



**AGENDA  
HISTORIC PRESERVATION COMMISSION  
COUNCIL CHAMBERS  
109 EAST OLIVE STREET  
BLOOMINGTON, IL  
THURSDAY, OCTOBER 15, 2020 5:00 P.M.  
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:  
[www.cityblm.org/live](http://www.cityblm.org/live)**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at [www.cityblm.org/register](http://www.cityblm.org/register), and/or 2) those persons wishing to provide written comment must email their comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org).

Members of the public may also attend the meeting at City Hall.

Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda.

Changes will be posted at [www.cityblm.org/register](http://www.cityblm.org/register).

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

**4. MINUTES** Consideration, review and approval of minutes from the meeting on September 17, 2020 meeting.

**5. REGULAR AGENDA**

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

**A. BHP-28-19** Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay (Ward 6) **(CONTINUED FROM SEPTEMBER 17, 2020)**

**B. BHP-22-20** Consideration, review and action on a petition submitted by City of Refuge Ministries for a Rust Grant in the amount of up to \$10,000 for masonry repairs and replacing the flat roof on the front tower at 401 E Jefferson Street, c.1888, Romanesque Revival (Ward 4).

- C. **BHP-23-20** Consideration, review and action on a petition submitted by Kyle and Rachel Kaper for a Certificate of Appropriateness for repairs to the soffit, fascia, crown, eaves and shutters on the east, west, south and north sides of the home at 210 E Chestnut Street, Luman Burr House, Franklin Square Historic District, Federal & Queen-Anne elements, c. 1864. Architect: Hayes and Evans Contracting Company. (Ward 4).
- D. **BHP-24-20** Consideration, review and action on a petition submitted by Kyle and Rachel Kaper for a Funk Grant in the amount of \$5,000.00 for repairs to the soffit, fascia, crown, eaves and shutters on the east, west, south and north sides of the home at 210 E Chestnut Street, Luman Burr House, Franklin Square Historic District, Federal & Queen-Anne elements, c. 1864. Architect: Hayes and Evans Contracting Company. (Ward 4).
- E. Discussion, review, and action on the Rust Grant Guidelines—amended language for accessible accommodations

**6. OLD BUSINESS**

**7. NEW BUSINESS**

- A. Introduction—Melissa Hon, Economic and Community Development Director

**8. ADJOURNMENT**



**DRAFT**  
**MINUTES**

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF  
BLOOMINGTON, ILLINOIS  
THURSDAY, SEPTEMBER 17, 2020, 5:00 P.M.

[WWW.CITYBLM.ORG/LIVE](http://WWW.CITYBLM.ORG/LIVE)

*This meeting was conducted under Governor Pritzker’s Executive Order 2020-07, Section 6 implemented in response to COVID-19, which suspended in-person attendance under the Open Meeting Act, 5 ILCS 120.*

**Roll Call**

The Historic Preservation Commission convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, and Chairperson Lea Cline in-person in City Hall’s Council Chambers at 5:05 p.m. Thursday, September 17, 2020. The meeting was live streamed to the public at [www.cityblm.org/live](http://www.cityblm.org/live).

Mr. Mahrt called for roll. Four members were present and quorum was established. The meeting was called to order by Chairperson Cline.

Attendee Name	Title	Status
Ms. Lea Cline	Chair	Present
Mr. Bobby Castillo	Commissioner	Present
Ms. Ann Bailen	Commissioner	Absent
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Mr. Paul Scharnett	Commissioner	Absent
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Bob Mahrt	Community Development Director	Present
Ms. Katie Simpson	City Planner	Present

**COVID-19**

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**PUBLIC COMMENT** No public comment

## MINUTES

The Commission reviewed the minutes of the August 20, 2020 meeting. Corrections were brought forward by the Commission.

Ms. Sherry Graehling made a motion to approve the minutes as discussed and amended. Mr. Bobby Castillo seconded. Role call vote: Ms. Georgene Chissell - Yes, Mr. Bobby Castillo – Yes, Ms. Sherry Graehling - Yes and Chairperson Lea Cline – Yes. The motion was approved (4-0-0)

## REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

**BHP-28-19** Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay. (Ward 6) **CONTINUED FROM AUGUST 20**

Chairperson Lea Cline indicated there has not been any further updates from the parties involved in the case and recommends tabling to next meeting. Mr. Boyle indicated a motion to table the case be brought forward by the Commission.

Chairperson Lea Cline confirmed the next meeting date as October 15, 2020.

Ms. Georgene Chissell made a motion to table case BHP-28-19 for nomination and designation of the State Farm Building at 112 E. Washington Street to the October 15, 2020 meeting. Ms. Bobby Castillo seconded. Roll call vote: Ms. Sherry Graehling - Yes, Ms. Georgene Chissell - Yes, and Chairperson Lea Cline – Yes. The motion was approved (4-0-0)

**BHP-20-20** Consideration, review and action on a petition submitted by Michael-Casey Beich for a Certificate of Appropriateness for a repairs/replacement to the slate roof at 1107 E Jefferson Street, A.C. Cowles Home, Davis Jefferson Historic District, Queen-Anne Variant, c. 1885. Architect: Warner H. Milner. (Ward4).

Chairperson Cline introduced the case and asked for Staff report.

Ms. Simpson, City Planner provided staff report including a presentation to the Commission. Ms. Simpson provided property background and stat the subject property is eligible for the Funk Grant which initiates the need for the Certificate of Appropriateness (COA). The subject property has been covered with aluminum siding but still has the slate roof, chimney an original windows.

The slate roof is in of repair. The COA indicated the slate roof being replaced with different material. There were bids/estimates from TJ's roofing and Mr. McCumsy submitted with the COA. The 2 (two) estimates show different material options as 1) asphalt shingles and 2) laminate shake. Both are appropriate replacements for the slate and meet architectural review guidelines. The laminate material would be staffs first choice. Ms. Simpson indicated there is the possibility of a third scope of work that

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the petitioner can speak on. The petitioner is requesting a Funk Grant and the Grant has certain eligibility requirements in regards to roof replacement.

Ms. Simpson stated the request to have the proposed roofing material mimic the slate roof making sure the new material is sensitive to what was there originally. It was noted that there will be no change in shape or slopes of roof.

Ms. Simpson stated staff is in favor of the COA and will defer to the Commission as to the material to be approved. The bid with the laminate material would be in-line with the Funk Grant guidelines. There may be a third option for funding with could change the scope of work which the petitioner can speak on.

Chairperson Cline swore in for the record Michael Casey-Beich, petitioner.

Ms. Casey-Beich introduced herself to the Commission and stated she has lived at subject property for over 40 years. Ms. Casey-Beich indicated her first option was to replace the roof with slate roof but had concerns with costs involved with installation and continued repairs. She was appreciative for the two bids she had and she wanted to work with Mr. McCumsy. However, Mr. McCumsy indicated he wouldn't be able to begin the project until next spring. Ms. Casey-Beich indicated a sense of urgency to replace the roof as there is plaster falling and wood damage due to is current state posing structural and safety concerns. Ms. Casey-Beich recently contacted Habitat for Humanity for possible assistance and repair. Currently she is working with a Coordinator to see if she would qualify and was told work could possibly start in October or November. If not approved she would be required to wait until the spring and accept one of the other bids.

On another note, Ms. Casey-Beich shared safety concerns with the brick streets, specifically the 800 block and would like to City to consider repairs in the future.

Chairperson Cline asked if Habitat for Humanity would be able to use the imitation slate? Ms. Casey-Beich indicated they are willing to work with the Commission to make sure the material is acceptable and approved. Chairperson Cline indicated that the Funk Grant has specific rules and asphalt roofing material is not fundable under the grant condition. However, the laminate slate is fundable under the Grant. The laminate option would recreate the visual pattern of the current roof and is very durable.

Commission discussion pertained to the laminate approved material, timeline for installation before the spring. There is a need to move quickly for the health of the homeowner and safety to the entire structure.

Chairperson Cline summarized the 2 (two) options being presented: 1) Habitat for Humanity eligibility and work completion: 2) The need to contact a company that could act quickly. It is clear the material to be used would be the laminate and that could run up to \$20,000. There was also an invoice submitted to the Commission for replacement of a window. Ms. Casey-Beich confirmed a window was damaged and needed replacement.

Chairperson Cline indicated the Commission has some flexibility with Funk Grant funding. At this time, the outstanding funds available are more generous than a typical year. With that being said,

Chairperson Cline is proposing to increase the grant amount to \$10,000 or half of the cost of the project not to exceed \$10,000.

Commission discussion included support to assist in this case stating it is deserving of the increased amount being in the core of the community and the age of the structure. Motion considerations were discussed with guidance from Mr. Boyle.

Ms. Sherry Graehling made a Motion to approve the Findings of Fact as presented and approve the COA for case BHP-20-20. Seconded by Mr. Bobby Castillo. Roll call vote: Mr. Sherry Graehling – Yes, Ms. Georgene Chissell – Yes, Mr. Bobby Castillo – Yes, and Chairperson Lea Cline – Yes. The motion was approved (4-0-0)

Ms. Sherry Graehling made a Motion to approved funding for case BHP-21-20 in the amount up to \$10,000 with use of the materials specified in COA. Seconded by Ms. Georgene Chissell. Roll call vote: Ms. Sherry Graehling – Yes, Ms. Georgene Chissell – Yes, Mr. Bobby Castillo – Yes, and Chairperson Lea Cline – Yes. The motion was approved (4-0-0).

Ms. Sherry Graehling encouraged Ms. Casey-Beich contact the Old House Society in order to salvage the slate before taking to the landfill possible pieces to be reused.

Chairperson Lea Cline provided next step and follow-up procedures for Ms. Casey-Beich.

**Item D** Discussion, review, and action on the Rust Grant Guidelines.

Chairperson Lea Cline introduced Item D and asked for staff presentation.

Ms. Simpson provided a summary of the Rust Grant, it's funding and guidelines. The item is brought forth based on the Commission discussion in the past to amend guidelines. The purpose of review is to discuss meeting the needs of the Commission, enhancing the downtown area with accessibility. The cost of updating buildings accessibility and being compliant with the ADA. It is noted that the downtown is on the National Register and preservation of the historic area to enhance usability has been questioned in the past. The Rust Grant currently doesn't allow funding for accessibility, should the Grant be amended for those type of improvements? Staff is looking for general feedback, how the grant is to be used and the next steps to take for amendments.

Chairperson Cline indicated that there were concerns and complaints pertaining to the Democratic headquarters and wheel chair accessibility. The Historic structures downtown would benefit from enhanced accessibility and the Commission would be able to have more control on the enhancements if applications through the Rust Grant.

Commission discussion included support of the idea and encouraged staff to work alongside current property owners and future owners. There is an importance to preserve the Downtown and make the compliant enhancements to attack reuse of the buildings instead of potential businesses building new buildings in other parts of the City.

Chairperson Cline presented the next steps to be taken regarding the possible revisions.

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- 1) City Staff provide new language for the Commission to review regarding the Rust Grant application at the next meeting. (Renovation with ADA compliance)

Discussion continued as to: A) specify interior or exterior guidelines. The Commission agreed upon exterior guidelines specifically as the current Grant guidelines addresses improvements to exterior: B) Installation of permanent or temporary ramps. The Commission agreed to allow for permanent structures.

- 2) Build in a clause review mandate if significant architectural features are discovered there is a notification and review process. It is recommended that the City review how other communities manage this and to inquire with the Lakota Group.

Ms. Simpson stated no action will be taken to make any changes at this time. Action will be tabled until staff has a chance to draft language on accessibility and processes.

Ms. Simpson informed the Commission that the State of the City Draft will be provided by the Lakota Group by the end of the month.

#### **OLD BUSINESS**

Historic Preservation Heritage award winner yard signs– wording on the sign to say “Heritage Award Winner”

#### **NEW BUSINESS**

##### **A. Rust and Funk Grant**

Financial summary reviewed by Commission

#### **ADJOURNMENT**

Mr. Sherry Graehling motioned to adjourn, seconded by Mr. Bobby Castillo. Roll call vote: Ms. Sherry Graehling – Yes, Mr. Bobby Castillo – Yes, Ms. Georgene Chissell – Yes, and Chairperson Lea Cline – Yes. The motion was approved. (4-0-0) Meeting adjourned at 6:12 p.m.

**CITY OF BLOOMINGTON**

**ATTEST**

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Lea Cline, Chairperson

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Katie Simpson, City Planner



**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**March 19, 2020**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-28-19	Local designation	112 E. Washington	Nomination and designate to S-4,	City Staff

<b>REQUEST:</b>	A petition submitted by the Franklin Park Foundation for the nomination and designation of 112 E. Washington Street D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay.
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<b>STAFF RECOMMENDATION:</b>	Staff finds the petition to nominate 112 E. Washington Street <b>does not meet</b> the requirements of Section 44.8-4. <i>Staff recommends the Historic Preservation Commission deny a resolution recommending to the Planning Commission that the property at 112 E. Washington Street, State Farm Building, Art Deco style, be recognized for historic designated with the S-4, Local Historic Preservation Zoning Overlay.</i>
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**NOTICE** The application has been filed in conformance with applicable procedural requirements and legal, public notice for the hearing was published in *The Pantagraph* on November 4, 2019.

**GENERAL INFORMATION**

Applicant: The Franklin Park Foundation  
Owner: Urban Equity Properties, LLC (UEP)

**PROPERTY INFORMATION**

**Existing Zoning:** D-2  
**Existing Land Use:** Commercial office building  
**Property Size:** 66 X 120  
**PIN:** 21-04-334-007

**Historic District:** Bloomington Central Business District (CBD) (Downtown Historic District)  
**Year Built:** 1929  
**Architectural Style:** Art Deco  
**Architect:** Schaeffer and Hooten

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** D-2 Downtown Transitional District  
**South:** D-2 Downtown Transitional District  
**East:** D-2 Downtown Transitional District  
**West:** D-1 Central Business District

***Land Uses***

**North:** Parking garage  
**South:** Government Center  
**East:** Bank  
**West:** Bank

**Analysis:**

Submittals

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

1. Application for nomination and designation of the S-4 Historic Zoning Overlay
2. Site Photos

**PROJECT DESCRIPTION:**

The applicant is requesting the City of Bloomington designate the property with the S-4 Local Historic Preservation District Zoning Overlay. The purposes behind the historic preservation district overlay are:

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:*

The City of Bloomington received an application nominating the property at 112 E. Washington Street with the S-4 Local Preservation District. The application was submitted by the Franklin Park Foundation. The Foundation has no ownership interest in the building, nor any ownership interest surrounding the building or within the downtown district. 112 E. Washington Street is located in the Bloomington CBD Historic District, which is listed as a National Register Historic District. The building was once headquarters to State Farm Insurance. In 2017, the company closed the offices at 112 E. Washington Street and vacated the building. The building was on the market for approximately a year before State Farm announced intentions to demolish the building.

In October 2019, Urban Equity Properties, the property owner, purchased the building with the intention of redeveloping the property into mixed-use space. The project is estimated at \$40 million dollars<sup>1</sup> According to a newspaper article published in *the Pantagraph*<sup>2</sup>, the developer intends to use Historic Tax Credits to finance the project. Any project using historic tax credits must follow the Secretary of the Interior's Standards for Rehabilitation and must also be reviewed by the Illinois State Historic Preservation Officer. Additionally, tax credit projects have a minimum 5-year recapture period when, following the close of the project, no alterations nor demolition on the building can occur.

*Analysis:*

The application (attached) provided an explanation for six of the ten nomination standards and attached a copy of the National Register Nomination form for the Bloomington CBD Historic District as its supporting documentation. The National Register Nomination form is relatively silent on the significance of 112 E. Washington Street. No additional information regarding the significant architectural features for the property was provided. Additionally, the applicant did not provide supplemental information to support the standards stated in their application.

As stated in the National Register Nomination Form (and the application it is attached to), "The Bloomington CBD Historic District has both historical and architectural significance. The historical significance stems from the association of the area with people and events of national, statewide and, in particular, local importance. These events and people are particularly important in the fields of commerce, exploration and settlement, industry, and politics and government, but also examples from virtually every other category of significance recognized by the National Register. The architectural significance stems primarily from the survival of some 125 commercial structures from 1842 to 1942 and of entire blocks or significant portions of blocks representing all of the major structural and stylistic trends typical of commercial core areas in Illinois from 1855 to the present. The association of these buildings with each other and with other features combine to preserve an overall downtown landscape which has significance as an integral unit which is beyond that of any of its constituent structures. The area contains buildings

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<sup>1</sup> <http://rockrivertimes.com/2019/09/12/urban-equity-properties-purchases-former-state-farm-insurance-headquarters/>

<sup>2</sup> [https://www.pantagraph.com/business/sold-state-farm-downtown-building-on-track-toward-future-as/article\\_5c06142d-9697-50ea-b781-626ed1ad037b.html](https://www.pantagraph.com/business/sold-state-farm-downtown-building-on-track-toward-future-as/article_5c06142d-9697-50ea-b781-626ed1ad037b.html)

and clusters of buildings of significant aesthetic value designed by architects of recognized merit. The district also demonstrates to a significant extent the use of local building material and the development of local building technology, typical for a land-locked Midwestern City.”

The State Farm Building is listed as a contributing structure in the National Register Nomination form for Bloomington CBD Historic District. According to the nomination, “In all the Central Business District stands as a coherent document to Bloomington’s past. It is highly representative of not only the nationwide trends of thought and design which existed in the nineteenth and twentieth centuries but also of how a community using primarily its own material and intellectual resource was able to create an environment which it can claim to be uniquely its own.”

The applicant provided the following explanations that the standards were met:

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 original headquarters building of the most important employer in Bloomington.
2. ***Its location as a site of a significant local, county, state, or national event;*** The original office site of a local business venture that positively impacted the massively transformed the City of Bloomington and the United States.
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;*** Many thousands of residents of the City of Bloomington worked in this building.
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 tallest building in Bloomington.
8. ***Its unique location or singular physical characteristics that make it an established or familiar visual feature;*** The most iconic and historic building in Bloomington, IL.
10. ***Its suitability for preservation or restoration.*** Highly suitable for preservation because it is in excellent physical condition.

Unfortunately, the applicant did not provide documentation necessary to meet the criteria for consideration of nominations as set forth in Chapter 44, 8-4, B. 2. in the City Code. The lack of appropriate documentation for addressing the required standards sets a poor precedence for considering this and other S-4 map amendments. The Preservation Commission and City Council do not have a history of designating S-4 properties without the consent of the owner.

Additionally, there are only two commercial property with S-4 designation in the Bloomington CBD Historic District, the McLean County Courthouse and the synagogue at 315 N. Prairie Street. These properties were designated at the request of the owner. Applications regarding the potential designation of historic landmarks should properly document the historic and architectural significance, so that the Preservation Commission is not placed in a position of making arbitrary determinations and the integrity and reputation of the preservation program is not compromised.

The Preservation Commission will have to make a report to the Planning Commission explaining the significance or lack of significance and integrity of the nominated landmark as well as the significant architectural features that should be protected as well as the types of construction, beyond those requiring a permit, that should be reviewed. The report must also include proposed design guidelines, the relationship of the nominated landmark to the ongoing effort of the preservation commission, and recommendations pertaining to permitted uses, height, area, minimum dwelling unit size, floor area, sign area etc. (44-804d). *The information provided by the applicant does not provide the Preservation Commission with adequate information to form their report and recommendation to the Planning Commission.* Staff recommends that the application is moved forward with a **negative** recommendation to the Planning Commission due to a lack of supporting documentation related to the property's historic significance.

The Planning Commission will make a determination considering the recommendation of the Preservation Commission. Additionally, the Planning Commission will hold a public hearing on the application and consider the standards for a zoning map amendment. In their determination the Planning Commission will have to weigh the relative gain and hardship of the public versus the hardship or gain of the property owner resulting from the regulation. Given that this is one of the first instances of designating a commercial property without the property owner initiating the designation, staff is concerned that the restriction will create a barrier, real or perceived, to redevelopment of the building. It is in the public's best interest to have the building functioning, operational, and occupied. Furthermore, given the amount of investment and oversight provided by historic tax credits balanced against the lack of information provided in the application and the poor precedent a local nomination could establish at this time, staff recommends denying the application. Lastly, staff recommends that the Preservation Commission evaluate a strategy for preserving commercial buildings while updating the preservation plan this year.

**STAFF RECOMMENDATION:** *Staff recommends the Historic Preservation Commission deny a resolution recommending to the Planning Commission that the property at 112 E. Washington Street, Art Deco style, be recognized for historic designation and rezoned with the S-4, Local Historic Preservation Zoning Overlay.*

Respectfully Submitted,

City Staff

Attachments:

- S-4 application
- Site photos
- Zoning map
- Notice to applicant
- Notice to property owner
- Neighborhood notice and newspaper notice
- List of notified property owners

**RESOLUTION NO. 2020-**

**A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 112 E. WASHINGTON STREET BE RECOGNIZED AND REZONED WITH THE S-4 HISTORIC PRESERVATION DISTRICT ZONING OVERLAY**

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Franklin Park Foundation requesting that the property at 112 E. Washington Street, legally described in Exhibit "A", attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay; and

WHEREAS, the Historic Preservation Commission determined that the nominated property meets at least one (1) of the criteria for consideration in Chapter 44 8-4 (B) 2 of the Bloomington City Code, 1960, as amended; and

WHEREAS, the Historic Preservation Commission has also determined that the nominated property has significant integrity of location, design, materials and workmanship and is therefore worthy of preservation or restoration; and

WHEREAS, the Historic Preservation Commission has the power to adopt this resolution and make a recommendation to the Bloomington Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Bloomington, McLean County, Illinois:

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 112 E. Washington Street legally described in Exhibit "A" be rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this 19 day of March, 2020.

APPROVED this 19 day of November, 2020.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

\_\_\_\_\_  
Lea Cline, Chair

\_\_\_\_\_  
Casey Weeks, Secretary

Exhibit A  
Legal Description

ORIG TOWN 10' ALLEY BET & ALL LOTS 43 & 48

July 19, 2019

City of Bloomington  
Department of Community Development  
Attn: Katie Simpson, City Planner  
115 E. Washington St., Room 201  
Bloomington IL 61702-31157

Dear City of Bloomington:

Please find enclosed the Historic Preservation S-4 Designation nomination for the State Farm Downtown Building located at 112 E. Washington St. Bloomington Illinois.

We request that a Special Meeting of the Bloomington Historic Preservation Commission be called by Chairperson Cline as soon as possible to consider this nomination. Time is of the essence in protecting this structure with an S-4 Historic Preservation overlay zoning classification.

Sincerely,

Timothy J. Maurer

A black rectangular redaction box covering the signature of Timothy J. Maurer.

Franklin Park Foundation

**COPY**

JUL 26 2019



Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 21-04-334-007 Size (Acreage) 66' x 120'  
Address 112 E. Washington St. Bloomington IL 61701  
Current Zoning B-3  
Current Use Office

2. Applicant Information

Full Name Franklin Park Foundation  
Address 317 E. Chestnut St. City, State, ZIP Bloomington IL 61701  
Phone \_\_\_\_\_ Email \_\_\_\_\_

3. Owner Information (Check  if same as Applicant)

Full Name State Farm Mutual Automobile Insurance Company  
Address 1 State Farm Plaza City, State, ZIP Bloomington IL 61701  
Phone \_\_\_\_\_ Email \_\_\_\_\_

4. Attorney/Consultant Information (if applicable)

Full Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

Please include photographs and any other supporting documents referencing the historic value of the subject property.

Applicant Signature

*I certify that I have reviewed the relevant sections of the Bloomington Zoning Code, that the information above is true, and that I have provided all required documentation listed in the Application Checklist.*

[Redacted Signature]  
Signature

July 19, 2019  
Date

Timothy Maurer  
Printed Name

**COF**

JUL 26 2019

Historic Name of Building (if known) State Farm Headquarters Building Year Built 1929

Architectural Style Office Building

Architect (if known) \_\_\_\_\_

Is this property in a Historic District?  Yes  No. Which one? Downtown Bloomington Historic District

Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria, please explain if one (1) or more of the following criteria are met:

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 original headquarters building of the most important employer in Bloomington IL**

2. Its location as a site of a significant local, county, state, or national event;

**The original office site of a local business venture that positively impacted and massively transformed the City of Bloomington and the United States.**

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;

**Many thousands of residents of the City of Bloomington worked in this building.**

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;

**Tallest building in Bloomington.**

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;

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

7. Its embodiment of design elements that make it structurally or architecturally innovative;

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

**The most iconic and historic building in Bloomington IL**

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

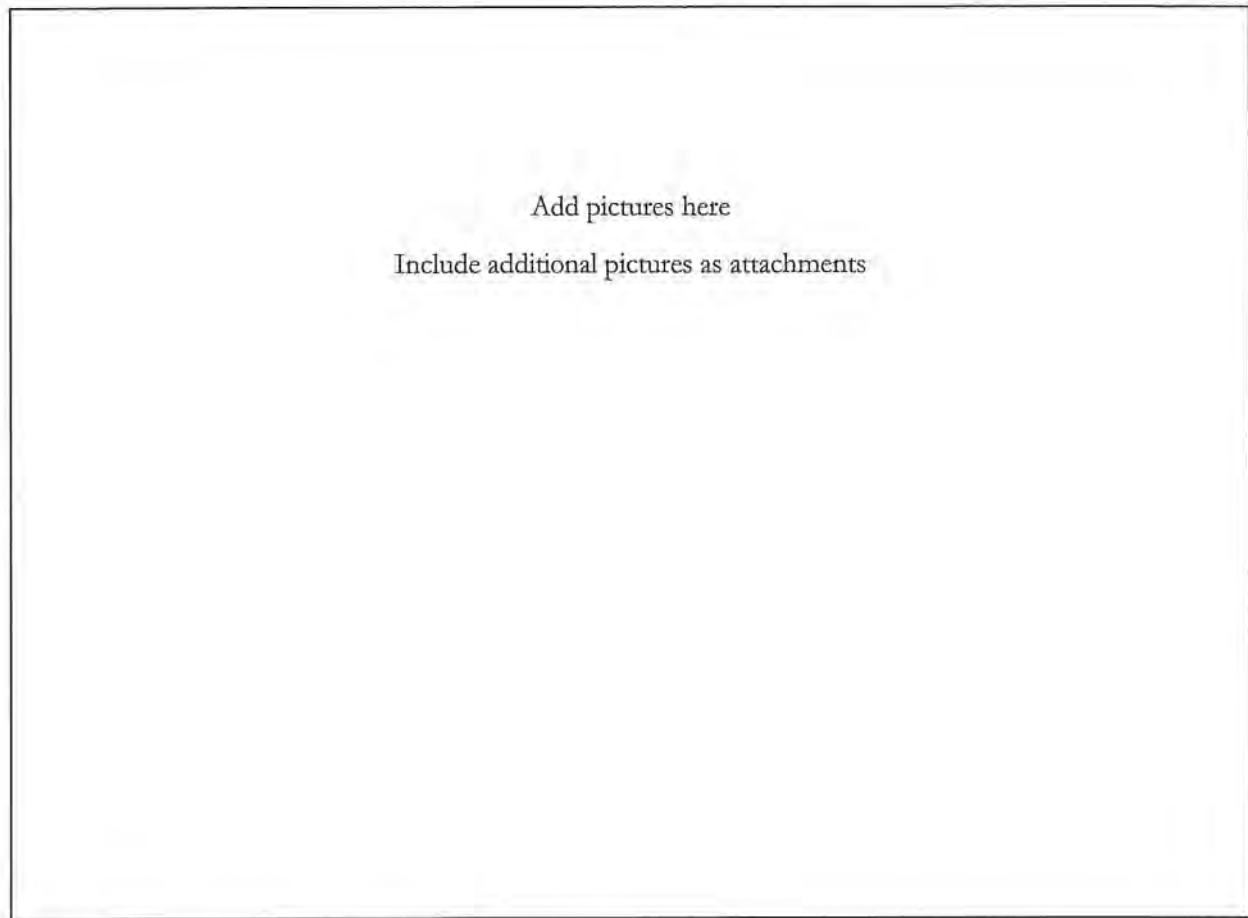
10. Its suitability for preservation or restoration.

**Highly suitable for preservation because it is in excellent physical condition.**

**COPY**

JUL 26 2019

Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ordinance No. 2006-137)



**RETURN TO:**

**City of Bloomington**  
**Department of Community Development**  
**Attn: Katie Simpson, City Planner**  
**115 E. Washington St, Room 201**  
**Bloomington, IL 61702-3157**  
**Phone: 309-434-2341**  
**Email: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)**  
**Fax: 309-434-2857**

**COPY**

JUL 26 2019



Photos of the State Farm Building at 112 E. Washington Street



*Figure 1 South and east elevations of the subject property, 112 E. Washington.*



*Figure 2 South Entrance of the subject property.*



Figure 3 South Entrance of the State Farm Building at 112 E. Washington Street.





Figure 4 West Elevation of the State Farm building.



Figure 5 South portion of east elevation.



Figure 6 Portion of east elevation showing the 1929 build and the later addition on the right side.



Figure 7 Northern portion of east elevation.





Figure 8 Northeast corner of the building showing the detailed cornice.



Figure 9 North elevation of the State Farm building.

## Zoning Map of the Bloomington Central Business District



Figure 1 The property outlined in yellow is the State Farm building at 112 E. Washington.

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 21-04-334-007 Size (Acreage) 66' x 120'  
Address 112 E. Washington St. Bloomington IL 61701  
Current Zoning B-3  
Current Use Office

2. Applicant Information

Full Name Franklin Park Foundation  
Address 317 E. Chestnut St. City, State, ZIP Bloomington IL 61701  
Phone \_\_\_\_\_ Email \_\_\_\_\_

3. Owner Information (Check  if same as Applicant)

Full Name State Farm Mutual Automobile Insurance Company  
Address 1 State Farm Plaza City, State, ZIP Bloomington IL 61701  
Phone \_\_\_\_\_ Email \_\_\_\_\_

4. Attorney/Consultant Information (if applicable)

Full Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

Please include photographs and any other supporting documents referencing the historic value of the subject property.

Applicant Signature

*I certify that I have reviewed the relevant sections of the Bloomington Zoning Code, that the information above is true, and that I have provided all required documentation listed in the Application Checklist.*

  
Signature

August 3, 2019  
Date

**Timothy Maurer**  
Printed Name

Historic Name of Building (if known) State Farm Headquarters Building Year Built 1929

Architectural Style Office Building

Architect (if known) \_\_\_\_\_

Is this property in a Historic District?  Yes  No. Which one? Downtown Bloomington Historic District

Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria, please explain if one (1) or more of the following criteria are met:

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 original headquarters building of the most important employer in Bloomington IL**

2. Its location as a site of a significant local, county, state, or national event;

**The original office site of a local business venture that positively impacted and massively transformed the City of Bloomington and the United States.**

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;

### **Many thousands of residents of the City of Bloomington worked in this building.**

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;

### **Tallest building in Bloomington.**

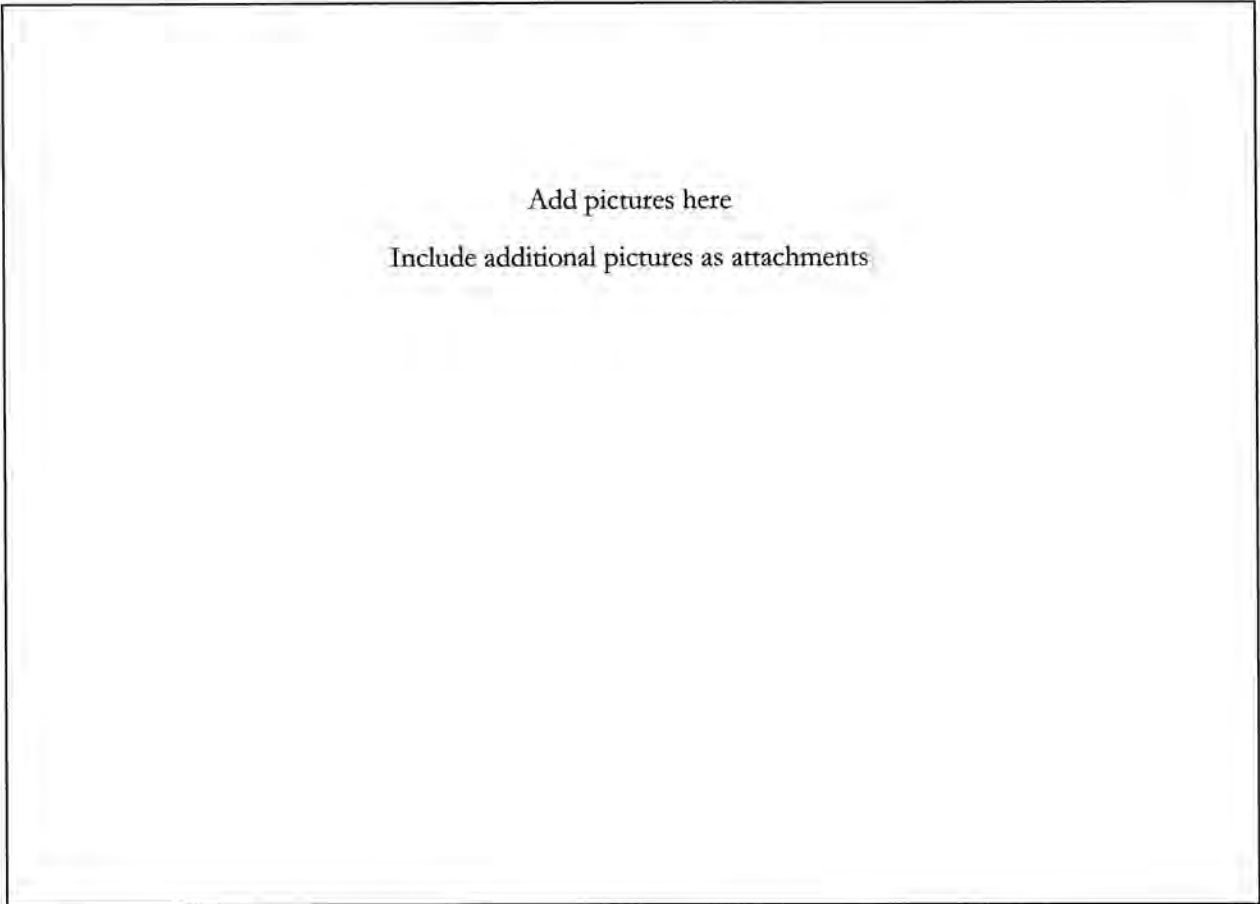
5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
7. Its embodiment of design elements that make it structurally or architecturally innovative;
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

### **The most iconic and historic building in Bloomington IL**

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.

**Highly suitable for preservation because it is in excellent physical condition.**

Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ordinance No. 2006-137)



**RETURN TO:**

**City of Bloomington**  
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**Fax: 309-434-2857**





STATE  
FARM  
INSURANCE

THE CHAFFNE  
KINEX CLOTHE





Chitral Photo  
1914





Bloomington Central Business District  
National Register Nomination Form (1974)

[Link on the City website](#)

**CITY OF BLOOMINGTON  
REPORT FOR THE  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-22-20	RUST	401 E Jefferson St. c 1888. Romanesque Revival,	Repairs to masonry	Katie Simpson, City Planner

<b>REQUEST:</b>	Rust Grant in the amount of up to \$10,000.00 for repairs to exterior masonry and replacement of the flat roof on the bell tower.
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<b>STAFF RECOMMENDATION:</b>	Staff recommends the Preservation Commission approve the requested Rust Grant in the amount of up to \$10,000.00 for repairs to exterior masonry and replacement of the flat roof on the bell tower. <b>This project will require prevailing wage for labor costs.</b>
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GENERAL INFORMATION

Owner and Applicant: City of Refuge Ministries

PROPERTY INFORMATION

Existing Zoning: D-2

Existing Land Use: Place of Worship

Property Size: 0.61 acres

PIN: 21-04-407-007

Historic District: near Downtown District

Year Built: 1888

Architectural Style: Romanesque Revival

Architect: Unknown

SURROUNDING ZONING AND LAND USES

*Zoning*

North: D-2 Downtown Transition District

South: D-2 Downtown Transition District

East: D-2 Downtown Transition District

West: D-2 Downtown Transition District

*Land Uses*

North: Parking Lot

South: Vacant Lot/Parking Lot

East: Vacant Lot/Apartments

West: Multifamily homes

Analysis:

Submittals

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

1. Application for COA
2. Application for FUNK Grant
3. Proposed budget

PROJECT DESCRIPTION: The applicant, City of Refuge Church is requesting a Rust Grant in the amount of up to \$20,000 for tuckpointing/masonry repairs and repairing the flat roof on the front facing tower. The property, 401 E. Jefferson, was constructed around 1888 in the Romanesque Revival style with a prominent front tower and cross-gable. The building has pronounced stone arches and arched windows, and decorative belting. Staff was unable to find information regarding the original architect. The building appears to be remodeled with an additional entrance added at a later date (see photo). A later addition was also added to the rear of the property. The majority of the tuckpointing work proposed is on the original structure. The property is located adjacent to the former Bloomington High School and within the Downtown TIF.



The applicant has included two proposals with this application. The first is from Precision Roofing for \$2362.00 and proposes overlaying the flat roof with 1 1/2" ISO Insulation and a 60 mil Flexion XL Membrane. Seams are welded and mechanically fastened together. The second is from Aloha Construction for a CertainTeed Peel and Stick new roof w/ roof vents and flashing in the amount of \$2875.00. The second quote includes a fascia cap for the roof. The second quote also does not include new decking and estimates the cost as \$60.00 per plywood. The flat roof is not visible to the street but the repairs are necessary to ensure the longevity of the structure. Staff

is supportive of the grant request for the roof and will defer to the expertise of the Commission regarding the appropriate material.

The second part of the project includes tuckpointing and repairing the existing masonry. Per the Secretary of the Interior's Guidelines historic masonry should be handwashed and cleaned using non-abrasive methods. Further, the applicant should avoid the use of harsh chemicals and acids. New materials should match existing in size, texture, and color. The mortar uses should be a cement-lime mixture soft enough to allow the bricks to breathe. The Commission may have a specific recommendation on the mortar. The existing brick has never been painted nor sealed and future work should avoid painting or coating the brick.

The applicant included three quotes as well. The first is from United PM Services for repairs to a smaller portion of the façade. The cost is in the amount of \$3360.00. The scope of work includes tuckpointing as needed and replacing brick as needed. The second quote is from RJV Construction in the amount of \$6,900.00. The proposal includes an acid wash, which staff recommends against. This estimate does not include the cost of replacement bricks. Certain acids can damage historic brick and dissolve cement-lime mortar<sup>1</sup>. The final quote is in the amount of 17,245.00 to rebuild and replace bricks. The quote includes the cost of the replacement bricks and proposes matching existing bricks and mortar as close as possible. Staff does not have a specific recommended contractor but would recommend that work approved by the commission exclude abrasive and potentially harmful cleaning methods and require matching materials (as best as possible).

### 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.***

---

<sup>1</sup> [https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm#:~:text=Other%20acids%2C%20particularly%20hydrochloric%20\(muriatic,that%20contain%20a%20ferrous%20compound.](https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm#:~:text=Other%20acids%2C%20particularly%20hydrochloric%20(muriatic,that%20contain%20a%20ferrous%20compound.)

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 met.***
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 proposed work involves repairing the mortar and replacing Spalding and cracked bricks. The proposed materials should match in color, size and texture. **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; Work approved by the Commission should not include abrasive or chemical cleaning methods. **The standard is met.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; **the standard is met.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **the standard is met.***

**STAFF RECOMMENDATION:**

Staff recommends the Preservation Commission approve the requested Rust Grant in the amount of up to \$10,000.00 for repairs to exterior masonry and replacement of the flat roof on the bell tower. **This project will require prevailing wage for labor costs and bids may need to be revised to reflect this cost.**

Respectfully Submitted,  
Katie Simpson  
City Planner  
Attachments: RUST application, BID/Proposal

# 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:** 401 E Jefferson St, Bloomington, IL

**Year Built** 1886

**Architectural Style:** Unknown

**Architect:** Unknown

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

Tuck pointing and teplacing of missing bricks  
Bell tower flat roof replacement  
B

**Cost of Proposed Work (Estimate 1):** \$20,120.00

**Cost of Proposed Work (Estimate 2):** \*\*

**Grant Amount Requested:** \$10,000.00

\*\*We have contacted several masonry companies that have either said the job was too large or did not get back with us even after folliw-up phone calls;, or were too busy with other jobs, at least 1/2 diozen, 2 from surrounding towns. We have included. Including bid ftom PM Services for a smaller area less extensive area which would mainly seal openings in detetiorating brick. We've run into the dane challenge with the bell tower flat toof. Its included in The quote total. We are submitting this for your consideration as this is work that urgently needs to get done to keep the integrity of the building. See attached Quotes.

- 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:** City Of Refuge

**Applicant Address:** [REDACTED]

**Phone:** [REDACTED]

**Email:** [REDACTED]

**Applicant Signature** [REDACTED]

**Date** 9/9/2020

---

**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

# Precision Roofing & Coatings, LLC

445 35th Ave • Roseville, IL 61473

(309) 299-8298

**David Summy**

Roofing  
Commercial & Residential

precisionroofingandcoatings@gmail.com  
precisionroofingandcoatings.com

Metal Roof Restoration  
Pole Buildings

**Satisfaction  
Guaranteed**

Quick  
Return on  
Your Investment



Lic # 104.017854

## PROPOSAL

Proposal Submitted To <b>Freda Haywood</b>	Job Name <b>City of Refuge Ministry</b>	Job # <b>C-96</b>
Address <b>401 E Jefferson St Bloomington IL 61701</b>	Job Location	Date of Plans
Phone # <b>857-4223</b>	Fax #	Architect
Date <b>May 17-19</b>		

DESCRIPTION	TOTAL
2 Small roofs 187 sq. ft. total	
- Overlay <del>old</del> roof with 1 1/2" ISO Insulation	
- 60 mil Flexion XL membrane	
- membrane will be mechanically fastened	
- seams are welded	
- An 18 yr non prorated material warranty will be issued upon completion and final payment	
material and labor	2362 00
<b>TOTAL</b>	

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

\$ twenty three hundred sixty two 00/100 Dollars

with payments to be made as follows: 1181 down- remainder due upon completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted:

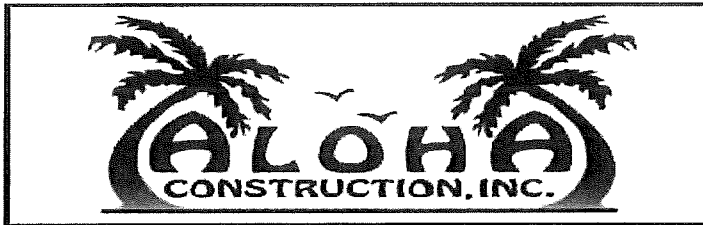
*[Signature]*  
Note – this proposal may be withdrawn by us if not accepted within 60 days.

### 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 X

Signature



7 Westport Court #A  
 Bloomington, Illinois  
 Office: 309-573-5806 Fax: 309-585-0271

# ESTIMATE

DATE: *May 27, 2020*  
 REP: *Jared Powell*  
 CELL: *(309)530-9075*

**CUSTOMER INFO:**

*City Of Refuge  
 401 E Jefferson St  
 Bloomington, IL*

DESCRIPTION	AMOUNT
Tear off existing Flat roof down to plywood. Furnish and install new Peel and Stick base. Install New Certainteed Peel and Stick complete with all new roof vents, pipe jacks, and all necessary flashing Haul away debris. Magnetic rolling of property so no nails are left behind. 10 year craftsmanship warranty. 15 year warranty through Certainteed	
New flat roof	<b>\$2,275</b>
Fascia cap for flat roof	<b>\$600</b>
<b>TOTAL</b>	<b>\$ 2,875.00</b>

**BID DOES NOT INCLUDE DECKING / \$60.00 Per 4x8 Sheet of Plywood as Needed**

**LOOK FORWARD TO WORKING WITH YOU!**

**United PM Services**  
 1628 Commerce Parkway Suite A  
 Bloomington, IL 61704 US  
 +1 3095669777  
 contact@unitedpm.services  
 www.unitedPM.Services

**Estimate Bid**  
**676340**



**ADDRESS**

William Bennett  
 Thelma cell# 309-830-3968  
 City Of Refuge Ministries  
 401 E Jefferson St  
 Bloomington, IL 61701  
 United States

DATE  
 08/05/2020

TOTAL  
**\$3,360.00**

**BILL WALLACE**  
 Scope of Work

**TERMS**  
 tax exempt E9938-3772-03

**PROJECT NAME**  
 401 E Jefferson St. Brick-work

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>Property Maintenance</b>	After careful consideration and weighing certain risk factors, it is with our best judgement that we rent a cherry picker to take care of the exterior brick work. Using pulley systems and ladders presents an inherent risk, which will be mitigated by the mechanical lift system.  Exterior: Brick-work • Tuck Point, as needed, on North facing wall side A. Set up "lift system" in order to ensure proper safety Area to fix approximately less than 200 sq ft Re-install bricks as needed Re-apply mortar to repair and match Clean job site during and after maintenance to ensure safety • Tuck Point, as needed on North facing wall side B Set up "lift system" in order to ensure proper safety Area to fix approximately less than 250 sq ft Re-install bricks as needed Re-apply mortar to repair and match Clean job-site during and after maintenance to ensure safety	1	2,175.00	2,175.00T
<b>Materials</b>	• Electric Cherry Picker rental • Type N Mortar Mix: 10 Bags • Tuck Pointing tools	1	1,185.00	1,185.00T

We, United PM Services, propose the above scope of work, to be completed by completion date for the total amount shown here, with half due as a deposit upfront. The deposit is due prior to the start date and the remaining amount will be due when the project is completed.

SUBTOTAL	3,360.00
TAX	0.00
<b>TOTAL</b>	<b>\$3,360.00</b>

**NOT INCLUDED:** Any additional work, not listed above in the scope of work.

THANK YOU.

I do accept the above scope of work, proposed to be completed by above date for the Total Amount shown above.

Accepted By

Accepted Date

I do accept the above scope of work, proposed to be completed by above date for the Total Amount shown above.

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

**Proposal**

The Project for includes all of the following:

Set up scaffold and provide man lift  
Grind joints provided in pictures  
Install mortar  
Acid wash  
Replace bad bricks \$10/ brick

Job site prep work included  
Rough cleanup included

**\*\*NOTE**

\*Owner to provide access to work areas, water, and power

Total \$6,900.00

Payment Schedule:

50% upon signing contract  
50% at final completion of proposed line items

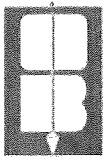
Change orders will be billed when each is completed

All Work will be done in a timely fashion, weather permitting. All work will be completed in a workmanlike manner according to standard practices and code. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. The jobsite will remain clean for the course of the project. All work will be done in normal working hours 8am-5pm with no overtime in bid. Price does not include undiscovered conditions or any other work not specifically defined and included in this proposal. Price is based on our evaluation and does not include material price increases or additional labor and material that may be required should unforeseen problems arise after work has been started. Owner to carry fire, tornado, and other necessary insurance. This proposal may be withdrawn if not accepted within 30 days. Payment is due within 30 days of billing. A 3% service charge is added monthly, any collection fees, attorney fees, or all legal fees incurred to be paid by the owner.

Proposal accepted by \_\_\_\_\_  
Robert J. Vericella – R.J.V. Inc. President

Signature for notice to proceed \_\_\_\_\_  
Authorized agent





# OTTO BAUM COMPANY, INC.

**C O N T R A C T O R S**

866 N. MAIN STREET MORTON, IL 61550

PHONE (309) 266-7114 - FAX (309) 263-1050

WEB: [www.ottobaum.com](http://www.ottobaum.com)

## REVISED PROPOSAL & CONTRACT

DATE: **August 5, 2020**

PROJECT: **City of Refuge**

WORK CATEGORY: **Exterior Masonry Repairs**

BASIS OF BID: **Site Visit**

ADDENDA: **None**

TO: **Ms. Freda Haywood**  
**City of Refuge Ministries**  
**401 E. Jefferson Street**  
**Bloomington, IL 61701**

SUBMITTED BY: **Carl Cole**  
DIRECT: **(309) 284-1720**  
CELL: **(309) 635-6441**  
E-MAIL: [carlcole@ottobaum.com](mailto:carlcole@ottobaum.com)

*We hereby propose to perform & complete the work defined herein for the stated sum(s) as follows:*

### BASE BID SCOPE INCLUDES:

- Mobilize equipment and materials to jobsite.
- Remove and rebuild twelve (12) square feet total of outer-wythe brick on the partial north elevation.
- Remove and replace 100 individual spalled or cracked brick total on the partial north and partial east elevations.
- Grind and repoint 525 square feet total of cracked or deteriorated mortar joints on the partial north and partial east elevations. Add/Deduct \$13.85 per SF for more/less.
- Clean up and demobilize all equipment and debris.

### BID VALUE:

**BASE BID: \$ 17,245.00**

### SCOPE EXCLUDES:

- Any roofing, sheet metal, downspout, gutter, window, painting, or interior finish repairs.
- Any masonry repairs beyond scope above. This can be added if requested.
- Removal or abatement of hazardous materials (i.e., lead paint, asbestos, etc.)
- Temporary heat and enclosures. We will work while temperatures allow.
- Sidewalk or landscape restoration, if necessary. Lifts may cause ruts or crack concrete.
- Removal or relocation of mechanical, electrical, and/or plumbing interferences.
- Tax on new materials
- Bonds
- Permits

### CLARIFICATIONS:

- Reference attached marked up photographs for further clarification of work scope.
- Please note that this scope was derived from site inspections made from the ground. Actual conditions may vary once a hands on inspection is performed when access equipment is available on site.
- We have only included grinding of mortar joints up to 1" deep maximum.
- New brick and mortar to match existing as closely as possible from available local brick supplier stock.
- All work to be performed during regular business hours.
- Water and electric to be provided by Owner.
- Owner to have any power lines covered that are within ten (10) feet of work area, prior to start of work.
- Pricing assumes work will be completed before next scheduled labor rate increase (May 1st, 2021).

**ACCEPTANCE** - By signatures below, the parties agree to these terms, considerations, and obligations as constituting a binding contract.

Otto Baum Company, Inc.

08/05/20

Date

Member of



**Sealant  
Waterproofing  
& Restoration  
Institute**

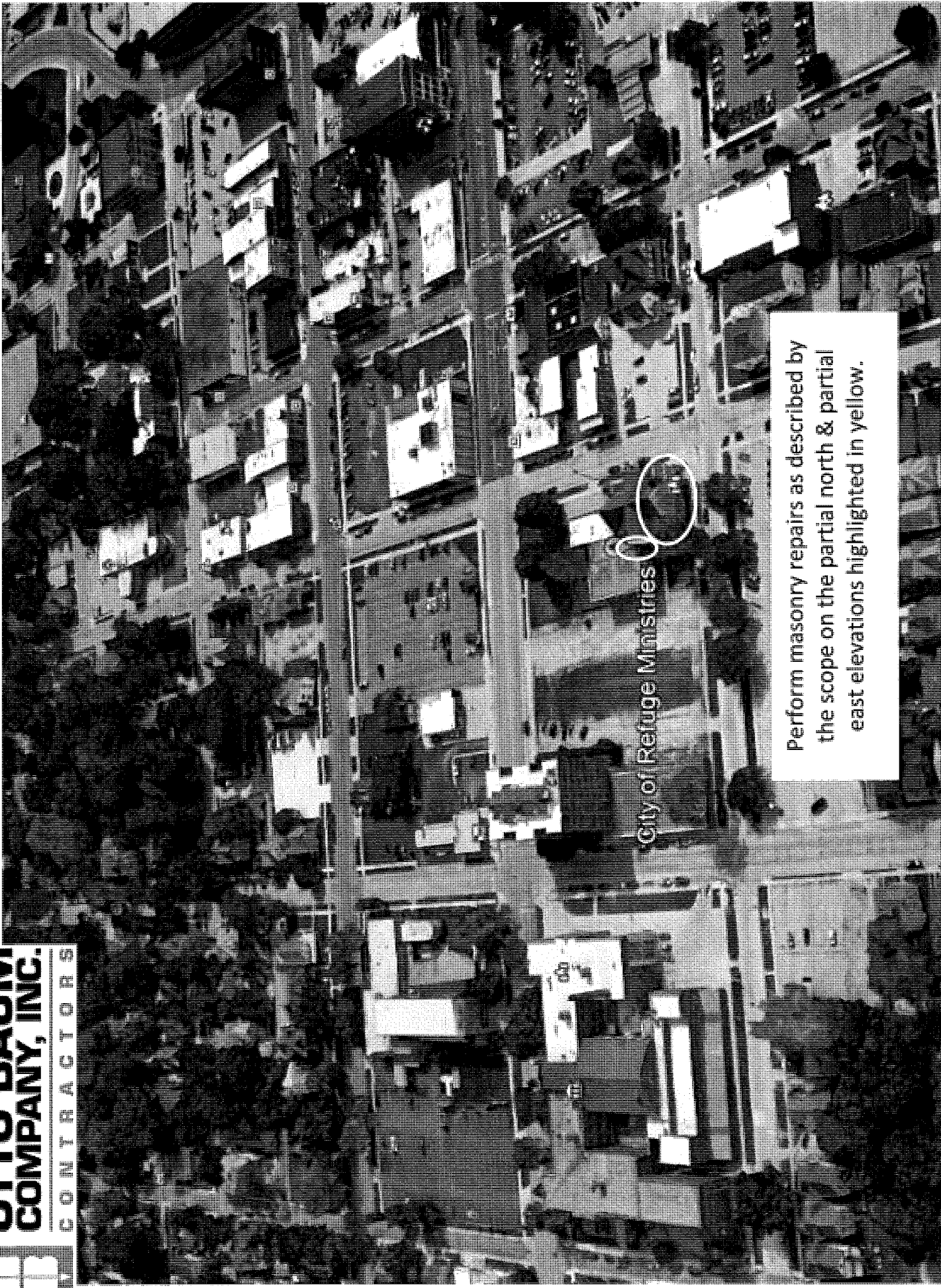
Customer Signature & Title

Date



**OTTO BAUM  
COMPANY, INC.**

**CONTRACTORS**



City of Refuge Ministries

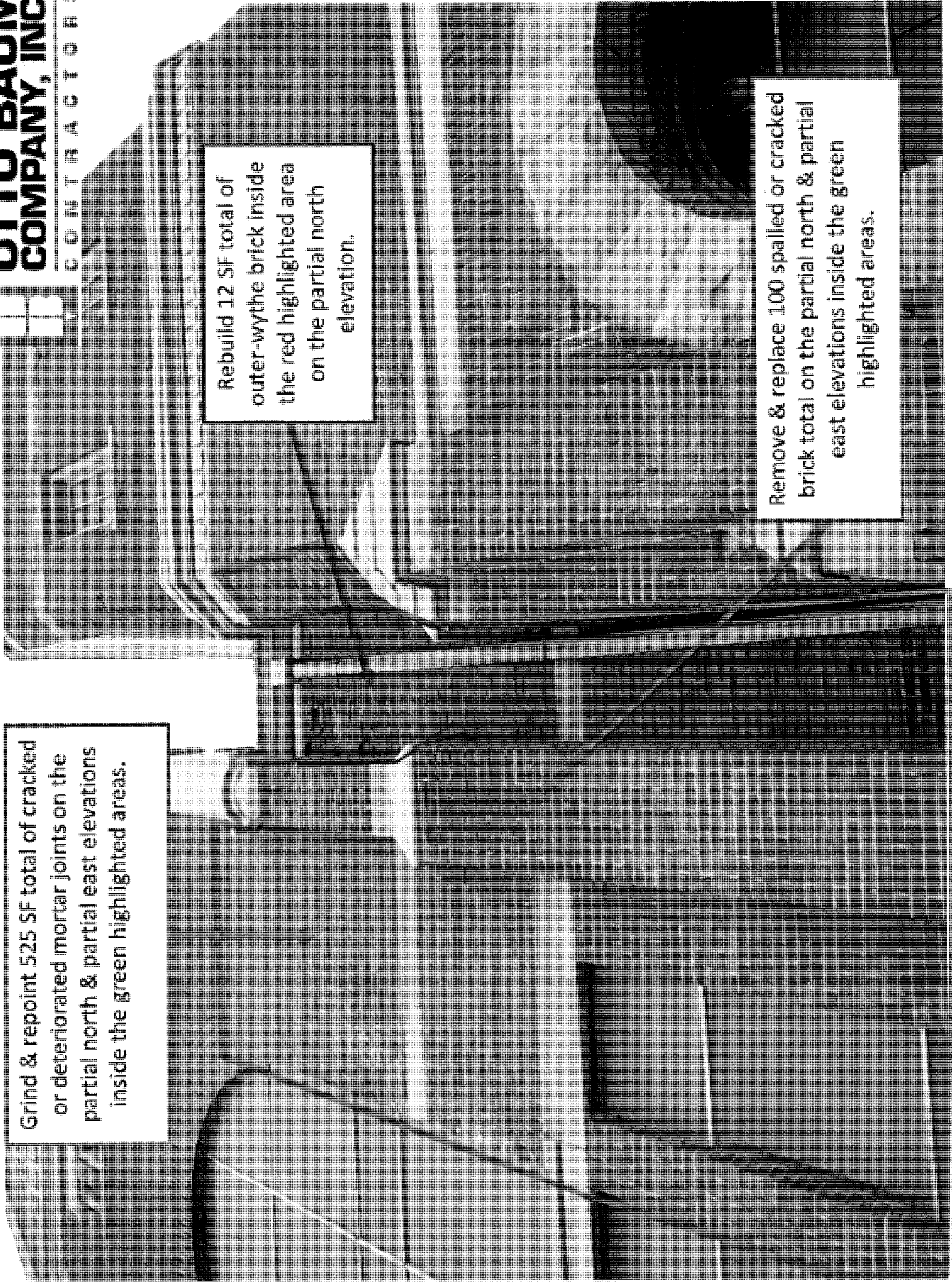
Perform masonry repairs as described by the scope on the partial north & partial east elevations highlighted in yellow.



Grind & repoint 525 SF total of cracked or deteriorated mortar joints on the partial north & partial east elevations inside the green highlighted areas.

Rebuild 12 SF total of outer-wythe brick inside the red highlighted area on the partial north elevation.

Remove & replace 100 spalled or cracked brick total on the partial north & partial east elevations inside the green highlighted areas.







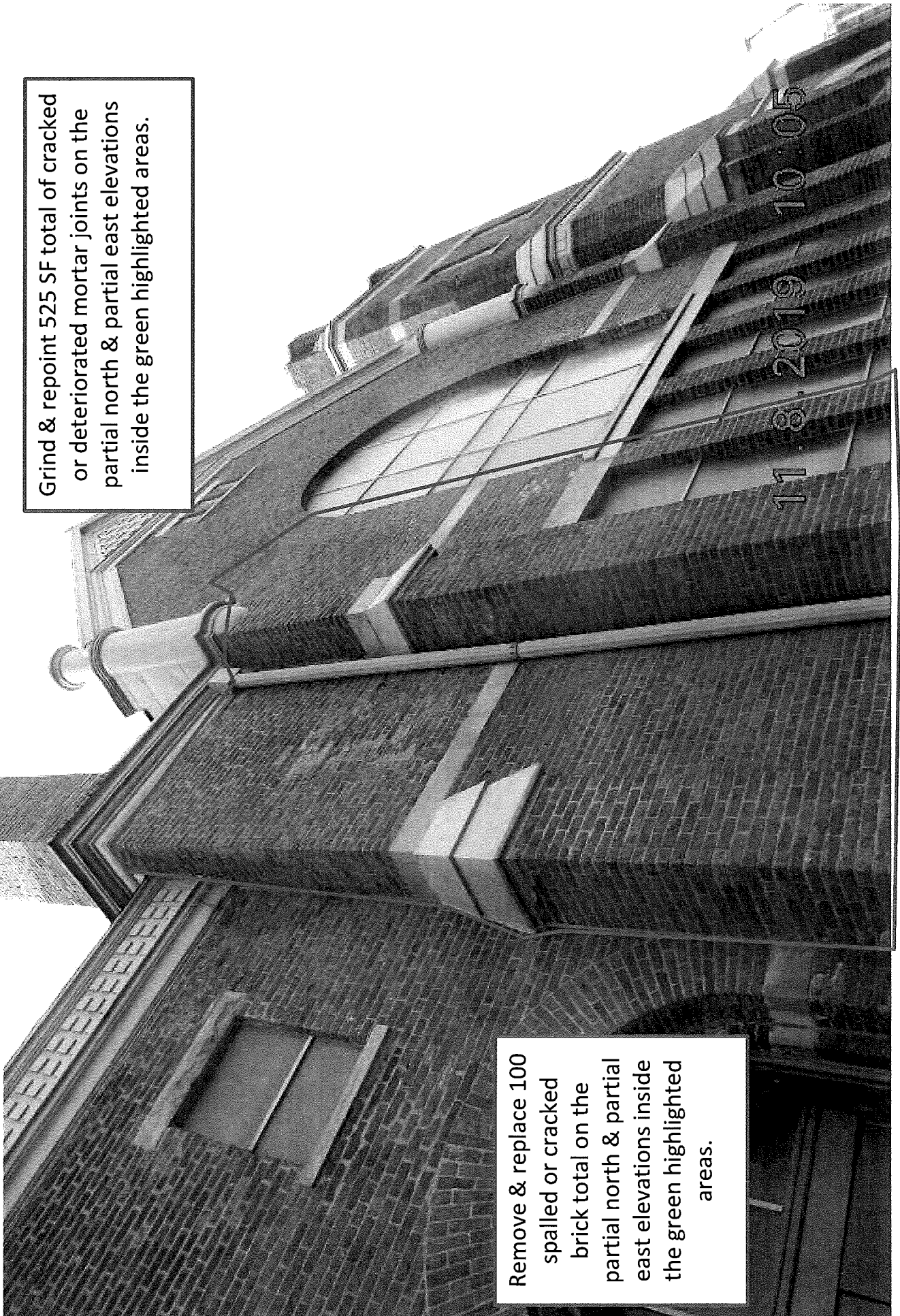
**OTTO BAUM  
COMPANY, INC.**

CONTRACTORS

Grind & repoint 525 SF total of cracked or deteriorated mortar joints on the partial north & partial east elevations inside the green highlighted areas.

Remove & replace 100 spalled or cracked brick total on the partial north & partial east elevations inside the green highlighted areas.

11 8. 2019 10:05





**OTTO BAUM  
COMPANY, INC.**

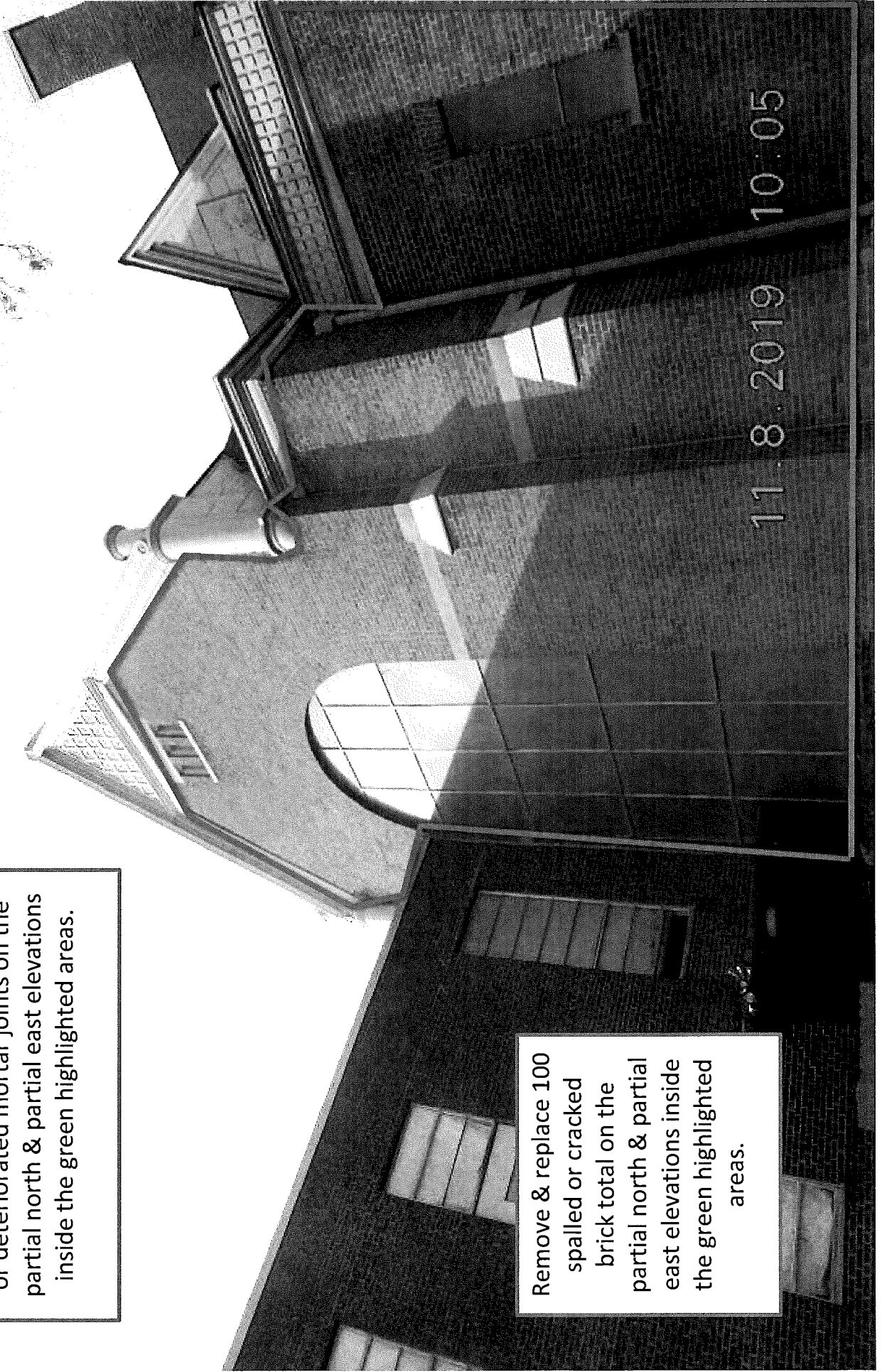
**CONTRACTORS**

Grind & repoint 525 SF total of cracked or deteriorated mortar joints on the partial north & partial east elevations inside the green highlighted areas.

Remove & replace 100 spalled or cracked brick total on the partial north & partial east elevations inside the green highlighted areas.

11.8.2019

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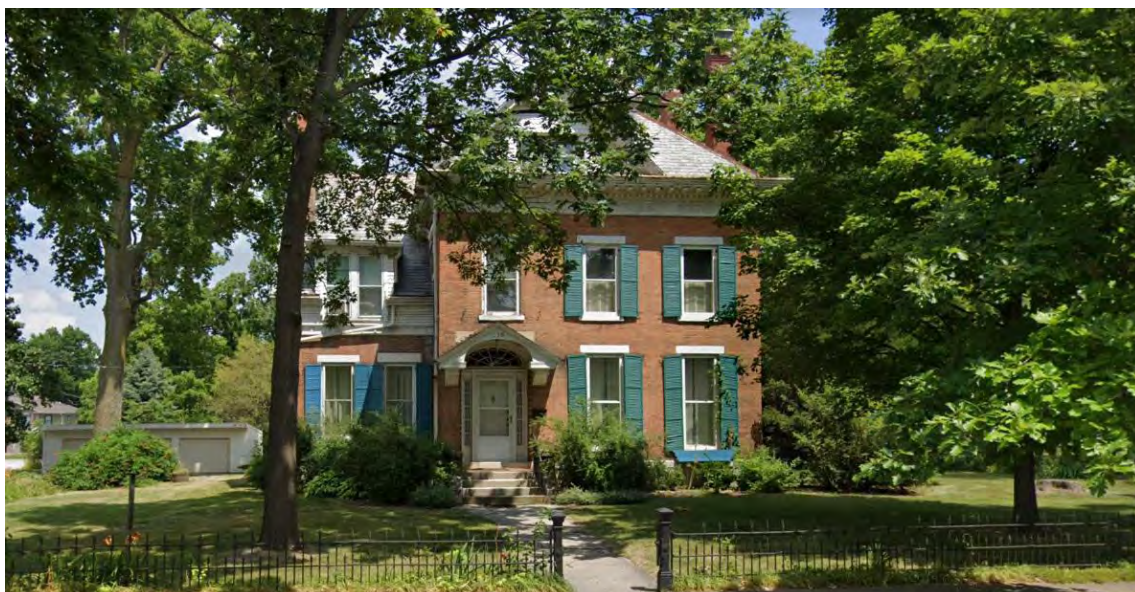


**CITY OF BLOOMINGTON  
REPORT FOR THE  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-23-20	COA	210 E Chestnut St, Luman Burr House, Federal & Queen Anne elements, c 1864. Hays and Evans Contracting Company	Repairs to soffits, facia, crown, and shutters	Katie Simpson, City Planner
BHP-24-20	FUNK	210 E Chestnut St	\$5000.00 for repairs	Katie Simpson, City Planner

<b>REQUEST:</b>	<p>COA for repairing the soffit, fascia, crown, eaves and shutters on the east, west, south and north sides of the home.</p> <p>Funk Grant in the amount of \$5,000.00 for repairing the soffit, fascia, crown, eaves and shutters on the east, west, south and north sides of the home.</p>
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<b>STAFF RECOMMENDATION:</b>	<p><i>Staff recommends the Commission approve the COA for repairing the soffit, fascia, crown, eaves and shutters on the east, west, south and north sides of the home.</i></p> <p><i>Staff recommends the Commission approve the Funk Grant in the amount of \$5,000.00 for repairing the soffit, fascia, crown, eaves and shutters on the east, west, south and north sides of the home.</i></p>
----------------------------------	--



GENERAL INFORMATION

Owner and Applicant: Kyle and Rachel Kapper

PROPERTY INFORMATION

Existing Zoning: R-2 w/ S-4  
Existing Land Use: Single-family home  
Property Size: 165 X 155 (25,652)  
PIN: 21-04-205-012  
Historic District: Franklin Square  
Year Built: 1864

Architectural Style: Federal w/ Queen-Anne Elements  
Architect: Hays and Evans Contracting Company; 1921 remodel by Arthur L. Pillsbury

SURROUNDING ZONING AND LAND USES

*Zoning*

North: R-2 w/ S-4  
South: R-3A Multi-family Residential  
East: P-2 w/ S-4  
West: C-1 Offices

*Land Uses*

North: Single and two-family homes  
South: Multifamily  
East: Park  
West: Vacant

Analysis:

Submittals

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

1. Application for COA
2. Application for FUNK Grant
3. Proposed budget

PROJECT DESCRIPTION: 210 E Chestnut Street was built circa 1864 by Hays and Evans Contracting Company. The structure was originally built in the Federal Style and was remodeled and now shows elements of the Queen-Anne style. According to the National Register nomination, the house was improved with the left and back wings, and gable roof. The gable with return, hipped, and pediment dormers with Queen Anne type shingles were added at that time as well. According to the nomination form, the original entrance faced Prairie Street and Franklin Square.

The applicant is requesting a certificate of appropriateness to repair and replace multiple wood features on the exterior of the building. The project involves restoring eaves, molding, fascia, crowns on the gable, shutters, and also outside basement door. The total project cost for work proposed by Brad Williams Construction is \$18,150.00 and the applicant is requesting \$5,000.00 in Funk funding. The applicant will be using douglas fir and treated yellow pine wood. Original hardware will be reused, and the restored exterior elements should match the original in size and profile.

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; This is a restoration project. The applicant proposes repairing rather than replacing. Replaced features should match in size and profile. **The standard is met.***
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; The proposed work does not alter the earlier appearance of the building. **The standard is met.***
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the proposed work will occur on both the original structure and the addition. The work does not alter the addition but respects the entire structure's change over time **the standard is met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; The work will be done by hand and the repairs will be made with like materials. **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 project is a preservation and restoration project. **The standard is met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; **The standard is met.***

8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; **the standard is met.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **the standard is met.***

**STAFF RECOMMENDATION:**

*Staff recommends the Commission approve the COA for repairing the soffit, fascia, crown, eaves and shutters on the east, west, south and north sides of the home.*

*Staff recommends the Commission approve the Funk Grant in the amount of \$5,000.00 for repairing the soffit, fascia, crown, eaves and shutters on the east, west, south and north sides of the home.*

Respectfully Submitted,

Katie Simpson  
City Planner

Attachments:

COA Application,  
FUNK Grant,  
BID/Proposal



# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

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



Application

Property Address:

210 E. Chestnut St.  
Bloomington, IL 61701

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 1864

Architectural Style: Italianate



Proposed Restoration Work:

Repair of Exterior Woodwork

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:



Please see attached construction proposal from Brad Williams Construction detailing repair and restoration of soffits, fascia, crowns, eaves, etc. to their original, undamaged state.

Project Start Date: *March 1, 2021*      Expected Project Completion Date: *August 2021*

Please attach the following information to the application.

- Historic photos supporting the application (if available)

Applicant Name: *Kyle & Rachael Kapper*

Applicant Address: *210 E. Chestnut St.  
Bloomington, IL 61701*

Phone:

Email:

Applic



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



# 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: 210 E. Chestnut St.  
Bloomington, IL 61701

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 1864

Architectural Style: Italianate

Cost of Proposed Work: \$18,150

Grant Amount Requested: \$5,000



I have applied or am applying for a Certificate of Appropriateness



Proposed Restoration Work: Repair of Exterior Woodwork

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

Please see attached construction proposal from Brad Williams Construction detailing repair and restoration of soffits, fascia, crowns, eaves, etc. to their original state.

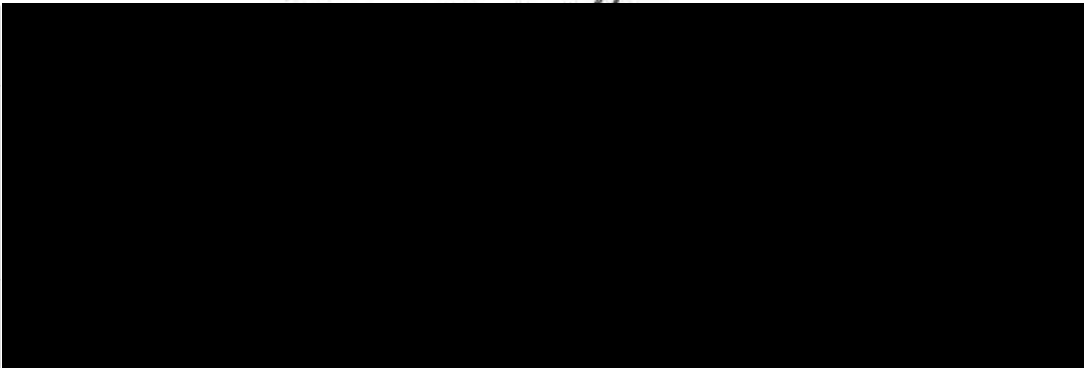
Project Start Date: March 1, 2021      Expected Project Completion Date: August 2021

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: *Kyle & Rachael Kapper*



**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
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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



# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

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

Kyle and Rachael Kapper  
210 E. Chestnut  
Bloomington, IL 61701

Proposal for exterior repairs

Date: 8-16-2020

### East Side:

- East/south: eave repair including soffit, fascia, crown and missing eave bracket..... \$3,700.00
- East/middle: eave repair including soffit, fascia, crown & return to roof..... \$3,200.00
- East/north: eave repair including soffit, fascia, crown & reframe as necessary..... \$3,500.00
- Rehang four 1" floor shutters on north end..... \$ 200.00
- Remove screen wire on main roof dormer and add nixalite..... \$120.00

### North Side:

- North facing main roof eave repair including soffit, fascia, crown.....\$ 850.00
- Replace 2 sets of outdoor basement bulkhead doors and jambs. Doors to be tongue and groove douglas fir beaded ceiling with zee brace. Frame to be treated yellow pine. Reuse original hardware..... \$1,500.00

### West Side:

- West/north eave repair including soffit, fascia, crown and reframe if necessary.....\$2,800.00
- North end of gable eave return: crown and fascia repair..... \$ 350.00
- Reinstall one shutter and remake new treble clef dogs.....\$ 400.00
- South end/southwest corner: repair bottom corner of paneled frieze and reattach bracket on main roof soffit..... \$ 250.00
- South end gable repair: eave return molding with wood triangle..... \$ 80.00

South Side:

- Repair crown and roof edge on front door overhang..... \$900.00
- Reattach two shutters over front door..... \$300.00

Unless otherwise specified, all materials to be cedar.

All painting and roofing to be by other contractors.

**Total for labor and materials: \$18,150.00**

This proposal is valid for 365 days.

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

Brad Williams

Acceptance of Proposal:

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

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

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## HARRIETT FULLER RUST FACADE PROGRAM

### APPLICATION GUIDELINES

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

### BACKGROUND

This grant program is named after Harriet Fuller Rust, in recognition of her many contributions to the community. Many Bloomington area organizations have benefited from Mrs. Rust's time and energy over the years. She served with many community service organizations including 37 years on the United Way of McLean County board of directors, as a board member and president of Victory Hall Home for Boys, the Advisory Council to the Bloomington Board of Education, Illinois Shakespeare Society Vice President, Illinois Wesleyan University President's Club, president, and the McLean County Historical Society board of directors. Mrs. Rust's can-do spirit was seen in the aftermath of a fire that damaged the McLean County Historical Society in 1972 and participated in raising \$320,000 to get the museum back on its feet. As board president, she accomplished the library material restoration program, expanded the museum's size, and acquired a 30-year lease on the Old Courthouse building to house the museum. Mrs. Rust is the recipient of many awards, including: the city of Bloomington's "Preservationist of the Year Award" (1995) and "Illinois Museum Trustee of the Year" (1998).

The City of Bloomington ~~allocates money in the General Fund each~~ ~~has budgeted \$100,000 for the~~ fiscal year, which is May 1 to April 30, for the Harriet Fuller Rust Façade Program. ***These grants are provided to property or business owners in the target area in recognition of the positive impact that individual façade renovations can have on the overall appearance and quality of their storefronts.*** In addition, the City recognizes that the structural integrity of the façade and base structure that affects the façade can greatly impact the long-term sustainability of the central business district.

### TARGET AREA

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

## TYPE OF ASSISTANCE

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

The total grant amount as limited above may be increased up to an additional \$20,000 to pay for documented costs associated with a structural inspection(s), analysis and reporting of a building to determine its safety and structural integrity. This additional \$20,000 is to be used only to pay for such inspection(s), analysis and reporting and not for any improvements or changes to the building or site, however such costs will be funded at 100 percent and are not limited to the 50 percent rule described above.

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

## CRITERIA USED FOR GRANT APPROVAL

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

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

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

In reviewing the grant [applications](#), ~~the~~ the Historic Preservation Commission will prioritize the following criteria:

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

# DRAFT

Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including prevailing wage. See the State of Illinois's web site at <http://www.state.il.us/agency/idol/RATES/RATES.HTM>

## OWNERSHIP

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

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

## ELIGIBLE IMPROVEMENTS

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

Eligible improvements include, but are not limited to:

- Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building. ~~One or any number of these improvements may be included in one grant application.~~
- Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
- Detailed architectural design work ~~is an eligible cost under the program.~~
- Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
- ~~Asbestos and lead paint removal.~~
- Permanent exterior accessible accommodations as needed to extend the life, use, and enjoyment of the building.

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## INELIGIBLE IMPROVEMENTS

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

- Substantial reconstruction unless the work is needed to maintain the integrity of the building as determined by the Historic Preservation Commission.

- Building expansion.
- Interior remodeling (except window display areas).
- Nonstructural interior work.
- Sandblasting and high-pressure water blasting of brick will not be funded under the program nor will the program participate in any project which includes sandblasting and high-pressure water blasting. Sandblasting and high-pressure water blasting will not be funded because of the destructive nature of such blasting.
- Purchase of furnishings, equipment, or other personal property which does not become a part of the real estate.
- Incomplete projects from previous fiscal year grants.
- Improvements completed or in progress prior to application for the grant.
- “Sweat equity” labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against this grant.

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

## APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

- A. The property or business owner may meet with the Downtown Bloomington Association (DBA), the City Building Inspector and the City Planner to review conceptual plans for a building.
- B. The Harriet Fuller Rust Façade Grant application must be filed in the Community Development Department on the form provided by the Bloomington Historic Preservation Commission. The Commission will attempt to act upon a grant request within forty-five (45) days from the date that it is received by the City Planner. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons including the need for more detailed drawings or specifications. If more applications are received than current funding levels will allow, the Bloomington Historic Preservation Commission reserves the right to prioritize the applications on the basis of the historical significance of the building and site, the extent of the work, the level of private funding and the relative impact of the proposed improvements on the area.
- C. The restoration or historic rehabilitation project must be completed in accordance with the Secretary of the Interior’s Standards for Rehabilitation.
- D. All application materials shall include a design plan, an outline work specification prepared by an architect selected by the applicant, and at least two (2) estimates for the project. **All contractors and subcontractors retained shall pay laborers, workers and mechanics no less than the current prevailing rate of wages (consisting of hourly cash wages plus fringe benefits) for work of similar character in McLean County as covered under the Prevailing Wage Act.** The architect selected by the applicant will prepare a design plan and an outline work specification after on-site inspections and personal interviews with the applicant have been conducted by the architect.
- E. After the design and outline specifications are completed and submitted, the applicant may meet with the Downtown Bloomington Association, the City Planner, and the City Building Inspector to discuss the proposed improvements and cost estimates.



# DRAFT

F. The applicant may then choose one of the following courses of action: 1) the applicant may elect to revise the design plan and possibly delay the application review or 2) proceed without revisions for the review by the Historic Preservation Commission 3) withdraw from the program at this time.

~~G. The Historic Preservation Commission meets on the third Thursday of each month. The application must be submitted at least three (3) weeks ahead a regularly scheduled meeting of the Historic Preservation Commission and in accordance with the approved deadlines. Only complete applications will proceed with a grant review. The City Planner will forward complete applications to the DBA. The DBA will review grant applications and determine compliance with the Association's philosophy and goals. The DBA shall provide to the Historic Preservation Commission, a recommendation approving or denying, in whole or in part, the application as presented. The Downtown Bloomington Association Director or their representative may present to the Historic Preservation Commission their review of the grant in person or in writing.~~

G.

H. Then the City Planner will forward the application along with any staff review comments ~~from the DBA~~ to the Historic Preservation Commission.

I. The Bloomington Historic Preservation Commission will review the grant request at its next regularly scheduled meeting after the application is received by the City of ~~Economic and Community Development Department Bloomington Department of Planning and Code Enforcement~~. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons. If more detailed drawings or specifications are required, the applicant has the following options: 1) the applicant may retain the services of the architect who prepared the design plan, or 2) the applicant may choose to hire a different architect of his or her own choice.

J. The applicant shall notify ~~the DBA and the~~ City Planner as to the contractor selected, and the anticipate date of construction. The applicant may not serve as his/her own contractor except in those instances where the applicant is an owner or partner in a company regularly doing business as a building contractor and in the opinion of the Bloomington Historic Preservation Commission such company has the capacity and skill to perform the proposed improvements.

K. **Required building permits must be obtained before work begins.** Questions regarding permit requirements should be directed to the City's Economic and Community Development Department (Building Safety Division).

L. After all necessary permits have been issued, work may proceed. All change orders must be approved by ~~the Downtown Bloomington Association and~~ the City Planner in writing and may be referred to the Preservation Commission for additional review.

M. **The restoration or historic rehabilitation project must be completed within one (1) year from the date of the Bloomington Historic Preservation Commission meeting in which the grant is awarded or the grant will automatically be revoked.** The Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the applicant to do so.

N. After project completion documents, including copies of all bills, receipts, prevailing wage statements and cancelled checks associated with restoration or historic rehabilitation project shall be submitted by the applicant to the City Planner for approval by the City Council prior to the release of any funds. In addition, such documents shall include evidence that such project has received a final inspection and approval from the City's Economic and Community

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# DRAFT

Development Department. The project must be 100% complete and the Building Inspector shall make a final on-site inspection of such completed project prior to the release of any grant funds for such project.

- O. If all of the requirements listed above are satisfied, a check will be issued by the City of Bloomington, Illinois only for the amount approved by the Bloomington Historic Preservation Commission or for a lesser amount if the actual costs are documented to be less than the original estimate.
  
- P. **NOTE:** payment will be issued only upon completion of all work items as originally approved. Major changes or elimination of certain items in the approved design plan must be approved by the Bloomington Historic Preservation Commission. Rust grant recipients have one year to complete their projects. After receiving an award the recipient should register as a vendor with the City of Bloomington on our [Vendor Self Service website](#) to get set up for reimbursement. Click here to view our [Registration Guide](#) to assist you in the registering process.

## DEFINITIONS

**FACADE** The front or main face of a building or other exterior wall which is visible from a public street.

**STOREFRONT** The front side of a store or store building abutting a public right-of-way.

## CORRESPONDENCE

City of Bloomington

City Planner

~~Economic and Community Development Department, Planning and Code Enforcement Department~~

~~P.O. Box 3157~~

~~Bloomington, IL 61702-3157, 115 E Washington Street, Suite 201~~

~~Bloomington, IL 61701~~

~~[planning@cityblm.org](mailto:planning@cityblm.org)~~

Phone: 309-434-~~2344~~2226

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## APPENDIX AB TARGET AREA MAP

