4"=1'-0"



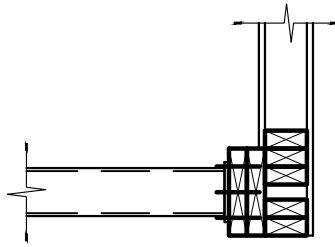
**MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.**  
 5901 N. Prospect Road, Suite 6B  
 Peoria, Illinois 61614  
 www.mohrandkerr.com  
 Office: (309) 692-8500  
 Fax: (309) 692-8501  
 Professional Design Firm #184.005091

**REALITY BITES, NORMAL, IL**

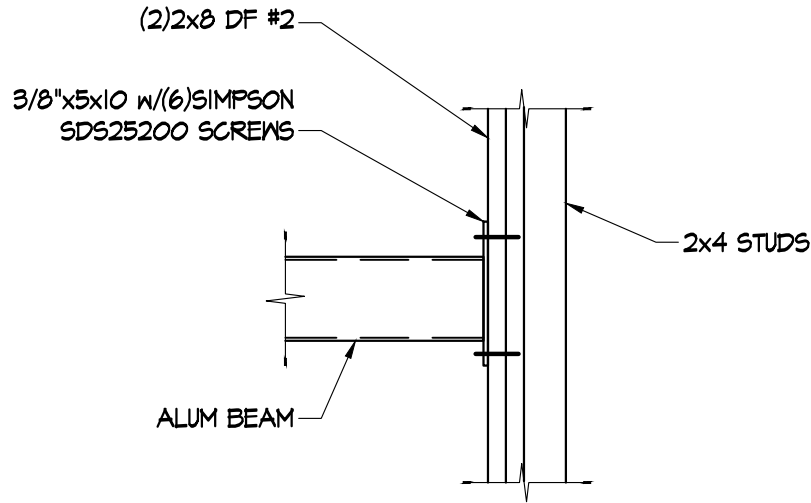
SURVEYED	-
DRAWN	TER
CHECKED	TER
SCALE	3/4"=1'-0"
DATE	9/5/18

**RJV PROPERTY**  
 3102 HARVEST HILL AVE.  
 BLOOMINGTON, IL

PROJECT NO.	18-356
SHEET	2 OF 3
DRAWING NO.	S2

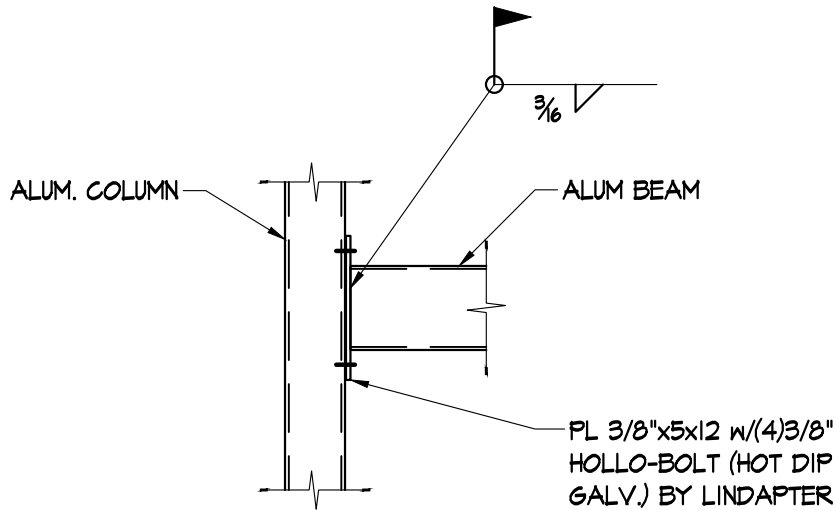


PLAN

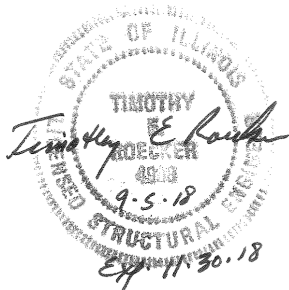


ELEVATION

**1** **DETAIL**  
S3 SCALE: 3/4"=1'-0"



**2** **DETAIL**  
S3 SCALE: 3/4"=1'-0"



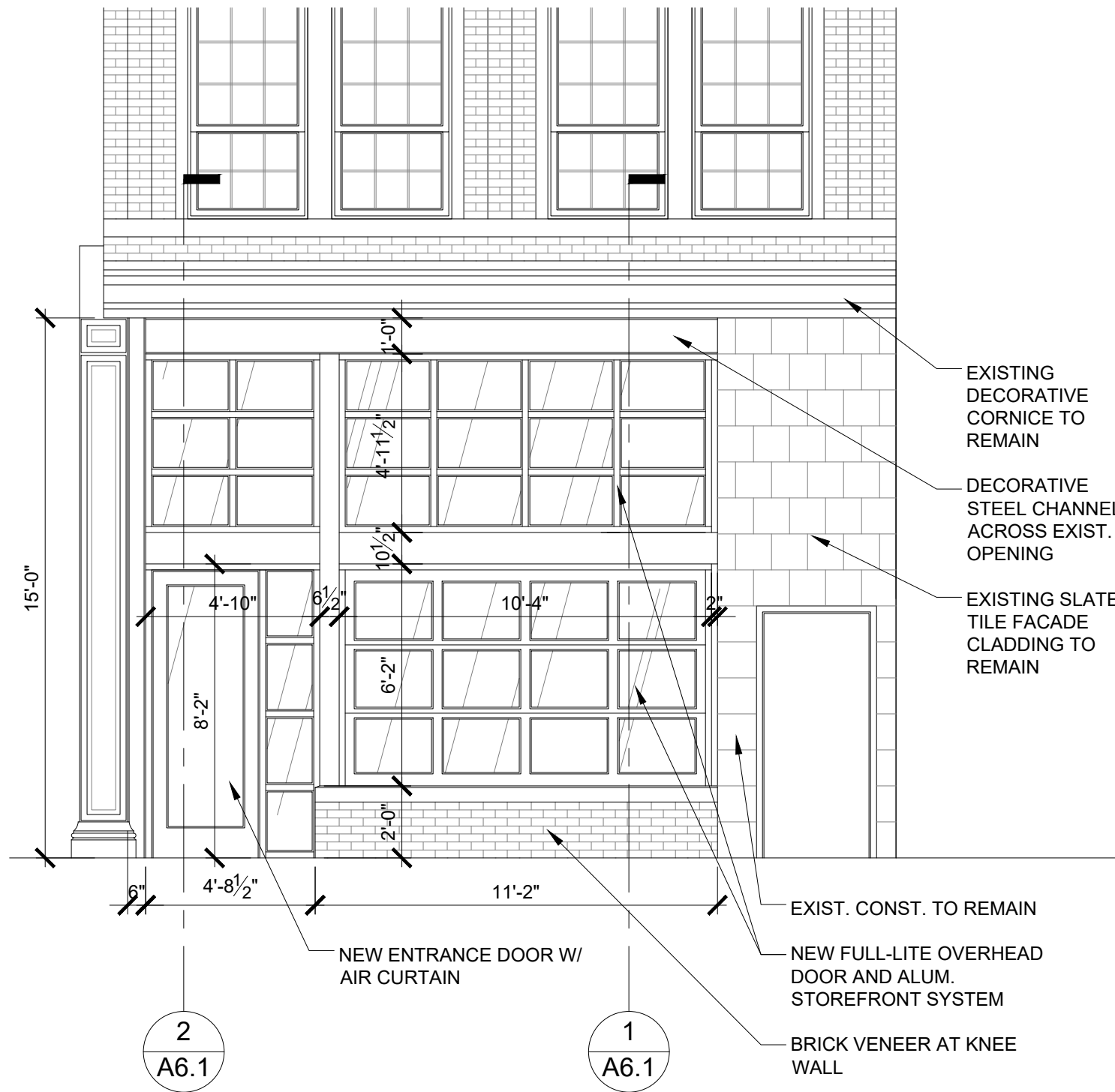
**MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.**  
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 Peoria, Illinois 61614 Fax: (309) 692-8501  
 www.mohrandkerr.com Professional Design Firm #184.005091

**REALITY BITES, NORMAL, IL**

SURVEYED	-
DRAWN	TER
CHECKED	TER
SCALE	3/4"=1'-0"
DATE	9/5/18

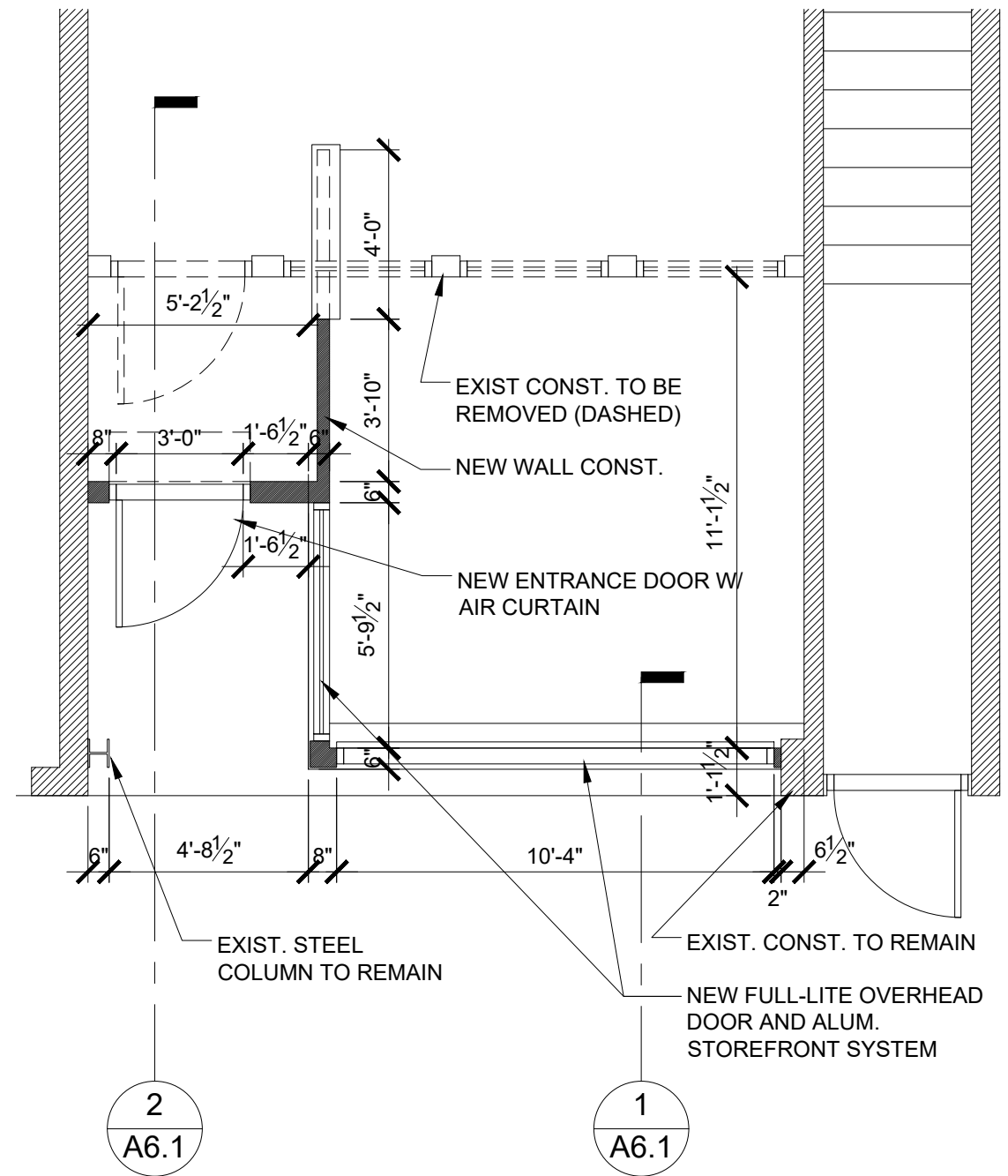
**RJV PROPERTY**  
 3102 HARVEST HILL AVE.  
 BLOOMINGTON, IL

PROJECT NO.	18-356
SHEET	3 OF 3
DRAWING NO.	S3



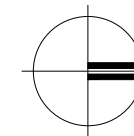
**PARTIAL EAST BUILDING ELEVATION**

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



**PARTIAL FLOOR PLAN**

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



PROJECT TITLE:  
PROPOSED IMPROVEMENTS FOR  
**REALITY BITES**

A COMMERCIAL RENOVATION FOR  
RJV, INC.

PROJECT ADDRESS:  
BLOOMINGTON, ILLINOIS

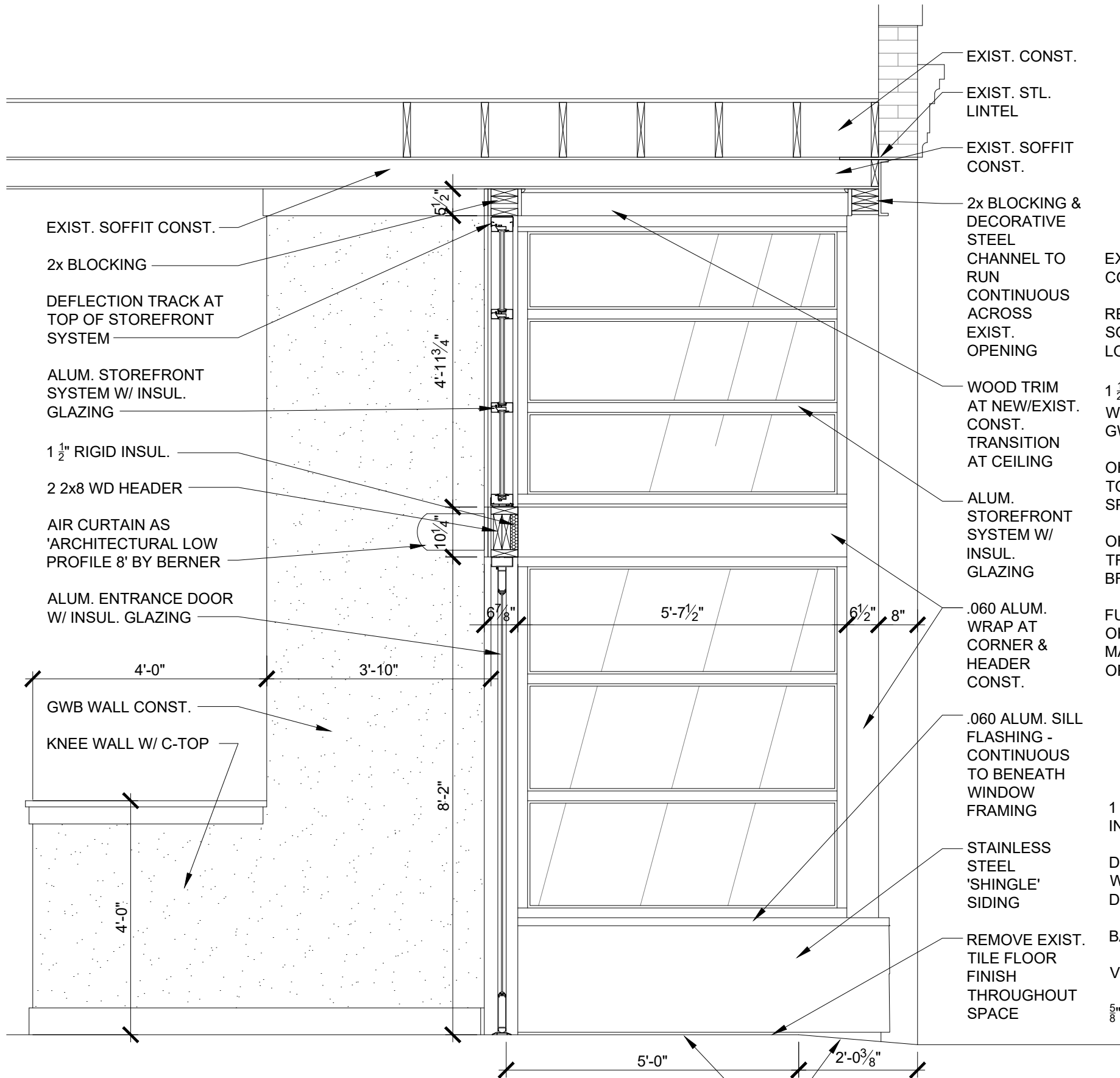
PROJECT OWNER:

DRAWING INFORMATION:  
PROJECT NO.: 18009  
SHEET 1 OF 2 SHEETS

DRAWING TITLE:  
**SD2.1**  
FLOOR PLAN AND ELEVATION

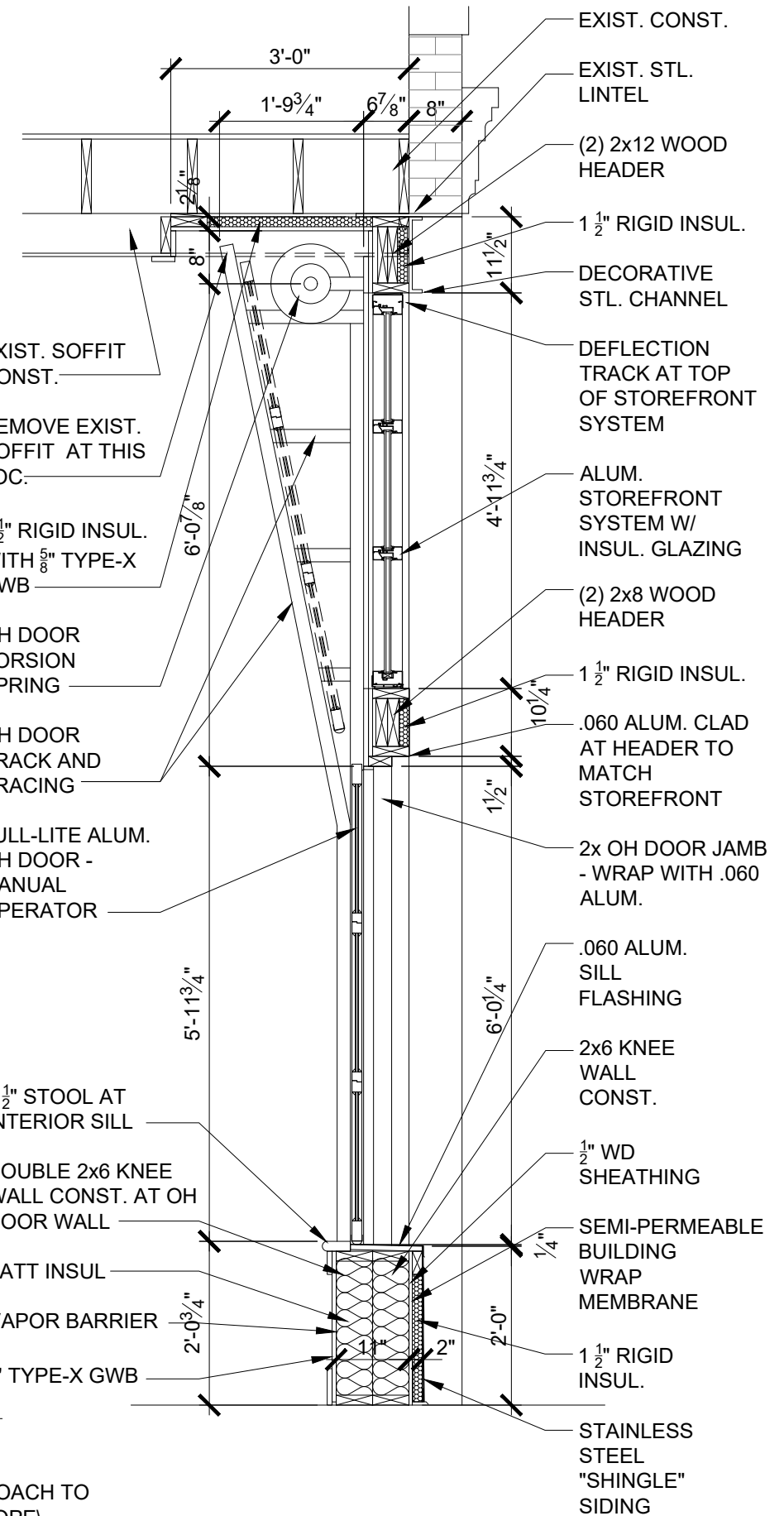
DRAWN BY: SCJ  
DRAWING DATE: 07.24.18

REVISIONS:



**2** SECT. AT ENTRY DOOR  
**A6.1** SCALE: 1/2" = 1'-0"

TRANSITION FROM LEVEL DOOR APPROACH TO PUBLIC WALK NOT TO EXCEED 1:12 SLOPE  
 AT EXTERIOR DOOR APPROACH, ENSURE EXIST. GRADE IS LEVEL MIN. 60" ON PULL SIDE OF DOOR



**1** SECT. AT O.H. DOOR  
**A6.1** SCALE: 1/2" = 1'-0"

PROJECT TITLE:  
 PROPOSED IMPROVEMENTS FOR  
**REALITY BITES**  
 A COMMERCIAL RENOVATION FOR  
 RJV, INC.  
 PROJECT ADDRESS:  
 BLOOMINGTON, ILLINOIS  
 PROJECT OWNER:

DRAWING INFORMATION:  
 PROJECT NO.: 18009  
 SHEET 2 OF 2 SHEETS  
 DRAWING TITLE:  
**SD6.1**  
 SECTIONS AND DETAILS  
 DRAWN BY: SCJ  
 DRAWING DATE: 07.24.18  
 REVISIONS:

NOTE: THIS IS A SCHEMATIC DESIGN DRAWING PREPARED FOR CONCEPTUAL PURPOSES ONLY. ALL EXISTING CONSTRUCTION AS WELL AS NEW CONSTRUCTION SHOWN SHOULD BE CONSIDERED AS ASSUMED PRIOR TO COMPLETION OF THE SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PHASES OF THIS PROJECT. ADDITIONAL SERVICES WILL BE REQUIRED TO VERIFY AND INSPECT THE BUILDING DIMENSIONS, UTILITIES PROVIDED TO THE BUILDING, THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, LEGAL EASEMENTS, AND ANY OTHER SITE OR BUILDING CONDITION THAT MAY IMPOSE ADDITIONAL DESIGN LIMITATIONS AND DEVELOPMENT POTENTIAL. THESE DRAWINGS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY CLEARSTONE CONSTRUCTION, LLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. CLEARSTONE CONSTRUCTION, LLC SHALL BE DEEMED THE AUTHOR AND OWNER OF THE DRAWINGS AND RETAIN ALL RESERVED RIGHTS, INCLUDING COPYRIGHTS. NO REPRODUCTION OF THESE DRAWINGS MAY BE MADE WITHOUT PRIOR DOCUMENTED APPROVAL BY CLEARSTONE CONSTRUCTION, LLC.



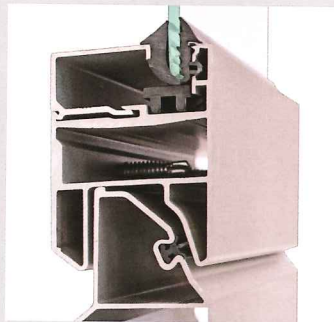


**FingerGuard™  
Pinch Resistant**



H-720A comes standard with the FingerGuard™ section joint and hinges provide air-tight seal and prevent finger injuries inside and outside.

**Between Section &  
Glazing Seals**

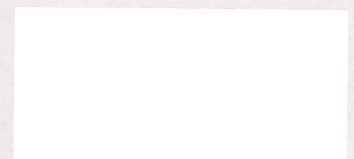


Factory installed between section weather seal and glazing seal offer maximum protection from the outside elements while further enhancing the insulation properties of a door.

**COLOR OPTIONS**



Clear Anodized (Standard)



White\*



Dark Bronze\*

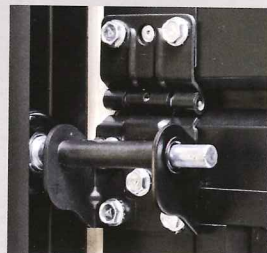


Black\*

\*Just a few of unlimited color options available using Hörmann's Galaxy Paint System

**POWDER COATED HARDWARE OPTIONS**

- Available Colors:  
White, Bronze and Black
- Section and Mounting Hardware
- Jamb Brackets, Flags, End and Center Bearing Supports



**TOP WEATHER SEAL OPTION**









**CITY OF BLOOMINGTON  
REPORT FOR THE HISTORIC PRESERVATION COMMISSION  
SEPTEMBER 20, 2018**

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

<b>REQUEST:</b>	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.
-----------------	--

<b>STAFF RECOMMENDATION:</b>	Staff recommends <i>approval</i> of the grant request contingent upon the Commissions satisfaction with the additional materials provided, for a roof top patio at 111-113 E Monroe St. c. 1900 (Non-Contributing)
------------------------------	--



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. Application for Certificate of Appropriateness and Rust Grant
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

While the roof top patio will not be visible from the street, the addition of the patio will cause reinforcement and maintenance of the roof. Based on the updated structural engineering plans, the building will be able to sustain a roof top patio. The petitioner has submitted the plans, and they have been reviewed and approved by the Commercial Building Official. The petitioner obtained a Commercial Building Permit on September 6, 2018.

The Rust Grant has a hierarchy of priority for funding projects, with preservation of a historic property first tier and maintenance of a non-historic property last tier. However the Grant began as a way to revitalize the central business district. The Grant was created as a continued effort to

promote and sustain investment and revitalization in the downtown. The projects that have been funded by the Rust Grant have ranged from funding storefronts, signs and lighting to structural repairs and preservation. The petitioner has added an economic impact statement, which details his continued efforts to promote living in the downtown and continue to bring amenities for downtown residents.

### 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;* the roof top patio will be an amenity to an existing building and will preserve any existing architectural features. **The standards 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 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. Structural engineering plans have been submitted and reviewed by the building inspector to ensure that the building is structurally sound for the addition of a patio. The petitioner has obtained a permit from the City of Bloomington as well. **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 grant request contingent upon the Commissions satisfaction with the additional materials provided, for a roof top patio at 111-113 E Monroe St. c. 1900 (Non-Contributing)

Respectfully Submitted,

Izzy Rivera  
Assistant City Planner

**Attachments:**

- Rust Application
- Budget Estimates
- Economic Impact Statement
- Rooftop sketch
- Photos of building
- Engineering Plans



111-173 E  
Number

# 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 Montpel

Year Built 1900's

Architectural Style:

Architect:

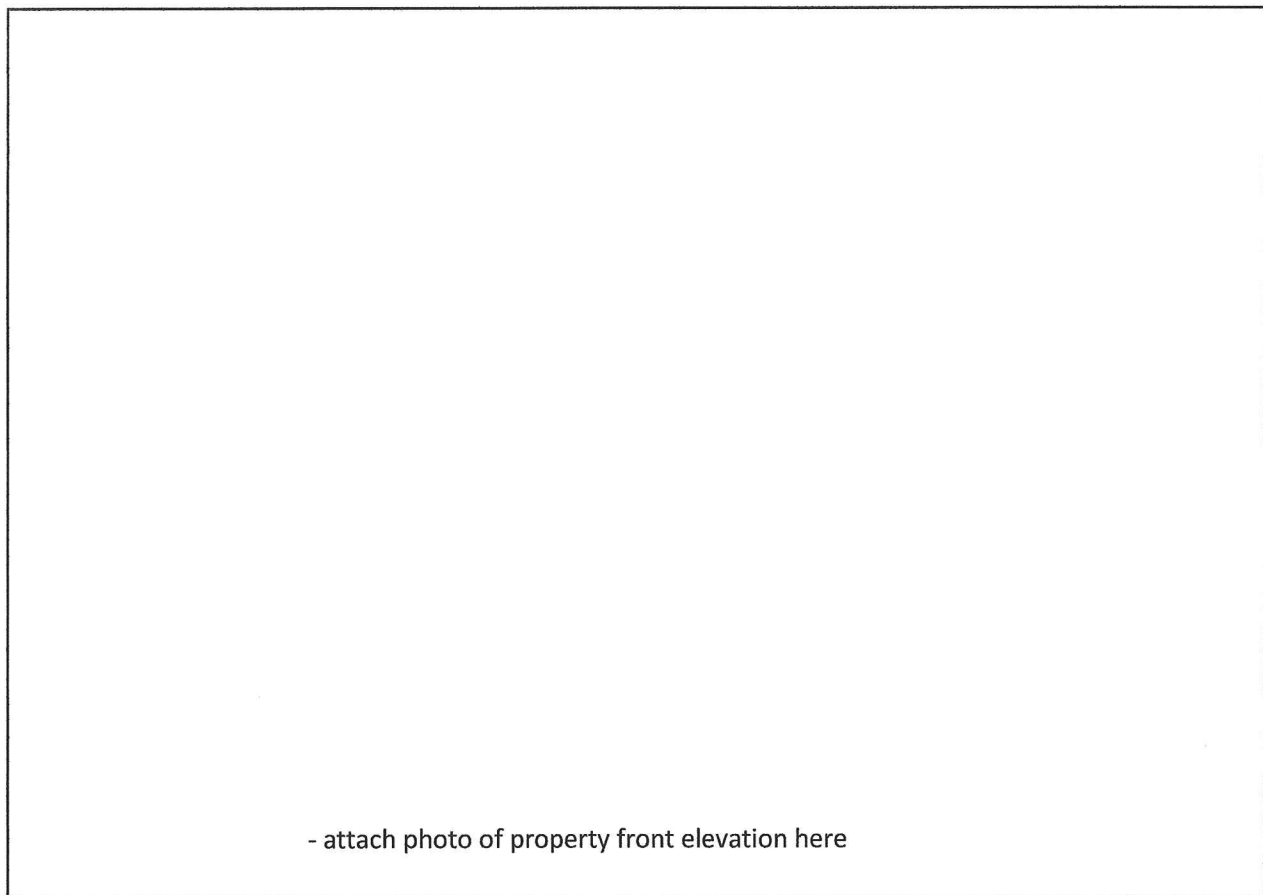
Scope of work (please select the option that best describes the type of work):

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

Cost of Proposed Work (Estimate 1): 39,931.<sup>00</sup>

Cost of Proposed Work (Estimate 2):

Grant Amount Requested: 19,965.<sup>50</sup>



- 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: [REDACTED]

Email: [REDACTED]

**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](mailto: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
<b>Roof- Top Patio</b>	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		<b>TOTAL</b>	<b>\$42,320.00</b>

Accepted By

Accepted Date

Green Building LLC

3102 Harvest hill Ave

Bloomington, IL 61705

9/3/18

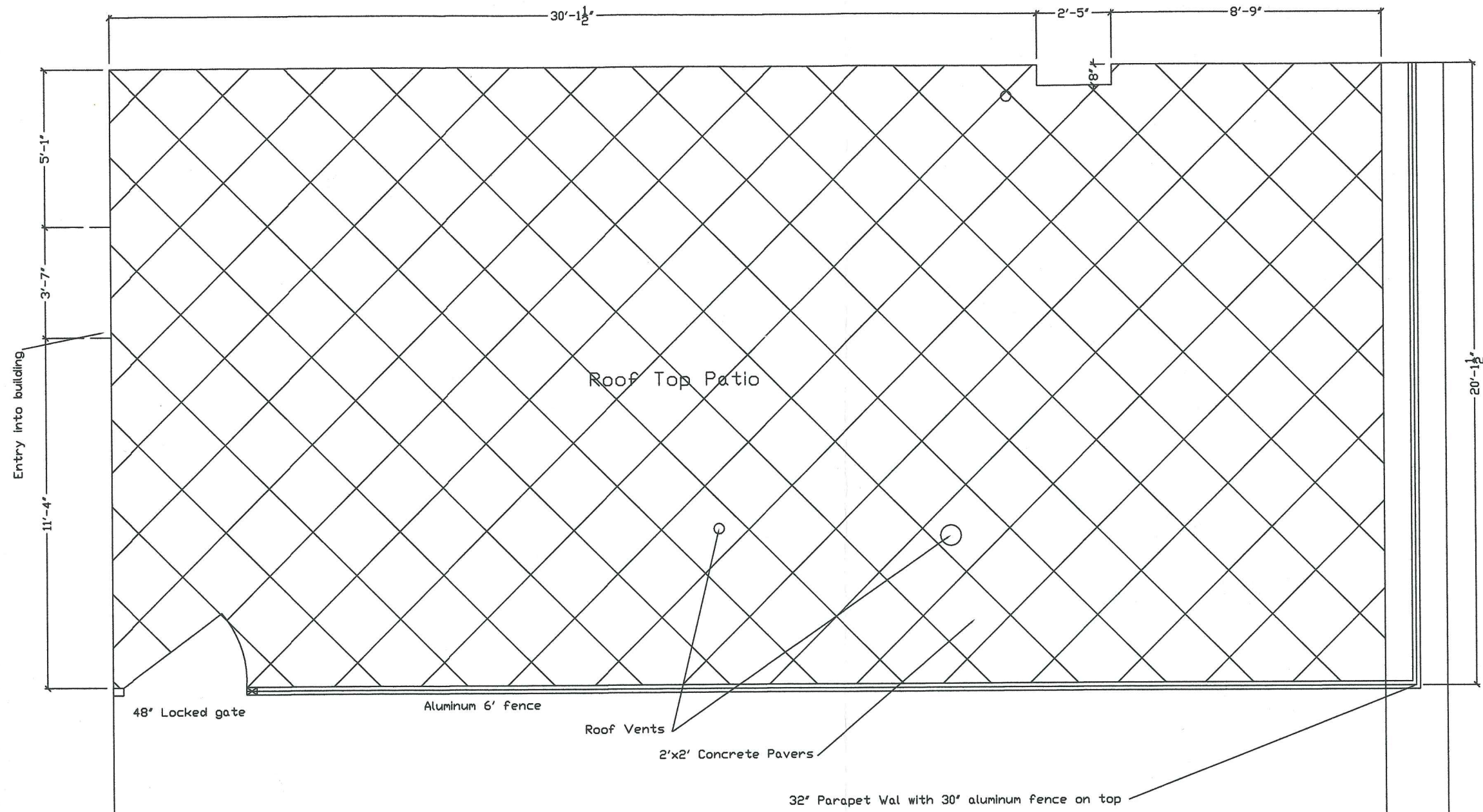
Re: 111 e Monroe Roof top patio.

Economic development goals for the roof top patio

The roof top patio will be an asset for attracting and retaining good tenants in the Green Building Luxury Apartments. The past 2 years have been very difficult with leasing due to State Farm leaving downtown. We have experienced vacancies in units, that are high end and very nice, that have never been vacant. The volume of calls for potential tenants has diminished over the past 24 months. There is more inventory in the Bloomington area due to a lack of jobs. We are trying to create an amenity to Downtown that does not exist. We feel that this a big improvement to the building and the downtown living experience. Thanks for your consideration on this idea.

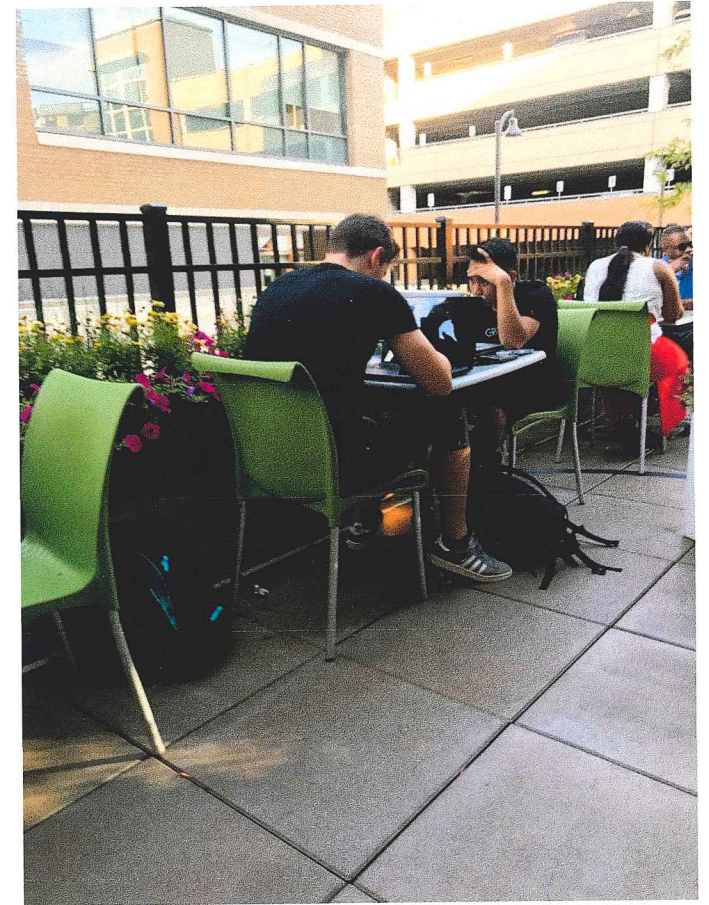
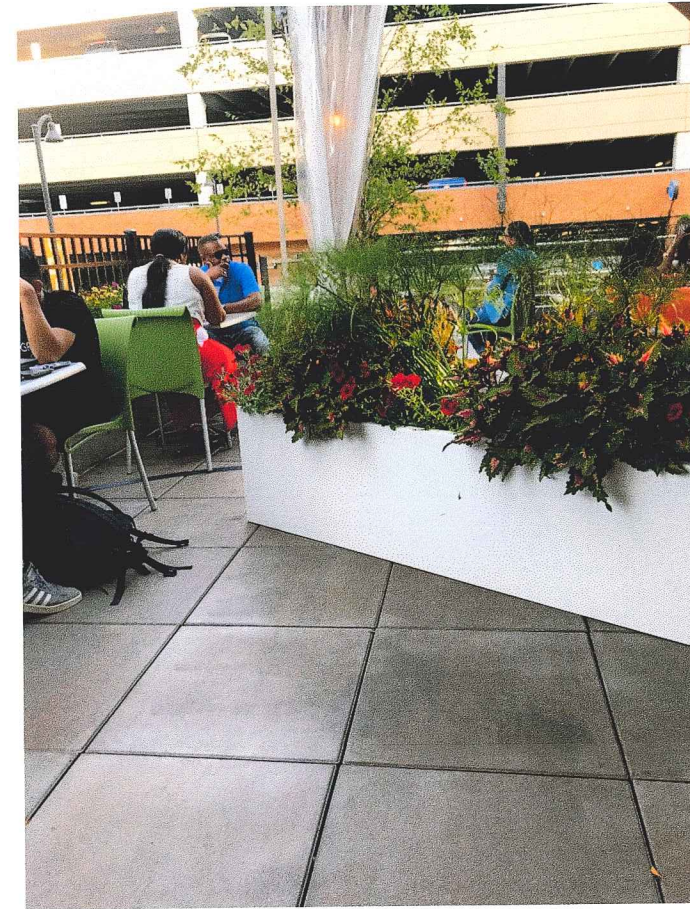
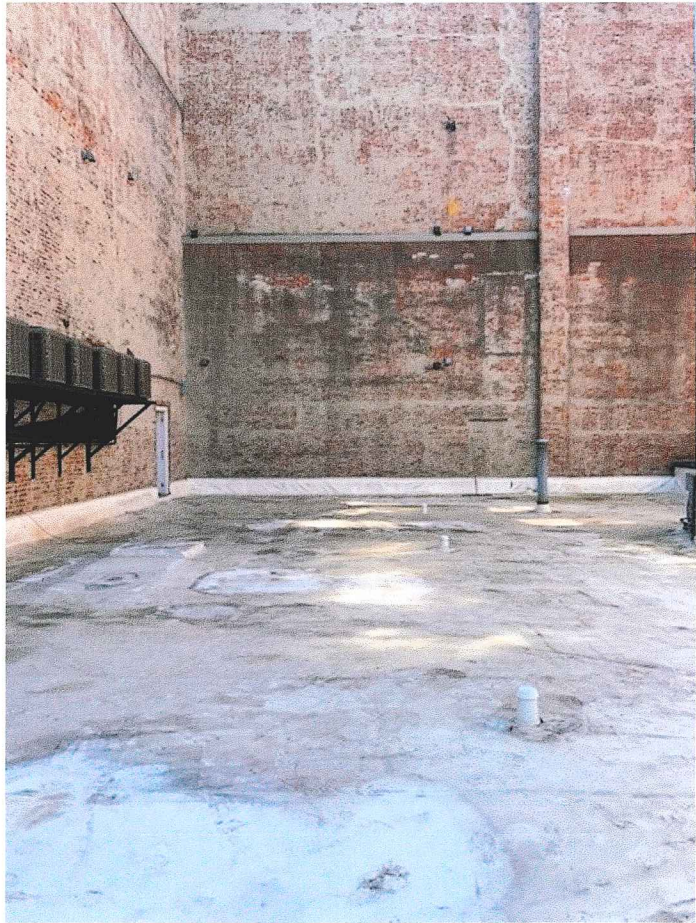
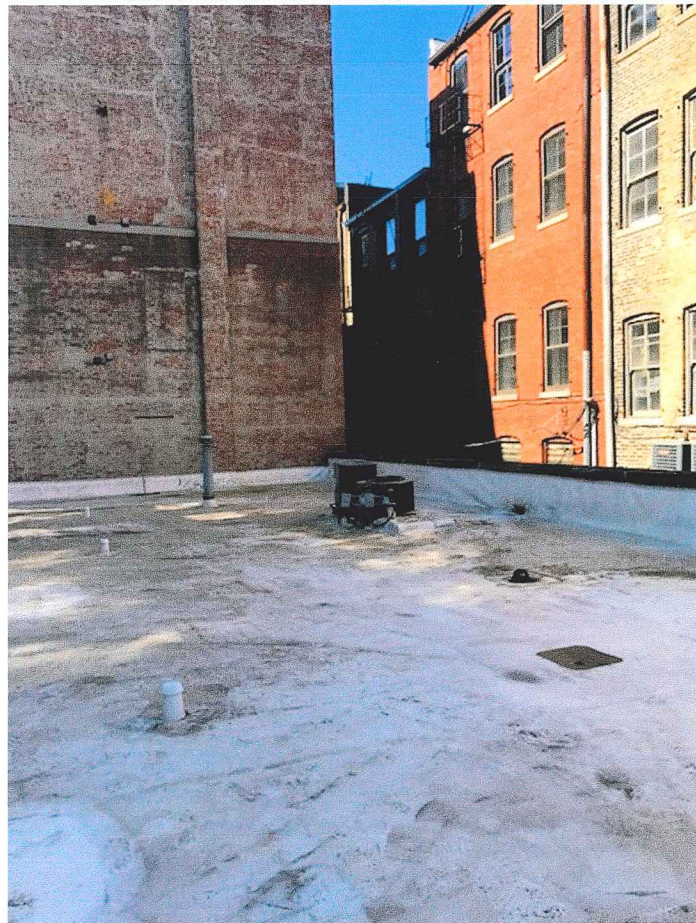
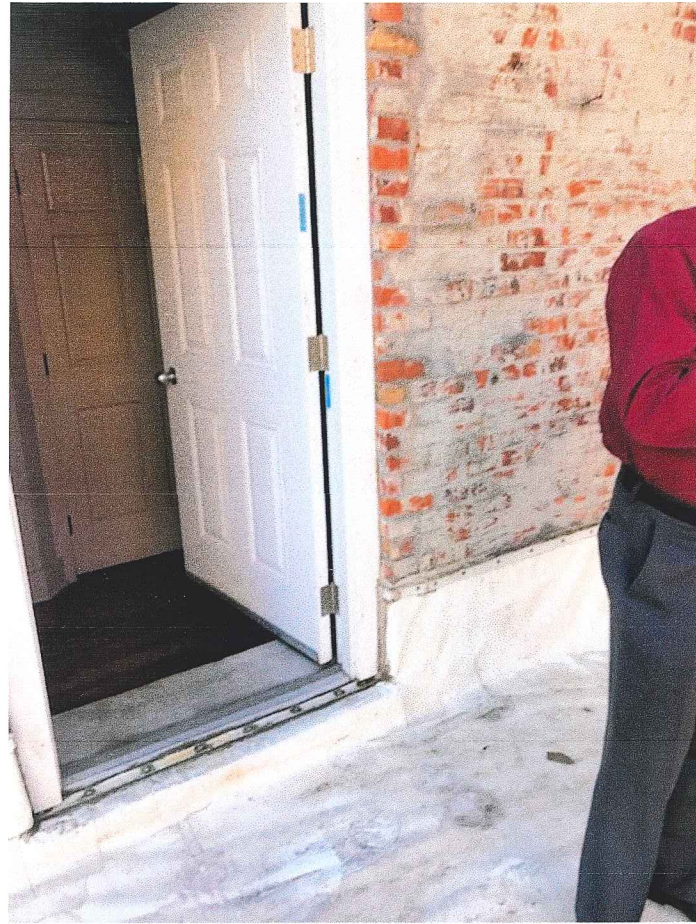


Bob Vericella

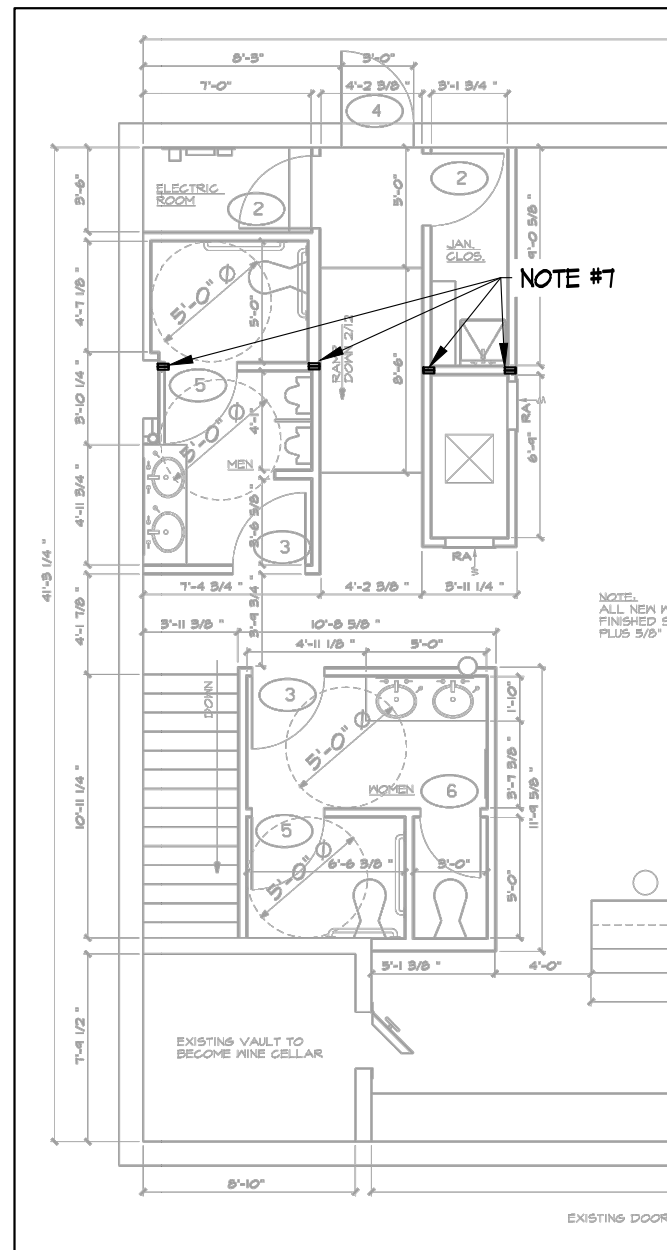


RJV Construction  
 Scale 1/4"=1'  
 111-113 E. Monroe  
 7/13/18









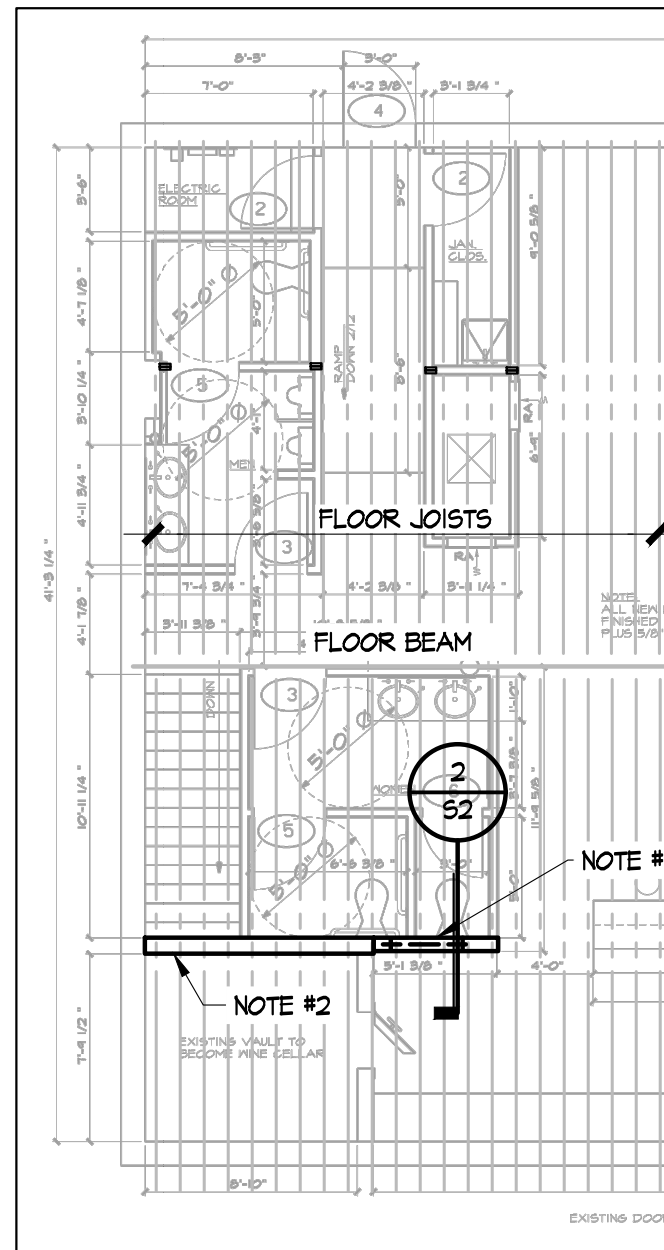
## FOUNDATION PLAN

SCALE: 1/8"=1'-0"



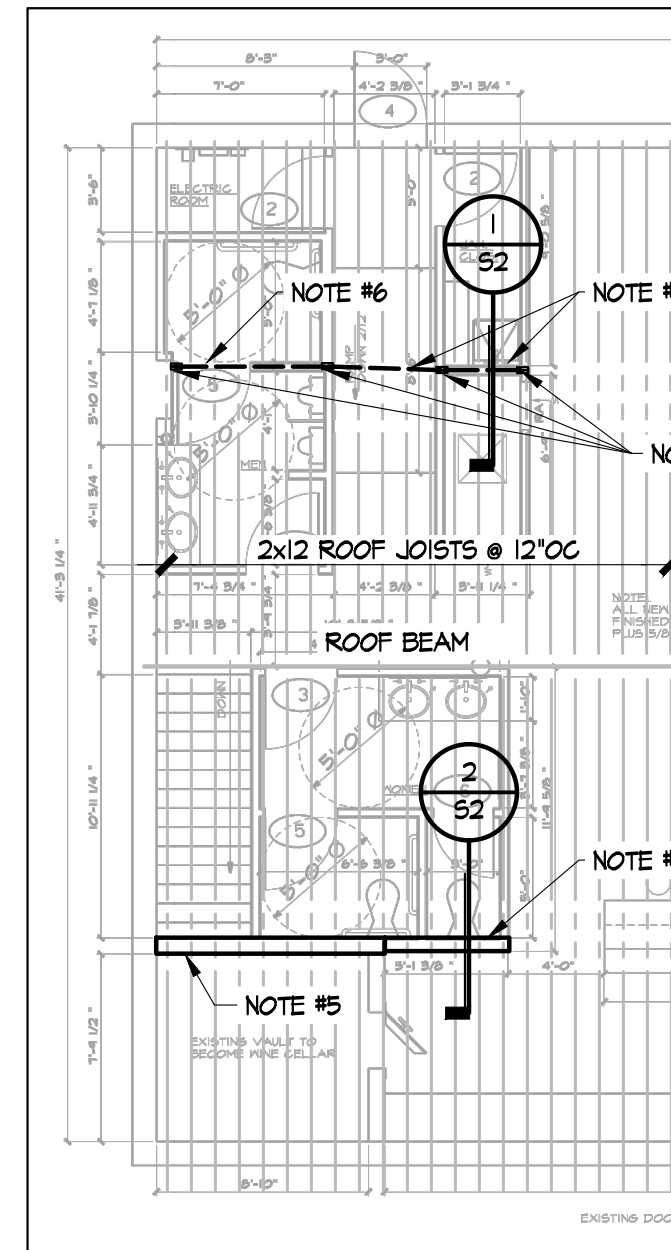
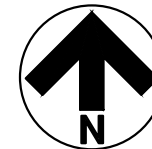
### PLAN NOTES:

1. HEADER IS A LAMINATED (2)2x10 DF #2. LAMINATE WITH SCREWS AND GLUE.
2. EXISTING VAULT IS LOAD BEARING PER OWNER AND SUPPORTED ON FOOTINGS. THE EXISTING VAULT EXTENDS UP THROUGH THE FIRST FLOOR TO THE ROOF.
3. HEADER IS A LAMINATED (2)1 3/4" x 1/4" LVL Fb2850, E2.0. LAMINATE WITH SCREWS AND GLUE.
4. EXISTING STUD WALL CONSTRUCTED OF 2x6 STUDS AND IS TIGHT TO ROOF FRAMING PER OWNER.
5. EXISTING VAULT WALL CONSTRUCTED OF MASONRY AND IS TIGHT TO ROOF FRAMING PER OWNER.
6. HEADER IS A LAMINATED (2)2x8 DF #2. LAMINATE WITH SCREWS AND GLUE.
7. (2)2x6 DF #2 LAMINATED STUD POSTS FROM ROOF HEADER DOWN TO BASEMENT SLAB. FASTEN TO DRYWALL AND EXISTING STUDS FOR LATERAL SUPPORT @ 12" OC



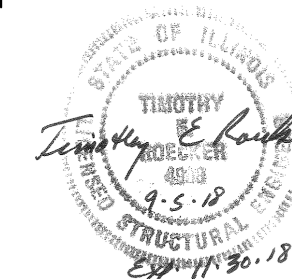
## FIRST FLOOR FRAMING PLAN

SCALE: 1/8"=1'-0"



## ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"



**M** MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.  
 5901 N. Prospect Road, Suite 6B  
 Peoria, Illinois 61614  
 www.mohrandkerr.com

Office: (309) 692-8500  
 Fax: (309) 692-8501  
 Professional Design Firm #184.005091

SURVEYED	-
DRAWN	TER
CHECKED	TER
SCALE	1/8"=1'-0"
DATE	9/5/18

RJV PROPERTY  
 3102 HARVEST HILL AVE.  
 BLOOMINGTON, IL

PROJECT NO.	18-335
SHEET 1 OF 3	
DRAWING NO.	S1

111 E. MONROE, NORMAL, IL





**GENERAL CONSTRUCTION:**

- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
- THE CONTRACTOR SHALL VERIFY, BY FIELD CHECK, ALL SIZED, DIMENSIONS, ELEVATIONS, LOCATIONS, ETC., OF THE EXISTING CONSTRUCTION WHICH ARE RELATIVE TO THE CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS. IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CORRECTION OF THE WORK.
- CONTRACTOR IS RESPONSIBLE AND SHALL PROVIDE SHORING, BRACINGS, UNDERPINNING, AND ANY OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUACY OF TEMPORARY SHORING INCLUDING MASONRY WALL SHORING TO RESIST LATERAL LOADS DURING CONSTRUCTION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY AND ALL ACCIDENTS WHICH RESULT IN DEATH, PERSONAL INJURY OR DAMAGE TO PROPERTY ARISING OUT OF OR IN CONNECTION WITH PERFORMANCE OF THE WORK, WHETHER ADJACENT TO OR AT THE SITE.
- NO PIPES OR SLEEVES FOR MECHANICAL TRADES SHALL PASS THROUGH STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH OWNER, INCLUDING ANY REQUIREMENTS FOR ON-SITE STORAGE OF EQUIPMENT AND MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF OWNER'S PROPERTY DURING CONSTRUCTION. CONTRACTOR SHALL PROMPTLY REPORT ANY DAMAGE TO OWNER'S PROPERTY AND REPAIR / REPLACE TO OWNER'S SATISFACTION, AT NO COST TO OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE EQUIPMENT IN SAFE & GOOD OPERATING CONDITION, CAPABLE OF DOING THE WORK REQUIRED.
- THE STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR MEANS, METHODS AND SEQUENCE OF WORK. ALL TEMPORARY BRACINGS, SHORING, COMPLIANCE WITH OSHA REGULATIONS & SOILS REPORT, AND GENERAL STABILITY OF INDIVIDUAL STRUCTURAL COMPONENTS DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- WHERE ANY PROVISIONS OF THE DRAWINGS AND/OR SPECIFICATIONS CONFLICT WITH ONE ANOTHER, THE MORE STRINGENT OR COSTLY REQUIREMENT SHALL GOVERN UNLESS SPECIFICALLY DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
- EACH CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS, MATERIALS, CONSTRUCTION METHODS AND DIMENSIONS PRIOR TO COMMENCING HIS WORK. CONTRACTOR SHALL PROMPTLY CONTACT THE ENGINEER OF RECORD IN WRITING IF ISSUES OR QUESTIONS ARISE. COMMENCEMENT OF THE WORK BY A CONTRACTOR CONSTITUTES HIS ACCEPTANCE OF EXISTING CONDITIONS, AS WELL AS TAKING ON THE RESPONSIBILITY FOR ALL UNACCEPTABLE WORK CAUSED BY PREVIOUS CONDITIONS.
- CONTRACTORS SHALL NOT CUT STRUCTURAL ELEMENTS OR MEMBERS IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD DEFLECTION RATIO.

**WOOD:**

- ENGINEERED TIMBER CONSTRUCTION DESIGNED IN ACCORDANCE WITH THE LATEST "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATED.
- WOOD BEAMS, RAFTERS AND OTHER STRUCTURAL WOOD MEMBERS SHALL BE DOUGLAS FIR - LARCH #2 UNLESS NOTED OTHERWISE.
- TIMBER CONNECTIONS SHALL BE AS SHOWN ON THE DRAWINGS AND WHEN NOT DETAILED, SHALL CONFORM TO IBC FASTENING SCHEDULE TABLE 2304.10.1 OR ACCEPTED INDUSTRY STANDARDS SUBJECT TO THE ENGINEER'S APPROVAL.
- LAMINATED VENEER LUMBER MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:  

USE	
F <sub>b</sub>	2850 PSI
F <sub>c</sub> (PARALLEL TO GRAIN)	2600 PSI
F <sub>c</sub> (PERPENDICULAR TO GRAIN)	250 PSI
F <sub>v</sub>	285 PSI
E	2,000,000 PSI
- NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER. SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCH DEPTH AT ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. HOLES BORED OR CUT INTO SOLID LUMBER JOISTS, RAFTERS OR BEAMS SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE JOIST, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBERS ARE NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH. THE DIAMETER OF THE HOLE IN THE JOIST SHALL NOT EXCEED ONE-THIRD OF THE DEPTH OF THE MEMBER.
- WHERE THE STUD IS CUT OR BORED IN EXCESS OF ONE-THIRD OF ITS DEPTH, THE STUD SHALL BE REINFORCED TO BE EQUAL IN LOAD-BEARING CAPACITY TO A STUD THAT IS NOTCHED NOT MORE THAN ONE-THIRD OF ITS DEPTH.

**STRUCTURAL STABILITY:**

- STRUCTURAL STABILITY IS DEPENDENT ON A FULLY COMPLETED STRUCTURE.
- THE FULLY COMPLETED STRUCTURE IS DESIGNED TO BE STABLE AND TO RESIST THE CODE PRESCRIBED LATERAL AND GRAVITY FORCES.
  - "FULLY COMPLETE" INCLUDES, BUT IS NOT LIMITED TO:
    - SLABS AND SLAB-ON-GRADE ARE IN-PLACE AND HAVE ACHIEVED THE CONCRETE DESIGN STRENGTH F<sub>c</sub>.
    - BEAMS AND COLUMNS ARE IN PLACE AND ARE CONNECTED AS REQUIRED ON THE CONTRACT DOCUMENTS.
    - THE ROOF AND FLOOR DIAPHRAGM IS INSTALLED AND PROPERLY FASTENED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE IN ITS INCOMPLETE STAGE, INCLUDING BUT NOT LIMITED TO:
  - DETERMINING ERECTION AND PLACING PROCEDURES.
  - DESIGNING AND PROVIDING TEMPORARY SUPPORTS, SUCH AS TEMPORARY SHORING, BRACINGS, GUYS AND TIE-DOWNS.
  - TEMPORARY BRACING SHALL REMAIN IN PLACE AND SHALL CONSIDER THE FULL WIND LOAD EFFECTS AS STATED ON THE DRAWINGS UNTIL THE ABOVE REQUIREMENTS ARE MET.
  - DESIGNING AND PROVIDING BEINGS/SCRE BY "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION" AS A REFERENCE TO DETERMINE LOADS FOR TEMPORARY SUPPORTS.

**DEMOLITION:**

- CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALL OF THEIR MUTUAL ACTIVITIES PRIOR TO BEGINNING DEMOLITION/CONSTRUCTION.
- CONTRACTOR SHALL CONFIRM BY SITE VISIT, ALL CONSTRAINTS INVOLVED WITH THE DEMOLITION REQUIRED. CONTRACTOR IS RESPONSIBLE FOR THE LEGAL AND PROPER OFF-SITE DISPOSAL OF ALL DEMOLITION MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE OWNER'S EXISTING PROPERTY DURING DEMOLITION AND CONSTRUCTION. IF NECESSARY, CRIBBING OR OTHER MATERIALS SHALL BE USED TO PROTECT THE EXISTING PROPERTY. CONTRACTOR SHALL PROMPTLY REPORT ANY DAMAGE TO OWNER'S PROPERTY AND REPAIR SUCH TO OWNER'S SATISFACTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL NOT DISRUPT OWNER'S ACTIVITIES IN ANY WAY DURING DEMOLITION. DUST OR OTHER SOURCES OF CONTAMINATION SHALL BE CONTROLLED TO A MINIMUM BY INSTALLATION OF VISIGREEN CURTAIN FLOOR TO CEILING (COORDINATE WITH OWNER). PROPER PRECAUTIONS AND PROCEDURES FOR SUCH SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND SHALL BE INCORPORATED INTO THE THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EQUIPMENT THAT IS SAFE AND IN GOOD WORKING CONDITION, CAPABLE FOR THE WORK SHOWN.
- CONTRACTOR SHALL EXERCISE CARE WHILE REMOVING ALL DEMOLITION ITEMS AS INDICATED ON THE PLANS. THE CONTRACTOR WILL ADVISE THE OWNER OF ANY AREAS OF CONCERN.
- CONTRACTOR SHALL EXERCISE CARE WHILE REMOVING ALL DEMOLITION ITEMS AS INDICATED ON THE PLANS. THE CONTRACTOR WILL ADVISE OWNER OF ANY AREAS OF CONCERN.

**SHORING:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY CONSTRUCTION REQUIRED FOR, BUT NOT LIMITED TO, SHORING, UNDERPINNING, NEEDLING AND BRACINGS FOR THE PROTECTION OF THE EXISTING STRUCTURES OR UTILITIES WHETHER OR NOT SHOWN ON THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE, SETTLEMENT OR MOVEMENT OF EXISTING AND NEW CONSTRUCTION INSIDE AND OUTSIDE OF THE PROJECT LIMITS DURING EXCAVATION AND CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS, CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOIL OR STRUCTURE RETENTION SYSTEM, IS THE RESPONSIBILITY OF THE CONTRACTOR.

**CODE DESIGN CRITERIA:**

- CODE: IBC 2015
- 1ST FLOOR LIVE LOAD: 100 PSF
- ROOF LIVE LOAD: 40 PSF  
ROOF DEAD LOAD IV FAVERS: 30 PSF
- ROOF SNOW LOAD:  
GROUND SNOW LOAD = 30 PSF  
MINIMUM ROOF SNOW LOAD: 26 PSF  
FLAT-ROOF SNOW LOAD: P<sub>f</sub> = 21 PSF + DRIFTING (IF ANY)  
SNOW EXPOSURE FACTOR: C<sub>e</sub> = 1.0  
SNOW IMPORTANCE FACTOR: I = 1.0  
THERMAL FACTOR: C<sub>t</sub> = 1.0
- WIND LOAD:  
BASIC WIND SPEED: 115 MPH  
WIND EXPOSURE: B  
INTERNAL PRESSURE COEFFICIENT: +/- 0.18


**FIELD MEASUREMENT NOTES:**

- THESE DRAWINGS WERE DEVELOPED USING INFORMATION TAKEN FROM SITE MEASUREMENTS WITHOUT THE ORIGINAL BUILDING DRAWINGS. EVERY EFFORT HAS BEEN MADE TO PORTRAY THE ACTUAL FIELD CONDITIONS ACCURATELY ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY AND SCOPE OF WORK TO PERFORM AN INITIAL FIELD SURVEY PRIOR TO BEGINNING WORK TO JOB-SITE MEASURE ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE DRAWING AND TO VERIFY ALL OTHER EXISTING CONDITIONS. COORD. WITH OWNER/ENGINEER IF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS ARE DETERMINED FROM THIS SURVEY.

**TYPICAL DETAILS:**

- TYPICAL DETAILS ARE GENERAL IN NATURE AND THEIR USE MAY BE WARRANTED IN A VARIETY OF SITUATIONS.
- CONDITIONS SHOWN IN THE TYPICAL DETAILS MAY NOT EXACTLY REPRESENT EVERY GIVEN SITE CONDITION, IN WHICH CASE THE CONTRACTOR IS RESPONSIBLE TO COMPLETE THE WORK IN A MANNER CONSISTENT WITH THE SPIRIT OF, AND INTENT SHOWN IN THE TYPICAL DETAIL.
- SLIGHT VARIATIONS FROM THE DETAIL ENCOUNTERED IN SITE CONDITIONS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM THE COMPLETION OF THEIR WORK.
- MANUFACTURERS WRITTEN INSTALLATION PROCEDURES MAY DIFFER FROM THOSE SHOWN IN THE TYPICAL DETAILS. IN SUCH CASE, CONSTRUCTION SHALL BE BASED ON THE MORE CONSERVATIVE INSTALLATION PROCEDURE.



 <b>MOHR &amp; KERR ENGINEERING &amp; LAND SURVEYING, P.C.</b> 5901 N. Prospect Road, Suite 6B Peoria, Illinois 61614 www.mohrandkerr.com	111 E. MONROE, NORMAL, IL		SURVEYED - DRAWN TER CHECKED TER SCALE 1/8" = 1'-0" DATE 9/5/18	<b>RJV PROPERTY</b> 3102 HARVEST HILL AVE. BLOOMINGTON, IL	PROJECT NO. 18-335 SHEET 3 OF 3 DRAWING NO. S3
	Office: (309) 692-8500 Fax: (309) 692-8501 Professional Design Firm #184.005091				

## Historic Preservation

### Historic Preservation 2019 Meeting Schedule

Meetings will be on the third Thursday of the Month  
Located in the City of Bloomington City Council Chambers at 5:00 PM

Meeting dates will be as follows:

1/17/2019  
2/21/2019  
3/21/2019  
4/18/2019  
5/16/2019  
6/20/2019  
7/18/2019  
8/15/2019  
9/19/2019  
10/17/2019  
11/21/2019  
12/19/2019

These meeting dates have to be submitted to city council for approval.

The Historic Preservation must approve these dates before staff can submit to the city clerk for council agenda consideration.

## City of Bloomington 2019 Meetings and Deadlines

Planning Commission	
Submit by	Meeting
12/12/2018	1/9/2019
12/26/2018	1/23/2019
1/16/2019	2/13/2019
1/30/2019	2/27/2019
2/13/2019	3/13/2019
2/27/2019	3/27/2019
3/13/2019	4/10/2019
3/27/2019	4/24/2019
4/10/2019	5/8/2019
4/24/2019	5/22/2019
5/15/2019	6/12/2019
5/29/2019	6/26/2019
6/12/2019	7/10/2019
6/26/2019	7/24/2019
7/17/2019	8/14/2019
7/31/2019	8/28/2019
8/14/2019	9/11/2019
8/28/2019	9/25/2019
9/11/2019	10/9/2019
9/25/2019	10/23/2019
10/16/2019	11/13/2019
11/13/2019	12/11/2019

PC  
 Text amendments  
 Preliminary Plans  
 PUD's  
 Final Plats  
 (except expedited goes to clerk)  
 Re-zoning

Zoning Board	
Submit by	Meeting
12/19/2018	1/16/2019
1/23/2019	2/20/2019
2/20/2019	3/20/2019
3/20/2019	4/17/2019
4/17/2019	5/15/2019
5/22/2019	6/19/2019
6/19/2019	7/17/2019
7/24/2019	8/21/2019
8/21/2019	9/18/2019
9/18/2019	10/16/2019
10/23/2019	11/20/2019
11/20/2019	12/18/2019

ZBA  
 Special use permits  
 Variances  
 Sign code amendment  
 Sign variance

Historic Preservation	
Submit by	Meeting
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/18/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019

HP  
 Funk, Rust  
 Certificate of Appropriateness  
 Certificate of Economic Hardship  
 Designations