



**AGENDA  
REGULAR SESSION  
HISTORIC PRESERVATION COMMISSION  
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM  
305 S. EAST STREET, BLOOMINGTON, IL 61701  
THURSDAY, AUGUST 18, 2022, 5:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at [www.cityblm.org/register](http://www.cityblm.org/register) at least 5 minutes before the start of the meeting.

4. MINUTES

Review and approval of the minutes of the July 21, 2022 meeting.

5. REGULAR AGENDA

- A. **BHP-21-22** Consideration, review and action on a request submitted by Cindy Grieves and Molly Bradle for a Rust Grant in the amount of \$25,000.00 for façade repairs on the property located at 106 Front Street (PIN: 21-04-339-014), c. 1870, (Ward 6). **CONTINUED FROM JULY MEETING**
- B. **BHP-23-22** Consideration, review and action on a request submitted by Jared Lacy for a Rust Grant in the amount of \$984.47 for awning installation on the property located at 404 N Main Street (PIN: 21-04-188-019), c. 1900, (Ward 6).
- C. **BHP-24-22** Consideration, review and action on a request submitted by Daniel Platt for a Certificate of Appropriateness for window replacement on the property located at 24 Whites Place (PIN: 14-33-479-033), c. 1899, (Ward 4).
- D. **BHP-25-22** Consideration, review and action on a request submitted by Brian & Rachel Cremer for a Certificate of Appropriateness for window and roof replacement on the property located at 1006 N Prairie Street (PIN: 21-04-201-014), c. 1925, (Ward 7).

6. OLD BUSINESS

Updates regarding Historic Preservation Plan

7. NEW BUSINESS
8. ADJOURNMENT



**DRAFT**  
**MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
BLOOMINGTON POLICE STATION, OSBORN ROOM  
305 S EAST STREET, BLOOMINGTON, IL 61701  
THURSDAY, JULY 21, 2022 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Osborn Room of the Bloomington Police Station at 5:04 p.m., Thursday, July 21, 2022.

The meeting was called to order by Chair Scharnett.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Not Present
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters (via phone)	Commissioner	Present
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Alissa Pemberton	Assistant City Planner	Present
Mr. Jon Branham	City Planner	Present

Mr. Elterich made a motion to allow Commissioner Peters to participate via phone. The motion was seconded by Ms. Graehling. All were in favor (5-0).

**PUBLIC COMMENT**

None.

## MINUTES

The Commission reviewed the minutes of the June 16, 2022, Historic Preservation Commission meeting. Mr. Elterich made a motion to accept the minutes as amended. The motion was seconded by Ms. Graehling. All were in favor (6-0).

## REGULAR AGENDA

- A. BHP-17-22 Consideration, review and action on a request submitted by Greg Shaw for a Certificate of Appropriateness for siding and soffit repairs on the property located at 1104 N Roosevelt Street (PIN: 14-33-361-004), c. 1870, (Ward 7).**

Mr. Branham presented the case with a staff recommendation for approval of the Certificate of Appropriateness.

Mr. Greg Shaw, applicant, provided additional background information. He stated similar work had been reviewed and approved by the Commission a couple years ago.

The Commission discussed aspects of the proposal and expressed concern regarding the type of paint, moisture impact, and overall insulation. They stated the Certificate could be approved and they should consider further requirements with relation to the Funk Grant.

Mr. Koos motioned to accept the findings of fact as presented by staff and approve a Certificate of Appropriateness, as submitted. Ms. Graehling seconded. All were in favor. (6-0)

- B. BHP-18-22 Consideration, review and action on a request submitted by Greg Shaw for a Funk Grant in the amount of \$1,964.56 for siding and soffit repairs on the property located at 1104 N Roosevelt Street (PIN: 14-33-361-004), c. 1870, (Ward 7).**

Mr. Branham presented the case with a staff recommendation for approval of a Funk Grant in the amount of \$1,964.56.

The Commission continued discussion of the insulation concerns. They stated a third party should review the items prior to the moving forward with the repairs. This could be an experienced architect, restoration specialist, or a waterproofing specialist. They stated this would benefit the applicant in the long run.

Ms. Graehling motioned to accept the findings of fact as presented by staff and award a Funk Grant, subject to a contingency that it be reviewed by a third party whose costs and recommendation will be covered at 50%, up to a maximum of \$5,000.00. Additional costs will be reviewed by a Commission member prior to approval. Mr. Elterich seconded. All were in favor. (6-0)

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, JULY 21, 2022

Page | 2

- C. BHP-19-22 Consideration, review and action on a request submitted by Leigh & Ron Troyer for a Certificate of Appropriateness for façade and stone repairs on the property located at 701 E Grove Street (PIN: 21-04-440-013), c. 1886, (Ward 1).**

Mr. Branham presented the case with a recommendation for approval of a Certificate of Appropriateness.

Mr. Brad Williams, contractor for the applicant, provided additional information, and provided details about replacement façade materials. He also elaborated on the proposed stone work.

The Commission discussed the application and agreed it met the standards of review.

Ms. Graehling motioned to accept the findings of fact as presented by staff and approved a Certificate of Appropriateness. Mr. Elterich seconded. All were in favor. (6-0)

- D. BHP-14-22 Consideration, review and action on a request submitted by Leigh & Ron Troyer for a Funk Grant in the amount of \$5,000.00 for façade and stone repairs on the property located at 701 E Grove Street (PIN: 21-04-440-013), c. 1886, (Ward 1).**

Mr. Branham presented the case with a recommendation for approval of a Funk Grant in the amount of \$5,000.00.

The Commission discussed the application and agreed it met the standards of review.

Mr. Koos motioned to accept the findings of fact as presented by staff and award a Funk Grant in the amount of \$1,890.00. Mr. Elterich seconded. All were in favor. (6-0)

- E. BHP-14-22 Consideration, review and action on a request submitted by Cindy Grieves and Molly Bradle for a Rust Grant in the amount of \$25,000.00 for façade repairs on the property located at 106 Front Street (PIN: 21-04-339-013), c. 1870, (Ward 6).**

Mr. Branham presented the case with a recommendation for approval of a Rust Grant in the amount of \$25,000.00.

The applicants were not present.

The Commission discussed the application. They were interested in obtaining additional information regarding the façade behind the existing storefront. There was concern about the structural integrity of the building.

Ms. Peters motioned to continue the application to the next meeting date. Mr. Koos seconded. All were in favor. (6-0)

- F. BHP-16-22 Consideration, review and action on a request submitted by Bruce Breitweiser for a Rust Grant in the amount of \$11,750.00 for window repairs on the property located at 202 N Center Street (PIN:21-04-370-005) (Ward 6).**

Chair Scharnett recused himself from the review of the case. Mr. Koos assumed Chair duties.



Mr. Branham presented the case with a recommendation for approval of a Rust Grant in the amount of \$11,750.00.

Mr. Bruce Breitweiser, applicant, provided additional information related to the proposed window repair work.

The Commission discussed the application. They stated the original windows needed repair and the maintenance was important.

Ms. Graehling motioned to accept the findings of fact as presented by staff and recommend approval of the designation to the Planning Commission. Mr. Peters seconded. All were in favor. (5-0)

## **OLD BUSINESS**

There was discussion regarding updating grant applications timing and potential marketing. Any changes would need to be approved by the City Council. Ms. Smith stated staff would continue to review and provide more information at meeting in the near future.

The Commission discussed various theme updates of the Preservation Plan. Ms. Miller stated she was interested in Theme 4.

Mr. Koos provided an update regarding the National Register nomination for Miller Park.

Mr. Koos left the meeting at 7:15pm.

## **NEW BUSINESS**

Mr. Branham inquired if the Commission had interest in changing the meeting day and/or time moving forward. The Commissioners expressed satisfaction with the current meeting schedule.

Mr. Branham stated Ms. Chissell indicated she would be stepping down from the Commission. He noted there would therefore be two vacancies.

## **ADJOURNMENT**

Mr. Elterich motioned to adjourn. Ms. Graehling seconded. All were in favor. The meeting was adjourned at 7:21pm.



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** August 18, 2022  
**CASE NO:** BHP-21-22, Rust Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Cindy Grieves & Molly Bradle for a Rust Grant in the amount of \$25,000.00 for façade repairs on the property located at 106 Front Street, (PIN:21-04-339-014), c.1870 (Ward 6).  
***CONTINUED FROM JULY MEETING***

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Above: The subject property at 106 Front Street.

### PROPERTY INFORMATION

Subject property: 106 E Front Street  
Applicant: Cindy Grieves & Molly Bradle  
Existing Zoning: D-1, Central Business District  
Existing Land Use: Commercial  
Property Size: 60' x 20' (1,200 square feet)  
PIN: 21-04-339-014

## HISTORICAL INFORMATION

Year Built: c. 1870  
Architectural Style: 19<sup>th</sup> Century Commercial/multiple-story commercial  
Architect: Unknown  
Historic District: Downtown Bloomington Historic District

## SURROUNDING ZONING AND LAND USES

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

## UPDATE

This case was continued from the July 21, 2022 meeting. The Commission requested additional information from the applicant regarding the condition of the building behind the existing façade.

## PROJECT DESCRIPTION

### *Background:*

106 E Front Street (known as the Heffernan Building) was constructed c. 1870 and is improved with a three-story commercial brick building by an unknown architect. The property is located in the Central Business Zoning District and is included within the Downtown Bloomington Historic District. The building currently houses Rosie's Pub on the ground floor with residential units above.

### *Petitioner's request:*

The petitioner is requesting a Rust Grant in the amount of \$25,000.00 for a façade renovation at the property. Two estimates for the project have been provided as required. The first is from P.J. Hoerr for a total of \$74,927.76 and the second is from Associated Construction Company, Inc. for \$90,200.00.

The proposed façade renovation involves replacing the entire first-floor storefront façade for Rosie's Pub. Historical images have been provided of other facades of the building over the years. Also provided is an image of Black Band Distillery in Peoria, which the architect has indicated the proposed design will mimic. Based on the monetary request, the petitioner will contract with P.J. Hoerr, which had the lower bid. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$25,000.00.

## STANDARDS FOR REVIEW

In reviewing the grant applications, the Historic Preservation Commission will prioritize the following criteria:

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

6. Maintenance of a non-historic property.

This project involves maintenance of a historic property and contributing structure.

**Rust Grant Eligibility Criteria:**

1. *The property is located in the Rust Program's Target area. **The standard is met.***
2. *Applicant is the owner or tenant of the building or business. **The standard is met.***
3. *Applicant may receive up to two grants for separate properties during a fiscal year. **The standard is met.***
4. *The Scope of Work includes eligible improvements as defined, but not limited to, the following:*
  - Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
  - Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
  - Detailed architectural design work
  - Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
  - Asbestos and lead paint removal.
  - Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.

The exterior improvements proposed are identified as eligible improvements of the Rust Grant Approval Criteria. **The standard is met.**

5. *Project expenses not eligible for grant program funds include:*

- a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. **No sweat equity will be funded.***
- b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. **Prevailing wage is required.***

**Secretary of the Interior's Standards for Rehabilitation**

Although no Certificate of Appropriateness is required, for each Rust Grant awarded, the Historic Preservation Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

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

**STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation and recommends approval of the Rust Grant. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Cindy Grieves & Molly Bradel for a Rust Grant in the amount of \$25,000.00 for façade repairs on the property located at 106 Front Street, (PIN:21-04-339-014), c. 1870 (Ward 6).

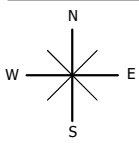
Respectfully submitted,

Jon Branham  
City Planner

Attachments:

- Application for a Rust Grant
- Supplementary application materials





McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

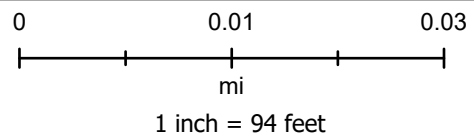




EXHIBIT B



-replace storefront



7/13/2022 10:58:50 AM  
 N:\2022 Projects\22-032 Rosie's\Revit\Rosie's.rvt



T/ WALL  
40'-0"

THIRD  
25'-0"

NOTE:  
FLOOR ELEVATIONS HAVE NOT BEEN VERIFIED AND ARE SHOWN FOR ROUGHLY FOR REFERENCE

NOTE: REVIEW & INSPECT EXISTING MASONRY BEHIND BACK BOARD - TUCKPOINT AS REQ'D

REMOVE SIGNAGE AND BLACK BACK BOARD

SECOND  
15'-6"

B/ CEILING  
14'-4 1/2"

REMOVE WINDOW BAN

REMOVE EXISTING ROOF DOWN TO ROOF SHEATHING

NOTE: REVIEW & INSPECT EXISTING MASONRY BEHIND BACK BOARD - TUCKPOINT AS REQ'D

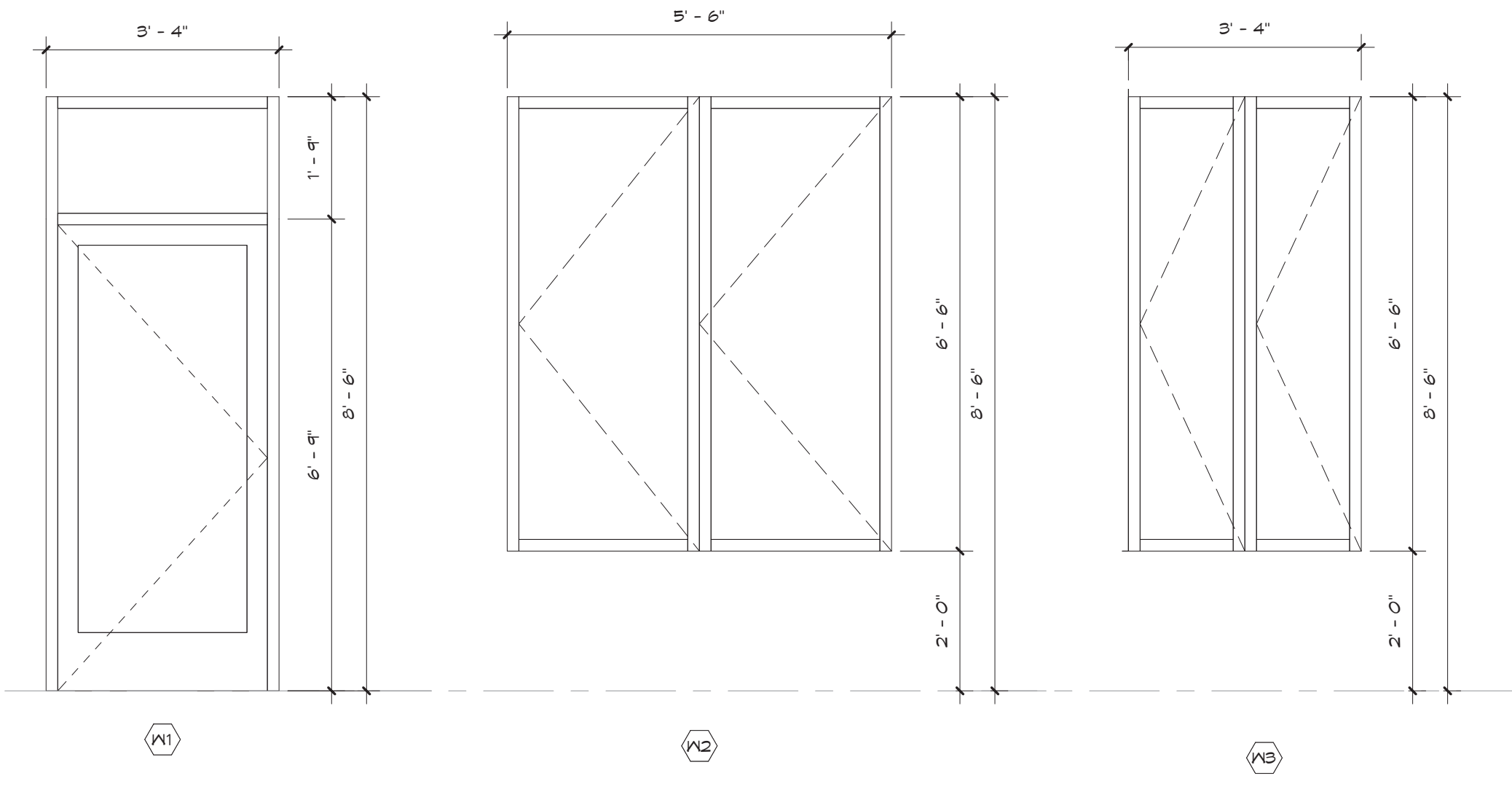
REMOVE FABRIC AWNING

REMOVE WINDOW

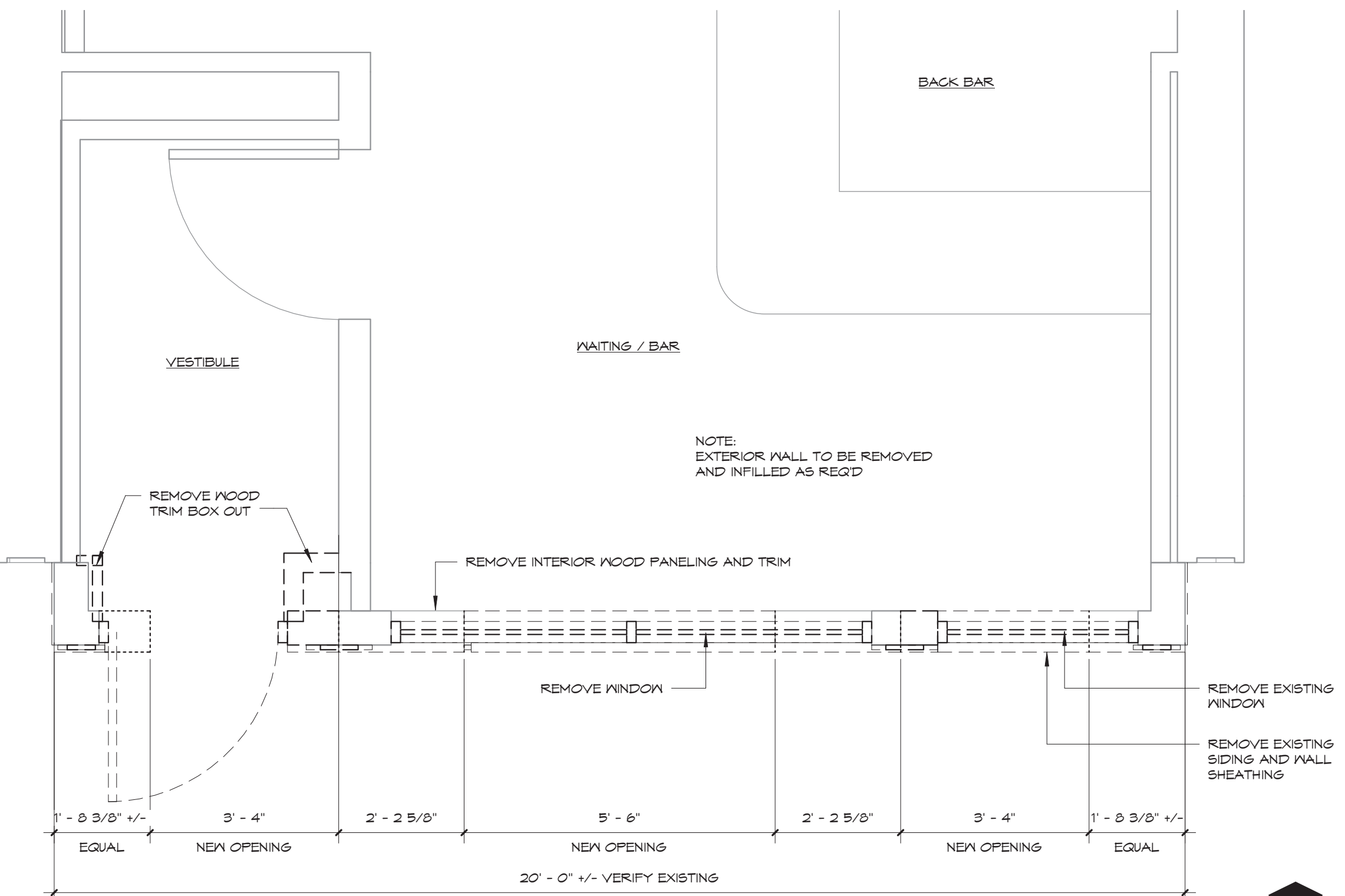
REMOVE ALL EXISTING SIDING AND WALL SHEATHING

T/ SLAB  
0'-0"

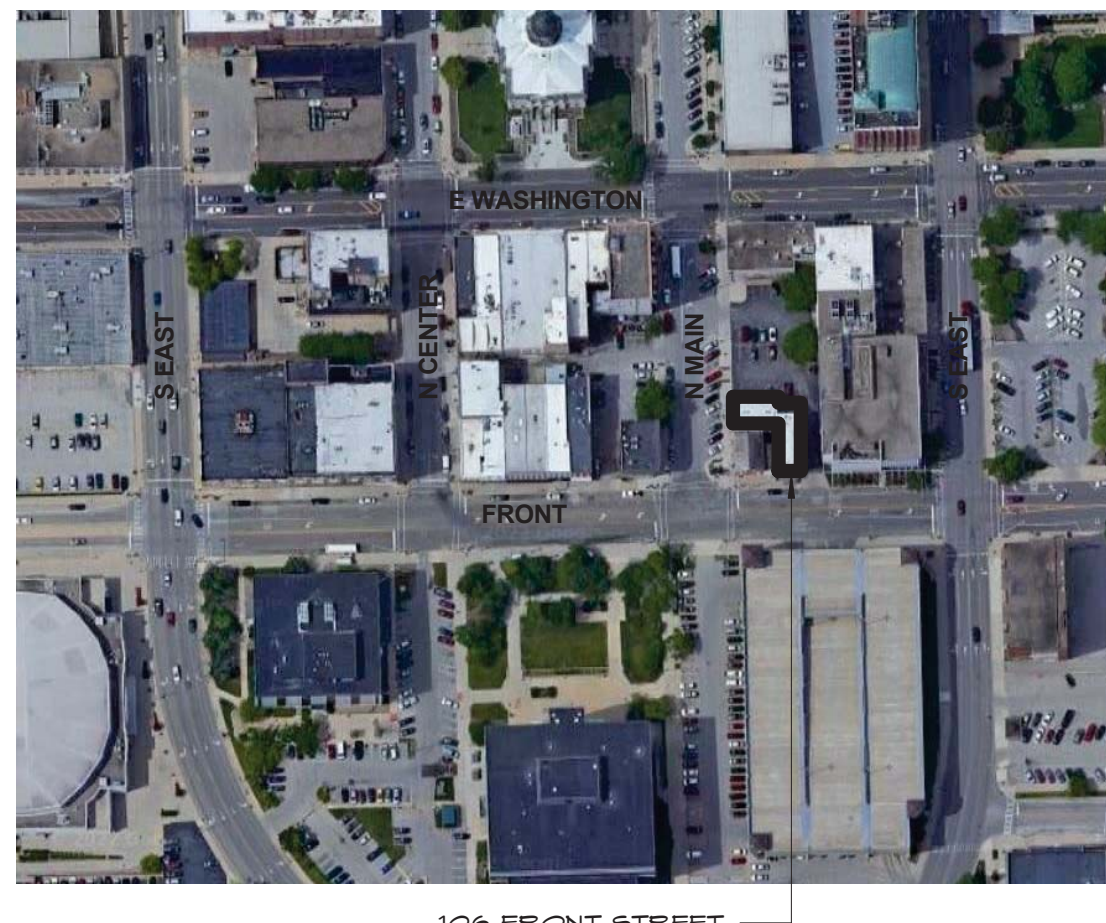
- NOTES:
1. ENTRY AND WINDOW SYSTEMS FRAMES TO BE THERMALLY BROKEN AND HAVE AT A MINIMUM 1" INSULATING GLASS WITH THE FOLLOWING VALUES:  
 GLAZING U-FACTOR = 0.26  
 OVERALL SYSTEM U-FACTOR = 0.30  
 GLAZING SHGC = 0.30
  2. FRAME FINISH TO BE SELECTED BY OWNER
  3. SEE A101 FOR FRAME LOCATIONS
  4. DOOR HARDWARE FOR M1 TO BE:  
 PUSH AND PULL BAR W/ THUMBTURN LOCK;  
 HEAVY DUTY CLOSER;  
 CONTINUOUS HINGE;  
 WEATHERSTRIPPING;  
 ALUMINUM THRESHOLD
  5. WINDOW DESIGN IS BASED ON CRL 500 SYSTEM



3 STOREFRONT ELEVATIONS  
 1/2" = 1'-0"



1 DEMOLITION FLOOR PLAN  
 1/2" = 1'-0"



LOCATION MAP

INDEX TO DRAWINGS

D101	DEMOLITION PLAN & NOTES
A101	FLOOR PLAN, ELEVATIONS & DETAILS

WORK SUMMARY:  
 THE WORK IS TO INCLUDE THE REMOVAL AND REPLACEMENT OF THE EXISTING FACADE. THE SWING OF THE ENTRY DOOR IS BEING CHANGED AND WINDOWS ARE BEING ALTERED. LIMITED ELECTRICAL WORK IS ANTICIPATED. NO PLUMBING OR HVAC WORK IS BEING COMPLETED NOR IS ANTICIPATED. A CODE REVIEW HAS NOT BEEN CONDUCTED DUE TO THE NATURE OF THE WORK AND BECAUSE EXISTING EGRESS COMPONENTS HAVE NOT BEEN CHANGED.

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED HEREIN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION  
 I AM DULY LICENSED ARCHITECT/ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS

SIGNATURE: *Nathan Elliott*

NAME: NATHAN ELLIOTT

DATE: 7/13/2022

LICENSE RENEWAL DATE: 11/30/2022

PAGES OR DIVISIONS COVERED BY THIS CERTIFICATION: \_\_\_\_\_

ALL SHEETS



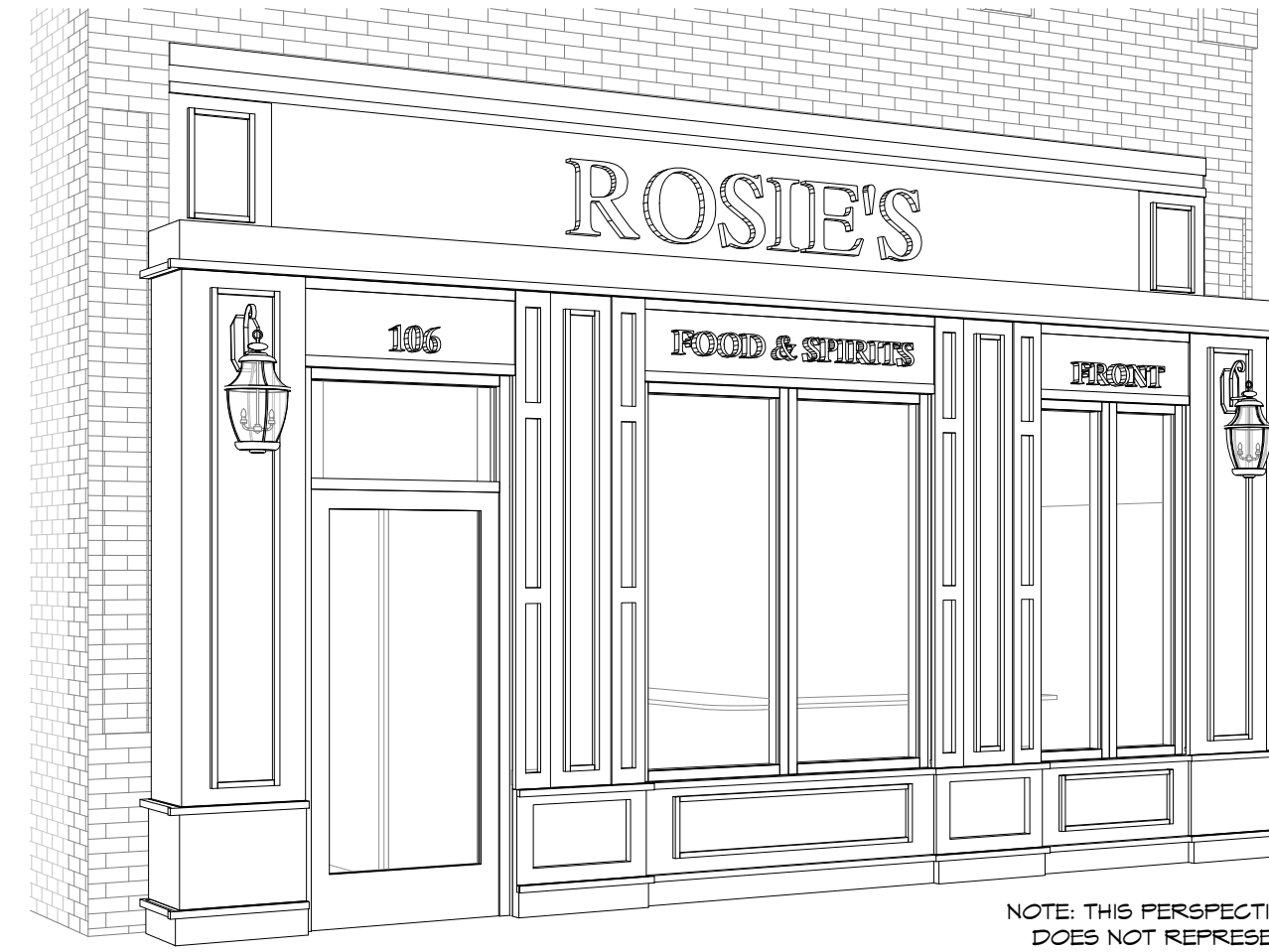
No.	Date	REVISIONS

EA ARCHITECTURE & DESIGN, INC.  
 2416 E. WASHINGTON ST., SUITE C-3  
 BLOOMINGTON, ILLINOIS 61704  
 PHONE: (309) 663-7111 FAX: (309) 663-7222  
 DESIGN FIRM #184.007110

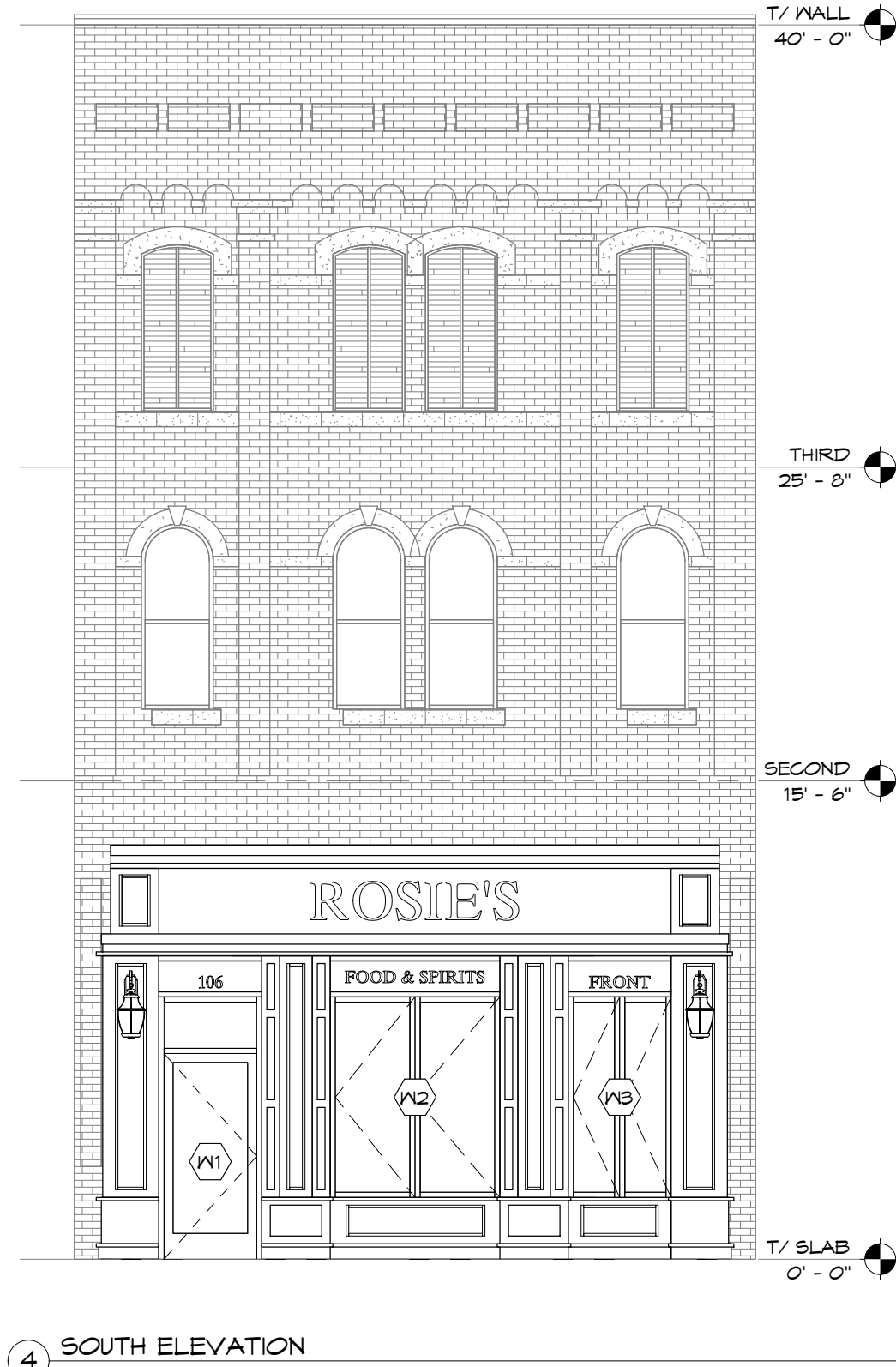
ROSIE'S FACADE RENOVATION  
 106 FRONT STREET  
 BLOOMINGTON, ILLINOIS 61701

DATE:	7/13/2022
SCALE:	AS NOTED
DRAWN BY:	npe
JOB:	22-032
DEMOLITION PLAN & NOTES SHEET:	D101
OF	

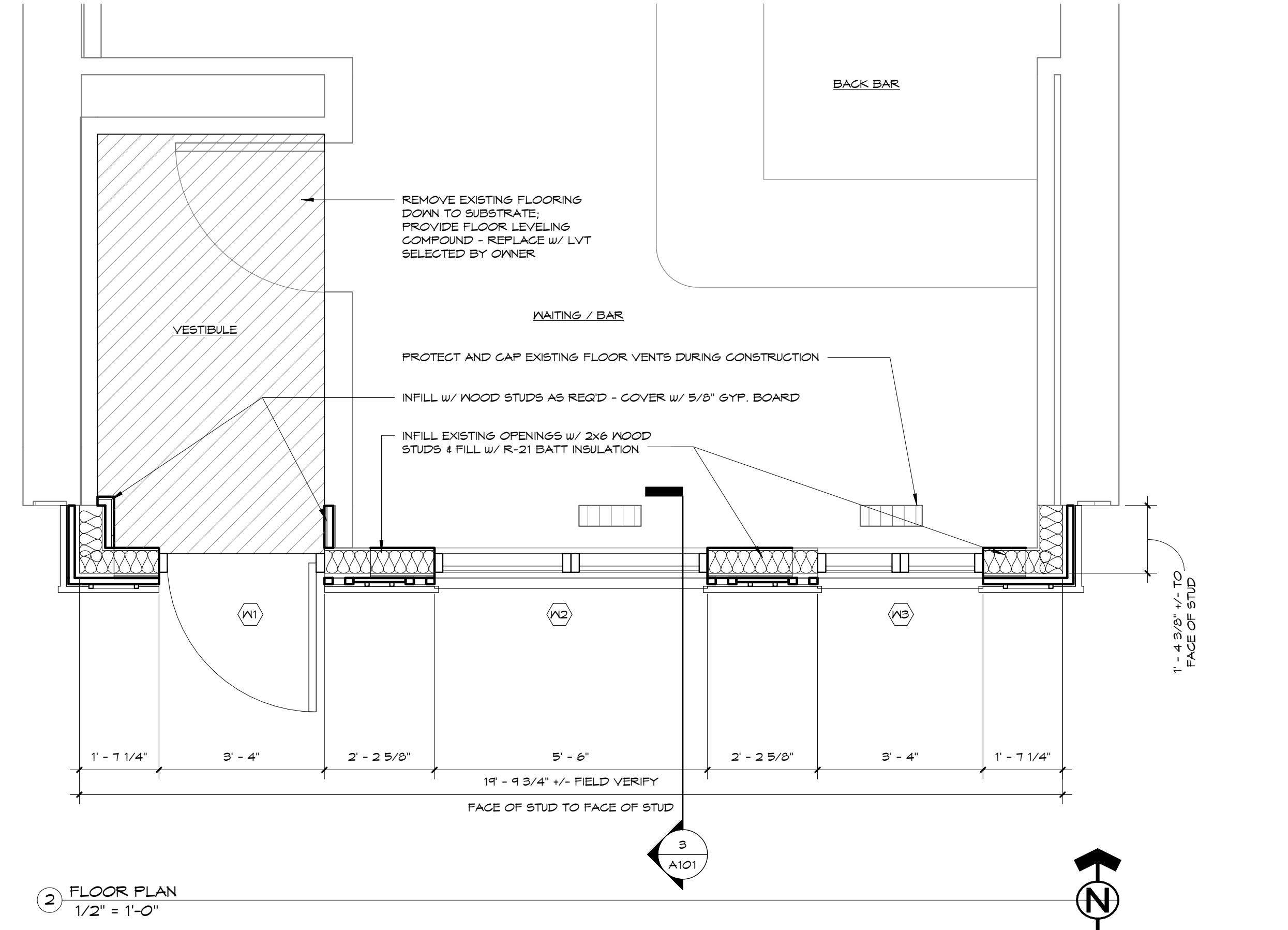




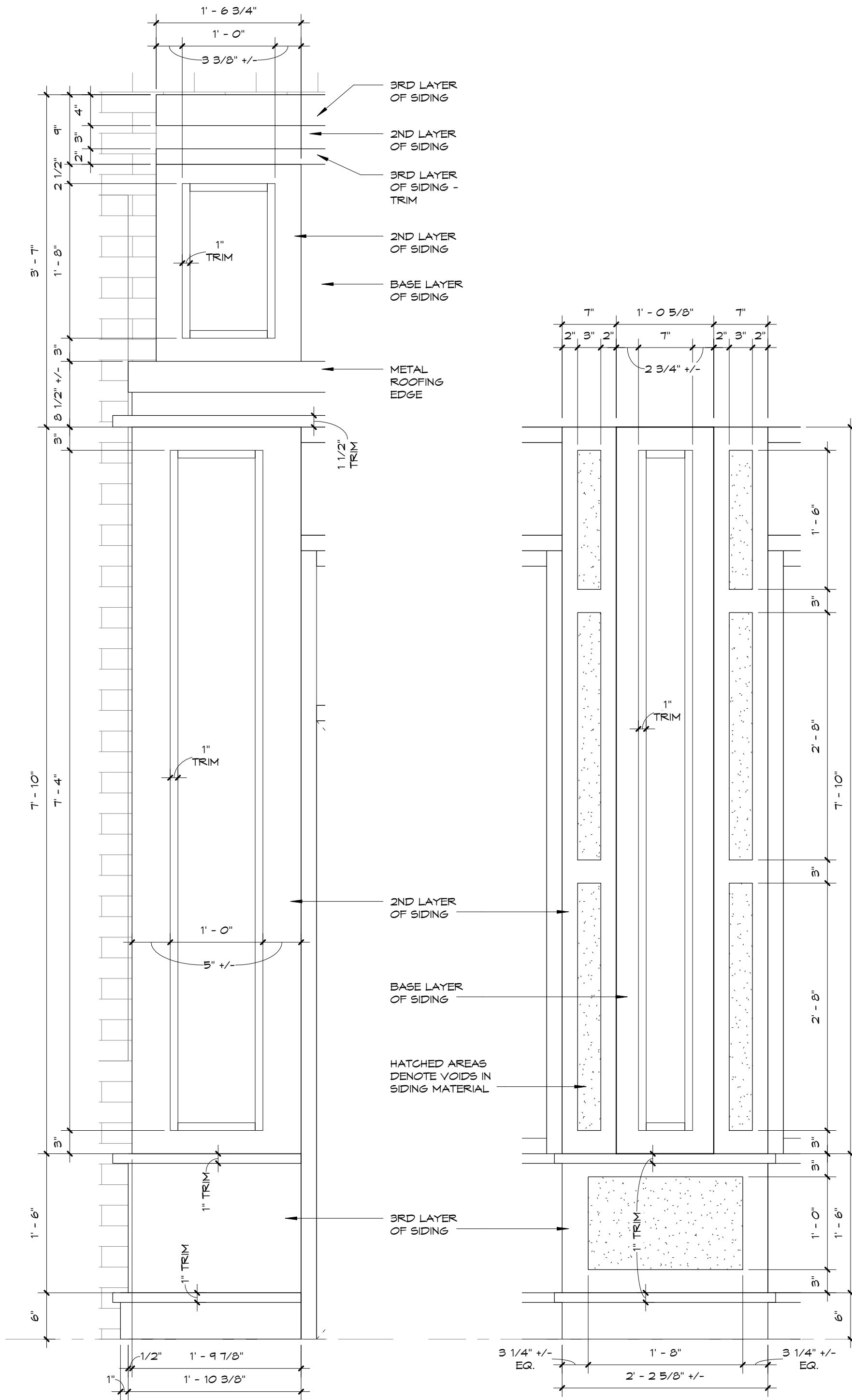
NOTE: THIS PERSPECTIVE IS SHOWN FOR REFERENCE ONLY AND DOES NOT REPRESENT THE FINISHED PRODUCT IN ENTIRETY



4 SOUTH ELEVATION  
3/16" = 1'-0"

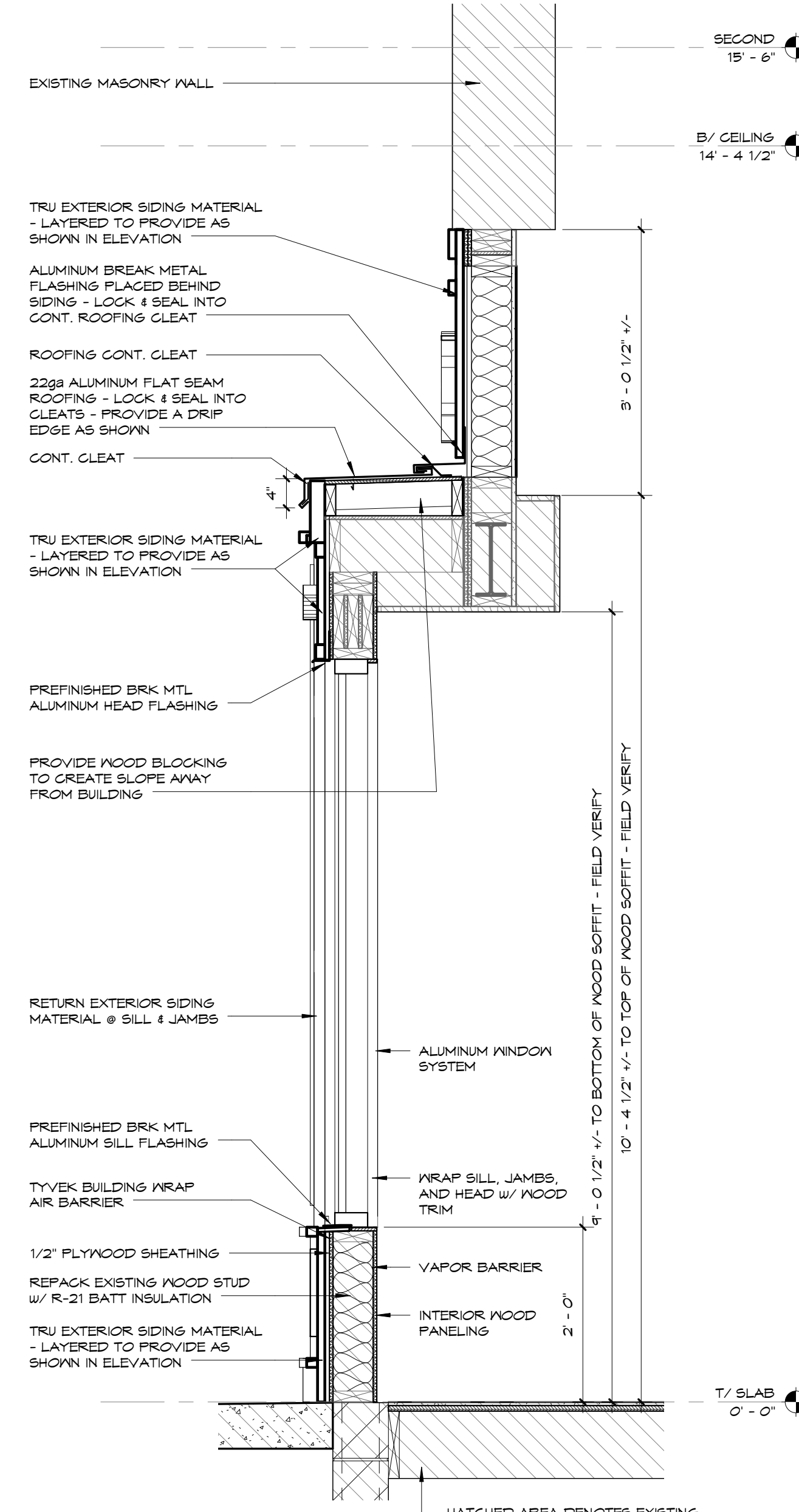


2 FLOOR PLAN  
1/2" = 1'-0"

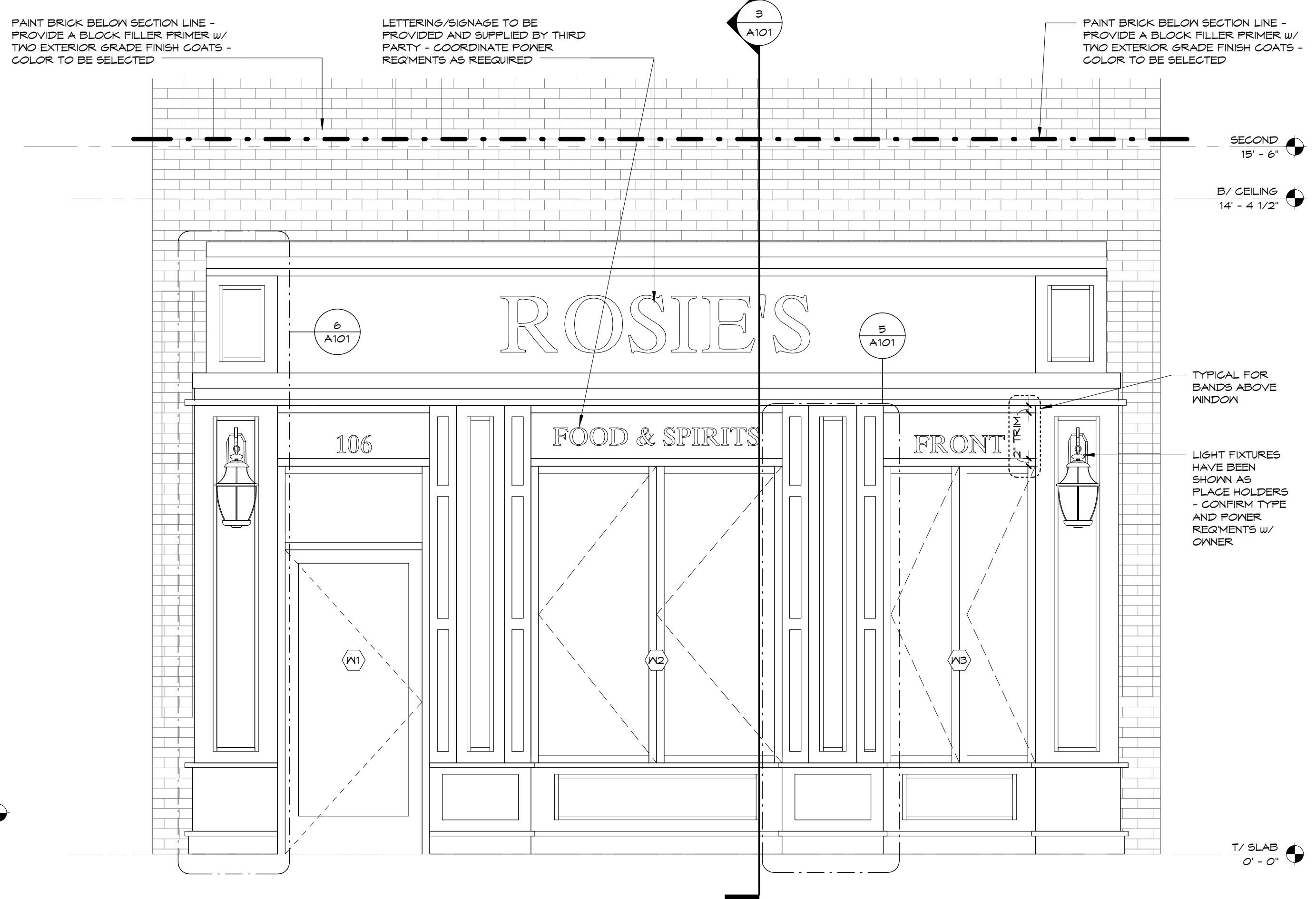


6 ENLARGED COLUMN DETAIL  
1" = 1'-0"

5 ENLARGED COLUMN DETAIL  
1" = 1'-0"



3 WALL SECTION  
3/4" = 1'-0"



1 ENLARGED ELEVATION  
1/2" = 1'-0"

No.	Date	REVISIONS

EA ARCHITECTURE & DESIGN, INC.  
2416 E. WASHINGTON ST., SUITE C-3  
BLOOMINGTON, ILLINOIS 61704  
PHONE: (309) 663-7111 FAX: (309) 663-7222  
DESIGN FIRM #184.C07110

ROSIE'S FACADE RENOVATION  
106 FRONT STREET  
BLOOMINGTON, ILLINOIS 61701

DATE:	7/13/2022
SCALE:	AS NOTED
DRAWN BY:	npe
JOB:	22-032
FLOOR PLAN, ELEVATIONS & DETAILS SHEET:	A101



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

June 7, 2022

Attn: Molly Bradle-Reynolds

RE: Rosie's Pub - Budget for Façade Restoration  
106 E. Front Street  
Bloomington, IL 61701

Dear Molly,

PJ Hoerr is pleased to provide pricing for the following scope of work for the Façade Restoration at Rosie's Pub.

- Inclusions
  - New Siding for the Façade
  - New Windows and Door and Hardware
  - Roofing and Cap
  - Rough Carpentry Framing
  - Sound System
  - Taxes are included
  - Allowances Included are
    - Tuck Pointing
    - Sign Lighting
    - Safety Provisions for Public
    - New Flooring in Vestibule
- Exclusions
  - Builders Risk Insurance
  - Performance and Payment Bond
  - Premium Time work
- Pricing
  - This work will be performed on a time and material basis. Our labor rates are as follows:

Trade	Rate
Superintendent (incl vehicle)	
Project Manager (incl vehicle)	107.63
Quality Control Superintendent (incl vehicle)	115.31
Carpenter Journeyman	85.08
Carpenter Foreman (no vehicle)	88.66
Laborer Journeyman	78.41
Laborer Foreman	79.44
Laborer Highway Journeyman	83.03
Laborer Highway Foreman	85.59
Finisher Journeyman	81.49
Finisher Foreman	87.64
Finisher General Foreman (incl vehicle)	101.99
Operator (no equipment)	94.30



Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556

Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

A Rough Order of Magnitude (ROM) for this work is approximately \$74,927.26. Please see the attached quotes from each Subcontractor for more information regarding the scope which was quoted. There are several areas identified as "allowances" which saving may be achievable. Also, as discussed, PJ Hoerr will only invoice for trade labor time expended to reduce the overall costs. If you choose, we can hold all the subcontracts for the amount listed in the spreadsheet below.

Rosie's Façade Restoration		
Contractor	Scope	Budget
Midwest Commercial Paint	Painting Brick and the Siding (int. Patch)	\$ 6,400.00
Western Roofing	Installing a New Drainable Roof Area	\$ 7,830.00
McLean County Glass	New Windows and Door	\$ 21,050.00
PJ Hoerr	Flooring Restoration Allowance	\$ 3,000.00
PJ Hoerr	Labor to Install Framing and Siding	\$ 17,000.00
LS Supply	Materials quote for siding and framing	\$ 4,972.76
PJ Hoerr	Miscellaneous Materials, Flashing and Fasteners	\$ 1,200.00
PJ Hoerr	Safety provisions for Public	\$ 500.00
PJ Hoerr	Temp Partitions in Windows/Doors	\$ 1,400.00
Weber Electric	Sound System	\$ 3,950.00
Weber Electric	Sign Lighting Allowance	\$ 1,500.00
Summit Masonry	Brick Tuck Pointing Allowance	\$ 4,000.00
Man Lift	General Use	\$ 850.00
City of Bloomington	Building Permit Fee	\$ 487.00
City of Bloomington	Plan Review Fee	\$ 788.00
	<b>Total Budget Amount</b>	<b>\$ 74,927.76</b>
*All PJ Hoerr labor will be performed on Time and Material basis where we track our time and costs and only bill for labor expended. All budget savings not used will be returned to Owner as savings.		
*add \$5,183 if you would like for PJ Hoerr to Contract all Subcontractors		

I am happy to sit down with you and Cindy to discuss how you would like to move forward. Thank you for the opportunity to participate in your restoration project. Please feel free to call or email with any questions.

Sincerely,

Matthew Brown  
P.J. Hoerr, Inc.  
309-214-1085







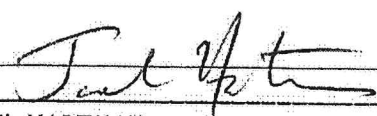
ASSOCIATED CONSTRUCTORS COMPANY, INC  
 103 CAROLINE STREET  
 BLOOMINGTON, IL 61701  
 PHONE 309/827-8522 FAX 309/454-6766  
 joel@associatedconstructors.com

# PROPOSAL

DATE: JUNE 24, 2022

TO ROSIE'S PUB  
 106 E. FRONT ST.  
 BLOOMINGTON, IL 61701  
 ATTN: MOLLY

JOB EXTERIOR IMPROVEMENTS

PROPOSED SCOPE FOR EXTERIOR IMPROVEMENTS	
REMOVAL AND REPLACEMENT OF THE FOLLOWING: <ul style="list-style-type: none"> <li>• STOREFRONT ALUMINUM WINDOWS.</li> <li>• ALUMINUM DOOR/FRAME/HARDWARE.</li> <li>• SIDING.</li> <li>• RELATED PAINTING.</li> <li>• INCLUDES DUMPSTER, PERMITTING.</li> </ul>	
 _____ JOEL HARTMAN	TOTAL \$90,200.00

ACCEPTANCE OF PROPOSAL





EM

S PLUS...

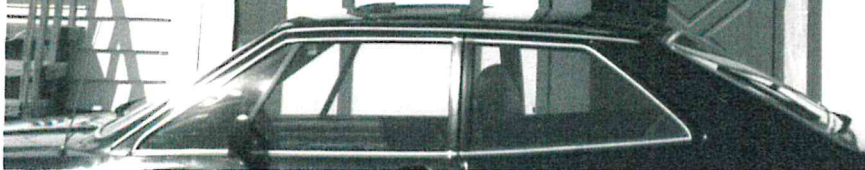
TWENTY GRAND TAP

OPEN

light

OPEN

NATIONAL DAP  
PARKING





APR • 63



106  
**TWENTY GRAND**  
*All Corned*  
 ROOM 1010

**Fixmasters**  
 SMALL APPLIANCES  
 SHAVERS REPAIR  
 SERVICE  
 We make the old like new or fix new better.

**GOOD FOOD**  
*Grappys Inn*  
**CAFE**

**SMITH-P.A.**

**PARKING**  
 4  
 10¢ Meter  
 Parking Tee  
 STORE

*Grappys Inn*  
 TRAP ROOM  
**Schita**

**Rod's Gun Club**

**CAFE**





## HISTORIC PRESERVATION COMMISSION

---

**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** August 18, 2022  
**CASE NO:** BHP-23-22, Rust Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Jared Lacy for a Rust Grant in the amount of \$984.47 for awning installation on the property located at 404 N Main Street, (PIN: 21-04-188-019), c. 1900 (Ward 6).

---



Above: The subject property at 404 N Main Street.

### PROPERTY INFORMATION

Subject property: 404 N Main Street  
Applicant: Jared Lacy  
Existing Zoning: D-1, Central Business District  
Existing Land Use: Commercial  
Property Size: 42' x 92' (3,864 square feet)  
PIN: 21-04-188-019

## HISTORICAL INFORMATION

Year Built: c. 1900  
Architectural Style: 19<sup>th</sup> / 20<sup>th</sup> Century Commercial/Mixed-Use  
Architect: Unknown  
Historic District: Downtown Bloomington Historic District

## SURROUNDING ZONING AND LAND USES

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

## PROJECT DESCRIPTION

### *Background:*

404 N Main Street was constructed c. 1900 and is improved with a two-story commercial brick building by an unknown architect. The property is in the Central Business Zoning District and is included within the Downtown Bloomington Historic District (part of the McClun Block - 402-412 N Main St). The building currently houses an art gallery on the ground floor with residential units above. The building also houses a boutique adjacent to the art gallery on the first floor.

### *Petitioner's request:*

The petitioner is requesting a Rust Grant in the amount of \$984.47 to install an awning at the property. Two estimates for the project have been provided as required. The first is from Shade Solutions, Inc. for a total of \$1,968.93 and the second is from Central Illinois Awning for \$2,402.17.

The proposal involves installing a Sattler fabric awning with a tri-color vertical striped pattern along the length of the storefront. Based on the monetary request, the petitioner will contract with Shade Solutions, Inc., which had the lower bid. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$984.47.

## STANDARDS FOR REVIEW

In reviewing the grant applications, the Historic Preservation Commission will prioritize the following criteria:

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

This project involves maintenance of a historic property and contributing structure.

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

1. *The property is located in the Rust Program's Target area. The standard is met.*

2. *Applicant is the owner or tenant of the building or business. The standard is met.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year. The standard is met.*
4. *The Scope of Work includes eligible improvements as defined, but not limited to, the following:*
  - Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
  - Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
  - Detailed architectural design work
  - Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
  - Asbestos and lead paint removal.
  - Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.

Awnings are identified as eligible improvements of the Rust Grant Approval Criteria. **The standard is met.**

5. *Project expenses not eligible for grant program funds include:*
  - a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. No sweat equity will be funded.*
  - b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. Prevailing wage is required.*

#### **Secretary of the Interior's Standards for Rehabilitation**

Although no Certificate of Appropriateness is required, for each Rust Grant awarded, the Historic Preservation Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose. No changes are proposed to the building or current use. The standard is met.*

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

#### **STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation and recommends approval of the Rust Grant. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Jared Lacy for a Rust Grant in the amount of \$984.47 for awning installation on the property located at 404 N Main Street, (PIN: 21-04-188-019), c. 1900 (Ward 6).

Respectfully submitted,

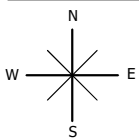
Jon Branham  
City Planner

Attachments:

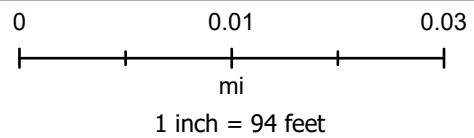
- Application for a Rust Grant
- Supplementary application materials



# 404 N Main St - Aerial Map



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



## APPLICATION


**Property Address:** Main Gallery 404  
404 N. Main St., Bloomington, IL 61701

**Year Built** ca.1900

**Architectural Style:**

**Architect:** Unknown

**Scope of work** Awning and complete slip-fit awning framework will be manufactured, installed, and warranty thru Shade Solutions Inc., 1102 County Road 900 N., Tolono, IL 61880. The awning will extend the entire 16' 6" frontage of the building, have a 3' drop, and 3' extension.

**Cost of Proposed Work (Estimate 1):** \$1968.93 (Option B Payment Plan) 

**Cost of Proposed Work (Estimate 2):** \$2402.17

**Grant Amount Requested:** 50% of Estimate #1

- attach photo of property front elevation here



**Detailed Description of Proposed Restoration Work:**

Awning and complete slip-fit awning framework will be manufactured, installed, and warranty thru Shade Solutions Inc., 1102 County Road 900 N., Tolono, IL 61880. The awning will extend the entire 16' 6" frontage of the building, have a 3' drop, and 3' extension.

The fabric used is from Sattler; Elements Stripes, Fabric #320 958 - "Track Moon." (photos incl.)

A visual 3-D rendering is included with the photo.

A photo of actual fabric sample of said material above is also included.

Other pertinent photos describing the 404 N. Main St. premise are included.

**Project Start Date:** approx. Oct. 1, 2022      **Expected Project Completion Date:** Same day installation

**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)





1102 County Road 900 N.  
Tolono, IL, 61880  
217-239-0718

Name JARED LACY  
Billing Address 404 N MAIN ST  
City,State,Zip BLOOMINGTON IL 61701  
Phone 3093350609 Cell \_\_\_\_\_  
Job Name MAIN GALLERY 404  
Job Address 404 N MAIN ST  
Job City,State,Zip BLOOMINGTON IL 61701

**PROPOSAL AND ACCEPTANCE CONTRACT**

Fabric SATTLER Artwork N/A Frame SLIP FIT  
Soffit N/A Lighting N/A Installation SHADE SOLUTIONS  
Special instructions: \_\_\_\_\_

We will manufacture, install and warranty a new complete slip fit awning frame and cover for the building located at 404 N Main St Bloomington IL  
The fabric is Sattler  
The approximate dimensions are 3' drop 3' projection 16'5" width  
The total cost, including applicable sales tax is \$2187.68 and the payments terms are as follows:

Option A		Option B	
50% down payment with order	\$1093.84	80% down payment with order	\$1750.14
50% due at time of completion	\$1093.84	10% due at time of completion	\$218.79
TOTAL COST.....	\$2187.68	TOTAL COST.....	\$1968.93

(Option B reflects a 10% discount)

NOTE: The order will not be scheduled until a signed contract or purchase order, a field check (if necessary), a graphics approval (if necessary) and a deposit check are received or completed.

NOTE: An additional 3% will be added to the total if a credit card is used for payment.

Payment to be made as follows:  Option A  Option B (See Back)  Other \_\_\_\_\_

The customer is responsible for obtaining any and all permits applicable  
Allow 35 working days from date order is received in our office. See back for definition of working days  
This Contract contains and includes the Terms and Conditions set forth on the other side hereof  
Please sign & return the yellow copy

Date 7/5/2022 Signed \_\_\_\_\_

ACCEPTANCE OF ESTIMATE

Print GEORGE STEVENS

The foregoing forms, specifications and conditions are satisfactory and same are hereby accepted

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Print \_\_\_\_\_



**Central Illinois Awning**  
**2706 SW. Washington ST**  
**Peoria, Illinois 61602**  
**Phone: 309-580-2727**

**Proposal**

**Name:** Main Gallery 404

**Phone:** 3093350609

**Address:** 404 N. Main Street  
 Bloomington, IL 61701

**Contact Person:** Jared Lacy  
 jaredlacy@gmail.com

**Date:** 07/06/22

**Project:** Manufacture (1) Traditional Style Awning / With a 6" Valance

**Scope of Work:** We will manufacture (1) Traditional Style Awning with a 6" Valance according to the specs located on the CIPS Sheet (please see attached) We will manufacture the frame using 1" Aluminum square tubing. We will then fabricate the awning using Tempotest T68-47 Black and Grey fabric. When fabrication is completed, we will transport the new awning to the project location site. Central Illinois Awning will install the new Awning. Client provided the specs for this project.

**Price:**

\$2,346.22	Material and Shop Labor
\$ 374.00	Installation Cost
\$ 33.88	Sales Tax
<hr/>	
\$2,754.10	Total Cost
\$ 351.93	Discount if 100% is paid in full at time of proposal signing
<hr/>	
\$2,402.17	Discounted Price

**Terms & Conditions**

- \* 60% down payment and signed proposal due at time of order placement or 100% down for the discounted price list above in pricing. In order to receive the discount a 100% down payment must be made otherwise price will revert back to the original 60% down payment requirement.
- \* Delivery date will vary based on quantity of order and production time needed.
- \* Balance due upon completion of installation.
- \* Price quotes good for (14) Days as of the date of this proposal
- \* Customer will be responsible for obtaining any required permits.
- \* Custom Made products are non-refundable and non- returnable.

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

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

**Please Sign & Return Original To Central Illinois Awning, Please make a copy for you records.**



# CIPS

**Client Name:** Main Gallery 404

**Contact Person:** Jared Lacy

**Phone #:** 3093350609

**Billing Address:** 404 N. Main Street  
Bloomington, IL 61701

**Project Location:**

**Email:** jaredlacy@gmail.com

**2<sup>nd</sup> Phone**

Awning(s)	Wall Type	Truss	Drop	Projection	Width	Price
1	Brick	6" Val	30"	36"	16' 6"	\$2,246.22

Installation Cost \$374.00

Sales Tax \$33.88

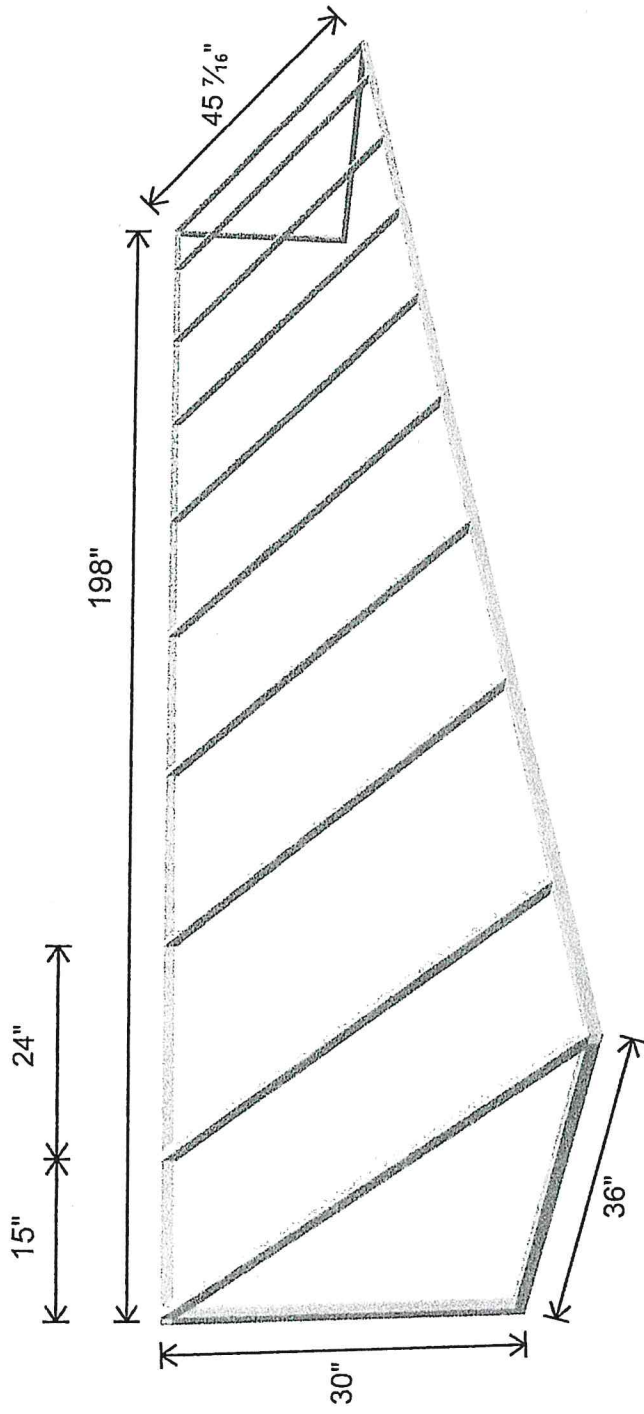
**Total Cost** \$2,754.10

<b>Fabric Color:</b>	T68-47 Black & Grey T951/92-47 Denim/Almond	<b>Total Yards Needed</b>	11 L- Yards	<b>Additional Needs For Fabric Use.</b>	Black and Gray 6" Valance
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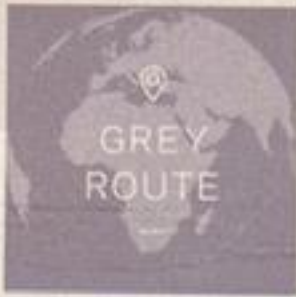
**Special Instructions** Manufacture (1)Traditional Style Awning with a 6" Valance

**Misc Notes:** Client Provided Specs For this project

**Salesmen' Name** Ron Valle







## ELEMENTS STRIPES



**320 958**

Track Moon



5,91" (15 cm)



47" (120 cm)

100%  
POLYESTER  
ACRYLIC



**SATTLER**









## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** August 18, 2022  
**CASE NO:** BHP-24-22, Certificate of Appropriateness (COA)  
**REQUEST:** Consideration, review and action on a petition submitted by Daniel Platt for a Certificate of Appropriateness for window replacement at the property located at 24 Whites Place (PIN: 14-33-479-033), White Place Historic District, c. 1899, (Ward 4).

---



**Above:** The subject property at 24 Whites Place

### PROPERTY INFORMATION

Subject property: 24 Whites Place  
Applicant: Daniel Platt  
Existing Zoning: R-1C Single Family Residence District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 60' x 130' (7,800 square feet)  
PIN: 14-33-479-033



## HISTORICAL INFORMATION

Year Built: c. 1899  
Architectural Style: Colonial Revival / Craftsman  
Architect: A.L. Pillsbury  
Historic District: White Place

## SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-1C	26 Whites Pl (single family)
South	R-1C	22 Whites Pl (single family)
East	R-1C	25 Whites Pl (single family)
West	R-1C	1301 N Clinton Blvd (single family)

## PROJECT DESCRIPTION

### *Background:*

The residence was constructed in 1899. It was designed by A.L. Pillsbury for J.J. Pitts (President of Corn Belt Bank and found and President of the McLean County Abstract Company). The property is included in the White Place Historic District.

### *Petitioner's request:*

The applicant is requesting a Certificate of Appropriateness to replace an attic window along the south facing side of the residence. The window would maintain the same dimensions, color, and grid pattern. The proposed window would be vinyl.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with the Window Policies as outlined in the Architectural Review Guidelines.

## STANDARDS FOR REVIEW

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.* No change is being made to the property's current use. **The standard is met.**
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.* No changes to the distinctive architectural features of the home are proposed. The window would maintain the same size and style as the original window. **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 would not alter the earlier appearance of the building. **The standard is met.**
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.* No significant architectural changes have occurred near this portion of the residence. **The standard is not applicable.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* The original window will be closely duplicated. **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 replacement windows should visually match the original windows. **The standard is met.**
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.* **The standard is not applicable.**
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.* **The standard is not applicable.**
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.* (Ordinance No. 2006-137, Section 44.11-5D) The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features. **The standard is met.**

#### **STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Window Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Certificate of Appropriateness. Staff recommends that the Commission take the following actions:

Motion to establish standards are met.

Motion to approve the petition submitted by Daniel Platt for a Certificate of Appropriateness for window replacement at the property located at 24 Whites Place (PIN: 14-33-479-033), White Place Historic District, c. 1899, (Ward 4).

Respectfully submitted,

Jon Branham  
City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials

Certificate of Appropriateness  
City of Bloomington Historic Preservation Commission

Property Address: 24 White Place

Historic District: White Place Historic District

Year Built: 1899

Architeturual Style: Victorian



House from Street View

Proposed Restoration Work: Replacing an attic window

Detailed Description of Proposed Restoration Work:

The attic window on the south-facing side of the house is in a state of deterioration. It was like this when we purchased the house. The weighting mechanism has long since been disconnected, so the window will not stay safely open. Some parts of it have rotted, while others appear to have been damaged by insect or animal. The window is very drafty and leads to higher energy costs in the attic space.

We propose to have the window replaced. The replacement window will match the current window in color and grid pattern. While the material will be vinyl, as opposed to wood like the original, at this point every other window in the house has been replaced with a vinyl window at some point (long before we purchased the house), so there will be little change to the house's historic look.

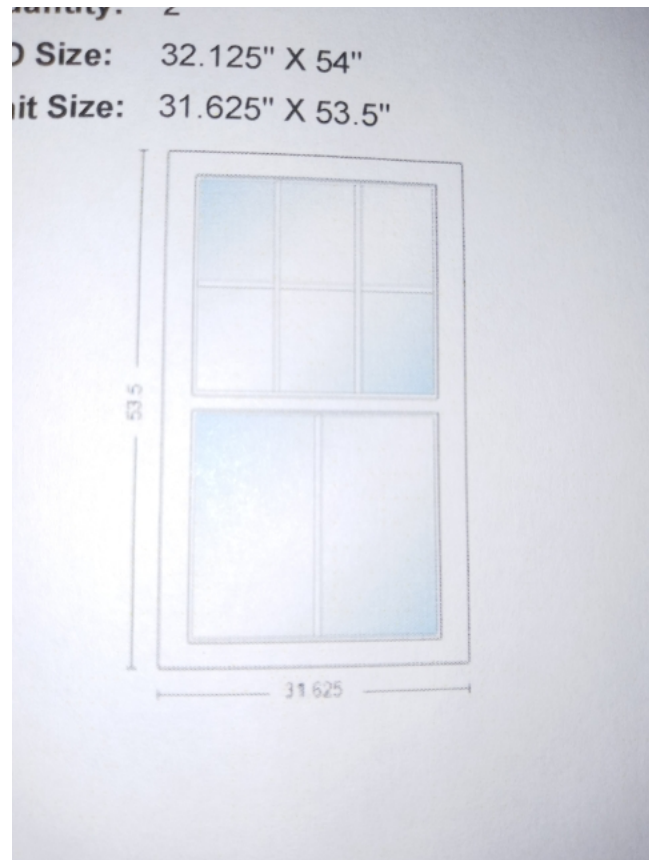
Below please find a picture of the current window from the street and a mock-up of the replacement window.

Project Start Date: January 1, 2023

Expected Project Completion Date: January 1, 2023



South view (University Ave)



Proposed replacement

Applicant Name: Daniel Platt

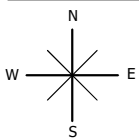
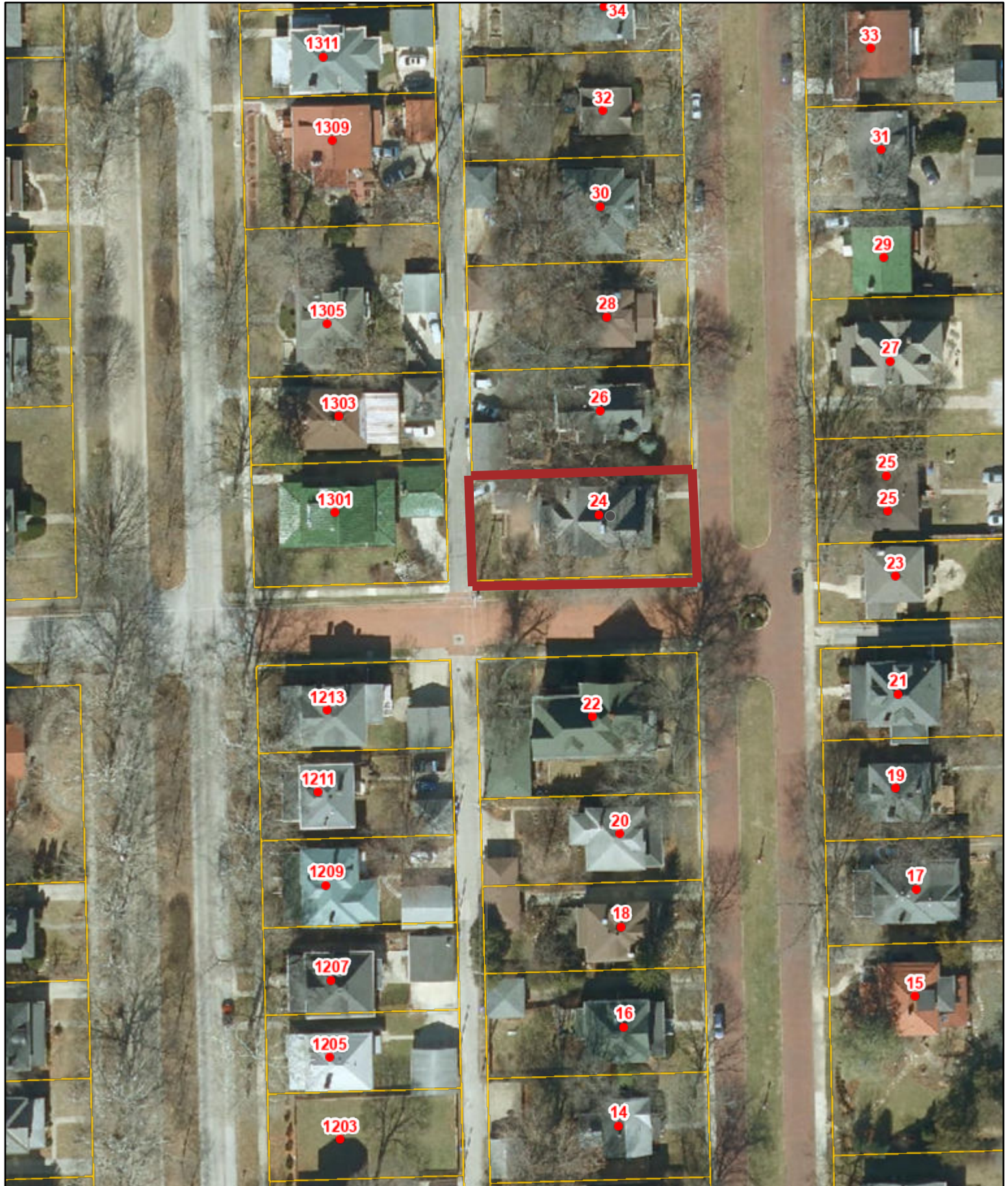
Applicant Address: 24 White Place, Bloomington IL, 61701

Applicant Signature

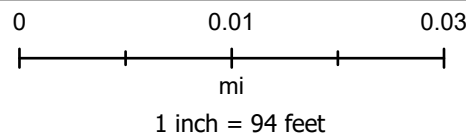
7/21/22



# 24 Whites PI - Aerial Map



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.







## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** August 18, 2022  
**CASE NO:** BHP-25-22, Certificate of Appropriateness (COA)  
**REQUEST:** Consideration, review and action on a petition submitted by Brian & Rachel Cremer for a Certificate of Appropriateness for window and roof replacement at the property located at 1006 Prairie Street (PIN: 21-04-201-014), c. 1925, (Ward 7).

---



**Above:** The subject property at 1006 N Prairie Street

### PROPERTY INFORMATION

Subject property: 1006 N Prairie Street  
Applicant: Brian & Rachel Cremer  
Existing Zoning: R-2 Single Family Residence District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 50' x 150' (7,500 square feet)  
PIN: 21-04-201-014

## HISTORICAL INFORMATION

Year Built: c. 1925  
Architectural Style: Unknown  
Architect: Unknown  
Historic District: None

## SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2	1008 N Prairie (single family)
South	R-2	210 E Walnut St (single family)
East	R-2	302 E Walnut St (multi-family)
West	R-3A	905 N East St (single family)

## PROJECT DESCRIPTION

### *Background:*

The residence was constructed in 1925. No further background information was available.

### *Petitioner's request:*

The applicant is requesting a Certificate of Appropriateness to replace several windows and the roof of the residence. The work on this project has already been completed.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with the Window and Roofing Policies as outlined in the Architectural Review Guidelines.

## STANDARDS FOR REVIEW

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.* No change is being made to the property's current use. **The standard is met.**
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.* No changes to the distinctive architectural features of the home are proposed. The applicant has indicated that the roof tiles were replaced with a similar type and style. **The standard is met.**
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.* The proposed work does not alter the earlier appearance of the building. **The standard is met.**

4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. No changes have occurred to the subject portion of the residence. **The standard is not applicable.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. The style of the roof shingles has not changed. **The standard is met.***
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Any original details have been retained, repaired if possible, and duplicated when damaged beyond repair. No other architectural details have been altered. **The standard is met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. **The standard is not applicable.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. **The standard is not applicable.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features. **The standard is met.***

#### **STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Roofing Policies and Window Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Certificate of Appropriateness. Staff recommends that the Commission take the following actions:

Motion to establish standards are met.

Motion to approve the petition submitted by Brian & Rachel Cremer for a Certificate of Appropriateness for roof and window replacement at the property located at 1006 Prairie Street (PIN: 21-04-201-014), c. 1925, (Ward 7).

Respectfully submitted,

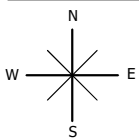
Jon Branham  
City Planner

Attachments:

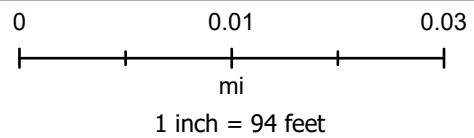
- Petition for Certificate of Appropriateness
- Supplementary application materials



# 1006 Prairie St - Aerial Map



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



I must first start with an apology, I have replaced the windows at 1006 N Prairie already. I was not aware of the permit requirements and when checking with city was notified that I was in a Historic District. When I purchased this house I inquired if this house was in a historic district told no, that only the houses on Franklin Square facing the park were included. When I searched all I found on city website was document stating the same. After the city told me that my house was actually in the district they notified me that there was a list that included all addresses that were included that I had not seen during my prior searches. Again I apologize for my oversight.

I have replaced windows with like style and sized windows. There are 3 windows that were not replaced and were sided over with like siding. A window on the side by the side entry door that is behind appliances in kitchen, small window on the back of the house that is over a vanity in the bathroom, and a side window in the back inside corner of house that is currently in a closet. All windows are white and meet with current efficiency ratings, all wood around the windows has been wrapped with aluminum and storm windows removed and will not be replaced.

I also replaced the roof on the garage that was leaking with like kind and color shingles, the roof is not viewable from the street. I also had to patch a hole in the main roof where the leaking chimney was removed to stop further damage to the house, the patch was made with like style shingles with a color as close as I could find.

I also need to replace a side landing on the house that has heaved and is slanting towards the house and causing water to get into the basement and damage to the side of the house. I will also be replacing of the driveway that is severely crack and also heaved towards the house directing water into the basement. The awning in photo has been removed to prepare for this work and will be replace upon completion. All gutters will be replaced with like gutter and properly routed away from the foundation.

My daughter and I have purchased this house together and we are working on restoring it for her to live in. I ensure you that we will follow all requirements in the future and will make this home beautiful.

**Project Start Date:** 8/1/2022

**Expected Project Completion Date:** 10/1/2022

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

- Historic photos supporting the application (if available)**

I did not find any historic photos for this home.

**Applicant Name:** Brian and Rachel Cremer (BR Enterprises, LLC)

**Applicant Address:** 1006 N. Prairie, Bloomington, IL 61701