



## AGENDA

### HISTORIC PRESERVATION CITY HALL COUNCIL CHAMBERS 109 EAST OLIVE STREET; BLOOMINGTON, IL 61701 THURSDAY, JULY 18, 2019 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 June 20, 2019 meeting of the Bloomington Historic Preservation Commission.

**5. REGULAR AGENDA**

**A. BHP-20-19** Consideration, review and action on an application for a Certificate of Appropriateness submitted by Zac Alvis for repairing and replacing the chimney and roof at 809 N. McLean Street, Gothic, Romanesque and Late Victorian Influences, c. 1882, architect George Miller with alterations by Arthur L. Pillsbury in 1909, Franklin Square Historic District. (WARD 4)

**B. BHP-21-19** Consideration, review and action on an application for a FUNK Grant in the amount of \$7,985.00 submitted by Zac Alvis for repairing and replacing the chimney and roof at 809 N. McLean Street, Gothic, Romanesque and Late Victorian Influences, c. 1882, architect George Miller with alterations by Arthur L. Pillsbury in 1909, Franklin Square Historic District. (WARD 4)

**C. BHP-22-19** Consideration, review and action on an application for a RUST Grant in the amount of \$15,493.55 to scrape, sand, and prep window trim, apply oil primer and 2 coats of S.W. Super Paint to exterior window trim, spackle and caulk as needed submitted by Fred Wollrab for the property at 220 N. Center Street, Braley-fields Building, c. 1901, architect Arthur L. Pillsbury, Downtown Historic District, contributing. (WARD 6)

**D. BHP-23-19** Consideration, review and action on an application for a RUST Grant in the amount of \$24,000.00 repair the roof and address related structural components such as flashing and roof penetrations submitted by Harold Boyd and Rhea Edge for the property at 313 N. Main Street, Colonial C.D. Smith Building, c. 1901, architect Arthur L. Pillsbury, Downtown Historic District, contributing. (WARD 6)

**E. BHP-24-19** Public Hearing, review and action on a demolition permit submitted by Loreen Buroler, requesting demolition of a heating plant at 702 E Emerson St, White Place Historic District, c. 1914. (WARD 4)

**6. OTHER BUSINESS**

**7. NEW BUSINESS**

**A. Introduction of Assistant City Planner Casey Weeks**

**8. ADJOURNMENT**

**DRAFT MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, JUNE 20, 2019 5:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE ST.  
BLOOMINGTON, ILLINOIS**

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

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Mr. Bob Mahrt, Community Development Director, Ms. Katie Simpson, City Planner

**1. CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:05 P.M.

**2. ROLL CALL:** Ms. Simpson called the roll. Seven members were present and quorum was established.

**3. PUBLIC COMMENT:** None.

**4. MINUTES:**

The Commission reviewed the minutes of the May 16, 2019 meeting and the May 30, 2019 Special Meeting. The scrivener errors were presented to staff for revision. Mr. Elterich motioned to approve the “as corrected” minutes for both meetings. Seconded by Ms. Chissell. The motion was approved (6-0-1), with the following votes cast on roll call: Ms. Bailen—yes, Ms. Chissell—yes, Ms. Cline—abstain, Mr. Elterich—yes, Chairperson Graehling—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes.

**5. REGULAR AGENDA:**

**A. BHP-11-19** Consideration, review and action on an application submitted by Jimmy Mapugay for a Rust Grant request of \$50,000.00 for roof replacement at 615 N. Main St., former Grand Café, c. 1975.

Ms. Simpson presented the case. Staff does not support the Rust Grant for \$50,000.00 and recommends denial of the case. The requested amount did exceed the 50% grant funding standard.

Chairperson Graehling called for the applicant to present their request. There was no one present representing the applicant. Chairperson Graehling called for public testimony. There was none.

There was discussion on appropriateness of utilizing Rust Grant funds for a non-contributing building in the Downtown Bloomington Historic District this early in the fiscal year. The possibility of future Rust Grant funding for later in the fiscal year was discussed.

Mr. Scharnett motioned to deny case BHP-11-19 for a Rust Grant for \$50,000.00 for roof replacement at 615 N. Main Street. Seconded by Mr. Strugeon. The motion to deny was approved (7-0), with the following votes cast on roll call: Ms. Bailen—yes, Ms. Chissell—yes, Ms. Cline—yes, Mr. Elterich—yes, Chairperson Graehling—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes.

**B. BHP-13-19** Consideration, review and action on an application submitted by Anthony Seckler for a Certificate of Appropriateness request to repair and replace the exterior overhang fascia, soffits, and crown molding and flat metal shelf roofing at 905 E. Jefferson St., Davis-Jefferson Historic District, c. 1888-1889 Queen Anne Variant.

**C. BHP-14-19** Consideration, review and action on an application submitted by Anthony Seckler for a FUNK grant request in the amount of \$5000.00 to repair and replace the exterior overhang fascia, soffits, and crown molding and flat metal shelf roofing at 905 E. Jefferson St., Davis-Jefferson Historic District, c. 1888-1889 Queen Anne Variant.

Ms. Simpson presented the cases. Staff supports the Certificate of Appropriateness and the Funk Grant for \$5,000.00.

Anthony Seckler was present to speak on the case and outlined the need for repairs to the soffit and fascia areas on the dwelling. The Commission and Mr. Seckler discussed the various elements of the repair project. There was discussion on the use of EPDM roofing vs lead flashing and the termination detail with the siding. There was also discussion on the profile and material for the crown modeling.

Mr. Sturgeon motioned to approve case BHP-13-19 for the Certificate of Appropriateness to repair and replace the exterior overhang fascia, soffits, and crown molding and flat metal shelf roofing at 905 E. Jefferson St. Seconded by Mr. Bailen. The motion was approved (7-0), with the following votes cast on roll call: Ms. Bailen—yes, Ms. Chissell—yes, Ms. Cline—yes, Mr. Elterich—yes, Chairperson Graehling—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes.

Ms. Cline motioned to approve case BHP-14-19 for a Funk Grant for \$5,000 to repair and replace the exterior overhang fascia, soffits, and crown molding and flat metal shelf roofing at 905 E. Jefferson St. Seconded by Mr. Scharnett. The motion was approved (7-0), with the following votes cast on roll call: Ms. Bailen—yes, Ms. Chissell—yes, Ms. Cline—yes, Mr. Elterich—yes, Chairperson Graehling—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes.

**D. BHP-16-19** Consideration, review and action on an application submitted by Andy Streenz for a Certificate of Appropriateness request to repair and replace, as needed, the window sills, column pedestals, porch roof, and to re-pitch porch roof and re-rope windows at 611 N Lee St., Henry Behr Home c. 1884-1885 Queen Anne.

**E. BHP-17-19** Consideration, review and action on an application submitted by Andy Streenz for a FUNK grant request in the amount of \$2,687.50 to repair and replace, as needed, the

window sills, column pedestals, porch roof, and to re-pitch porch roof and re-rope windows at 611 N Lee St., Henry Behr Home c. 1884-1885 Queen Anne.

Ms. Simpson presented the cases. Staff supports the Certificate of Appropriateness and the Funk Grant in the requested amount of \$2,687.50.

Andy Streenz was present to speak on the case and outlined the need for repairs to the rotted window sills and the wood bases supporting the porch columns on the second floor of the dwelling. He explained that the porch serves as the roof to the first floor dormer and the pitch would be increased to better shed water. Vinyl replacement windows will be replaced with restored wood windows in dormer.

Brad Williams, the contractor on the project, responded to Commission questions regarding the intended materials to be used on the porch decking/dormer roof and the roof edge detail. He explained that the existing porch decking/dormer roof was a fabric-like material, but would eventually be replaced with an EPDM roofing system and an ipe wood decking tile as a walking surface. The Commissioner's discussed that the porch decking/dormer roof material was not part of this COA request.

Ms. Cline motioned to approve case BHP-16-19 for the Certificate of Appropriateness to repair and replace, as needed, the window sills, column pedestals, porch roof, and to re-pitch porch roof and re-rope windows at 611 N Lee St. Seconded by Ms. Chissell. The motion was approved (7-0), with the following votes cast on roll call: Ms. Bailen—yes, Ms. Chissell—yes, Ms. Cline—yes, Mr. Elterich—yes, Chairperson Graehling—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes.

Mr. Sturgeon motioned to approve case BHP-17-19 for a Funk Grant request in the amount of \$2,687.50 to repair and replace, as needed, the window sills, column pedestals, porch roof, and to re-pitch porch roof and re-rope windows at 611 N Lee St. Seconded by Mr. Scharnett. The motion was approved (7-0), with the following votes cast on roll call: Ms. Bailen—yes, Ms. Chissell—yes, Ms. Cline—yes, Mr. Elterich—yes, Chairperson Graehling—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes.

**F. BHP-18-19** Consideration, review and action on an application submitted by Mark Branham for a Certificate of Appropriateness request to repair and replace, as needed, the fire damaged roof and rafters at 605 E Front St. the George Hanna House, Swiss chalet variant, Reeves and Baillie architects.

**G. BHP-19-19** Consideration, review and action on an application submitted by Mark Branham for a FUNK grant request in the amount of \$5000.00 to repair and replace, as needed, the fire damaged roof and rafters at 605 E Front St. the George Hanna House, Swiss chalet variant, Reeves and Baillie architects.

Ms. Simpson presented the cases. Staff supports the Certificate of Appropriateness and the Funk Grant in the requested amount of \$5,000.00.

Mark Branham was present to speak on the case and outlined the need for roof/rafter repairs following the fire to the six-unit structure. He indicated that most of the water damage was from

fighting the fire and the structure is now generally weather tight. Photograph exhibits were provided at the meeting illustrating the fire damage.

The Commission raised questions on the materials used for roof/rafter reconstruction and the concern on the use of like kind materials to maintain the original structural integrity. There was continued discussion on potential roofing materials in the future to replicate a slate shingle appearance with a specific reference to the rubberized slate roofing materials used on the dwelling at 402 East Grove Street.

Ms. Cline motioned to approve case BHP-18-19 for the Certificate of Appropriateness request to repair and replace, as needed, the fire damaged roof and rafters at 605 E Front St. the George Hanna House, Swiss chalet variant, Reeves and Baillie architects. Seconded by Mr. Scharnett. The motion was approved (7-0), with the following votes cast on roll call: Ms. Bailen—yes, Ms. Chissell—yes, Ms. Cline—yes, Mr. Elterich—yes, Chairperson Graehling—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes.

Mr. Scharnett motioned to approve case BHP-19-19 for a FUNK grant request in the amount of \$5000.00 to repair and replace, as needed, the fire damaged roof and rafters at 605 E Front St. the George Hanna House, Swiss chalet variant, Reeves and Baillie architects. Seconded by Ms. Chissell. The motion was approved (7-0), with the following votes cast on roll call: Ms. Bailen—yes, Ms. Chissell—yes, Ms. Cline—yes, Mr. Elterich—yes, Chairperson Graehling—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes.

## **6. OTHER BUSINESS:**

- A.** Remaining RUST Funds for FY20 \$150,00.00. Ms. Simpson outlined the current fund balance for the Rust Grant program.
- B.** Remaining FUNK Funds for FY20 \$22,344.62 Ms. Simpson outlined the current fund balance for the Funk Grant program with a current balance of approximately \$9557.12.

## **7. NEW BUSINESS:**

- A.** Election of Chair and Vice Chair:

The Commission discussed the nomination and election of Chair and Vice Chair. Consideration was given on the nomination of Lea Cline as Chair based on her anticipated time constraints over the coming year.

Mr. Sturgeon motioned to elect Dr. Lea Cline as Chair. Seconded by Ms. Chissell. The motion was approved (6-0-1), with the following votes cast on roll call: Ms. Bailen—yes, Ms. Chissell—yes, Ms. Cline—abstain, Mr. Elterich—yes, Chairperson Graehling—yes, Mr. Sturgeon—yes, Mr. Scharnett—yes.

The Commission further discussed the nomination and election of the Vice Chair. Interest was expressed by both Mr. Sturgeon and Mr. Scharnett for the nomination. Ms. Cline motioned to nominate Mr. Sturgeon as Vice Chair. Seconded by Ms. Chissell. A follow up motion was made by Ms. Chissell to nominate Mr. Scharnett as Vice Chair. Seconded by Ms. Bailen. A consensus

decision was made regarding a secret ballot to elect the Vice Chair. The votes cast were Mr. Sharnett (5) and Mr. Strugeon (2). Based on the outcome of the secret ballot, Mr. Sharnett was elected as the Vice Chair.

Additional new business included the submittal of a nomination of Greg Koos for a Richard H. Driehaus Foundation Preservation Award through Landmarks Illinois. The status of the Demolition Review for 27 Whites Place. And Andy Streenz raised his concern regarding the demolition status of the Whites Place "Heat Plant" at 702 East Emerson Street.

#### **8. ADJOURNMENT:**

Mr. Strugeon motioned to adjourn. Seconded by Ms. Cline. The meeting was adjourned at 6:33 P.M. by voice vote.

Respectfully Submitted,  
Bob Mahrt, Community Development Director

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**July 18, 2019**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-20-19	Certificate of Appropriateness	809 N McLean	Chimney and roof repair and replacement	Casey Weeks
BHP-21-19	Funk Grant	809 N McLean	Chimney and roof replacement	Casey Weeks

<b>REQUEST:</b>	A Certificate of Appropriateness and a Funk Grant for \$5,000.00 to repair and replace the chimney and roof at 809 N. McLean Street, Gothic, Romanesque and Late Victorian Influences, c. 1882 George Miller with alterations by Arthur L. Pillsbury in 1909. Franklin Square Historic District.
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<b>STAFF RECOMMENDATION:</b>	<i>Staff recommends the Historic Preservation Commission grant the COA for replacing the roof and chimney. Staff also recommends granting the maximum amount of the Funk Grant in the amount of \$5,000, since the total estimate of the project is \$57,125.00 at 809 N. McLean Street.</i>
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Picture of Subject Property



GENERAL INFORMATION

Owner and Applicant: Zac and Lindsey Alvis

PROPERTY INFORMATION

Existing Zoning: R-2, Mixed Residence  
District with S-4 Historic District overlay  
Existing Land Use: vacant, multiple family  
Property Size: 18,246 square feet  
PIN: 21-04-210-001  
Historic District: Franklin Square

Year Built: 1881  
Architectural Style: Gothic, Romanesque  
and Late Victorian  
Architect: George Miller, alterations by  
Arthur L. Pillsbury 1909

SURROUNDING ZONING AND LAND USES

*Zoning*

North: R-2, Mixed Residence with S-4  
overlay  
South: R-2, Mixed Residence  
East: R-2, Mixed Residence  
West: R-2, Mixed Residence with S-4  
overlay

*Land Uses*

North: Single family home(s)/ Multiple  
Family  
South: Single family home(s)  
East: Single family home(s)  
West: Single family home(s)/ Multiple  
Family

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 Funk Grant
2. Proposed budget
3. Site Photos
4. City of Bloomington Architectural Review Guidelines

**PROJECT DESCRIPTION:**

The property is located in Franklin Square Historic District. The two and a half story home is located on the east side of North McLean Street. Three Bloomington Architects have their work displayed in this district: George Miller, Arthur F. Moratz and Arthur L. Pillsbury. 809 N. McLean contains contributions from two of them. George Miller is known for a Romanesque house in the same District. 809 N. McLean is identified as the Kerrick-Barry House in a City of Bloomington Survey. Mr. Kerrick was a lawyer and Mr. Barry, the homes second owner, was a McLean County circuit court judge. The house is identified by various influences, Romanesque, Gothic and Victorian.

The petitioner is requesting a Certificate of Appropriateness and a Funk Grant for \$7,985.00 to repair and replace the roof and the chimney. The work will consist of removing seven layers of roofing material and checking the roof deck to ensure it is structurally sound. The proposed roofing materials will be ShingleMaster Landmark Premium Shingles in the Heather Blend color as provided by the petitioner. The estimate for the roof from All Seasons Roofing exterior Specialists includes: the price to replace the steep roof is roof removal and installation of felt, ice

and water underlayment is \$17,575.00. A shingle allowance of \$6,000. The low slope roofs will be replaced with 0.060 black EPDM membrane with secure-rock as the underlayment. The upper roof will have ¼ inch per foot tapered installation utilized to give it a correct pitch. The roof on the south east corner of the house is a copper or tern coated soldered roof. The quote states, **“We will leave and reuse as much of the flashing at dormers as possible. If we are not able to reuse flashing we will slide the flashing behind the wood. We will not anyway change the appearance of the dormers.”** Decking for flat roofs and sloped roof could be more or less than \$6,000, this is an estimated price. The contractor states they will not know the extent of the damage until the decking is exposed, and can assess the damage. Lining the gutters with rubber after they are rebuilt will cost: \$2,750. Total estimate to complete the roof is: \$50,325.00.

The work on the chimney will consist of relaying the chimney which has fallen off and using brick which was matched closely to the original brick. According to the estimate the following will also apply:

- Capping the chimney with 30x36x2.5 inch limestone cap
- Chimney will be layed up six (6) feet
- 8x8x16 inch concrete block will be inside of chimney, poured solid with concrete
- Mortar to be used Brixment N with sand and water

The chimney is decorative and historically appropriate, not functional. he chimney will have a solid interior from the beginning of the laying to the top. The estimate for the chimney replacement from Kaismer Masonry totals \$6,800.00.

The National Parks Service Historic Preservation Brief 4, “Roofing for Historic Buildings” and the Bloomington Architectural Review Guidelines state that it is important to understand the historic character of the building, consideration of craftsmanship, record of existing roof, alternative materials and maintenance. All of which will assist in the preservation of not only the architectural character but the historic building. It is important to consider the state of the current roof, and keeping architectural features intact such as trim, when repairing or replacing. Repairing should be considered first, subsequently replacing with appropriate materials. The existing roof is deteriorating and extensive repairing and replacement is needed, and no change is slope is proposed.

The Bloomington Architectural Review Guidelines suggest that in the event replacement materials are needed, they should be same color, material and texture. When repointing, the use of cement-lime mortars is recommended. The petitioner is proposing to rebuild the chimney completely as the original chimney has fallen off the roof. Materials which will be used are Brixment Masonry Cement which can be used are mortar and stucco. Quickrete will also be used to fill the chimney which is a commercial grade blend of stone or gravel, sand and cement. The



brick that will be used is Glen Gery bricks which come in a variety of types including Facebrick, and Think Brick matching the color of bricks in the existing chimney as closely as possible.

The Funk Grant guidelines allow funds to be awarded to roof projects if the project is a repair or replacement using modern materials which mimic historic materials in appearance, and increase the durability and useful life. The Funk Grant guidelines also allow for exterior projects to be funded which will preserve, restore or rehabilitate the original structure and/or historically significant features of the property. Possible items the Commission is able to fund are appropriate material, skilled labor and professional architectural services. While the commission does not typically fund asphalt roofs, this project is imperative to the longevity and integrity of the structure.

#### 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 chimney needs to be rebuilt completely and it is assumed to be no longer a working chimney. **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 petitioner will repair the roof and relay a chimney which has fallen off the roof, thus bringing the house back to the original state. **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;* Replacement materials should match originals in shape, size, and color as close as possible. **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 standard is recognized by the petitioner and met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* the petitioner is making

efforts to maintain the historic character of the home as it exists today. **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 standard is met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; removal of any material should be done with care so that the principle structure or other historical feature are not damaged. **The standard is met.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; **The standard is not applicable.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **The Standard is met.***

**STAFF RECOMMENDATION:**

*Staff recommends the Historic Preservation Commission grant the COA for replacing the roof and chimney. Staff also recommends granting the maximum amount of the Funk Grant in the amount of \$5,000, since the total estimate of the project is \$57,125.00. The program provides funding for up to fifty percent of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.*

Respectfully Submitted,

Casey Weeks  
Assistant City Planner

Attachments: Certificate of Appropriateness Application, Funk Grant Application, Proposed budgets



# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

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

JUL 05 2019

# Application

Property Address:

Historic District (if applicable):

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

Year Built 1882

Architectural Style: Victoria

- attach photo of property front elevation here

Proposed Restoration Work: New roof, rebuild chimney

**Detailed Description of Proposed Restoration Work:**  
It is rammg in multiple places in the house, want to start work  
Please provide supporting documents: ASap to prevent further damage

Relay chimney that has fallen, reinforce chimney and cap it.  
Brick to be layed is as close of a match, layed off  
Block inside of chimney. Also be Poured with solid concrete,  
Cap the chimney with limestone cap. Mortar used will  
be brickment N with sand and water

Roof -

Replace steep roof, roof removal and installation of felt,  
ice and water underlayment. Low slope roofs will be replaced  
with .060 black EPDM membrane with Secure-rock as the  
underlayment. upper roof will have  $\frac{1}{4}$  in per foot tapered  
to correct pitch. South east corner is a copper or tern coated  
Soldered roof. We will leave and reuse as much flashing at dorms.  
If unusable slide flashing behind wood. line gutters once they  
are rebuild. The best quality of shingles will be used. the  
Landmark Premium in the Heather Blend color.

Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.

- Historic photos supporting the application (if available)

Applicant Name: Zac + Lyndsey Alvis

Applicant Address: 809 N Mclean St.

Certificate of Appropriateness Application

Phone: [REDACTED]

Email: [REDACTED]

**Applicant Signature\* Date**

[REDACTED]

07-05-19

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)**

<b>Submission Deadline</b>	<b>Hearing Date</b>
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





# EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

## ELIGIBILITY

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

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

Funding assistance is not available to exterior projects on:

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

# APPLICATION

Property Address:

Historic District (if applicable):

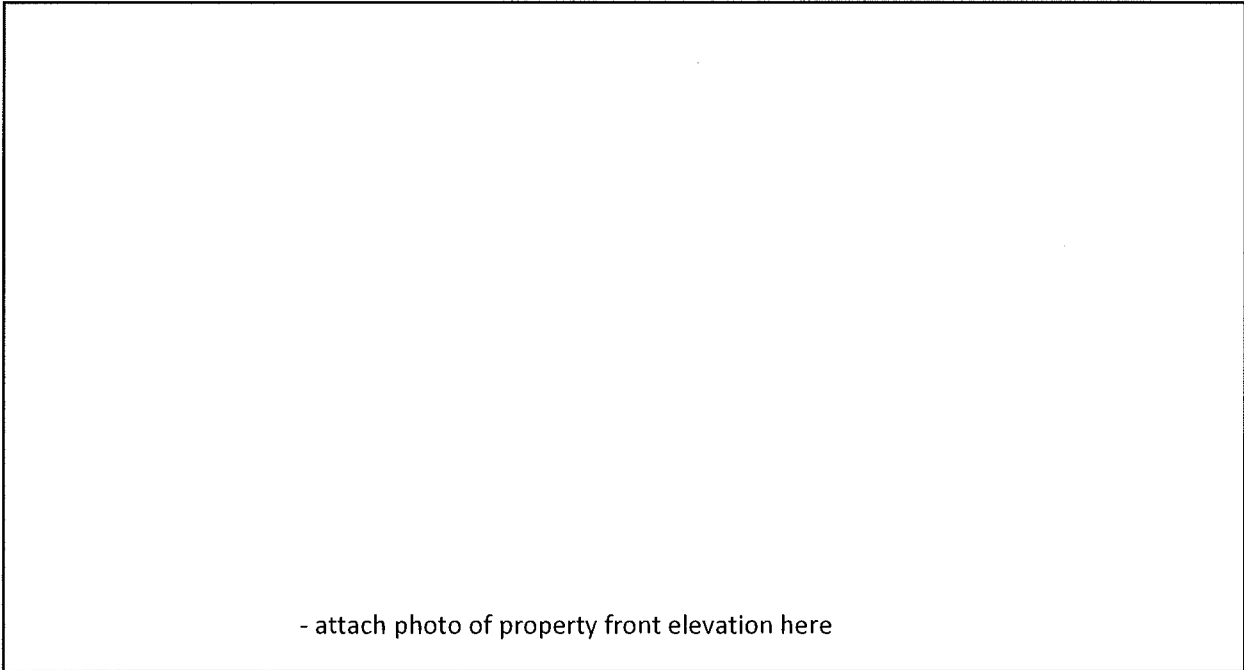
- Davis-Jefferson Historic District
- Downtown Bloomington Historic District
- East Grove Historic District
- Franklin Square Historic District
- North Roosevelt Ave Historic District
- White Place Historic District

Year Built 1882

Architectural Style: Victorian

Cost of Proposed Work: \$ 57,125

Grant Amount Requested: \$ 7,985



I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: New roof, Rebuild chimney

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

Brixment type N 5bags	\$82.00	- Home owner request	\$41.00
Sand 2 tons	\$82.00	- Home owner request	\$41.00
Quikrete High strength 10bags	\$43.00	- Home owner request	\$21.50
Limestone cap	\$300	- Homeowner request	\$150.00
G-6HA S93 12ome		- Homeown request	\$337.50
Gray Sm STD Quantity 420	\$6.75	- Homeown request	\$19.00
Concrete block	\$38.00	- Homeown request	\$19.00
8x8x16 20 blocks		Homeowner request	\$3000
Landmark premium shingles	\$6000	Homeowner request	\$3000
Decking boards	\$6,000	Homeowner request	\$1,375
line gutters with rubber	\$2,750	Homeowner request	\$1,375

Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.

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

Historic photos supporting the application (if available)

Applicant Name: *Zac + Lyndsey Alvis*

Applicant Address: *809 N. Duncan St.*

Phone: [Redacted]

Email: [Redacted]

Applicant Signature *[Handwritten Signature]* [Redacted]

Date *07-05-19*

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
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/19/2019	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



1312 N. Main Street  
Bloomington, IL 61701  
309-585-1439

April 20, 2019

Re: Roof restoration at 809 North Mclean St. – Bloomington, IL

I have inspected your roofs at the above referenced property. Despite numbers of hours measuring and investigating, there are still conditions which will not become known until the project is started. These prices are based on what I can determine is there. Obviously this is a complicated, labor intensive project. This report will give you some idea as to some of the cost involved.

The pitched roofs which are predominately 16/12 pitch appear to have two shingle roofs on them now. It is believed that they are on solid wood decking of one inch thickness. The price to replace the steep roof is: roof removal and installation of felt, ice and water underlayment is \$17,575.00. A shingle allowance of \$6000 needs to be added to this. This allows the owner to choose something other than builder grade architectural shingles. I would recommend this, since the roof is a very prominently displayed features of this fine old house.

The low slope roofs will be replaced with .060 black EPDM membrane with secure-rock as the underlayment. The upper roof will have ¼ inch per foot tapered installation utilized to give it a correct pitch.

The roof on the south east corner of the house is a copper or tern coated soldered roof. I recommend that is repaired and coated with a quality paint designed for this application.

We will leave and reuse as much of the flashing at dorms as possible. If we are not able to reuse flashing we will slide the flashing behind the wood. We will not anyway change the appearance of the dormers.

Below are some prices for your consideration:

Pitched roofs - \$17,575  
Shingle allowance - \$6,000  
Low Slope Roofs - \$13,000

Decking for flat roofs and sloped roof could be more or less than \$6,000, this is an estimated price. We will not know the extent of the damage until the decking is exposed and we can assess the damage.

To line the gutters with rubber, after they are rebuilt will cost: \$2,750

Unit price to replace decking is \$4 per sq. ft

This does not include fascia, built -in-gutters, rafters, structural members, fees, permits or architectural or engineer fees.

Contingency amount to deal with problems which may arise as part of our work - \$5,000

**Cost to complete this job is an estimated amount: \$50,325**

**WE REQUIRE 25% DOWN AND PAYMENT UPON COMPLETION**

ACCEPTED AND AGREED:

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

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

*\*Due to unpredictability of oil prices and its subsequent effect on shingles, this offer is good for 90 days.*

*\*By signing this contract, you are giving All Seasons Roofing permission to speak to your insurance agent regarding your claim.*

*\*Any legal action required, Client's will be held responsible for all legal fees (court and attorney fees)*

809 N Mclean, Bloomington  
 Quote for  
 Cory Leach  
 Boulevard Realty Group

Kaisner Masonry  
 310 E Hickory  
 Fairbury IL, 61739  
 (309) 261-1027  
 [Phone]

Description	Material			Line Total
Relay chimney that has fallen off, reinforce chimney and cap it. Brick to be layed is as close of a match as we can get too original Chimney will be layed up 6ft , we will also lay 8x8x16 inch concrete block up the inside of chimney, they will also be poured solid with concrete mix. Chimney will be sold from were we start laying to the top, we will cap the chimney with a 30x36x2.5 inch Limestone cap Mortar used will be Brixment N with sand and water to be added on jobsite.	Brixment type N 5 Bags	\$82.00		\$82.00
	Sand 2 tons	\$86.00		\$82.00
	Quikrete High Strength 10 bags	\$43.00		\$43.00
	Limestone Cap	\$300.00		\$300.00
	GGHA S93 Rome Grey SM STD, Quantity 420.	\$675.00		\$675.00
	Concrete Block 8x8x16 20 Blocks	\$38.00		\$38.00
				\$200.00
	Delivery	\$200.00		
Labor			\$5,380.00	

--	--	--	--	--	--

	\$6,800.00
Total	\$6,800.00

Quotation prepared by: CalvinKaisner \_\_\_\_\_

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: \_\_\_\_\_

*Thank you for your business!*

[Your Company Name] [Street Address], [City, ST ZIP Code] Phone [000-000-0000] Fax [000-000-0000] [e-mail]





# BRIXMENT® Masonry Cement

**Providers of Quality  
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Technical Support  
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BRIXMENT, Brick-Lok, and  
VELVET Masonry Cements

Saylor's Portland and  
Saylor's PLUS Cements

Flamingo-BRIXMENT Colored  
Cements for Masonry

**MANUFACTURER:**

ESSROC Cement Corp.  
Corporate Office  
3251 Bath Pike  
Nazareth, PA 18064  
800-437-7762  
www.essroc.com

**PRODUCT DESCRIPTION:**

BRIXMENT Masonry Cement is a prepackaged masonry cement meeting or exceeding the requirements of ASTM C 91.

Essroc carefully selects and blends the raw materials and follows stringent quality control procedures in the manufacturing of BRIXMENT Masonry Cement.

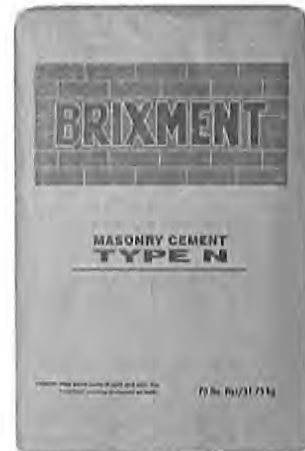
This attention to detail results in a superior performing masonry cement for use in mortar during construction and for long lasting, water-resistant walls.

**BENEFITS:**

- Excellent workability
- Superior board life
- Consistent colored
- Long- term durability

**APPLICATIONS:**

BRIXMENT Masonry Cement can be used for mortar in the construction of all types of masonry walls. The most common masonry units utilized are concrete block, clay and concrete brick and natural and manufactured stone. BRIXMENT can also be used for stucco and parging applications.



**MATERIAL COMPOSITION:**

BRIXMENT Masonry Cement is a combination of portland cement that meets ASTM C 150, finely ground limestone and proprietary admixtures that enhance boardlife and durability.

**TYPES AND USES:**

There are three formulations of BRIXMENT to satisfy all masonry construction needs:

- Type N: Normal strength
- Type S: Medium strength
- Type M: High strength

The Type N mix should only be used for above-grade construction and is recommended for exterior brick veneers.

Type S, a stronger mix, can be used above or below grade.

Type M, the strongest mix, is designed for below grade or where

## BRIXMENT® Masonry Cement

additional compressive strengths are required.

### PACKAGING:

BRIXMENT Type N is packaged in 70 lb.(32kg) multi-walled bags, Type S is packaged in 75 lb.(34kg) multi-walled bags and Type M is packaged in 80 lb.(36kg) multi-walled bags. Packages should be kept free from moisture.

### AVAILABILITY:

BRIXMENT is distributed throughout Essroc's supply network. Contact your Essroc sales representative for availability in your immediate area.

Sample bags for preconstruction test panels can be obtained by contacting a local masonry supply dealer or your Essroc sales representative.

### APPLICABLE ASTM SPECIFICATIONS:

- C 91 Masonry Cements
- C 270 Masonry Mortar
- C 144 Aggregates for Masonry Mortar
- C 780 Preconstruction and Construction Evaluation for Masonry Mortar

### MIXING:

Assure that the mixing equipment is clean and in good working order. Provide a one cubic foot box or other suitable container for volumetric measuring of aggregate. Aggregate shall conform to the requirements of ASTM C144. Water shall be potable.

BRIXMENT should be mixed with 2 ¼ to 3 cubic feet of sand according to Table 1 of ASTM C

270. If an independent laboratory completes ASTM C 780 preconstruction testing that demonstrates compliance to table 2 of ASTM C 270, then up to 3 ½ parts of sand may be used per bag of BRIXMENT.

Start the mixer, place ¾ of the required amount of water, ½ the required amount of sand and all the BRIXMENT into the mixer. Mix briefly.

Add the remaining sand and water to the mixer and mix for a minimum of 3 and a maximum of 5 minutes after the last mix water has been added. This assures homogeneity and workability of the mortar.

Although minor retempering is allowed, mortar should be used or discarded after 90 minutes.

### WORKMANSHIP:

Set masonry units in mortar beds as quickly as possible after the mortar bed is placed. Avoid furrowing bed joints.

Provide enough mortar to guarantee full head and bed joints. Don't attempt to move or adjust masonry units once the mortar has begun to stiffen. This can interfere with the bond between the mortar and the masonry unit. If one or more masonry units needs to be adjusted, remove the units and re-set them in fresh mortar.

### TOOLING JOINTS:

Mortar joints shall be tooled when the surface is thumb-print hard. Proper tooling or striking increases the contact area between the masonry unit and the mortar and

provides for a weather-resistant joint.

Improper or inconsistent timing when tooling joints will lead to variation in the colored of the mortar joint and could adversely affect weather resistance.

### CLEANING:

Proper workmanship during construction will reduce the need for harsh cleaners. When cleaning is needed, use a proprietary cleaner. Follow the manufacturer's instructions for application, removal and disposal. Avoid harsh cleaners whenever possible.

### INSTALLATION:

Maintain the same source of aggregate and water and use consistent mixing procedures throughout the entire project.

Follow ACI recommendations for hot and cold weather construction.

### WARRANTY:

Essroc warrants that its products are free from manufacturing defects and conform to applicable ASTM specifications.

Essroc makes no warranty or guarantee, express or implied, including warranties of fitness for a particular purpose or merchantability, respecting its products. User assumes all risks and liability in connection with the suitability of the products for the intended use.

### FOR MORE INFORMATION:

For more information on Essroc's products visit us online at [www.essroc.com](http://www.essroc.com) or call at (800)437-7762.



**Essroc**  
Italcementi Group

A world class local business



**809 N McLean Roof and Chimney Budget**

Shingled Roofing Materials and Labor	\$21,000.00
Flat Roofing Materials and Labor	\$ 9,000.00
Tree Removal	\$ 550.00
Chimney Brixment	\$ 82.00
Sand	\$ 82.00
Quickcrete	\$ 43.00
Limestone Cap	\$ 300.00
Brick	\$ 675.00
Concrete Block	\$ 38.00
Delivery	\$ 200.00
Skilled Labor	\$ 5,380.00
	<b>\$37,350.00 TOTAL</b>



# QUIKRETE® 5000 CONCRETE MIX

PRODUCT NO. 1007

**DIVISION 3**

Structural Concrete  
03 31 00

## PRODUCT DESCRIPTION

QUIKRETE® 5000 Concrete Mix is a commercial grade blend of stone or gravel, sand and cement specially designed for higher early strength.

## PRODUCT USE

QUIKRETE® 5000 Concrete Mix is suitable for any concrete use requiring high early strength and rapid strength gains. QUIKRETE® 5000 sets quickly, making it ideal for cold weather applications. It has a walk-on time of 10 - 12 hours. QUIKRETE® 5000 can be used for any application requiring concrete in a minimum thickness of 2" (51 mm), such as slabs, footings, steps, columns, walls and patios.

## SIZES

- QUIKRETE® 5000 Concrete Mix –
  - 80 lb (36.3 kg) bags
  - 60 lb (27.2 kg) bags
  - 30 kg (66 lb) bags
  - 36 kg (75 lb) bags

## YIELD

- Each 80 lb (36.3 kg) bag yields approximately 0.60 cu ft (17 L). A 60 lb (27.2 kg) bag yields approximately 0.45 cu ft (12.7 L).

## TECHNICAL DATA

### APPLICABLE STANDARDS

ASTM International - ASTM C387 Standard Specification for Packaged, Dry, Combined Materials for Mortar and Concrete

### PHYSICAL/CHEMICAL PROPERTIES

QUIKRETE® 5000 High Early Strength Concrete Mix exceeds the compressive strength requirements of ASTM C387, as shown in Table 1.

TABLE 1 TYPICAL PHYSICAL PROPERTIES<sup>1</sup>

### Compressive strength, ASTM C39

1 day	1500 psi (10.3 MPa)
3 day	2500 psi (17.2 MPa)
7 days	3500 psi (24.1 MPa)
28 days	5000 psi (34.5 MPa)

Slump range 2" - 3" (51 - 76 mm)

<sup>1</sup> Tested under standard laboratory conditions in accordance with ASTM C387.



## INSTALLATION

### SITE PREPARATION

Stake out the area and remove sod or soil to the desired depth. Nail and stake forms securely in place. Tamp the sub-base until firm.

### MIXING

#### MACHINE MIXING

- QUIKRETE® 5000 can be mixed in a barrel-type concrete mixer or a mortar mixer. Choose the mixer size most appropriate for the size of the job to be done. Allow at least 1 cu ft (28 L) of mixer capacity for each 80 lb (36.3 kg) bag of QUIKRETE® 5000 to be mixed at a time
- For each 80 lb (36.3 kg) bag of QUIKRETE® 5000 to be mixed, add approximately 6 pt (2.8 L) of fresh water to the mixer. Turn on the mixer and begin adding the bags of concrete to the mixer
- If the material becomes too difficult to mix, add additional water until a workable mix is obtained
- If a slump cone is available, adjust water to achieve a 2" - 3" (51 - 76 mm) slump

Note - Final water content should be approximately 6 - 10 pt (2.8 - 4.7 L) per 80 lb (36.3 kg) bag and 4.5 - 7 pt (2.1 - 3.3 L) per 60 lb (27.2 kg) bag.

#### HAND MIXING

- Empty bags into a suitable mixing container
- Add approximately 6 pt (2.8 L) of clean water for each 80 lb (36.3 kg) bag
- Work the mix with a shovel, rake or hoe and add water as needed until a stiff, moldable consistency is achieved
- Do not exceed a total volume of 10 pt (4.7 L) per 80 lb (36.3 kg) bag or 7 pt (3.3 L) per 60 lb (27.2 kg) bag
- Be sure all material is wet; do not leave unabsorbed puddles of water

## TEMPERATURE OF WATER

Set times will fluctuate in extremely hot or cold weather. Use cold water or water mixed with ice cubes in severely hot weather; use hot water when mixing in severely cold weather.

## APPLICATION

- Dampen the sub-grade before concrete is placed. Do not leave standing puddles
- Shovel or place the concrete into the form. Fill to the full depth of the form
- After the concrete has been compacted and spread to completely fill the forms, strike off and float immediately
- To strike off, use a straight board (screed), moving the edge back and forth with a saw-like motion to smooth the surface. Then use a darby or bull float to float the surface. This helps level any ridges and fill voids left by the straight edge
- Cut the concrete away from the forms by running an edging tool or trowel along the forms to compact the slab edges
- Cut 1" (25.4 mm) control joints into the slab every 6' - 8' (1.8 - 2.4 m) using a grooving tool
- Allow the concrete to stiffen slightly, waiting until all water has evaporated from the surface before troweling or applying a broom finish

Note - For best results, do not overwork the material.

## CURING

### GENERAL

Curing is one of the most important steps in concrete construction. Proper curing increases the strength and durability of concrete, and a poor curing job can ruin an otherwise well-done project. Proper water content and temperature are essential for good curing. In near freezing temperatures, the hydration process slows considerably. When weather is too hot, dry or windy, water is lost by evaporation from the concrete and hydration stops resulting in finishing difficulties and cracks. The ideal circumstances for curing are ample moisture and moderate temperature and wind conditions. Curing should be started as soon as possible and should continue for a period of 5 days in warm weather, 70°F (21°C) or higher, or 7 days in colder weather, 50 - 70°F (10 - 21°C).

### SPECIFIC CURING METHODS

QUIKRETE® Acrylic Cure & Seal – Satin Finish (#8730) provides the easiest and most convenient method of curing concrete.

- Apply by sprayer or roller after the final finishing operation when the surface is hard. The surface may be damp, but not wet, when applying curing compound. Complete coverage is essential.
- Other methods of providing proper curing include covering the surface with wet burlap, keeping the surface wet with a lawn sprinkler and sealing the concrete surface with plastic sheeting
- If burlap is used, it should be free of chemicals that could weaken or discolor the concrete. New burlap should be washed before use. Place it when the concrete is hard enough to withstand surface damage and sprinkle it periodically to keep the concrete surface continuously moist
- Water curing with lawn sprinklers or hoses must be continuous to prevent interruption of the curing process
- Curing with plastic sheets is convenient. They must be laid flat, thoroughly sealed at joints and anchored carefully along edges

### PRECAUTIONS

- When used in structural elements, comply with the steel reinforcing and additional requirements of applicable building codes.
- Curing compounds should not be applied if rain or temperatures below 50°F (10°C) are expected within 24 hours
- Curing with plastic or burlap can cause patchy discoloration in colored concrete. For colored concrete, wet curing or chemical curing compounds are recommended
- Use of Acrylic Cure & Seal – Satin Finish (#8730) or other curing compounds is not recommended during late fall in northern climates on surfaces where de-icers will be used to melt ice and snow. Using curing compounds at that time may prevent proper air curing of the concrete, which is necessary to enhance its resistance to damage caused by deicers
- Protect concrete from freezing during the first 48 hours. Plastic sheeting and insulation blankets should be used if temperatures are expected to fall below 32°F (0°)

### WARRANTY

NOTICE: Obtain the applicable LIMITED WARRANTY: at [www.quikrete.com/product-warranty](http://www.quikrete.com/product-warranty) or send a written request to The Quikrete Companies, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA. Manufactured under the authority of The Quikrete Companies, LLC. © 2018 Quikrete International, Inc.

# INFORMATION FROM YOUR SHINGLEMASTER™



**CertainTeed**  
SAINT-GOBAIN

# NDMARK® TL\*



in Shenandoah

# LANDMARK®



Shown in Resawn Shake

# ESIDENTIAL SHAKE®



in Aged Bark

# LANDMARK® PRO



Shown in Max Def Moire Black

# ESIDENTIAL SHAKE® TL



in Autumn Blend

# LANDMARK® PREMIUM



Shown in Max Def Weathered Wood



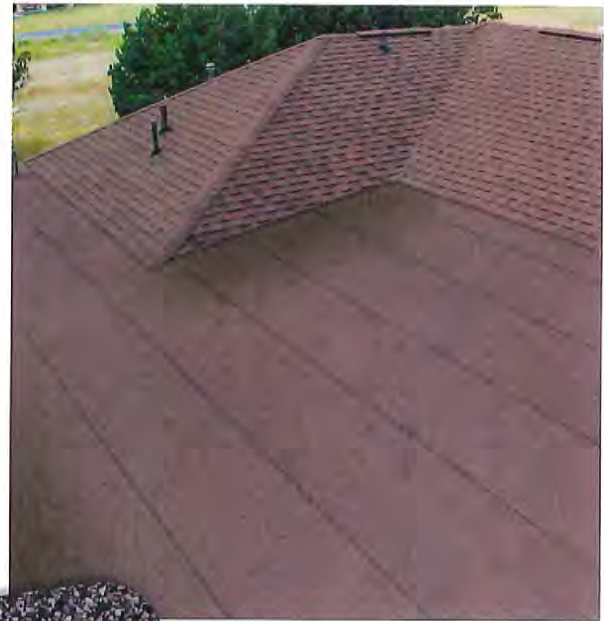


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With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in ten colors that complement some of the most popular CertainTeed shingles.





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CITY OF BLOOMINGTON  
REPORT FOR THE HISTORIC PRESERVATION COMMISSION  
July 10, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-22-19	Rust Grant	220 N. Center St.	Paint exterior window trim	Casey Weeks, Assistant City Planner

<b>REQUEST:</b>	Rust Grant for \$15,493.55 to scrape, sand, and prep window trim, apply oil primer and 2 coats of S.W. Super Paint to exterior window trim, spackle and caulk as needed; contributing structure.
-----------------	--

<b>STAFF RECOMMENDATION:</b>	220 N. Center St. is a contributing building in the Downtown District. The request for the Rust Grant in the amount of \$15,493.55 is fifty percent of the total cost of \$30,987.10 to strip and repaint the exterior wood window trim. <i>Staff recommends the Historic Preservation Commission grant the request for a <b>Rust Grant for \$15,493.55</b> to assist with the costs of painting window trim.</i>
------------------------------	---



GENERAL INFORMATION

Owner and Applicant: Fred Wollrab

PROPERTY INFORMATION

Existing Zoning: D-1 Central Business District  
Existing Land Use: Restaurant/Bar/Apartments  
Property Size: 18,620

PIN: 21-04-179-015  
Historic District: Downtown District  
Year Built: 1901  
Architectural Style: contributing  
Architect: Pillsbury

SURROUNDING ZONING AND LAND USES

*Zoning*

North: D-1, Central Business District  
South: D-1 Central Business District  
East: D-2 Downtown Transition District  
West: D-1 Central Business District

*Land Uses*

North: Mixed Use  
South: Mixed Use  
East: Mixed Use  
West: Mixed Use

Analysis:

Submittals

Picture of Subject Property

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

BACKGROUND:

220 N. Center St. is located at the northeast corner of N. Center and Jefferson Street. The building was constructed in 1900. The building is contributing to the Downtown Historic District.

The Rust Grant guidelines prioritizes the preservation and restoration of a historic property and of contributing building over the preservation and restoration of a non-historic property.

The applicant is requesting a Rust Grant in the amount of \$15,493.55 to fund the scraping and repainting of exterior wood window trim. The Preservation Commission may award up to \$50,000.00 or half of the project costs, whichever is less, to a building deemed to be in an extreme and dangerous state of disrepair. Half of the project costs for this project would be approximately \$15,493.55 or \$16,270.68, depending on the selected bid.

PROJECT DESCRIPTION:

The applicant submitted two estimates for the painting of window trim. The first estimate is for \$30,987.10 from R.J.V. Construction Inc., and the second is estimate is for \$32,541.27 from Patton & Sons. Both estimates include renting a lift to reach the upper floors, caulk and seal

where necessary, prime, and two finish coats of paint. The applicant is eligible to receive ½ the cost of the project or \$25,000 whichever is less.

Both estimates are very similar. Staff does not recommend one estimate over another.

In McLean County, as per the Department of Labor, the prevailing wage for a painter (salary and benefits) is approximately \$36.10/hr and a laborer is \$30.05/hr. If the Commission awards funding to the project, the minimum hourly rate paid will need to match the State's prevailing wage guidelines for McLean County.

#### 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 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 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 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 standard is not applicable.***
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; **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 standard is not applicable.***

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

STAFF RECOMMENDATION: 220 N. Center is a contributing structure in the Historic Downtown District. Its design is contributing to the historic context and the period of significance for downtown. The work proposed is caulking and sealing, priming, and painting of exterior window trim which is an eligible improvement for the Rust Façade Program. The Rust Grant funds are intended to prioritize preservation and restoration of contributing and non-contributing buildings. Staff recommends granting the application to allow the funding to be towards the restoration of the building.

Respectfully Submitted,

Casey Weeks  
Assistant City Planner

Attachments: Rust Application, Scope of Work, Materials Specifications, 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

## APPLICATION

Property Address: 220 W Center

Year Built 1900

Architectural Style:

Architect: Pillsbury

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

Exterior window Trim Painting

Cost of Proposed Work (Estimate 1): 30,987.<sup>10</sup>

Cost of Proposed Work (Estimate 2):

Grant Amount Requested:

see Attached

- attach photo of property front elevation here



**Detailed Description of Proposed Restoration Work:**

See attached

**Project Start Date:**

**Expected Project Completion Date:**

**Please attach the following information to the application.**

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

Applicant Name: Fred Wollrab

Applicant Address: 107 Hilltop Dr

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature: [REDACTED]

Date 6/12/2019

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
12/24/2018	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

**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, IL 61701

6/6/2019

Proposal	Total
<b>(38) Exterior window trim painting</b>	
Prep jobsite for work	
Provide man lift	
Baricade off sidewalks and get a permit	
Scrape, sand, and prep window trim	
Spackle and caulk as needed	
Apply 1 coat of S.W. Exteroir oil primer to wood window trim	
Apply 2 coats of S.W. Super Paint to window trim- Bronze color	
Clean glass when finished	
<b>Total</b>	<b>\$ 30,987.10</b>

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

Subtotal \$ 30,987.10

**TOTAL \$ 30,987.10**

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

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

- EXT. Paint Bid For -

220 N. Center

Window's all Exterior

Scrap - Dust Them off -

Caulk Putty - Where Needed

Prime - Complete Windows

Finish Coat - (S.W. EXT. Satin)  
2 Coat's (A100)

Wood areas only

Need To Rent LIFT

Permits - Block off Sidewalk

Clean up as Job Goes on

Labor + Material = \$32,541.<sup>27</sup>/<sub>100</sub>

Patton + Sons  
12894 N. 1000 E. 1  
Blm. IL. 61705



C

Magni's  
220

W JEFFERSON ST

WODIE

ONT WN I





Second floor arched windows.

Second floor arched window on the rounded corner.

First floor rectangular windows.

First floor rectangular window on the rounded corner.

MAHON'S

Mahon's Pub logo

220

BUD LIGHT

GUINNESS

Budweiser

CITY OF BLOOMINGTON  
REPORT FOR THE HISTORIC PRESERVATION COMMISSION  
July 18, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-23-19	Rust Grant	313 N. Main St.	Roof	Casey Weeks, Assistant City Planner

<b>REQUEST:</b>	Rust Grant for \$12,000 for removing and replacing the roof at 313 N. Main St.; 1901, contributing
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<b>STAFF RECOMMENDATION:</b>	313 N. Main St. is a contributing building in the Downtown District. Its design is compatible with the historic context and the period of significance for downtown. The work proposed is to replace the flat roof of the building. The Rust Grant funds are intended to prioritize preservation and restoration of contributing and non-contributing buildings. <i>Staff recommends the Historic Preservation Commission grant the request for a <b>Rust Grant for \$12,000</b> to assist with the costs of replacing the roof.</i>
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GENERAL INFORMATION

Owner and Applicant: Harold Boyd and Rhea Edge

PROPERTY INFORMATION

Existing Zoning: D-1 Central Business District  
Existing Land Use: Commercial/Office  
Property Size: 7,054 ft<sup>2</sup>  
PIN: 21-04-194-004

Historic District: Downtown District  
Year Built: 1901; Colonel C. D. Smith Building  
Architectural Style: contributing  
Architect: Pillsbury

SURROUNDING ZONING AND LAND USES

*Zoning*

North: D-1, Central Business District  
South: D-1 Central Business District  
East: D-2 Downtown Transition District  
West: D-1 Central Business District

*Land Uses*

North: Apartments/Retail/Offices  
South: Apartments/Retail/Offices  
East: Apartments  
West: Apartments/Retail/Offices

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

BACKGROUND:

313 N. Main St, is located at the Downtown Historic District. The building was constructed 1901 and is a contributing structure to the historic district. The owner/applicant is proposing to replace the flat roof. Replacements of roofs is an eligible improvement for the Rust Façade Program.

The Harriet Fuller Rust Façade program is geared to façade improvements ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.

The applicant is requesting a **Rust Grant in the amount of \$24,000.00** to fund removing and replacing the flat roof. The applicant submitted two estimates for the project. One bid is for \$24,000.00 from Action Roofing, Inc., and the other is for \$26,025.00 from H & O Roofing, Inc. The Rust Façade Program funds fifty percent of the total project up to \$25,000 per project or \$50,000 per project for a building the HPC determines is in an extreme and dangerous state of disrepair.

PROJECT DESCRIPTION:

The applicant submitted two estimates for roof repairs. The first estimate is for \$24,000.00 from Action Roofing, Inc. for installing one layer 3/8 inch Durofold insulation underlayment

mechanically fastened to wood deck, Duro-Last membrane over insulation mechanically fastened to wood deck, Duro-Last flashings to all walls, curbs, pipes etc. (all roof penetrations), and also remove all unused roof penetrations by request of building owner. The contractor will terminate all perimeter edges and install Duro-Last vents every 1,000 square feet per Duro-Last specifications.

The second bid is from H & O Roofing for approximately \$26,025.00. The second bid is also for 3/8 inch Durofold insulation over wood deck, Duro-Last membrane over insulation, Duro-Last flashings to all walls and objects, vents per Duro-Last specifications, and clean up and haul away debris and trash.

Both estimates are very similar. Staff does not recommend one estimate over another.

In McLean County, as per the Department of Labor, the prevailing wage for a roofer (salary and benefits) is approximately \$31.50/hr and a laborer is \$30.05/hr. The minimum hourly rate paid will need to match the State's prevailing wage guidelines for McLean County.

#### 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 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 scope of work involves the replacement of the flat roof that is not visible from the street. **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 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 standard is not applicable.***

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; **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 flat roof is not visible from the street. Modern materials and techniques may be used to improve sustainability.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; **The standard is not applicable.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; **The standard is not applicable.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **The Standard is met.***

STAFF RECOMMENDATION: 313 N. Main St. is a contributing building in the Downtown District. Its design is compatible with the historic context and the period of significance for downtown. The proposed replacement of the roof is a structural improvement needed to prevent the façade from safety and failures. *Staff recommends the Historic Preservation Commission grant the request for a Rust Grant for \$12,000 to assist with the costs of replacing the roof.*

Respectfully Submitted,

Casey Weeks  
Assistant City Planner

Attachments: Rust Application, Scope of Work, Materials Specifications, 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  
*working with architect*
- This project includes prevailing wages for labor

JUN 20 2019

APPLICATION HAROLD BOYD + RHEA EDGE

Property Address: 313 NORTH MAIN STREET, BLOOMINGTON, ILLINOIS 61701

Year Built 1900-1901

Architectural Style: NEO-CLASSIC

Architect: Arthur L. Pillsbury

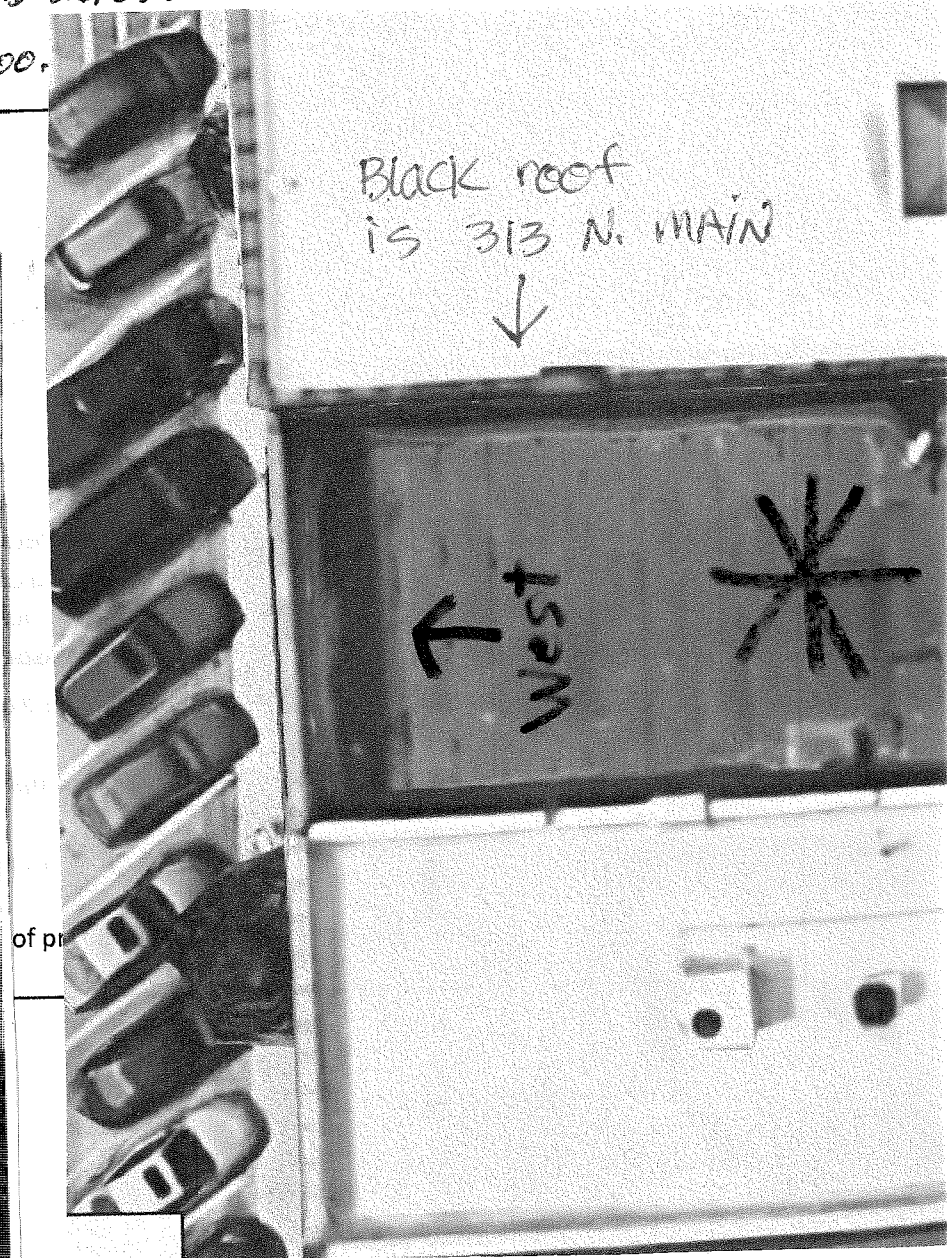
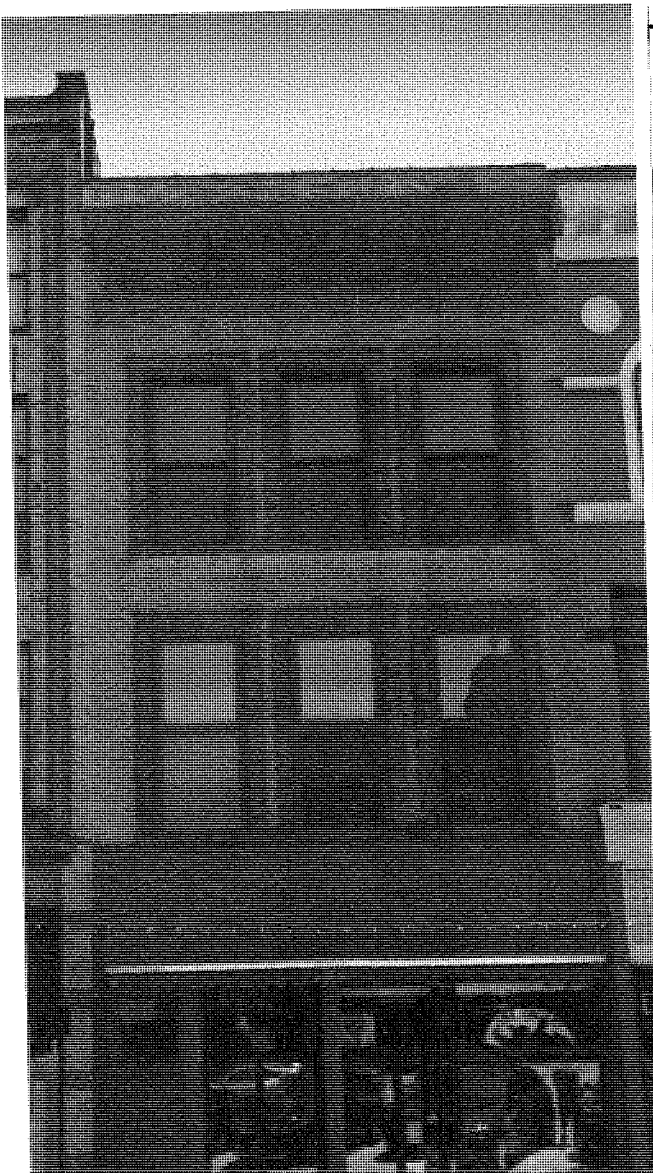
Scope of work (please select the option that best describes the type of work):

Eligible non-façade roof repairs and related structural components such as flashings and roof penetrations. Roof on this historic building is in a severe state of disrepair, creating water leakage and damage.

Cost of Proposed Work (Estimate 1): \$ 24,000 plus additional 3 options = \$ 28,800.

Cost of Proposed Work (Estimate 2): \$ 26,025 does not include repairs to front wall.

Grant Amount Requested: \$ 24,000.



of pr



**Detailed Description of Proposed Restoration Work:**

Overlay existing built-up roofing and cover wall on south ✓
Install one layer 3/8 inch Durofold insulation underlayment mechanically fastened to wood deck. ✓
Install Duro-Last membrane over underlayment, mechanically fastened to wood deck. ✓
Install Duro-Last flashings to all walls, curbs, pipes etc..(all roof penetrations), and also remove all unused roof penetrations by request of building owner. ✓
Terminate all perimeter edges. ✓
Install Duro-Last vents every 1,000 square feet per Duro-Last specifications. ✓
All work to be performed in a timely manner. Clean up and haul away all debris. ✓
WARRANTY---15-year non-prorated, full 100% labor and material no cost repair or replacement to building owner per Duro-Last warranty. On completion, roof will be inspected by a Duro-Last representative who will then issue warranty. ✓
* Color choices---White, Tan, Gray ✓
*NOTE---Optional 50 mill, 20-year warranty---add \$1,800.00 <i>New</i>
*NOTE---Optional---add \$2,000.00 for man lift rental and repairs to front wall on outside above windows <i>New</i>
*NOTE---Optional---add \$1,000.00 to install roof top scuttle hatch <i>New</i>
All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: <b>Twenty Four Thousand Dollars</b> <span style="float: right;"><b>Dollars \$24,000.00</b></span>

*Building was rewarded a facade grant in 2010, so deemed eligible as a historic building. We have made many additional repairs to restore the building.*

**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: HAROLD BOYD + RHEA EDGE

Applicant Address: 313 N. main St. Bloomington, IL 61701

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature

Date JUNE 20, 2019

[REDACTED Signature]

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
12/24/2018	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

**PROPOSAL**

**ACTION ROOFING, INC**  
503 S. McCLUN  
BLOOMINGTON, IL 61701  
Ph. 309-829-3359  
Fax. 309-820-7319  
Lic. 104-014354  
Insured & Bonded



PROPOSAL NO. 19-116
SHEET NO. JUNE
DATE 6/17/2019

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <b>Harold Boyd &amp; Rhea Edge</b>	
ADDRESS <b>313 N. Main St.</b>	<b>313 N. Main St.</b>
CITY, STATE <b>Bloomington, IL 61701</b>	<b>Bloomington, IL 61701</b>
PHONE NO.	

We hereby propose to furnish the materials and perform the labor necessary for the completion of

**Overlay existing built-up roofing and cover wall on south**

**Install one layer 3/8 inch Durofold insulation underlayment mechanically fastened to wood deck.**

**Install Duro-Last membrane over underlayment, mechanically fastened to wood deck.**

**Install Duro-Last flashings to all walls, curbs, pipes etc..(all roof penetrations), and also remove all unused roof penetrations by request of building owner.**

**Terminate all perimeter edges.**

**Install Duro-Last vents every 1,000 square feet per Duro-Last specifications.**

**All work to be performed in a timely manner. Clean up and haul away all debris.**

**WARRANTY---15-year non-prorated, full 100% labor and material no cost repair or replacement to building owner per Duro-Last warranty. On completion, roof will be inspected by a Duro-Last representative who will then issue warranty.**

**Color choices---White, Tan, Gray**

**\*NOTE---Optional 50 mill, 20-year warranty---add \$1,800.00**

**\*NOTE---Optional---add \$2,000.00 for man lift rental and repairs to front wall on outside above windows**

**\*NOTE---Optional---add \$1,000.00 to install roof top scuttle hatch**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

**Twenty Four Thousand Dollars**

Dollars **\$24,000.00**

With payment to be as follows

**\$8,000.00 due on acceptance of proposal**

**\$16,000.00 due on completion**

All extras (if any) will be totaled and paid on completion

Respectfully Submitted **Rodney L. Phillips**

NOTE-This proposal may be withdrawn by us if not accepted within **30** days.

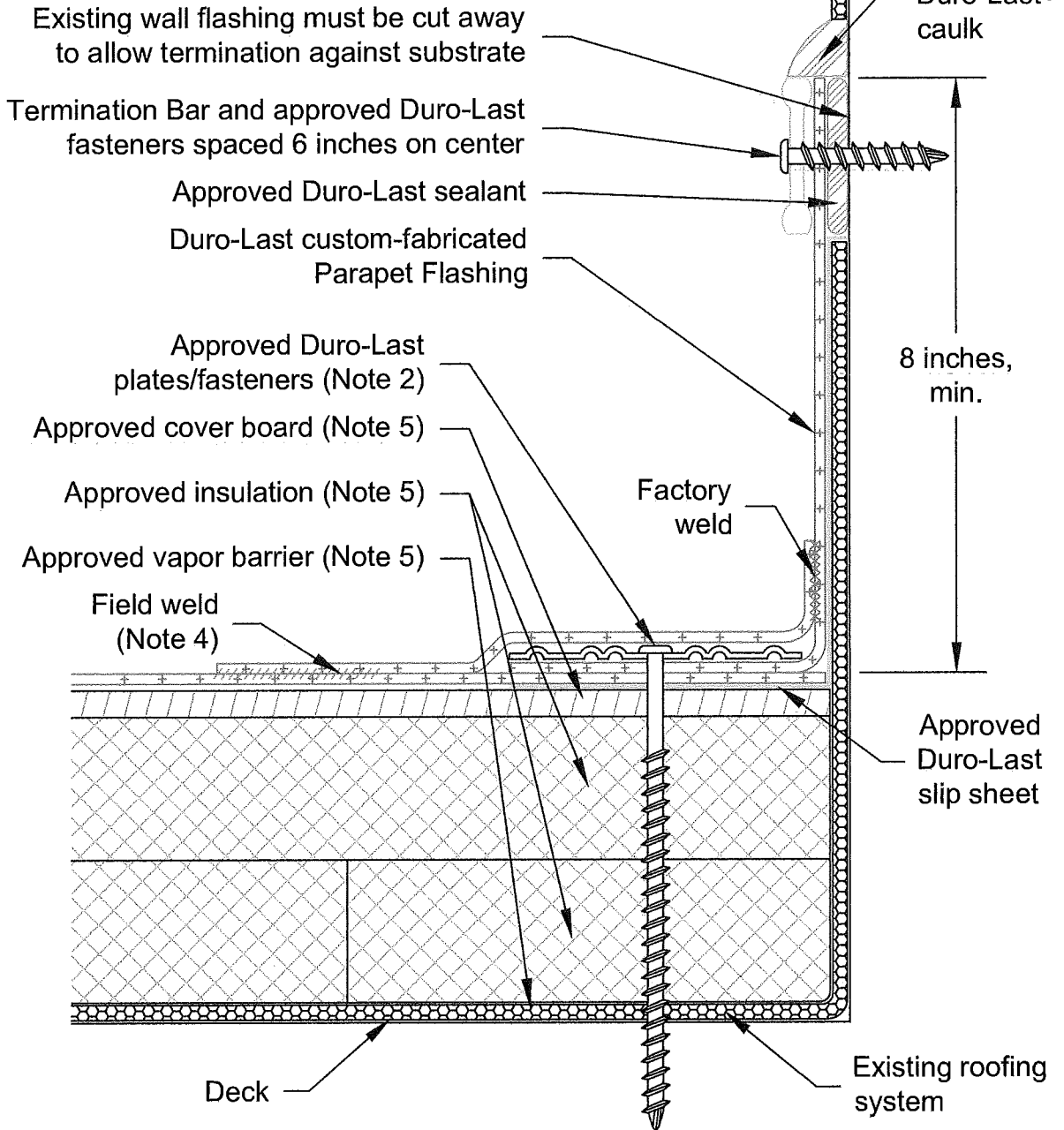
**ACCEPTANCE OF PROPOSAL**

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 outlined above.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_





Note 1: 1-3/4 or 4-inch Fascia Bar and Cover (cover optional) may be used in place of Termination Bar.

Note 2: Membrane fastening at deck-to-wall transitions and walls shall be same as per respective zones that area is located within (field, perimeter, corner).

Note 3: Refer to Detail Drawing 6010 for tab spacing.

Note 4: All field welds shall be a minimum of 1-1/2 inches wide.

Note 5: Refer to specifications for vapor barrier, insulation and cover board requirements.

REVISED: 02/03/2017	PARAPET WALL DETAIL FOR MECHANICALLY FASTENED SYSTEMS
PREVIOUS: 01/01/2009	TERMINATION INTO EXISTING SYSTEM
SCALE: NONE	NEW CONSTRUCTION OR RE-ROOF

## H&O ROOFING INC.

Chad O'Brien

Bloomington, IL

Wed. May, 29 2019

Address: 313 N. Main St.

Estimate submitted for: Reroof

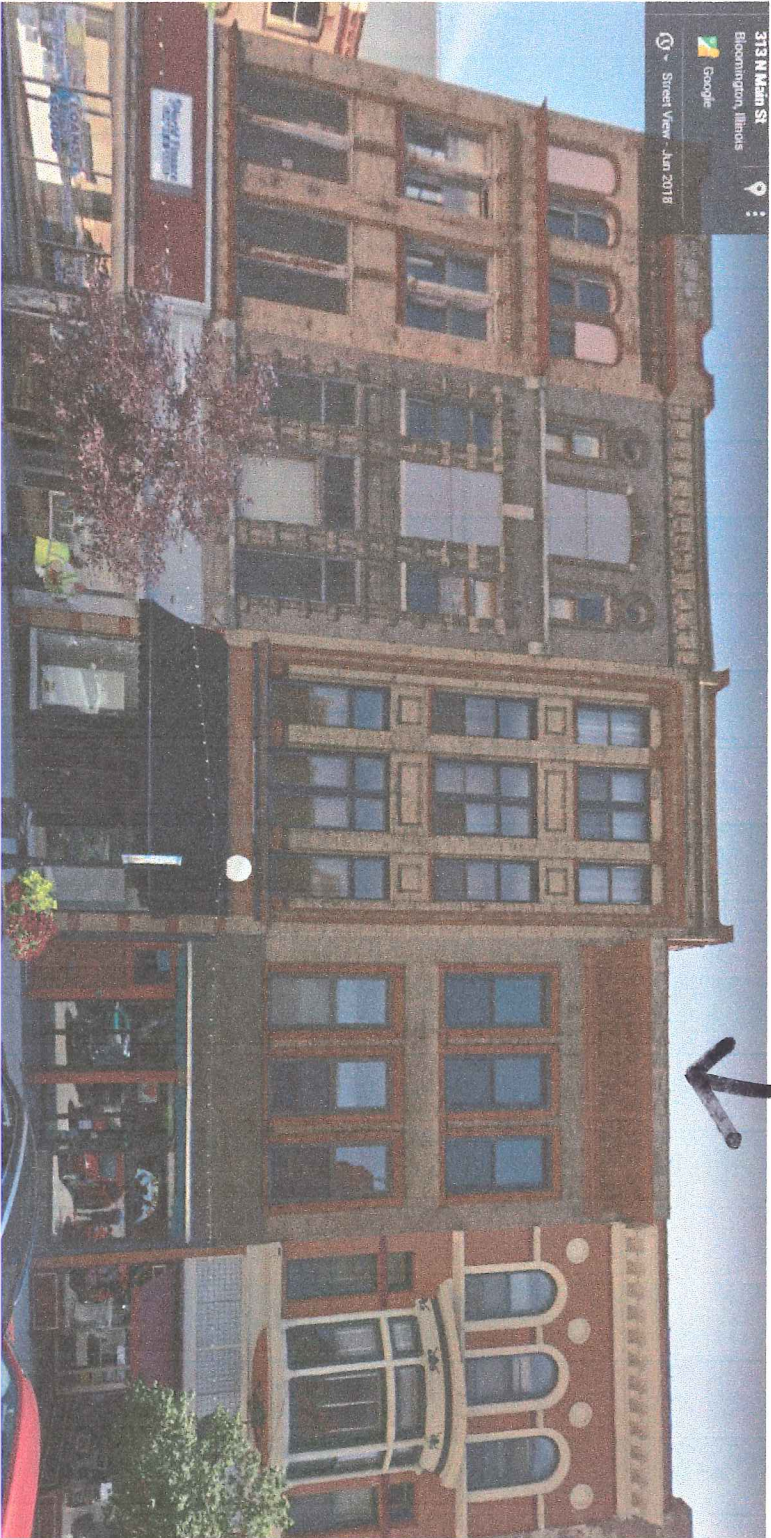
- Install 3/8 in. Durofold insulation over wood deck
- Properly fasten Durofold insulation
- Install Duro-Last membrane over insulation
- Properly fasten membrane to wood deck
- Install Duro-Last flashings to all walls and objects (soil pipes, pipes, units, etc.)
- Install Duro-Last vents per specifications
- Clean up and haul away all trash and debris

**\*\*We will give a 10 year workmanship warranty on area in which we work\*\***

**PRICE: \$26,025.00**

6/19/2019

313 N. Main\_2.jpg



**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**July 18, 2019**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-24-19	Demolition Review	702 E. Emerson	Demolition review of Heating Plant	Casey Weeks, Assistant City Planner

<b>REQUEST:</b>	Ms. Loreen Buroker is requesting a demolition permit for the demolition of 702 E. Emerson St., Heating Plant, White Place Historic District. Given age of the structure, size of the demolition, and location of the structure, the Historic Preservation Chair requested additional review and a public hearing from the Commission prior to staff issuance of the demolition permit (Section 44.17-11).
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<b>STAFF RECOMMENDATION:</b>	Staff finds the heating plant <b>meets</b> the requirements of Section 44.8-4. <i>The building contains architectural and contextual significance to the history of the White Place neighborhood. If demolition is to occur, staff recommends allowing the Old House Society to salvage any materials it can from the structure.</i>
------------------------------	---



**REQUEST:** S-4 Historic Preservation District Zoning Overlay

**GENERAL INFORMATION**

Owner and Applicant: Loreen Buroker

**PROPERTY INFORMATION**

**Existing Zoning:** R-1C Single Family

**Existing Land Use:** Single Family

**Property Size:** 24,660 ft<sup>2</sup>

**Structure Size:**

**PIN:** 14-33-430-002

**Historic District:** White Place

**Year Built:** c. 1899

**Architectural Style:** (utilitarian – concrete block)

**Architect:** unknown

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** R-1B Medium Density Single-Family Residence District

**South:** R-1C single-family residential

**East:** R-1C single-family residential

**West:** S-1 University District

***Land Uses***

**North:** Single-family homes

**South:** Single-family home

**East:** Single-family homes

**West:** University

**Analysis:**

Submittals

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

1. Application for demolition
2. National Register Survey
3. Site Photos

**PROJECT DESCRIPTION:** The Bloomington Historic Preservation program intends to:

1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors thereby supporting and promoting business, commerce and industry;
6. Strengthen the economy of the City; and
7. Promote the use of historic districts and landmarks for education, pleasure, and welfare

*Background and Analysis:* 702 East Emerson is the Heating Plant, for the White Place Historic District, a steam heating plant providing heat to all of the houses and water and gas lines to each home part of the original amenities supplied by S. R. White. The structure is included in the district more for its historical association with the district's significance in the area of community planning than for its architectural merit.

The heating plant is a large, rectangular, concrete block building. The front and right walls are constructed of rusticated concrete blocks, while the rear and left walls are plain concrete blocks. The roof is flat. The roof-wall junction is parapeted and is capped with tile. When the heating plant was operational, there was a large, square, brick smokestack directly behind the plant to vent the smoke from the coal fired boilers.

It is not known exactly when the steam plant was constructed, but it is mentioned in the 1899 Biographical Record of McLean County and it is visible in a photograph in the 1912 Souvenir of Bloomington, so it is definitely operational by that time. It operated until the late 1940s. The plant is located adjacent to, and just west of, the former Illinois Central Railroad line. It is likely that coal and other fuels were transferred to the plant via the railroad. Staff does not know how significant and influential the railroad was in the planning and development of the White Place neighborhood. Additional research could be conducted on the topic.

The caretaker's house, a small, two story, frame structure, is located on the same lot to the west of the heating plant. It is currently used as a residence and will remain intact.

**Action by Historic Preservation Commission:**

The Preservation Commission, shall upon such investigation as it deems necessary, make a determination as to whether the structure meets one (1) or more of the following criteria and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2019-12):

**FINDINGS OF FACT:**

- 1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);*** The heating plant is a contributing structure to the White Place National Register District and a representation of late 19<sup>th</sup> century community planning and utility operations. **The standard is met.**
- 2. Its location as a site of a significant local, county, state, or national event;*** The White Place District is a national register and local district. The structure is contributing to the District context and character. **The standard is met.**
- 3. Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;*** The heating plant served as the White Place neighborhood, created by S. R. White. **The standard is met.**
- 4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*** The heating plant lacks architectural significance. It is a utilitarian building constructed of concrete block. **The standard is not met.**
- 5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of***

***McLean, State of Illinois or the Nation;*** The structure is part of S. R. White's planned community supplying steam, gas, and water utilities to the residences in the development of the White Place Historic District. The District is of local significance and also on the National Register of Historic Places. **The Standard is met.**

6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;* **The standard is met however, the condition of structure and structural integrity is unknown.**

7. *Its embodiment of design elements that make it structurally or architecturally innovative;* **The standard is not met.**

8. ***Its unique location or singular physical characteristics that make it an established or familiar visual feature;*** The heating Plant is located adjacent to the Constitution Trail, which at its time of operation, was the Illinois Central Railroad. It is highly likely that the plant was built by the train tracks to facilitate distribution of coal and other fuel. The Heating Plant was a unique amenity for a neighborhood developed at the beginning of the 20<sup>th</sup> century. Staff is unsure, but suspects that the proximity to the railroad and coal/fuel distribution logistics may have influenced S.R. White's decision to locate White Place where it is. The structure is currently in disrepair. The windows are boarded and the majority of the front of the building is covered in ivy. The structural integrity is unknown. **The standard is met.**

9. *Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or*

10. ***Its suitability for preservation or restoration.*** The heating plant is currently being used for storage. Determining a reuse suitable to the design of the structure other than storage is difficult. A bicycle rental location and historical information site have been suggested. An amenity, such as the aforementioned uses, located on the trail could continue to promote the building's relationship with the railroad. The structure could also be repaired and continue to be used for storage.

Staff finds that in addition to meeting at least one (1) of the above mentioned criteria, the property also complies with the Design Guidelines expressed in Section 44.8-4 for height, proportions of windows and doors, relationships or building masses and spaces, roof shape, landscaping, scale, directional expression, and architectural details.

**STAFF RECOMMENDATION:** *The building contains architectural and contextual significance to the history of the White Place neighborhood. However, the structural integrity and ability to restore the property is unclear. If demolition is to occur, staff recommends allowing the Old House Society to salvage any materials it can from the structure.*

Respectfully Submitted,

Casey Weeks  
Assistant City Planner

Attachments:

Demolition permit  
Site photos









# Memorandum

To: Historic Preservation Commission Chairperson  
From: Community Development Staff  
Date: June 21, 2019  
Subject: Demolition review for 702 E Emerson St., Heating Plant, Ap. #45470

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The City of Bloomington received an application for demolition at the above referenced property. As Chairperson for the Historic Preservation Commission you are required to perform a preliminary review of the application (Ch.44 17-11) for historical and/or architectural significance in accordance with Division 44.8-5. Staff's recommendation is provided below. Please return the attached form within five (5) days of receipt of this memorandum.

## PROJECT DESCRIPTION

Demolition of White Place Heating Plant

## PROPERTY INFORMATION

Existing Zoning: R-1C Single Family  
Existing Land Use: Single Family  
Property Size: 24,660

Year Built: 1899

Located in a historic district:

<input checked="" type="checkbox"/>	National Register District, White Place
<input checked="" type="checkbox"/>	Contributing Structure (see attached)
<input type="checkbox"/>	Local Register District
<input type="checkbox"/>	None

PIN: 14-33-430-002



## STAFF RECOMMENDATION:

<input type="checkbox"/>	Staff finds that the structure possesses neither historical nor architectural significance and we therefore <b>do not</b> have objections to issuing a demolition permit.
--------------------------	---

<input checked="" type="checkbox"/>	Staff finds that this structure may possess historical and/or architectural significance in accordance with Division 44.8-5 of the City Code, and request a determination by the Historic Preservation Commission of the property's historic significance (or lack thereof).
-------------------------------------	--

**DEMOLITION REVIEW  
HISTORIC PRESERVATION COMMISSION PRELIMINARY REVIEW**

**TO:** Community Development Department

**FROM:** Chairperson, Historic Preservation Commission

**DATED:** June 21, 2019

**RE:** 702 E. Emerson St.

I have reviewed the demolition application for the property located at

**ADDRESS:** 702 E. Emerson St.

\_\_\_\_\_ I/We find that the structure possesses neither historical nor architectural significance and we therefore **do not** have objections to issuing a demolition permit.

\_\_\_\_\_ I/We find that the structure may possess historical and/or architectural significance and we therefore **request that the Historic Preservation Commission hold a public hearing on the application at the next regular Preservation Commission meeting.**

---

Chairperson, Historic Preservation Commission

---

Date

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 24 White Place Historic DistrictHEATING PLANT AND CARETAKER'S HOUSE

Located at the northeast corner of White Place, the heating plant and caretaker's house were part of the original amenities supplied by S.R. White. These structures are included in the district more for their historical association with the district and their contribution to the district's significance in the area of community planning than for their architectural integrity.

The heating plant is a large, rectangular, concrete block building. The front and right walls are constructed of rusticated concrete blocks, while the rear and left walls are plain concrete blocks. The roof is flat. The roof-wall junction is parapeted and is capped with tile. When the heating plant was operational, there was a large, square, brick smokestack directly behind the plant to vent the smoke from the coal fired boilers.

It is not known exactly when the steam plant was constructed, but it is mentioned in the 1899 Biographical Record of McLean County and it is visible in a photograph in the 1912 Souvenir of Bloomington, so it is definitely operational by that time. It operated until the late 1940s.

Next to the heating plant is a small, two story, frame house (702 Emerson Street). Covered with shingles and set on a concrete block foundation, the second story and roofline have been heavily modified. According to the city directories, this structure was occupied by an employee of the heating plant from when it was constructed until the plant was shut down. This employee apparently served as a caretaker of the steam plant.



**Community Development**  
**BUILDING SAFETY DIVISION**  
 115 E. Washington St., PO BOX 3157  
 Bloomington, IL 61702-3157  
 Phone: 309-434-2226  
[comdev@cityblm.org](mailto:comdev@cityblm.org)

### Demolition Check-List

Site Address: ← 702 <sup>or 4</sup> E Emerson	Office Use Only
Contractor/Address/Phone: <u>Bowdard Brothers Farm Exec</u> 10552 N 2400 E RD Downs, IL 309 [REDACTED]	Application Number: 45470
Owner/Address/Phone: <u>Loreen Rice</u> 612 E Front St Blm, IL	Permit Number:
	Permit Ready to Issue:
	Permit Fee: \$169. <sup>00</sup>
	Contacted: Phone Email
Description of Building/Structure: <u>old boiler building</u>	Application Date: 6-27-19
Are there any accessory structures on the lot? <u>existing house</u>	Anticipated Start Date: 6-22-19
<b>TOTAL COST OF PROJECT:</b> 24,000.00	Anticipated End Date: July 1, 19
EPA 10 Day Notification (Y/N):	EPA Approved Landfill Site: (If Asbestos - Provide Copy) <u>Kirk C &amp; D</u> <i>Recycle</i>
Residential	Proposed Use After Demolition <u>Green space</u> <u>Commercial</u> →

**WATER METER MUST BE RETURNED TO THE WATER DEPARTMENT IF NOT BEING REUSED AT SITE.**

Will the water service be reused? (Y/N):

- Lead services cannot be reused.
- Water Services not being reused **must** be disconnected at the water main.
- Demolition permits will not be approved for properties with delinquent water bills.

#### Utilities IBC & IRC 111.3

Owner or Agent to obtain release from utility companies at the following e-mail addresses or phone numbers:

Electric: <sup>+</sup> hwest@ameren.com, Imazurek@ameren.com 309-662-5330 (Cornbelt Electric)	Phone: <sup>+</sup> harvey.c.reynolds@ftr.com
Water: <sup>+</sup> water@cityblm.org	Sewer: <sup>+</sup> engineer@cityblm.org
Gas: "Return email authorization must be requested" <a href="http://www.nicor.com/en_us/nicor_inc/contact_us/index1.htm">http://www.nicor.com/en_us/nicor_inc/contact_us/index1.htm</a>	Cable: <sup>+</sup> craig_ohmart@cable.comcast.com

#### Safeguards

Barricades: (Contractor to provide) (Provide site plan and locations of barricades)	
Engineering Approval: (If encroaching or obstructing public property)	
Permit #:	Asbestos Present (Y/N):
Has Asbestos analysis been done? (Y/N)	Dust Control Method: <u>Water</u>
IBC 3308	

**\* Include Site Plan & Details**

**Building Code (Sec. 110.4 & 110.5) Bond and Insurance Requirements. (Filed with City Clerk)**  
**Bond = 100% of Amount of Demolition Contract. Insurance = \$500,000/\$100,000**

Contractor/Applicant Signature: [REDACTED]



- ACCEPTANCE OF PAYMENT DOES NOT CONSTITUTE A PERMIT.
- PERMITS MUST BE OBTAINED BEFORE WORK BEGINS.
- SUBMISSION OF THIS FORM DOES NOT GUARANTEE OR GRANT APPROVAL TO START WORK.
- APPLICATION VOID IF WORK IS NOT STARTED WITHIN 6-MONTHS AFTER PERMIT ISSUANCE.

**SCANNED**

JUN 21 2019

*mf*

# STATE OF ILLINOIS DEMOLITION/RENOVATION/ASBESTOS PROJECT NOTIFICATION FORM

Environmental Protection Agency (IEPA): Projects of at least 160 sq./ft or 260 linear ft., or 1 cubic meter and all demolition projects shall be submitted to IEPA. This form shall be submitted for all original notifications and revisions to IEPA (\$150) Attach Illinois E-Pay receipt if paid electronically.

Illinois Department of Public Health (IDPH): Abatement projects greater than 3 sq./ft and or 3 linear ft. up to 160 sq./ft or 260 linear feet and all school projects shall be submitted to IDPH. This form shall be submitted for all original notifications and revisions to IDPH (no fee).

Cook County (excluding the City of Chicago): All projects in Cook County must notify Cook County Environmental Control & IEPA if applicable. This form and appropriate fee shall be submitted for all original notifications to Cook County (\$200). A Cook County Revision Form must be used to cancel an asbestos permit.

City of Chicago: All projects in the City of Chicago, except residential renovations in buildings with fewer than two dwelling units, must notify the City & IEPA if applicable. This form and appropriate fee shall be submitted for all notifications to the City of Chicago (see bottom pg 2 for fee amount).

Copies of this form may be found at: [www.ienconnect.com/enviro](http://www.ienconnect.com/enviro)

Date: 6-8-19 Illinois E-Pay Authorization Code (IEPA Only):

TYPE OF NOTIFICATION:  original  demolition  renovation  cancellation  revision  ordered demolition  annual

Check Type of Project Below: (Check all that apply.)

Friable School Project  Non-Friable School Floor Tile Project  Commercial Public Building (Friable & Non-Friable)

Revised by:  Contractor  Owner  Project Designer # of times revised: List Section #'s being revised: 7

### 1. FACILITY INFORMATION:

Facility name: School Bldg ID:

Location of Asbestos Containing Material (ACM) in Structure: none

Bldg Size: N/A Sq.Ft.: N/A #Flrs: 1 Age: N/A Present Use: storage building

Prior Use: Block Boiler Building Future Use (demo): green space

Address: 702 E Emerson City: Bloomington County: McLean Zip:

Contact: Luke Boward 309-275-6197 Phone: 309-825-4307

### 2. FACILITY OWNER OR SCHOOL DISTRICT: (Tip: Complete for all projects Commercial/Public or Schools)

Facility Owner Name: Loreen Rice Address: 612 E Front St

City: Bloomington State: IL Zip: 61701 Contact: Loreen Rice Phone: 309-825-2804

Copies of abatement permission and written verification certification to all building occupants and users from the building owner or school board shall be submitted for IDPH public and private school facilities as required by Section 855.350 of the IDPH Asbestos Code.

### 3. ASBESTOS CONTRACTOR NAME: McKee Environmental ID#: 100-1758

Address: 430 Grimm Rd City: Congerville State: IL Zip: 61729

Contact: Brad McKee Phone: 309-275-1900

### 4. DEMOLITION CONTRACTOR NAME: Boward Bros Farm & Excavating LLC

Address: 10552 N 2400 E RD City: Downs State: IL Zip: 61756

Contact: Luke Boward Phone: 309-275-6197

### 5. ABATEMENT INFORMATION: Is Asbestos Present? Yes No

Description of Planned Demolition or Renovation Work and Methods to be Employed Including Demolition or Renovation Techniques:

Total Building demolition, with excavator  
Industry standard methods

Description of Work Practice(s) and Engineering Controls used to Prevent Emissions at the Demolition or Renovation Site:

Building will be kept wet to help prevent emissions

### 6. Quantities:

	Regulated Asbestos Containing Material to be removed (RACM)	Non-friable asbestos not to be removed (demolition)		Non-friable asbestos to be removed		TOTAL ASBESTOS TO BE REMOVED
		CAT I	CAT II	CAT I	CAT II	
Pipes (Ln. Ft.):						
Surface Area (Sq. Ft.):						
Volume (Cu. Ft.):						

Tip: CAT I non-friable ACM are asbestos-containing resilient floor coverings (vinyl asbestos tile (VAT), asphalt roofing products, packing and gaskets. All other non-friable ACM are considered CAT II non-friable ACM. (RACM) is (a) friable asbestos material, (b) Category I non-friable ACM that has become friable, (c) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting or abrading, or (d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

### 7. ABATEMENT START DATE: N/A Finish Date: N/A Work hours: NET AM PM AM PM

AND/OR DEMOLITION START DATE: 6-8-19 Finish Date: 7-1-19 Work hours: 7:00 AM  PM  7:00 AM  PM

Working Weekends? Possibly Yes  No Working Evenings? Possibly Yes  No

Tip: Ten day notification requires at minimum, ten (10) working days (Monday-Friday including holidays) prior to the commencement date. Ten days begin with the US postmark date or date received in office by commercial services or hand delivery. IEPA, City of Chicago, and Cook County cannot accept faxed copies, however, IDPH will accept faxed submissions. Phased projects will not be accepted.





8. PROJECT DESIGNER ID#: 100- Name:

Complete Project Designer Name and License ID# if this project was designed by a Designer.

9. INSPECTOR ID#: 100- 1738 Name: Brock McCre

Tip: If procedure utilized is visual inspection, the inspector ID# must be provided.

10. PROCEDURE, INCLUDING ANALYTICAL METHOD, USED TO DETECT THE PRESENCE OF ASBESTOS  
The building was inspected by a licensed asbestos inspector, bulk samples were taken of suspected ACM, bulk samples were submitted & analyzed using PL

Name of Analytical Testing Laboratory: EMSL Analytical, Inc

11. ASBESTOS PROJECT MANAGER ID#: 100- Name:

12. AIR SAMPLING PROFESSIONAL ID#: 100- Name:

13. DISPOSAL SITE/LANDFILL NAME: Kirk C & D Recycle Center

Address: 705 N East St #107 Contact: Tom Kirk

City: Bloomington State: IL Zip: 61701 Phone: 309-275-3649

14. WASTE TRANSPORTER/NAME: Bower Bros Farm & Excavating LLC

Address: 10552 N 2400 E Rd Contact: Luke Bower

City: Downs State: IL Zip: 61736 Phone: 309-275-6197

15. IS DEMOLITION ORDERED BY A GOVERNMENT AGENCY?  Yes  No  
(If yes, a signed copy of Order must be attached.)

Government representative ordering the activity:

Title: Date of Order: Order Demolition Date:

16. FOR EMERGENCY RENOVATION:

Date and hour of emergency (mm/dd/yy): AM  PM

Describe sudden unplanned event. ( example: boiler explosion) Explain how the event caused unsafe conditions or would cause equipment failure or an unreasonable financial burden.

17. Description of procedures to be followed in the event that unexpected asbestos is found or previously non-friable asbestos material becomes crumbled, pulverized or reduced to powder.

work will stop, situation will be assessed & if applicable asbestos abatement & regs will be followed. including a revised EPA notice

I certify that at least one representative trained in the provisions of 40 CFR Part 61, Subpart M, shall be on site during demolition or renovation, having in his or her possession for inspection, evidence that the requisite training has been accomplished.

CERTIFICATE # SI-03192318-03 NAME OF TRAINING COURSE Asbestos Abatement Control

I certify the above information is correct  
Supervisor Eric 6-8-19

Signature of Demolition/Abatement Contractor or the Owner Date

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h)).

Tip: All notification forms must be hand signed and dated. Hand stamps are not acceptable. IEPA and Cook County require original signatures on their notification forms. IDPH will accept photocopies. All notifications submitted to IEPA, City of Chicago, & Cook County must be accompanied by the appropriate fee. There is no fee for notification to IDPH.

For Cook County Departmental Use Only.

Date Received CCDEC: Post Mark Date: Input Into Computer:

Inspection Fee Received: Inspection Priority: Top  High  Low  Must be Inspected:

Date(s) of Inspections:

Inspection Report Attached: Yes  No  Violation Copies Attached: Yes  No

The Illinois EPA is authorized to require, and you shall disclose, the information requested on this Agency form utilizing this form pursuant to the Illinois Environmental Protection Act (Act), 415 ILCS 5. Failure to disclose the requisite information on this Agency form may result in your notification being denied, and/or penalties being imposed as provided for in the Act, 415 ILCS 5/42-45.

Cook Co. Dept. of Env. Control  
69 W. Washington, Suite 1900  
Chicago, IL 60602-3004  
\$200 filing fee

Submit this form to the appropriate agencies:

IL Department of Public Health  
525 W. Jefferson St.  
Springfield, IL 62761  
(FAX: 217-785-5897)

IL Environmental Protection Agency  
P.O. Box 19276 MC 41  
1021 N. Grand Ave East  
Springfield, IL 62794-9276  
\$150 fee (Attach payment or Illinois E-Pay receipt if paid electronically.)

Chicago Department of Public Health  
Permitting and Inspections  
333 S. State St., Room 200  
Chicago, IL 60604  
\*\* except that asbestos abatement in residential buildings with fewer than two dwelling units are not subject to the notice and fee requirements.

Fees apply as follows:  
Residential Unit with less than 4 units... \$300.00\*\*  
Residential Units with 4 units or more... \$450.00  
Commercial/Industrial facilities... \$600.00

**Boward, Michelle**

---

**From:** Luke Boward <[REDACTED]>  
**Sent:** Sunday, January 13, 2019 5:39 PM  
**To:** Boward, Michelle  
**Subject:** Fwd: 704 E EMERSON ST BLOOMINGTON IL 61701

This message was sent from outside the GROWMARK Enterprise. Please do not click links, respond directly to sender or open attachments unless you recognize the source of this email and know the content and trusted sender are safe.

Sent from my iPhone

Begin forwarded message:

**From:** "Saul, Heather A" <[REDACTED]>  
**Date:** December 4, 2018 at 10:34:54 AM CST  
**To:** "s[REDACTED]" <[REDACTED]>  
**Subject:** 704 E EMERSON ST BLOOMINGTON IL 61701

**ELECTRIC SERVICE RETIREMENT**

Dear Luke Boward,

Thank you for contacting Ameren Illinois. The Electric Service at 704 E EMERSON ST BLOOMINGTON IL 61701 has been retired.

If you have questions, please call us at **1.888.659.4540**, or via email at [IllinoisConstruction@ameren.com](mailto:IllinoisConstruction@ameren.com). We are available Monday through Friday, 7 a.m. to 5 p.m.

Thank you for your business.

Sincerely,

Ameren Illinois Construction & Engineering Team

.....

**Heather Saul**  
Operations Support Rep  
Regional Diversity Coordinator DIV III  
E [hsaul@ameren.com](mailto:hsaul@ameren.com)

.....

**Ameren Illinois**



*Water Department  
603 W. Division Street  
Bloomington, IL 61702  
Phone: 309-434-2505  
Fax: 309-434-2833*

---

January 10, 2019

RE: 704 E Emerson.

As of January 10, 2019 the City of Bloomington Water Department has verified the water meter has been removed at the property(s). The water service feeds 702 E. Emerson. The property is ready for demolition.

Thank you,

Nick O'Donoghue  
Superintendent of Meter Services  
[nodonoghue@cityblm.org](mailto:nodonoghue@cityblm.org)  
309-434-2505

## Boward, Michelle

---

**From:** Luke Boward <[REDACTED]>  
**Sent:** Sunday, January 13, 2019 5:39 PM  
**To:** Boward, Michelle  
**Subject:** Fwd: [EXTERNAL] 702 E Emerson St. Bloomington, IL

This message was sent from outside the GROWMARK Enterprise. Please do not click links, respond directly to sender or open attachments unless you recognize the source of this email and know the content and trusted sender are safe.

Sent from my iPhone

Begin forwarded message:

[REDACTED]  
**From:** "Ohmart, Craig" <Craig\_Ohmart@comcast.com>  
**Date:** November 27, 2018 at 3:00:30 PM CST  
**To:** Luke Boward <straightsix340@gmail.com>  
**Cc:** "Dietrich, Dan" <Daniel\_Dietrich@comcast.com>  
**Subject:** RE: [EXTERNAL] 702 E Emerson St. Bloomington, IL

Luke, There is no Comcast cable or equipment in or on this building. Comcast is clear. Thanks, Craig

-----Original Message-----

**From:** Luke Boward [mailto:straightsix340@gmail.com]  
**Sent:** Sunday, November 25, 2018 10:28 PM  
**To:** Ohmart, Craig <Craig\_Ohmart@cable.comcast.com>  
**Subject:** [EXTERNAL] 702 E Emerson St. Bloomington, IL

Hello Craig,

It's Luke with Boward Brothers Farm & Excavating LLC- Kirk Demolition. We are in the process of demolishing a block building located at 702 E Emerson St. Bloomington, IL. I'm looking to obtain a utility clearance email so that we can continue to proceed. Please email the utility clearance at your earliest convenience.

Sent from my iPhone

## Boward, Michelle

---

**From:** Luke Boward <[REDACTED]>  
**Sent:** Sunday, January 13, 2019 5:38 PM  
**To:** Boward, Michelle  
**Subject:** Fwd: 702 E Emerson St. Bloomington, IL

This message was sent from outside the GROWMARK Enterprise. Please do not click links, respond directly to sender or open attachments unless you recognize the source of this email and know the content and trusted sender are safe.

Sent from my iPhone

Begin forwarded message:

**From:** "Reynolds, Harvey" <[harvey.c.reynolds@ftr.com](mailto:harvey.c.reynolds@ftr.com)>  
**Date:** November 27, 2018 at 11:41:34 AM CST  
**To:** Luke Boward <[straightsix340@gmail.com](mailto:straightsix340@gmail.com)>  
**Subject:** RE: 702 E Emerson St. Bloomington, IL

Luke,

This location is clear of all Frontier Communications facilities.

Respectfully,

Harvey Reynolds  
Local Manager  
Bloomington/Streator  
Office: (309) 820-1210  
Cell: (309) 212-0759  
Fax: (309) 820-8531  
Email: [Harvey.C.Reynolds@ftr.com](mailto:Harvey.C.Reynolds@ftr.com)

The manager accepts the status quo;  
the leader challenges it.  
-Warren Bennis-

-----Original Message-----

**From:** Luke Boward <[straightsix340@gmail.com](mailto:straightsix340@gmail.com)>  
**Sent:** Sunday, November 25, 2018 10:33 PM  
**To:** Reynolds, Harvey <[harvey.c.reynolds@ftr.com](mailto:harvey.c.reynolds@ftr.com)>  
**Subject:** 702 E Emerson St. Bloomington, IL

---

WARNING: External email. Please verify sender before opening attachments or clicking on links.

---

DATE 11/27/18  
CITY OF BLOOMINGTON

This document constitutes a sign-off by the Engineering Department for Sanitary Sewer Service for demolition of the structure at the following address:

**Demolition Location:**

**702 E Emerson**

The following conditions shall be met:

1. If the existing sanitary service is to be abandoned, it shall be permanently plugged at the property line with Portland Cement Concrete or with Concrete Masonry and mortar. Plugs shall be water tight, allowing no infiltration of ground water. In no case shall any Portland Cement Concrete, Concrete Masonry, mortar, gravel or earth be allowed to enter the publicly maintained sewer system.
2. If the existing sanitary service is constructed of materials and size to conform to the current City code, and is intended to be reused, it shall be plugged with a temporary plug. The temporary plug shall be water tight, allowing no infiltration of ground water. The location of the plugged end to the service shall be marked with a wood stud (2"x4") extending from the bottom of the sewer service to 2 feet above the ground. A minimum of the upper one (1) foot of each wood stud (2x4) shall be painted green.

**Work to be performed by contractor.**

Engineering Department

**NOTICE:**

This communication is covered by the Electronic Communications Privacy Act, found at 18 U.S.C. 2510 et. seq. This message and any attachments are solely for the intended recipient and may contain confidential or privileged information. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this message and any attachments is prohibited.



90 N Finley Rd  
Glen Ellyn, IL 60137

March 19, 2019

Luke Bower  
straightsix340@gmail.com

704 E Emerson St, Bloomington

Dear Mr. Bower,

This letter should serve as documentation that Nicor Gas was called to the above address on March 1, 2019 to verify no gas service there. The service person verified there is no gas service or meter on the building at 704 E Emerson St, Bloomington.

If you have any additional questions, please contact a Customer Care Representative at 1-888-Nicor4u (1-888-642-6748).

Sincerely,

Field Administration Support

Nicor Gas

MJH

Shed to remain

Drive

House to remain

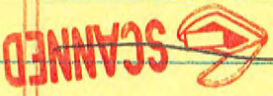
70' Emerson  
Buildings to be removed

side walk

walking trail

Emerson RD

- Side Security fence will
- Be chain link or orange
- Construction fence







Department of Community Development  
115 E Washington St, Ste 201  
Bloomington IL 61701

June 21, 2019

Loreen Buroker  
612 E Front St.  
Bloomington, IL 61701

Subject: Demolition Review Notification 702 E. Emerson St.  
Application # 45470

Dear Property Owner:

The City of Bloomington received an application for demolition of at the property referenced above. It has been determined that this property meets the following criteria outlined in Section 44.17-11 of the Bloomington Zoning Ordinance:

- 1). the area to be demolished exceeds five hundred (500) square feet; and,
- 2). the structure to be demolished is greater than fifty (50) years old.

As per section 44.17-11, further review of the historic significance, or lack thereof, for this property is necessary before a demolition permit can be issued. A copy of the application has been forwarded to a designee of the Historic Preservation Commission for review. The City will notify you of their recommendation. Should the property have potential historic significance, in accordance with subsection 44.8-5, then the Commission may hold an administrative public hearing on the application.

Thank you in advance for your cooperation in this matter. Should you have any questions please contact us at 309-434-2226.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Simpson", with a long horizontal flourish extending to the right.

Katie Simpson  
City Planner

**DEMOLITION REVIEW  
HISTORIC PRESERVATION COMMISSION PRELIMINARY REVIEW**

**TO:** Community Development Department

**FROM:** Chairperson, Historic Preservation Commission

**DATED:** June 21, 2019

**RE:** 702 E. Emerson St.

I have reviewed the demolition application for the property located at

**ADDRESS:** 702 E. Emerson St.

       I/We find that the structure possesses neither historical nor architectural significance and we therefore **do not** have objections to issuing a demolition permit.

  X   I/We find that the structure may possess historical and/or architectural significance and we therefore **request that the Historic Preservation Commission hold a public hearing on the application at the next regular Preservation Commission meeting.**

Lea K. Quinn  
Chairperson, Historic Preservation Commission

6/24/2019  
Date



Department of Community Development  
115 E Washington St, Ste 201  
Bloomington IL 61701

July 1, 2019

Dear Property Owner or Resident:

On March 11, 2019 the City of Bloomington adopted a Demolition Review policy (Ch. 44 Division 17-11) which requires a review prior to issuing a demolition permit for structures that meet the following criteria: 1). at least 50 years old; and, 2). over 500 square feet; and 3). potentially historically or culturally significant to the City. The review is not a strict prohibition of demolition. However, if historical significance is determined the applicant may be asked to delay demolition to provide time to understand all options and explore alternative recourse. The delay shall not exceed 60 days.

The Historic Preservation Commission will hold a public hearing on Thursday, July 18, 2019 at 5:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on a Demolition application submitted by Loreen Buroker for demolition of **702 E. Emerson St., the Heating Plant in the White Place Historic District, Bloomington, IL**, at which time all interested persons may present their views upon such matters pertaining thereto.

#### REQUEST

The petitioner Loreen Buroker is requesting a demolition permit for demolition of 702 E. Emerson St. Bloomington, IL, Heating Plant, White Place Historic District.

LEGAL DESCRIPTION: OWNERS SUBN LOT 92 LAKEVIEW SUBN & LOT 93 WHITE PLACE ADDN LOT 63

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). If you desire more information regarding the proposed petition or have any questions you may email me at [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org) or call me at (309) 434-2341.

Sincerely,

A handwritten signature in black ink that reads "Katie".

Katie Simpson, City Planner

Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing on July 18, 2019 for a Demolition Application request for 702 E Emerson St. Heating Plant



### McLean County Public Notification



SHEILA TAYLOR  
9130 POLARIS DRIVE  
BLOOMINGTON, IL 61705

DANIEL MARDIS  
1328 N LINDEN ST  
BLOOMINGTON, IL 61701

DARIN & ANDREA MARKERT  
15927 PEBBLE BEACH RD  
BLOOMINGTON, IL 61705

FREDERICK & CAROL KNOTH  
67 WHITES PL  
BLOOMINGTON, IL 61701

WILLIAM & BEVERLY DORETHY  
5 CHARLES PL  
BLOOMINGTON, IL 61701

MATTHEW & MARY SMITH  
50 WHITES PL  
BLOOMINGTON, IL 61701

SHEILA TAYLOR  
9130 POLARIS DRIVE  
BLOOMINGTON, IL 61705

BARRY & SUZANNE KAUFMAN  
1506 N LINDEN ST  
BLOOMINGTON, IL 61701

BLOOMINGTON-NORMAL  
RECLAMATION DISTRICT  
PO BOX 3307  
BLOOMINGTON, IL 61702

JULIUS & PHOEBE ANDERSON  
1407 N CLINTON  
BLOOMINGTON, IL 61701

ERIC LOTT  
606 E EMERSON  
BLOOMINGTON, IL 61701

STEPHEN PERRY  
1180 RED MILL BLVD  
VIRGINIA BEACH, VA 23454

CARMEN FERRADANS  
1411 N CLINTON BLVD  
BLOOMINGTON, IL 61701

LORI DEVORE  
1510 N LINDEN ST  
BLOOMINGTON, IL 61701

ZACHARY ZWANZIG  
6 CHARLES PL  
BLOOMINGTON, IL 61701

MELISSA LIBERT  
46 WHITES PL  
BLOOMINGTON, IL 61701

LEE ANN ZILLIGEN  
P O BOX 71  
DEWITT, IL 61735

RONALD GRUBER  
3281 BUTTERFLY DR  
NORMAL, IL 61761

FREEDOM OIL CO  
PO BOX 3697  
BLOOMINGTON, IL 61702

CYNTHIA WILLIAMS  
1404 N LINDEN ST  
BLOOMINGTON, IL 61701

JEAN SWEE  
48 WHITES PLACE  
BLOOMINGTON, IL 61701

DOYLE MARTIN  
1408 N LINDEN  
BLOOMINGTON, IL 61701

JUDITH STEARNS  
306 E Locust St Apt 5  
BLOOMINGTON, IL 61701

THOMAS MC NULTY  
7 CHARLES PL  
BLOOMINGTON, IL 61701

MARCELINE WATERS  
3 CHARLES PL  
BLOOMINGTON, IL 61701

TODD REEDER  
1326 N LINDEN ST  
BLOOMINGTON, IL 61701

Gerald Keith Brotheridge  
51 Whites Pl  
BLOOMINGTON, IL 61701

JONATHAN DELASHMIT  
59 WHITES PL  
BLOOMINGTON, IL 61701

RICHARD & GINA FRITZ  
1613 BARTON DR  
NORMAL, IL 61761

MATTHEW KUBIAK  
43 WHITES PL  
BLOOMINGTON, IL 61701

CAROL PRICE  
113 W Cypress St  
Normal, IL 61761

BARRY TAPKE  
710 E EMERSON ST  
BLOOMINGTON, IL 61701

EUGENE DALTON  
9 CHARLES PL  
BLOOMINGTON, IL 61701

JEFFEORY STUENZI  
1332 N LINDEN ST  
BLOOMINGTON, IL 61701

SOY CAPITAL AG SERVICES CARDEN  
FARM  
PO BOX 1607  
BLOOMINGTON, IL 61702

SCOTT DAVIS  
57 WHITES PLACE  
BLOOMINGTON, IL 61701

LINDA & JAMES HONEGGER  
1 CHARLES PL  
BLOOMINGTON, IL 61701

DELBERT & DORIS FAGERLAND  
501 MCKINLEY ST  
NORMAL, IL 61761

SCOTT SCHAHNER  
1406 N LINDEN ST  
BLOOMINGTON, IL 61701

LEARNING CENTER NOBEL  
1615 W CHESTER PIKE  
WEST CHESTER, PA 19382

LORENE BUROKER  
612 E FRONT ST  
BLOOMINGTON, IL 61701

BRENDA CARTER  
64 WHITE PLACE  
BLOOMINGTON, IL 61701

PAMELA LOVELL  
1503 N CLINTON  
BLOOMINGTON, IL 61701

SUSAN TOFANELLI  
11 CHARLES PL  
BLOOMINGTON, IL 61701

BARBARA & STEVEN HILL BOWMAN  
1417 N CLINTON BLVD  
BLOOMINGTON, IL 61701

LAURA PHIPPS  
1413 N CLINTON  
BLOOMINGTON, IL 61704

DOLORES & DORIS BOYD  
709 E EMERSON ST  
BLOOMINGTON, IL 61701

ROGER MONKE  
1214 TOWANDA AVE 2ND FL  
BLOOMINGTON, IL 61701

ETHAN & NANCY EVANS  
507 S MOORE ST  
BLOOMINGTON, IL 61701

JEAN-CHRISTOPHE & ZSUZSANNA  
FAGYAL LEMENTEC  
56 WHITES PL  
BLOOMINGTON, IL 61701

MICHAEL & THERESA FINLEY  
1302 BELT AVE  
NORMAL, IL 61761

RONALD NORAMCZYK  
53 AND 53 1/2 WHITE PL  
BLOOMINGTON, IL 61701

PHYLLIS FRITSCHLE NELSON  
8 CHARLES PLACE  
BLOOMINGTON, IL 61701

LYNN IRVIN  
1508 N LINDEN ST  
BLOOMINGTON, IL 61701

ALAN LESSOFF  
1415 N CLINTON BLVD  
BLOOMINGTON, IL 61701

MARK & ADRIAN LYDE TEMPLE  
49 WHITE PLACE  
BLOOMINGTON, IL 61701

CHRISTOPHER & CHRISTINE DESANTIS  
40 WHITE PLACE  
BLOOMINGTON, IL 61701

C R EPPERSON CONSTRUCTION INC  
110 S BELLEMONT RD  
BLOOMINGTON, IL 61701

EMILY ELIZABETH MCCREADY  
58 WHITES PL  
BLOOMINGTON, IL 61701

WILLIAM STREENZ  
1509 N CLINTON BLVD  
BLOOMINGTON, IL 61701

49264  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
Historic Preservation  
Commission  
July 18, 2019

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for July 18,

2019 at 5:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, on a Demolition application submitted by Loreen Buroker for demolition of 702 E. Emerson St., Heating Plant, Bloomington, IL.

702 E. Emerson St.  
PIN: 14-33-430-002  
(OWNERS SUBN LOT 92  
LAKEVIEW SUBN & LOT 93  
WHITE PLACE ADDN LOT 63)

All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting. The petition is on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org). The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.  
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