



AGENDA  
REGULAR SESSION  
HISTORIC PRESERVATION COMMISSION  
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM  
305 S EAST STREET, BLOOMINGTON, IL 61701  
THURSDAY, SEPTEMBER 15, 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 August 18, 2022 meeting.

5. REGULAR AGENDA

- A. **BHP-15-22** Consideration, review and action on a request submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$6,282.30 for gutter and downspout repairs on the property located at 102-116 W Locust Street. PIN: 21-04-196-001. c. 1897. Ward 6. **CONTINUED FROM MAY MEETING**
- B. **BHP-24-22** Consideration, review and action on a request submitted by Daniel Platt for a Certificate of Appropriateness for window repair on the property located at 24 Whites Place. PIN: 14-33-479-033. c. 1899. Ward 4. **CONTINUED FROM AUGUST MEETING**
- C. **BHP-26-22** Consideration, review and action on a request submitted by Daniel Platt for a Funk Grant in the amount of \$787.50 for window repair on the property located at 24 Whites Place. PIN: 14-33-479-033. c. 1899. Ward 4.

6. OLD BUSINESS

Updates regarding Historic Preservation Plan.

7. NEW BUSINESS

Proposed changes to Rust Grant application timeline.

8. ADJOURNMENT



**DRAFT**  
**MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
GOVERNMENT CENTER, 4<sup>th</sup> FLOOR, COUNCIL CHAMBERS  
115 E WASHINGTON STREET, BLOOMINGTON, IL 61701  
THURSDAY, AUGUST 18, 2022 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the 4<sup>th</sup> Floor Council Chambers of the Government Center at 5:05 p.m., Thursday, August 18, 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 (via phone)	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Not Present
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	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. Glen Wetterow	City Planner	Present

Mr. Elterich made a motion to allow Commissioner Koos 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 July 21, 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-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: 21-04-339-013), c. 1870, (Ward 6).**

Mr. Wetterow presented the case with a staff recommendation for approval of a Funk Grant in the amount of \$25,000.00. He stated this item had been continued from the July meeting.

Chair Scharnett indicated that he had reviewed the Commission's concerns with the applicant's architect.

Mr. Matt Brown, representing the applicant, provided additional background information, including details regarding the existing façade and overall project considerations. He stated there will be tuckpointing, as needed. He added that when the existing sign is removed, they will be contacting the appropriate professionals.

Chair Scharnett inquired about the condition of the exposed and unexposed brick. Mr. Brown stated he suspected the unexposed brick would be in comparable or possibly better condition since it had not been exposed to elements.

Ms. Graehling motioned to accept the findings of fact as presented by staff and approve a Rust Grant in the amount requested. Mr. Elterich seconded. All were in favor. (6-0)

- B. BHP-23-22 Consideration, review and action on a request submitted by Jared Lacy for a Funk 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).**

Mr. Wetterow presented the case with a staff recommendation for approval of a Funk Grant in the amount of \$984.47.

Jared Lacy, applicant, provided additional information on the request, including a brief history of the property.

The Commission discussed various aspects of the application. They stated awnings were generally considered lower priority and this was not historic in nature, however, the impact would be beneficial.

Ms. Graehling motioned to accept the findings of fact as presented by staff and award a Funk Grant in the amount requested. Ms. Peters seconded. All were in favor. (6-0)

DRAFT

MEETING MINUTES

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

**THURSDAY, AUGUST 18, 2022**

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**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).**

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

Mr. Daniel Platt, applicant, provided additional information, including details about the existing window. He stated all other windows at the residence have been replaced at some point, although he was a new owner.

The Commission discussed the application. They stated repair is strongly preferred versus replacement, if possible. They agreed it currently did not meet the standards of review. They encouraged the applicant to revise the application and to consider applying for a Funk Grant.

Ms. Graehling motioned to continue the application for a Certificate of Appropriateness to the next meeting. Mr. Elterich seconded. All were in favor. (6-0)

**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).**

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

The applicant was not present.

The Commission discussed deficiencies with the application, as well as the fact that the work was unpermitted and already complete. They agreed it currently did not meet the standards of review.

Mr. Koos motioned to not accept the findings of fact as presented by staff and not grant a Certificate of Appropriateness. Mr. Elterich seconded. All were in favor. (6-0)

## **OLD BUSINESS**

The applicant from a previously approved case at 102 W Washington Street inquired about details of the approval. The Commission advised the applicant.

Chair Scharnett stated he had met with representatives of Town of Normal Historic Preservation Commission, and they discussed possible ways to leverage resources without duplication.

The Commission continued discussion of various theme updates of the Preservation Plan.

## **NEW BUSINESS**

There was discussion regarding recording of ordinances and consistency. There was additional discussion regarding mailing annual letters to historic properties and creating maps for historic purposes.

Chair Scharnett relayed information from a recent building code workshop.

## **ADJOURNMENT**

Ms. Graehling motioned to adjourn. Ms. Peters seconded. All were in favor. The meeting was adjourned at 7:03pm.

DRAFT



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** September 15, 2022  
**CASE NO:** BHP-15-22, Rust Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$6,282.30 for gutter and downspout repairs on the property located at 102-116 W Locust Street. PIN:21-04-196-001. c. 1897. Ward 6.  
***CONTINUED FROM MAY MEETING***

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**Above:** The subject property at 102-116 W Locust Street.

### PROPERTY INFORMATION

Subject property: 102-116 W Locust Street  
Applicant: Melissa Moody & Steve Beasley, Bloomingtonian Condo Assoc.  
Existing Zoning: D-2 (Downtown Transitional) District  
Existing Land Use: Multi-Family Residential  
Property Size: 100' x 125' (12,500 square feet)  
PIN: 21-04-196-001

### HISTORICAL INFORMATION

Year Built: c. 1897  
Architectural Style: Late 19<sup>th</sup> Century Multi-Family Residential Rowhome  
Architect: Arthur Pillsbury  
Historic District: Downtown Bloomington Historic District

## SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	B-1 (General Commercial) District	Public / Institutional
South	D-2 (Downtown Transitional) District	Vacant
East	D-2 (Downtown Transitional) District	Commercial
West	R-3B (Multiple-Family Residence) District	Multi-Family Residential

### UPDATE

This project was before the Commission in May, 2022. A portion of the proposal including tuckpointing was approved, and the gutter and downspout portion was tabled. At the May meeting, the Commission encouraged the petitioner to use historically appropriate rounded gutters rather than conventional standard gutters. The petitioner is returning with a modified proposal for rounded gutters (see attached estimate).

### PROJECT DESCRIPTION

#### *Background:*

102-116 W Locust Street (the “R. Loudon Flats”) was constructed c. 1897 and is improved with a two-story multi-family brick building designed by architect Arthur Pillsbury. The property is located within the Central Business Zoning District and is included within the Downtown Bloomington Historic District. The building currently houses eight residential condominium dwellings.

#### *Petitioner’s request:*

The petitioner is requesting a Rust Grant in the amount of \$6,282.30 for gutter and downspout repairs to the building. The proposed work includes an estimate from I-57 Roofing LLC for \$12,564.60.

The petitioner had previously indicated that the gutters at the building were currently non-functional. The petitioner is requesting to contract with I-57 Roofing LLC for the work. The work would include removing the existing gutters and downspouts on the south side of the building and installing green colored brackets, aluminum gutters, aluminum downspouts, and downspout traps on the building. A new downspout will be added from the top level of internal gutters to allow the water to drain away from the building. New downspouts and elbows will also be added to the north downspouts. There are sufficient funds in the Rust Grant Fund to fund this project for the requested \$6,282.30.

### 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.*
2. *Applicant is the owner or tenant of the building or business.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year.*
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.

Repair to drainage systems is identified as an eligible improvement of the Rust Grant Approval Criteria.

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.*
  - 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.*

## **ARCHITECTURAL REVIEW STANDARDS**

Although not specified in the Rust Grant Guidelines, the Architectural Review Guidelines are intended to be followed by owners and function as the guiding principles by which the Commission reviews submittals.

Under the Roofing Policy of the Architectural Review Guidelines, Gutters and Downspouts are identified and provide the following review criteria:

1. Maintain and repair existing downspouts in place. If existing gutters and downspouts are deteriorated to the extent that they must be replaced, new gutters and downspouts shall match the original historic gutters and downspouts, if such is



known, or shall be of size and profile that would be characteristic of the period of significance.

2. Note that galvanized half-round sheet metal gutters may in many cases be more appropriate for most historic buildings which had exposed gutters than the colonial profile aluminum gutters and downspouts commonly used today.
3. Where built-in gutters exist and must be repaired, repair or replace only those sections that require it, using similar materials to existing historic built-in gutters.
4. If an owner chooses to cover existing built-in gutters, the Commission will consider such situations on a case-by-case basis.

#### **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.
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 proposed gutters and downspouts will not adversely affect or diminish any distinguishing qualities of the building, rather are proposed to be consistent with an older rounded style.
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.* N/A.
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.* N/A.
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 repair is ongoing.
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 new gutters will match the style of historically appropriate rounded gutters.

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. N/A.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. N/A.*
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 gutters and downspouts would be consistent with the original character of the building and is appropriate.*

#### **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 and motion to approve the petition submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$6,282.30 for gutter and downspout repairs on the property located at 102-116 W Locust Street. PIN:21-04-196-001. Ward 6.

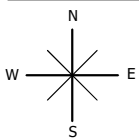
Respectfully submitted,

Jon Branham  
City Planner

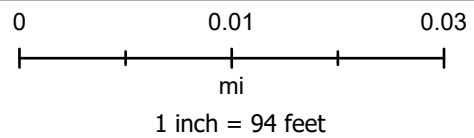
Attachments:

- Application for a Rust Grant
- Supplementary application materials

# 102-116 W Locust 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.



ORIGINAL APPLICATION

Harriet Fuller Rust Façade Grant Application

APPLICATION

Property Address: 102-116 West Locust (Corner of Locust & Center Streets)

Year Built 1897

Architectural Style: Arthur Pillsbury  
Brownstone / Rowhouse

Architect: Arthur Pillsbury

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

Tuck pointing and gutter work

Cost of Proposed Work (Estimate 1): Tuckpointing #1  
\$6000.

Tuck pointing #2  
\$6550.

Cost of Proposed Work (Estimate 2): Gutter #1  
\$6012.96

Gutter #2  
\$1071 \* see next page

Grant Amount Requested: \$6000.00

Our building was built in 1897 and survived the fire of 1900. Abraham Lincoln did some legal work pertaining to this property in 1860, so there is significant historical value to our condominium building. As our corner at Locust and Center Streets is the 'gateway' to downtown from the north, we do our best to maintain both the exterior and the landscaping. Assistance with our tuckpointing and gutter repair work will allow us to do further enhancements and repairs, such as painting the front of the building in summer of 2023.



- attach photo of property front elevation here

**Detailed Description of Proposed Restoration Work:**

Our beautiful old building needs tuck pointing work and gutter repair.

The south side of the building and the west side of the building are the main areas where the building needs tuck pointing. We attached pictures to the email of some of the tuck pointing areas that need repair. We have attached two tuck pointing estimates, and our first choice would be A-1 Masonry due to their slightly lower estimate and they are a local business.

The gutter work is needed as the current gutter system is not functional. As you will see in the I-57 description of repairs to be done and in the attached pictures, the gutters are not wide enough during moderate to heavy rains to catch and appropriately drain the water. This creates excessive water on our decks, sends water cascading down the building, and floods basement areas, all of which impacts the brick work.

Ideally, the tuck pointing and gutter work would occur in a close proximity to each other. Both of these issues are high priority for us. The gutter issues impact the tuck pointing but we believe the tuck pointing is higher priority to preserve the building. We would be extremely grateful to have both projects considered for this grant request, but if only one is approved, we believe the tuck pointing must be first priority.

Detailed work descriptions provided in the attached estimates. Please note, we have had significant challenges getting work estimates, particularly from gutter companies. While Midstate Seamless Gutters estimate is significantly lower, we have had them come to try and resolve this same issue 5-6 times over the past 10 years, and the issue remains unresolved. We do not feel confident in their estimate or ability to resolve the problem, but we have simply not been able to find anyone else to come and provide an estimate. Additionally, they did not respond to our request for prevailing wage estimate and are generally non-responsive.

**Project Start Date:** *Summer 2022*      **Expected Project Completion Date:** *Summer 2022*

**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)**

# ORIGINAL APPLICATION

## Gutter system



ORIGINAL APPLICATION



**I-57 Roofing, LLC**  
**1029 Moses Ct**  
**Arthur, IL 61911**

*mail@i57roof.com*  
*www.i57roof.com*  
**217-570-3170**  
 Lic. # 104.018656/ 105.009225



<u>Proposal Submitted To</u> Melissa Moody Gutters			<u>Job #</u> 2204-3044131-01	<u>Date</u> 07/14/2022
<u>Address</u> 108 West Locust Street			<u>Terms</u> 50% down, 50% on completion	
<u>City</u> Bloomington	<u>State</u> Illinois	<u>Zip</u> 61701	<u>Job Location</u> 108 West Locust Street, Bloomington, Illinois, 61701	

## Proposal

<b>6" Half Round gutters:</b>	<b>Amount</b>
South Eave: 1.Remove the existing gutters and downspouts on the south side of the building 2.Install 6" half- round gutter brackets on fascia. Color: Grecian green. 3.Install 6" x .032 Grecian green aluminum half round gutters. 4. Install 3" x .019x 10' smooth round Grecian green aluminum downspouts. 5. Install 3" x.019 smooth round Grecian green elbows. 6. Install 2 1/4" Grecian green aluminum downspout straps. fasten to building/Deck. 7.Install a new downspout from the top level of internal gutters to allow the water to drain away from the building.  North Downspouts: Install 4 new 3" x .019 smooth round Grecian green downspouts & Elbows  Includes prevailing wages. Includes boom lift to Install gutters. Any other concerns or issues will be communicated to the client. All work will be done in a professional manner including clean up.	12,564.60
<b>Removal of trash &amp; debris created from our team from job site daily!</b>	<b>Total: \$12,564.60</b>

All Material is Guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the total shown on this estimate, with down payment to be made before project is started, and the remaining balance due upon completion of job. Prices are based on visual inspection of existing conditions, and do not include unforeseen repairs to support structures. This estimate may be withdrawn at any time, and is not valid after 30 Days.

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

Signature

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Signature Date

Customer Signature





## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** September 15, 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 repair at the property located at 24 Whites Place. PIN: 14-33-479-033. White Place Historic District. c. 1899. Ward 4.

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**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) District  
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**

	<b>Zoning</b>	<b>Land Uses</b>
North	R-1C (Single Family Res.) District	26 Whites Pl (single family)
South	R-1C (Single Family Res.) District	22 Whites Pl (single family)
East	R-1C (Single Family Res.) District	25 Whites Pl (single family)
West	R-1C (Single Family Res.) District	1301 N Clinton Blvd (single family)

**UPDATE**

This project was continued from the August meeting. At that meeting the Commission encouraged the petitioner to repair the existing window rather than replacing it.

**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 repair an attic window along the south facing side of the residence. The proposal includes repairing the damaged window sash, replacing missing parting stop, replacing the damaged window stool, re-roping the bottom sash on each window, and adding one storm window to each double hung window.

**ARCHITECTURAL REVIEW GUIDELINES**

Although not specified for Certificate of Appropriateness review, the Architectural Review Guidelines are intended to be followed by owners and function as the guiding principles by which the Commission reviews submittals.

The 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, which stresses repair over replacement when feasible.

Repair procedures for wood windows shall include the following:

- Reinforcing, splicing patching or rebuilding portions of the window using the same material constructed to the same configuration, size and shape as the original.
- Filling or consolidating existing wood members with cellulose type wood-fillers or chemical materials such as plastics.

## 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.
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 will be repaired and would maintain the same size and style elements.
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.
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. N/A.
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 repaired and maintain existing characteristics.
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 original window will be repaired.
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.* N/A.
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.* N/A.
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 as the window will be repaired and maintain original features.

**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:

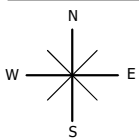
Motion to establish standards are met and motion to approve the petition submitted by Daniel Platt for a Certificate of Appropriateness for window repair at the property located at 24 Whites Place (PIN: 14-33-479-033), White Place Historic District, c. 1899, (Ward 4).

Respectfully submitted,  
Jon Branham  
City Planner

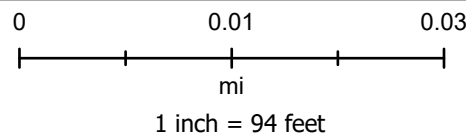
Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials

# 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.



Certificate of Appropriateness / Funk Grant Application

Property Address: 24 White Pl

Historic District: White Place Historic District

Year Built: 1899

Architectural Style: Victorian

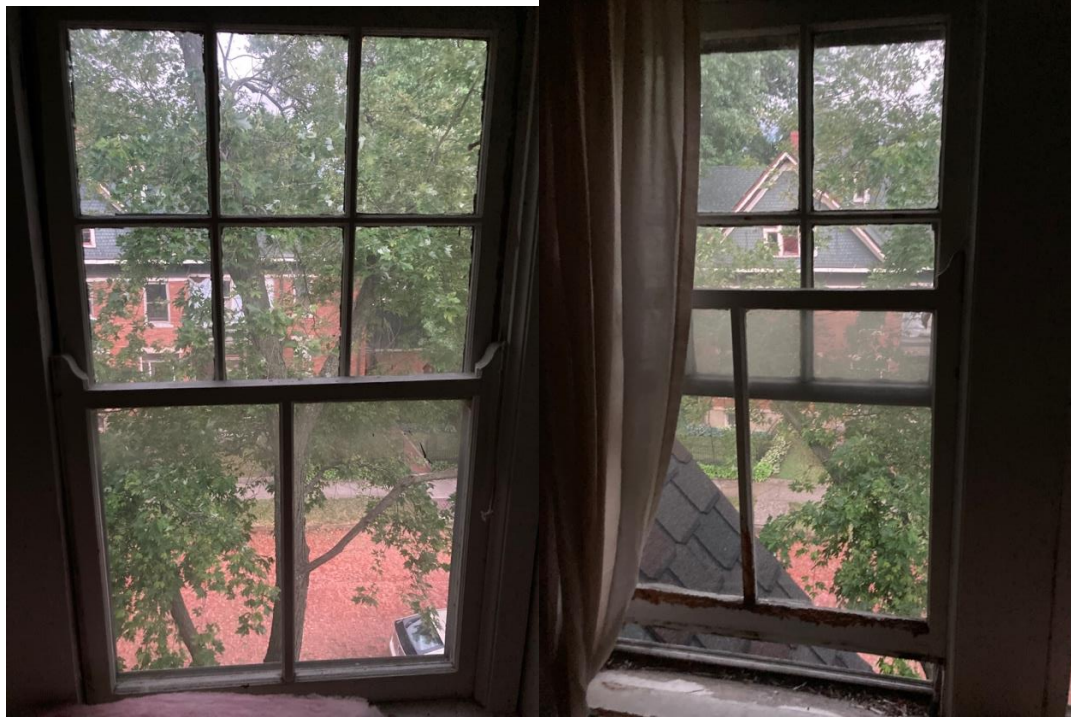
Proposed Restoration Work:

I am proposing to have a third-floor window restored to be functional and to resemble its original appearance. I am also proposing to have storm windows added to the window, to achieve some of the energy efficiencies delivered by modern windows. An attached work proposal by Brad Williams Construction details the work that will be done and the projected cost.

The window can be seen here from the outside:



And here from the inside:



Applicant Name: Daniel Platt

Applicant Address: 24 White Pl, Bloomington IL, 61701

████████████████████

████████████████████

## PROPOSAL



### **BRAD WILLIAMS CONSTRUCTION**

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

Daniel Platt  
#24 Whites Place  
Bloomington, IL  
Email: c ██████████

Window repair

Phone: 8 ██████████

Date: 8-27-2022, revised 8-28-2022

- Repair damaged window sash
- Replace missing parting stop
- Replace damaged window stool
- Re-rope bottom sash on each window
- Add 1 storm window to each double hung window

Painting provided by homeowner.

**Total price for labor and materials: \$1,575.00**

This proposal is valid for 90 days.

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

**Acceptance of Proposal:**

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

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





## HISTORIC PRESERVATION COMMISSION

**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** September 15, 2022  
**CASE NO:** BHP-26-22, Funk Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Daniel Platt for a Funk Grant in the amount of \$787.50 for window repair for the property located at 24 Whites Place. PIN: 14-33-479-033. c. 1899. Ward 4.

### PROPERTY INFORMATION

Subject property: 24 Whites Place  
 Applicant: Daniel Platt  
 Existing Zoning: R-2 (Single Family Residence) District with S-4 (Historic Overlay) District  
 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 Historic District

### SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-1C (Single Family Res.) District	26 Whites Pl (single family)
South	R-1C (Single Family Res.) District	22 Whites Pl (single family)
East	R-1C (Single Family Res.) District	25 Whites Pl (single family)
West	R-1C (Single Family Res.) District	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 Funk Grant in the amount of \$787.50 for an attic window to the residence. Brad Williams Construction has been contracted to perform the work, estimated at \$1,575.00 total for labor and materials. As the structure is owner-occupied, the project does not require prevailing wage. The amount requested is an eligible expense under the Funk Grant Guidelines. This application is coupled with a Certificate of Appropriateness application which is required via the Funk Grant process.

The scope of work entails repairing the damaged window sash, replacing missing parting stop, replacing the damaged window stool, re-roping the bottom sash on each window, and adding one storm window to each double hung window.

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.

### **ARCHITECTURAL REVIEW GUIDELINES**

Although not specified in the Funk Grant review process, the Architectural Review Guidelines are intended to be followed by owners and function as the guiding principles by which the Commission reviews submittals.

The 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, which stresses repair over replacement when feasible.

Repair procedures for wood windows shall include the following:

- Reinforcing, splicing patching or rebuilding portions of the window using the same material constructed to the same configuration, size and shape as the original.
- Filling or consolidating existing wood members with cellulose type wood-fillers or chemical materials such as plastics.

### **STANDARDS FOR REVIEW**

A project's eligibility for Funk Grant funding is determined by the following factors:

1. Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program.
2. The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project to:
  - a. The original structure,
  - b. Historically significant features of the property such as original fencing,
  - c. Architecturally compatible additions to the original structure, or
  - d. A historically significant or architecturally compatible auxiliary building to the primary structure such as carriage house.
3. Roofing and Gutter Projects are eligible for consideration if: a. The project is a repair or replacement using historically accurate roofing materials such as slate or tile, or b. The project is a restoration or repair of historic, architectural features such as box or yankee gutters, or c. The project is a repair or replacement using

- modern materials which mimic historic materials in appearance, and increase durability and useful life. N/A.
4. Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10-year period regardless of how much the structure is to be painted or stained. (Note: painting, staining and related-tasks will be considered as a single project per property.) N/A.
  5. Project expenses eligible for grant program funds include:
    - a. Professional architectural services,
    - b. Materials, and
    - c. Skilled labor. Grant recipients and their contractors must pay prevailing wage in accordance with all federal, state and local laws and all requirements of the Illinois Department of Labor except for owner-occupied single-family residences and owner-occupied multi-family residences.
      - i. Sweat equity is not eligible for grant reimbursement.
      - ii. Labor costs below prevailing wage are not eligible for grant reimbursement.

Limitations:

6. No interior work is eligible for the grant. No interior work is indicated or requested.
7. Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award. A Certificate of Appropriateness is being sought concurrently with this application (see BHP-24-22).
8. Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding. Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year. N/A.
9. Funding assistance is not available to exterior projects on:
  - a. Significant additions to the original structure which are not architecturally compatible with the original structure.
  - b. Non-historically significant auxiliary buildings.
  - c. Non-historically significant features of the property such as fences, driveways and sidewalks.
  - d. Landscaping.
10. Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards. N/A.

11. 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.
  - 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.

**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 Funk Grant. Staff recommends that the Commission take the following actions:

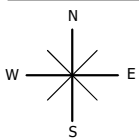
Motion to establish standards are met and motion to approve the petition submitted by Daniel Platt for a Funk Grant in the amount of \$787.50 for window repair for the property located at 24 Whites Place. PIN: 14-33-479-033. c. 1899. Ward 4.

Respectfully submitted,  
Jon Branham  
City Planner

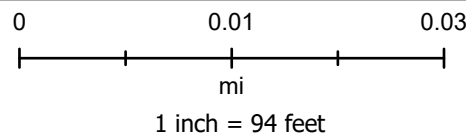
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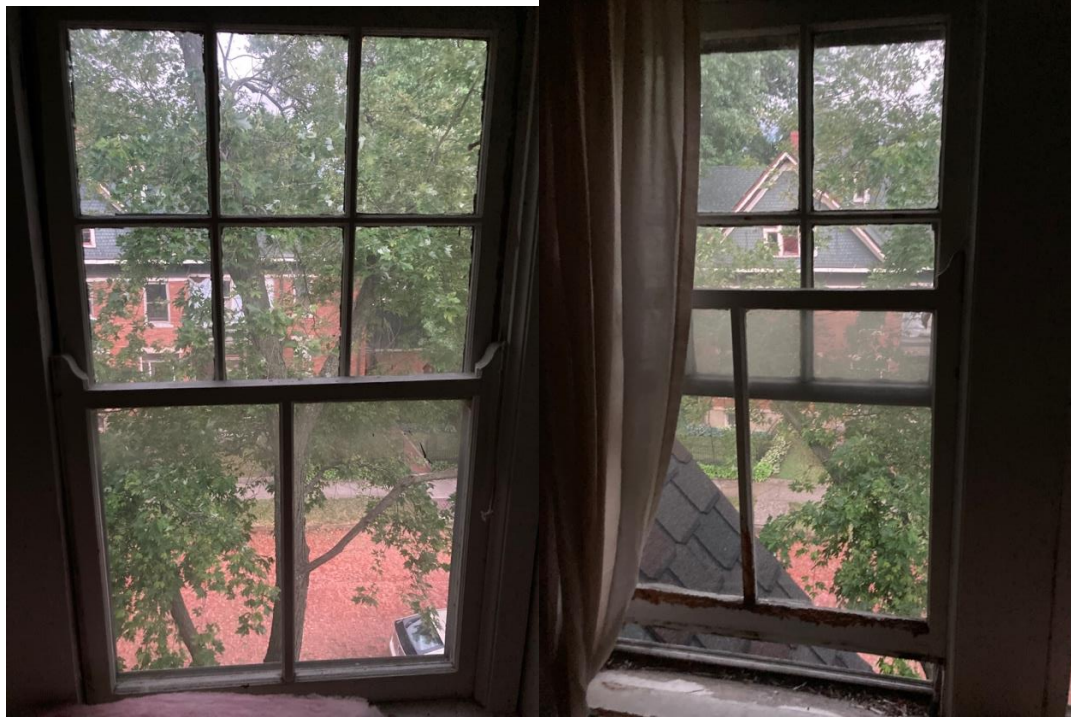
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Applicant Name: Daniel Platt

Applicant Address: 24 White Pl, Bloomington IL, 61701

Phone: [REDACTED]

Email: [REDACTED]

## PROPOSAL



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Daniel Platt  
#24 Whites Place  
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Email: [REDACTED]

Window repair

[REDACTED] [REDACTED]

Date: 8-27-2022, revised 8-28-2022

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**Acceptance of Proposal:**

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

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





## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** September 15, 2022  
**REQUEST:** Review of Rust Grant Funding Timeline

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### BACKGROUND

At previous meetings, the Commission has discussed mimicking the John M. Scott Grant timeline for the Rust Grant, which would deliver all applications at one time annually for the Commission to review, rather than the present format of year-round submittals.

Staff has drafted a potential timeline identifying potential key dates and checklist items.

A version of the Rust Grant Guidelines with suggested edits is also attached.

### RECOMMENDATION

The Commission should discuss and review the proposed timeline changes to the Rust Grant Guidelines.

Attachment:

- Proposed Funding Timeline
- Rust Grant Guidelines (with proposed updates)

## Proposed Rust Grant Funding Timeline, based on the John M. Scott Grant Funding Timeline

### **November – December**

- Advertising / marketing of upcoming items. Letters sent to property owners.

### **January 1**

- Application window opens via the approved grants management software.

### **February 1**

- Applications due.
- Applications submitted via the approved grants management software.

### **February 1-28**

- Staff review period.
- Staff will develop a final grant funding proposal for presentation to the full Commission at the March meeting.
- Potential legal notice posted.

### **March HPC Meeting**

- Initial Commission review begins.

### **April HPC Meeting**

- Final Commission review complete.

### **April 30**

- Grant applicants notified of status/project approvals.

### **May 1**

- Funding year cycle begins.

### **April 30 (following year)**

- Projects must be completed. Grant recipients must at this point submit all financial records related to the project so that they can be refunded in accordance with the grant agreement.

### **Optional**

- Hold future meeting at fiscal year midpoint for any funding/projects outstanding.

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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 develop a new museum facility. As board president, she accomplished the library material preservation program, led the museum into national accreditation and supported the project to convert 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 fiscal year, which is May 1 to April 30, for the Harriet Fuller Rust Facade Program. ***These grants are provided to property or business owners in the target area in recognition of the positive impact that individual facade renovations can have on the overall appearance and quality of their storefronts.*** In addition, the City recognizes that the structural integrity of the facade and base structure that affects the facade 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 facade 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. Projects to improve ADA Compliance may be eligible for up to 75% coverage of the project cost, up to a maximum grant amount of \$50,000. Grants to enhance the accessible means of building ingress or egress shall not count towards other maximum grant amounts and shall be given as a one-time incentive.

**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 Historic Preservation Commission will prioritize the following criteria:

1. Preserving a historic property.
2. Restoring a historic property.
3. Projects that improve ADA Compliance for a historic or non-historic property.
4. Preserving a non-historic property.
5. Restoring a non-historic property.
6. Maintenance of a historic property.
7. Maintenance of a non-historic property.

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 <https://www2.illinois.gov/idol/Pages/default.aspx>

### 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 Facade 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.
- 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.
- Americans with Disabilities Act (ADA) accessibility improvements (exterior only). These projects must be reviewed by a Licensed Structural Engineer or Architect prior to submission.

### 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.
- Projects to improve ADA compliance if alterations to a qualified historic building or facility to achieve program accessibility would threaten or destroy the historic significance of the building or facility.

**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 shall meet with 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~~ **the timeline agreed upon for that year's application process.** 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, 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 wagers (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 City Planner, and the City Building Inspector to discuss the proposed improvements and cost estimates.
- 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 by the previously agreed upon deadline.~~ Only complete applications will proceed with a grant review.
- H. Then the City Planner will forward the application along with any staff comments 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 deadline.~~ 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 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. In such instances, the owner/contractor shall be required to obtain a third project estimate.\_
- 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 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 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

- FAÇADE: 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 & Community Development Department  
115 E Washington Street, Suite 201  
Bloomington, IL 61701  
[planning@cityblm.org](mailto:planning@cityblm.org)  
Phone: 309-434-2226



APPENDIX A TARGET AREA MAP

