



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION  
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT  
305 S. EAST ST., BLOOMINGTON, IL 61701  
THURSDAY, JULY 18, 2024, 5:00 PM

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 [cityblm.org/register](http://cityblm.org/register) at least 5 minutes before the start of the meeting.*

4. Consent Agenda

*Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.*

A. Review and approval of the minutes of the June 20, 2024, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

A. BHP-29-24 Consideration, review and action on a request submitted by City of Bloomington, for Demolition Review for a structure known as the Meyer Brewery Stable Building located on the property at 1613 S. Main Street (Part of PIN: 21-09-351-004). (Recommended Motion: Motion to find that the building is significant, both architecturally and historically, but is not suitable for preservation or restoration. Motion to not oppose the Demolition request for the structure known as the Meyer Brewery Stable Building property located at 1613 S. Main Street, with the condition that the Applicant prepare, and provide to the City and History Museum, As-Built Documentation prior to any deconstruction or demolition of the current structure.)

B. BHP-30-24 - Consideration, and action on a request submitted by Lee Wu for a Certificate of Appropriateness for roof and chimney restoration for the property at 812 N. Prairie Street, PIN 21-04-208-004. (Recommended Motion: Motion to approve or disapprove, with or without Conditions, of the proposed scope of work for the requested Certificate of Appropriateness.)

C. BHP-31-24 - Consideration, and action on a request submitted by Lee Wu for a Funk Grant in the amount of \$7,500.00, for roof and chimney restoration on the property at 812 N. Prairie Street, PIN: 21-04-208-004. (Recommended Motion:

Motion to establish findings that the **project is eligible** and to **approve** the request by Lee Wu, for a Funk Grant in the amount of **up to \$7,500.00** for roof and chimney restoration on the property located at 812 N. Prairie Street.)

- D. **BHP-32-24** - Consideration, and action on a request submitted by Howard & Debra Rodgers for a **Certificate of Appropriateness** for painting for the property at 510 S. Mason Street, PIN 21-04-362-010. (Recommended Motion: Motion to approve or disapprove, with or without Conditions, of the proposed scope of work for the requested Certificate of Appropriateness.)
  
- E. **BHP-33-24** - Consideration, and action on a request submitted by Howard & Debra Rodgers for a **Funk Grant** in the amount of \$6,900.00, for painting on the property at 510 S. Mason Street, PIN: 21-04-362-010. (Recommended Motion: Motion to establish findings that the **project is eligible** and to **approve** the request by Howard & Debra Rodgers, for a Funk Grant in the amount of **up to \$6,900.00** for painting on the property located at 510 S. Mason Street.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or [mhurt@cityblm.org](mailto:mhurt@cityblm.org).



**REGULAR AGENDA ITEM NO. 4.A.**

**FOR HISTORIC PRESERVATION COMMISSION:** July 18, 2024

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Review and approval of the minutes of the June 20, 2024, regular meeting of the Bloomington Historic Preservation Commission.

**RECOMMENDED MOTION:** Motion to accept the minutes, as presented.

**STRATEGIC PLAN LINK:**

Goal 1. Financially Sound City Providing Quality Basic Services

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 1c. Engaged residents that are well informed and involved in an open governance process

**BACKGROUND:** In compliance with the Open Meetings Act, Commission Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

**ATTACHMENTS:**

[HPC 6.20.24 MINUTES DRAFT.docx](#)



**MINUTES  
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION  
THURSDAY, JUNE 20, 2024, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:02 PM, June 20, 2024. Chair Greg Koos called the meeting to order.

**Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Paul Scharnett	Commission Vice Chair	Present
Dawn Peters	Commissioner	Present (arrived at 5:04 PM)
Sarah Lindenbaum	Commissioner	Absent
John Elterich	Commissioner	Present
Emma Meyer	Commissioner	Present
Mark Adams	Commissioner	Present
Greg Koos	Commission Chair	Present

City Staff present included Jon Branham, City Planner.

**Public Comment**

No public comment was presented.

**Consent Agenda**

*Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.*

**Commissioner Elterich made a motion, seconded by Commissioner Peters, to approve the consent agenda as presented.**

**AYES:** Scharnett, Peters, Elterich; Meyer, Adams

**ABSTAIN:** Koos

**Motion passed viva voce (5-0).**

Item 4.A. Review and approval of the minutes of the May 15, 2024, regular meeting of the Bloomington Historic Preservation Commission.

**Regular Agenda**

Before the Regular Agenda proceeded, there was a discussion among Commissioners regarding emphasis on obtaining second bids for grant projects.

*The following item was presented:*

Item 5.A. BHP-20-24 - Consideration, and action on a request submitted by Jim Neeley for a Certificate of Appropriateness for fence installation, on the property at 33 Sunset Road, PIN 14-34-402-016.

Mr. Branham presented the staff report with a recommendation for approval. He outlined the fence material and noted the proposed location of the fence in the rear yard was similar to the fence located on the property directly to the east. He noted the fence would also need to meet zoning requirements.

Vice Chair Sharnett inquired if there was an impact to any of the significant landscaping at the property.

**Jim Neeley (33 Sunset Road), Applicant,** further described the specific location of the proposed fence and stated it would not affect any landscaping of note. He added no vegetation would be affected.

Chair Koos stated he was comfortable with the proposal.

**Commissioner Elterich made a motion, seconded by Commissioner Peters, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Jim Neeley, for fence installation, on the property at 33 Sunset Road, as submitted.**

**Roll call.**

**AYES:** Sharnett; Peters; Elterich; Meyer, Adams, Koos

**Motion passed (6-0).**

*The following item was presented:*

Item 5.B. **BHP-21-24** - Consideration, and action on a request submitted by Clinton & Nicole Fuller for a **Certificate of Appropriateness** for gutter, soffit and fascia repair and restoration, porch removal, and painting on the property at 1102 E. Jefferson Street, PIN 21-03-326-001.

Mr. Branham presented the staff report with a recommendation for approval.

Vice Chair Sharnett inquired if additional details about the project could be relayed.

**Clinton Fuller (1102 E. Jefferson Street), Applicant,** stated it was challenging to obtain bids for the project. He highlighted the history of the property. He described the current conditions and project details. He stated the porch requested to be removed was non-original to the house as well as the door to access it. He stated the scalloped cedar siding would be replaced and matched. He identified the painting color scheme.

The Commission discussed aspects of the project, including the details of the gutters and downspouts and how they would be repaired.

The Commission inquired about the current roof at the residence. Mr. Fuller stated the roof was completed last year without a permit or Certificate of Appropriateness.

The Commission noted it would be important to match all existing items as closely as possible.

**Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Clinton & Nicloe Fuller, for gutter, soffit and fascia repair and restoration, porch removal, and painting, on the property at 1102 E. Jefferson Street, as submitted.**

**Roll call.**

**AYES:** Sharnett, Peters; Elterich; Meyer; Adams; Koos

**Motion passed (6-0).**

*The following item was presented:*

Item 5.C. **BHP-22-24** - Consideration, and action on a request submitted by Clinton & Nicole Fuller for a **Funk Grant** in the amount of \$15,000.00, for gutter, soffit and fascia repair and restoration, porch removal, and painting, on the property at 1102 E. Jefferson Street, PIN 21-03-326-001.

Mr. Branham stated the project met the criteria and noted that if the Commission chose to award the maximum amount, the total would be \$15,000.00. Commissioner Peters noted that only one bid was provided.

**Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$15,000.00 for gutter, soffit and fascia repair and restoration, porch removal, and painting, on the property at 1102 E. Jefferson Street.**

**Roll call.**

**AYES:** Sharnett, Peters; Elterich; Meyer; Adams; Koos

**Motion passed (6-0).**

*The following item was presented:*

Item 5.D. **BHP-23-24** - Consideration, and action on a request submitted by Patricia Morin for a **Certificate of Appropriateness** for chimney and roof repair and restoration, on the property at 1405 N. Clinton Boulevard, PIN 14-33-479-008.

Mr. Branham presented the staff report with a recommendation for approval. He stated the Applicant was not present but available via phone, if needed.

Vice Chair Scharnett commented on the metal cricket by the chimney and the water shed around it. He stated it should be flashed and counter flashed. He added that trim materials should match existing colors.

**Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Patricia Morin, for chimney and roof repair and restoration, on the property at 1405 N. Clinton Boulevard, with the condition that the metal cricket by the chimney and the water shed around should be**

flashed and counter flashed and that trim materials should match existing colors.

Roll call.

**AYES:** Sharnett, Peters; Elterich; Meyer; Adams, Koos

**Motion passed (6-0).**

*The following item was presented:*

Item 5.E. **BHP-24-24** - Consideration, and action on a request submitted by Patricia Morin for a **Funk Grant** in the amount of \$15,000.00, for chimney and roof repair and restoration on the property at 1405 N. Clinton Boulevard, PIN 14-33-479-008.

Mr. Branham stated the project met the criteria and noted that if the Commission chose to award the maximum amount, the total would be \$15,000.00. Commissioner Peters noted that essentially only one bid was provided.

**Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$15,000.00 for chimney repair and restoration on the property at 1405 N. Clinton Boulevard.**

Roll call.

**AYES:** Scharnett, Peters; Elterich; Meyer; Adams; Koos

**Motion passed (6-0).**

*The following item was presented:*

Item 5.F. **BHP-25-24** - Consideration, and action on a request submitted by Joe Strano for a **Certificate of Appropriateness** for porch repair and restoration, and painting, on the property at 2 White Place, PIN 14-33-480-024.

Mr. Branham presented the staff report with a recommendation for approval.

**Joe Strano (2 White Place), Applicant,** provided additional background on the project. He described details of the existing porch ceiling and roof. He reviewed the proposed windows which would enclose the porch area. He stated he did not have documentation on the old roof. He stated they contacted three other contractors for bids without success.

Brad Williams, contractor, provided further details on project.

The Commission discussed the project, including proposed materials and ventilation, and whether the project would create a false sense of history. There was some consideration of separating portions of the project that were more additive in nature.

**Commissioner Elterich made a motion, seconded by Commissioner Peters, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Joe Strano, for porch repair and restoration, and painting, on the property at 2 White Place, as submitted.**

Roll call.

**AYES:** Scharnett, Peters; Elterich; Meyer; Adams, Koos

**Motion passed (6-0).**

*The following item was presented:*

Item 5.G. **BHP-26-24** - Consideration, and action on a request submitted by Joe Strano for a **Funk Grant** in the amount of \$7,500.00, for porch repair and restoration, and painting, on the property at 2 White Place, PIN 14-33-480-024.

Mr. Branham stated the project met the criteria and noted that if the Commission chose to award the amount requested is \$7,500.00.

**Commissioner Adams made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$7,500.00 for porch repair and restoration, and painting, on the property at 2 White Place.**

**Roll call.**

**AYES:** Peters; Elterich; Meyer; Adams

**NAYES:** Sharnett, Koos

**Motion passed (4-2).**

*The following item was presented:*

Item 5.H. **BHP-27-24** - Consideration, and action on a request submitted by Lori McCormick for a **Certificate of Appropriateness** for painting and trim restoration, on the property at 4 White Place, PIN 14-33-480-023.

Mr. Branham presented the staff report with a recommendation for approval.

**Lori McCormick (4 White Place), Applicant,** provided additional information on the project. She described the current issues affecting the windows.

Vice Chair Scharnett inquired about the potential causes of the water damage. Ms. McCormick stated she was not sure but there was not damage on the inside of the structure. It was noted that the former owner had not maintained plantings around the windows for several years.

**Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Lori McCormick, for painting and trim restoration, on the property at 4 White Place, with the condition that further investigation is undertaken to examine the cause of the water damage.**

**Roll call.**

**AYES:** Sharnett, Peters; Elterich; Meyer; Adams; Koos

**Motion passed (6-0).**

*The following item was presented:*

Item 5.I. **BHP-28-24** - Consideration, and action on a request submitted by Lori McCormick for a **Funk Grant** in the amount of \$2,910.00, for painting and trim restoration, on the property at 4 White Place, PIN 14-33-480-023.

Mr. Branham stated the project met the criteria and noted the amount would be to not exceed \$2,910.00.

**Commissioner Peters made a motion, seconded by Commissioner Adams, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$2,910.00 for painting and trim restoration on the property at 4 White Place.**

**Roll call.**

**AYES:** Scharnett, Peters; Elterich; Meyer; Adams, Koos

**Motion passed (6-0).**

### **New Business**

Commissioner Peters inquired if the permit history for the roof replacement at 1102 E. Jefferson Street could be reviewed by staff.

Vice Chair Scharnett expressed concerns with artificial intelligence as it relates to historic architecture and images. He shared a website with the Commission to illustrate possibilities.

### **Adjournment**

**Commissioner Meyer made a motion, seconded by Vice Chair Scharnett, to adjourn the meeting.**

**Roll call.**

**AYES:** Scharnett, Peters; Elterich; Meyer, Adams, Koos

**Motion passed (6-0).**

The Meeting Adjourned at 7:08PM.

**CITY OF BLOOMINGTON**

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Greg Koos, Chair

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Jon Branham, Staff Liaison



**REGULAR AGENDA ITEM NO. 5.A.**

**FOR HISTORIC PRESERVATION COMMISSION:** July 18, 2024

**WARD IMPACTED:** Ward 1

**SUBJECT:** BHP-29-24 Consideration, review and action on a request submitted by City of Bloomington, for **Demolition Review** for a structure known as the Meyer Brewery Stable Building located on the property at 1613 S. Main Street (Part of PIN: 21-09-351-004).

**RECOMMENDED MOTION:** Motion to find that the **building is significant**, both architecturally and historically, **but is not suitable for preservation or restoration**. Motion to **not oppose the Demolition request** for the structure known as the Meyer Brewery Stable Building property located at 1613 S. Main Street, with the condition that the Applicant prepare, and provide to the City and History Museum, **As-Built Documentation** prior to any deconstruction or demolition of the current structure.

**STRATEGIC PLAN LINK:**

Goal 5. Great Place - Livable, Sustainable City  
Goal 3. Grow the Local Economy

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 5b. City decisions consistent with plans and policies  
Objective 3a. Retention and growth of current local businesses

**BACKGROUND:** Demolition has been proposed for the subject structure, so Demolition Review by the Historic Preservation Commission was sought prior to the application for a permit. In this case, the chairperson noted the building is significant, and a public hearing was scheduled.

The property was part of the Meyer & Wochner Brewery, which was started in 1859. The building itself originally functioned as a horse stable for the brewery. In 1922, the City of Bloomington acquired the brewery grounds and buildings, demolished the larger structures on the property and retained this structure. The stable was converted into a clubhouse for the new Highland Park Golf Course in 1920s. Over time, the clubhouse has fell into disrepair, and has been deemed “not fit for occupancy” since 2014. Asbestos was identified in the building and is currently being remediated. The City’s Parks & Recreation Department has recently requested to demolish the structure.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The application was filed in conformance with applicable procedural requirements. Public Notice was published in *The Pantagraph* on Monday, July 1, 2024. Courtesy notices were sent to 23 property owners within 500 feet of the subject property.

**FINANCIAL IMPACT:** The results of the community’s preservation efforts are substantial as

hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

**ATTACHMENTS:**

[BHP-29-24\\_DEMO\\_1613 S Main St\\_Staff Report.docx](#)

[Demolition Review 1613 S. Main St..pdf](#)

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TO: City of Bloomington Historic Preservation Commission  
FROM: Economic & Community Development Department  
DATE: July 18, 2024  
CASE NO: BHP-29-24, Demolition Review  
REQUEST: Consideration and review on a request submitted by City of Bloomington for Demolition Review for a structure known at the Meyer Brewery Stable Building located on the property at 1613 S. Main Street. Part of PIN: 21-09-351-004.

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Above: The subject property at 1613 S. Main Street

PROPERTY INFORMATION

Subject Property 1613 S. Main Street  
Existing Zoning: P-2 (Public Lands & Institutions) District  
Existing Land Use: Golf Course  
Property Size: 97.26 acres

## HISTORICAL INFORMATION

Year Built: 1859 - Brewery started  
Architectural Style: 19<sup>th</sup> Century Urban Stable/Barn  
Architect: Unknown  
Significant Name: Meyer Brewery Stable  
Historic District: None

## PROJECT DESCRIPTION

### Background

The property was part of the Meyer & Wochner Brewery, which was started in 1859. The building itself originally functioned as a horse stable for the brewery. In 1922, the City of Bloomington acquired the brewery grounds and buildings, demolished the larger structures on the property and retained this structure. The stable was converted into a clubhouse for the new Highland Park Golf Course in 1920s. Over time, the clubhouse has fell into disrepair, and has been deemed "not fit for occupancy" since 2014. Asbestos was identified in the building and is currently being remediated. The City's Parks & Recreation Department has recently requested to demolish the structure.

Since demolition has been proposed for the subject structure, Demolition Review by the Historic Preservation Commission was sought prior to the application for a permit.

## DEMOLITION REVIEW GUIDELINES

The structure exceeds 500 square feet of gross floor area and was constructed more than 50 years before the date of the application for a demolition permit, so it is subject to administrative review by the chairperson of the Historic Preservation Commission, per Chapter 44, 17-11 of the City Code.

The Code further states if the chairperson determines that the building is potentially significant, it shall schedule an administrative public hearing before the Preservation Commission to consider the building's historical or architectural significance.

In this case, the chairperson noted the building is significant, and a public hearing was scheduled.

Public Notice was published in The Pantagraph on Monday, July 1, 2024. Courtesy notices were sent to 23 property owners within 500 feet of the subject property.

## STANDARDS FOR REVIEW - LANDMARK NOMINATION CRITERIA

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria, which are provided for discussion purposes to assist with determining significance:

- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);
- (b) Its location as a site of a significant local, county, state, or national event;

- (c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
- (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
- (f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- (g) Its embodiment of design elements that make it structurally or architecturally innovative;
- (h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
- (j) Its suitability for preservation or restoration.

At the conclusion of the hearing, the Commission shall make findings and issue a determination as to the significance of the building.

#### STAFF RECOMMENDATION

Considering the extended vacancy and disrepair of the existing structure, Staff finds that the structure meets the Standards of Review for Landmark Nomination Criteria, but is not suitable for preservation or restoration as presented and recommends a statement of no opposition for the request. Staff recommends that the Commission take the following actions:

Motion to find that the building is significant, both architecturally and historically, but is not suitable for preservation or restoration.

Motion to not oppose the Demolition request for the structure known as the Meyer Brewery Stable Building located on the property at 1613 S. Main Street, with the condition that the Applicant prepare, and provide to the City and History Museum, As-Built Documentation prior to any deconstruction or demolition of the current structure.

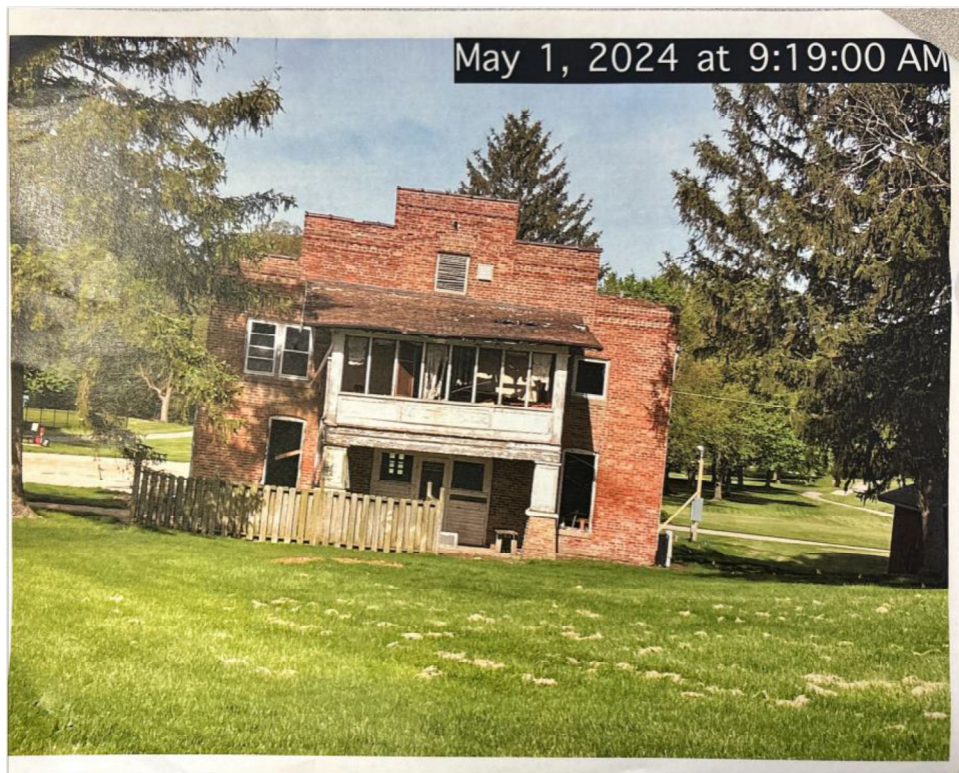
Respectfully submitted,  
Jon Branham  
City Planner

#### Attachments:

1. Aerial Map
2. Supplementary Property Information (separate attachment)

Attachment 1 - Aerial Map





115 E. Washington St. STE. 201 | Bloomington, IL 61701  
[www.bloomingtonil.gov](http://www.bloomingtonil.gov)  
P: (309) 434-2226 | F: (309) 434-2802



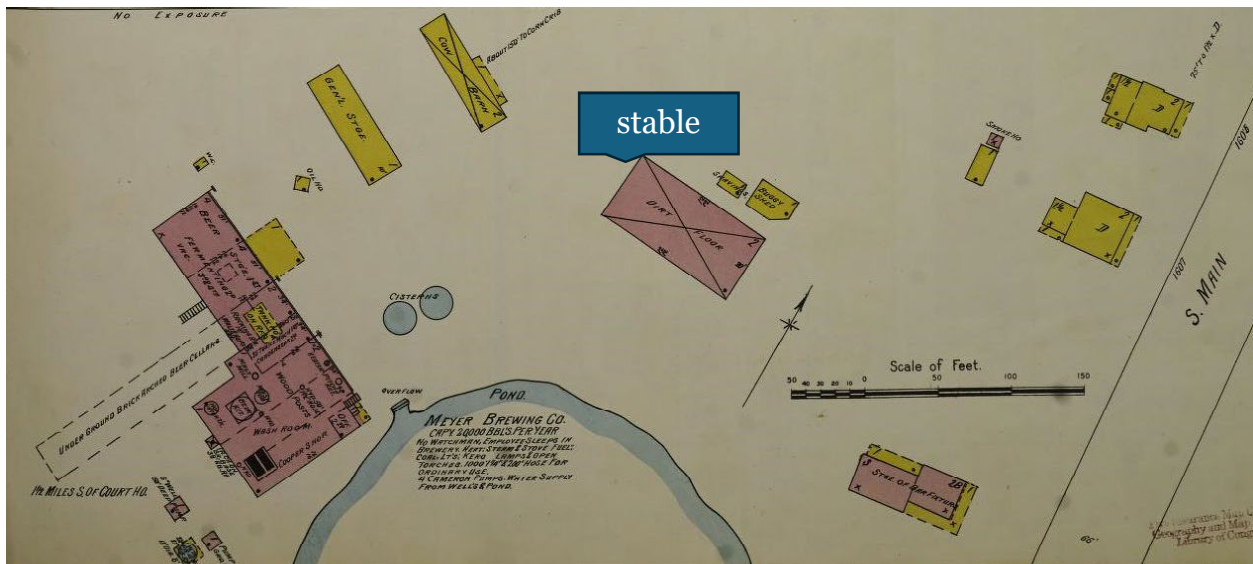
## Demolition Review Findings 1613 S. Main St. Bloomington IL (Meyer Brewery Stable)

Greg Koos 6/6/2024

The Meyer and Wochner Brewing company stable, located at 1613 S. Main St., is a historic building. The brewery is significant to the history of the City of Bloomington. Today's Highland Golf course was the site of this brewery which occupied 125 acres. Beer was an important part of the culture of German people in Bloomington. These immigrants comprised one-third of the City's population. The stable/clubhouse building is a rare surviving example of a nineteenth century urban stable/barn. I know of no others in Bloomington or Normal. In the 1880s there were 35,000 horses in McLean County.

To designate a building as a City landmark requires the structure to meet specific criteria (44-8-4) This building meets criteria (a) and (i): "(a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);" and "(i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance."

Brewery grounds 1907



This demolition review has been preceded by partial demolition, through gross neglect, of the structure by the City of Bloomington.



East Façade 6/4/24



North Façade 6/4/24

**City code (45-1100.3)** defines a Derelict Building. This building is described in C. and D. .

**C.**

Unoccupied and secured by means other than those normally used in the design of buildings of similar structure or design for 30 days or more; this includes buildings whose doors, windows, or other openings are boarded up; or

**D.**

Unoccupied and having more than two property maintenance, fire or building code violations existing for 30 days or more; or

**Property Maintenance Code (10-304)** defines an unsafe building. This building is in violation of A, B, C and D.

A.

Any building, shed, fence or other man-made structure which is dangerous to public health because of its construction or condition, or which may cause or aid in the spread of disease or cause injury to the health of the occupants of it or of neighboring structures;

B.

Any building, shed, fence, or other man-made structure which, because of faulty construction, age, lack of proper repair or any other cause, is especially liable to fire and constitutes or creates a fire hazard;

C.

Any building, shed, fence or other man-made structure which, by reason of faulty construction, lack of proper repair or any other cause, is liable to cause injury or damage by a total or partial collapse;

D.

Any building, shed, fence or other man-made structure which, because of its condition or because of lack of doors or windows is available to persons who are not owners or lessees of such structure;

The City has, by default, chosen to ignore its own ordinances.

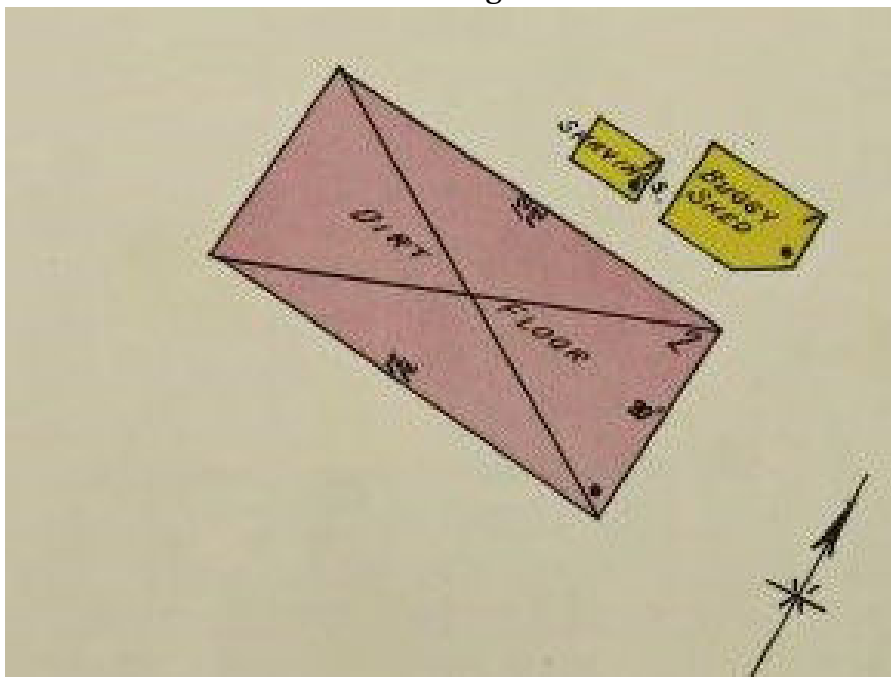
### **Meyer & Wochner Brewery**

This brewery was started in 1859 by Chris Margraff, who was murdered in 1863. After his death the brewery was purchased by two Springfield residents, Franz Anton Wochner and Anton Meyer. Named the Gambrinus Brewery, by 1885 it was distributing beer statewide. In one week in 1883 the brewery processed 34 train carloads of barley and one train carload of hops. The plant at peak production could make 100 barrels of beer a day. All of this beer was made by cold processing which required a large supply of ice. The large pond seen in the maps supplied ice in the winter. This south German style beer was aged, before it was sold, for three to six months in large cooling caves, which remain under Forest Park.

Both beer and wine were part of German culture. Home production was common, and these beverages were served as part of daily meals. Beer and wine were essential parts of German cuisine. Wine and beer were also appreciated as relaxing beverages to be socially enjoyed in wine and beer gardens.

Initially its production was sold by the keg. For home consumption, customers took beer growlers to saloons for a fill up. A common childhood errand was to rush the growler for papa. That is, get the growler filled at the neighborhood saloon, and take it home quickly – without spilling a drop. In the early 20<sup>th</sup> century Meyer and Wochner started bottling beer for home consumption. Meyer brewed beer until national prohibition of alcoholic beverages was instituted in 1920. In 1922 the City of Bloomington acquired the brewery grounds and buildings, demolished the larger structures and retained this structure. Also retained was a c1910 carriage house built to house the delivery wagons which supplied local taverns. The City converted the stable into a club house for the new Highland Golf Course in the 1920s. The stable is the subject of this demolition review.

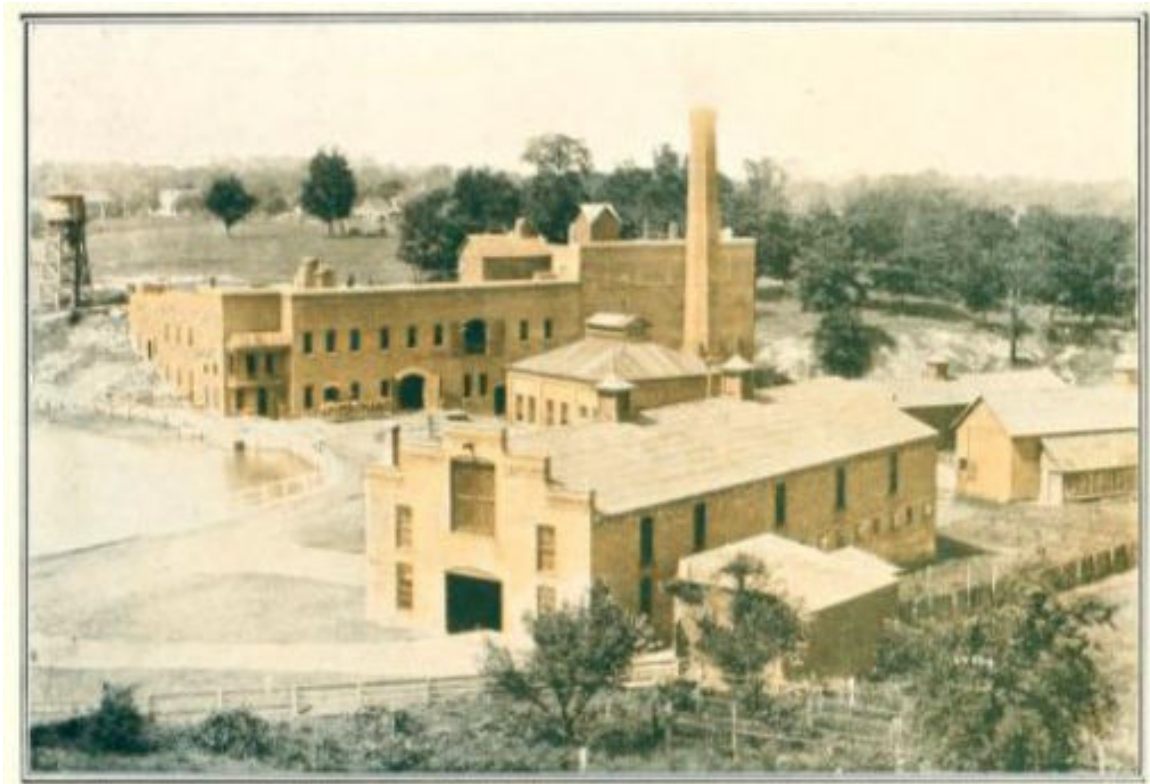
The 1907 *Sanborn Fire Insurance* map documents the 60' x 120' masonry building which was a stable for the beer wagon horses



Employees and owners of the brewery (Das Brauer-Kollegium) posed at the brewery. *Bloomington's Deutsche in Wort und Bild* 1893



The Brewery in 1912. The stable/club house is in the foreground. The carriage house is to its rear. *Souvenir of Bloomington, Illinois* 1912





**REGULAR AGENDA ITEM NO. 5.B.**

**FOR HISTORIC PRESERVATION COMMISSION:** July 18, 2024

**WARD IMPACTED:** Ward 6

**SUBJECT:** BHP-30-24 - Consideration, and action on a request submitted by Lee Wu for a Certificate of Appropriateness for roof and chimney restoration for the property at 812 N. Prairie Street, PIN 21-04-208-004.

**RECOMMENDED MOTION:** Motion to approve or disapprove, with or without Conditions, of the proposed scope of work for the requested Certificate of Appropriateness.

**STRATEGIC PLAN LINK:**

Goal 1. Financially Sound City Providing Quality Basic Services  
Goal 5. Great Place - Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 1d. City services delivered in the most cost-effective, efficient manner  
Objective 5b. City decisions consistent with plans and policies

**BACKGROUND:** The Applicant is requesting a Certificate of Appropriateness to restore the roof and chimney at the property due to tree damage.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

**ATTACHMENTS:**

[BHP-30-24 - Staff Report - 812 N Prairie St.docx](#)

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TO: City of Bloomington Historic Preservation Commission  
FROM: Economic & Community Development Department  
DATE: July 18, 2024  
CASE NO: BHP-30-24, Certificate of Appropriateness (COA)  
REQUEST: Consideration, review and action on a request submitted by Lee Wu, for a Certificate of Appropriateness for roof and chimney restoration on the property located at 812 N. Prairie Avenue, PIN 21-04-208-004.

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Above: Subject property, current day

#### PROPERTY INFORMATION

Subject property: 812 N. Prairie Street  
Existing Zoning: R-2 (Two-Family Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 155' x 165' (25,575 square feet)

## HISTORIC INFORMATION

Year Built: 1860-1888  
Architectural Style: Italianate / Queen Anne  
Architect: Unknown  
Historic District: Franklin Square Historic District  
Alternate Name: Burr-Soper House

## PROJECT DESCRIPTION

### Background

According to the National Register nomination, the Burr-Soper house is actually two houses built 28 years apart. The older section was built in 1860 in the Italianate style. The newer section, in Queen Anne style, was added on the south in 1888. The property was designated and zoned S-4 in 1983 (Ord. No. 1983-94). The Applicant has not received a Certificate of Appropriateness in the recent past.

### Request

The Applicant is requesting a Certificate of Appropriateness to restore the roof and chimney at the property due to tree damage. The project includes a complete tear-off of the existing flat roof down to the wood decking, replacing all bad wood, installing a new metal roof edge, installing an ice and water shield, replacing all flashings, and installing Flintlastic granulated rolled roofing fully adhered to flat areas. All shingle areas and box gutters will also be repaired, and the chimney rebuilt.

## 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.

The proposed project is expected to maintain distinguishing qualities of the existing residence and not change any distinct features.

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 appearance of the building to an earlier period.

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.

The project is not expected to change any distinctive features of the structure.

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.

Replacement items would be expected to match the material as closely as possible.

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.

No alterations or additions to the property is proposed at this time.

## ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant should comply with the subject policies as outlined in the Architectural Review Guidelines.

Under the Architectural Review Guidelines, the following criteria is provided:

Roofing Policy:

- Repair rather than replace roofing materials unless it is technically infeasible to do so.
- If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so.
- If historic roofing has been removed or covered in the past, and replacement of existing roofing is proposed, selection of material for re-roofing shall be similar with regard to size, style, and details of original historic roofing materials to the extent that such original roofing can be documented. If no photographic or other documentation exists for original historic roofing materials, selection of new materials shall be typical of those used in the style of the historic building.
- Re-roofing projects may be approved subject to the following requirements:
  - a. Existing roofing materials are so deteriorated or damaged that they cannot be economically repaired.
  - b. Proposed new roofing material can be installed without removing, damaging, or obscuring character defining architectural features or trim.
  - c. Proposed new roofing material matches as closely as possible the existing or historic roofing material in size, profile, and texture.
  - d. The original form and shape of the roof shall be retained.
  - e. Character defining features of the roof shall be retained (cupolas, weather-vanes, dormers, cornices, brackets, chimneys, cresting, and finials).

Masonry Policy:

- All Masonry work to be in accordance with the Masonry Institute of America repair and restoration guidelines.
- Repair rather than replace masonry materials unless it is technically infeasible to do so.
- If replacement of masonry materials is necessary, replacement materials shall be the same color, texture, and type
- of material as that which is being replaced, unless it is technically infeasible to do so,
- Do not sandblast masonry.
- Do not high-pressure water blast masonry.
- Tuck-pointing shall be done following National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10.
- Use cement-lime mortars appropriate to the type of masonry to be tuck-pointed.
- Do not use premixed "masonry cements" that contain no lime for tuck-pointing.
- Joint profiles and colors of tuck-pointing shall match existing historic tuck-pointing.
- Do not parge or apply stucco to masonry surfaces that were not historically parged or stuccoed.
- Do not install synthetic siding over masonry materials.

Siding & Soffit Policy:

- Repair rather than replace siding and soffit materials unless it is technically infeasible to do so.
- If replacement of siding and soffit materials is necessary, replacement materials shall be the same color, texture,
- and type of material as that which is being replaced, unless it is technically infeasible to do so.
- Do not sandblast siding and soffits.
- Do not high-pressure water blast siding and soffits.

- Where synthetic siding or soffits exist, it is recommended to remove it and repair the original historic siding under
- it, unless it is technically infeasible to do so.
- The Commission will not approve new synthetic siding or soffits.
- No new trim or moldings may be added to historic exterior surfaces unless it can be shown that such trim would have been historically used for that type of building,

#### STAFF RECOMMENDATION

Staff finds that the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Lee Wu, for roof and chimney restoration on the property located at 812 N. Prairie Street, subject to the Applicant confirming all materials and methods.

Respectfully submitted,  
Jon Branham  
City Planner

#### Attachments:

1. Images of the location for proposed work

Attachment 1: Image of the location for proposed work









**REGULAR AGENDA ITEM NO. 5.C.**

**FOR HISTORIC PRESERVATION COMMISSION:** July 18, 2024

**WARD IMPACTED:** Ward 6

**SUBJECT:** BHP-31-24 - Consideration, and action on a request submitted by Lee Wu for a Funk Grant in the amount of \$7,500.00, for roof and chimney restoration on the property at 812 N. Prairie Street, PIN: 21-04-208-004.

**RECOMMENDED MOTION:** Motion to establish findings that the *project is eligible* and to *approve* the request by Lee Wu, for a Funk Grant in the amount of **up to \$7,500.00** for roof and chimney restoration on the property located at 812 N. Prairie Street.

**STRATEGIC PLAN LINK:**

Goal 1. Financially Sound City Providing Quality Basic Services  
Goal 5. Great Place - Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 1d. City services delivered in the most cost-effective, efficient manner  
Objective 5b. City decisions consistent with plans and policies

**BACKGROUND:**

The Applicant is requesting a **Funk Grant in the amount of \$7,500.00** for roof and chimney restoration. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines. Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-30-24** and has been recommended for approval. The applicant has not received a Funk Grant in the recent past.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

**ATTACHMENTS:**

[BHP-31-24 - Staff Report - 812 N Prairie St \(Funk\).docx](#)

[Estimate\\_1\\_Wed\\_Jun\\_12\\_2024\\_13-31-18.pdf](#)

[Estimate\\_2\\_Tue\\_Jun\\_18\\_2024\\_22-58-45.pdf](#)

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TO: City of Bloomington Historic Preservation Commission  
FROM: Economic & Community Development Department  
DATE: July 18, 2024  
CASE NO: BHP-31-24, Funk Grant  
REQUEST: Consideration, review and action on a request submitted by Lee Wu, for a Funk Grant in the amount of \$7,500.00 for roof and chimney restoration on the property located at 812 N. Prairie Street. PIN: 21-04-208-004.

---



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 812 N. Prairie Street  
Existing Zoning: R-2 (Two-Family Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 155' x 165' (25,575 square feet)

## HISTORIC INFORMATION

Year Built: 1860-1888  
Architectural Style: Unknown  
Architect: Unknown  
Historic District: Franklin Square Historic District  
Alternate Name: Burr-Soper House

## PROJECT DESCRIPTION

### Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A Certificate of Appropriateness is requested as case BHP-30-24 and has been recommended for approval. The applicant has not received a Funk Grant in the recent past.

### Request

The Applicant is requesting a Funk Grant in the amount of \$7,500.00 for roof and chimney restoration. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines.

## STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.

This property is locally-designated (S-4), and is within a national historic district.

2. The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.

The proposal addresses exterior restoration of several elements of the residence due to tree damage.

3. Roofing and Gutter Projects are eligible for consideration, under certain conditions.

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.

N/A

5. Project expenses are those eligible for funding, according to Funk Grant program criteria.

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

The request meets all eligibility criteria and conditions; no limitations apply.

Project is not eligible for additional funding as "Major Restoration" project, defined as any project costing at least 45% of the subject property's EAV.

#### STAFF RECOMMENDATION

Staff finds that the scope of work meets the eligibility criteria, conditions, and limitations as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take one of the following actions:

Motion to establish findings that the project is eligible and to approve the request by Lee Wu, for a Funk Grant in the amount of \$7,500.00 for roof and chimney restoration on the property located at 812 N. Prairie Street.

Respectfully submitted,  
Jon Branham  
City Planner

Attachments: Project Quotes from Contractors

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

**PROPOSAL**

PROPOSAL NO. **24-109**

SHEET NO. \_\_\_\_\_

DATE **6/12/2024**

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <b>Class Act Realty</b>	
ADDRESS <b>402 Kingsley St.</b>	<b>812-814 Prairie</b>
CITY, STATE <b>Normal, IL 61761</b>	<b>Bloomington, IL 61701</b>
PHONE NO.	

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

**Furnish all permits required by the City of Bloomington.**

**Cover all landscaping, bushes and flowers to protect from any debris.**

**Complete tear off of existing flat roof down to wood deck.**

**Replace all bad wood.**

**Install new metal roof edge.**

**Install ice and water shield.**

**Replace all flashings.**

**Install Flintlastic granulated rolled roofing fully adhered to flat areas.**

**Repair all shingle areas and box gutter.**

**Clean up and haul away all debris. Run magnet over entire area to pick up any loose nails.**

**15-year warranty on workmanship and all materials covered by manufacturers warranty.**

**\*NOTE--Add \$5,000.00 to rebuild chimney**

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

**Fifteen Thousand Dollars**

Dollars **\$15,000.00**

With payment to be as follows  
**In full on completion**

**Rodney L Phillips**

Respectfully Submitted \_\_\_\_\_

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

**ACCEPTANCE OF PROPOSAL**

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

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_



# Estimate

#0001372

**From: A&E Roofing & Construction, PLLC**

A&E Roofing & Construction, LLC

**Amount:**

\$24,000.00

**Bill To: Class Act Realty**

812 North Prairie Street,

Bloomington, IL, USA

office@classactrealty.com

**Date of Issue:**

6/17/2024

**Expiration Date:**

7/17/2024

Item	Rate (excl. tax)	Quantity	Total
Reroof (partial) and chimney repair includes material, labor, disposal, and warranty	\$24,000.00	1	\$24,000.00
<b>Subtotal</b>			\$24,000.00
<b>Total</b>			<b>\$24,000.00</b>

**Notes:**

This estimate is for the following services:

Remove shingles, cap, and underlayment from roof on damaged areas. Inspect roof deck and replace any damaged sheathing. Install ice and snow shield at all valleys, walls, eaves, and roof penetrations. Install a synthetic underlayment to rest of roof. Install new shingles per manufacturer's specifications. Install cap. Rebuild the chimney with new brick. Clean up and haul away all roof related trash and debris.

\*\*Any sheathing that needs replaced will be billed at \$3/sq.ft for OSB and \$5/ft for 1x\*\*

**Terms & Conditions:**

This estimate is valid for 14 days. For any questions, please feel free to contact us at (309) 706-8281 or project.manager@aeroofingandconstruction.com.



**REGULAR AGENDA ITEM NO. 5.D.**

**FOR HISTORIC PRESERVATION COMMISSION:** July 18, 2024

**WARD IMPACTED:** Ward 6

**SUBJECT:** BHP-32-24 - Consideration, and action on a request submitted by Howard & Debra Rodgers for a **Certificate of Appropriateness** for painting for the property at 510 S. Mason Street, PIN 21-04-362-010.

**RECOMMENDED MOTION:** Motion to approve or disapprove, with or without Conditions, of the proposed scope of work for the requested Certificate of Appropriateness.

**STRATEGIC PLAN LINK:**

Goal 4. Strong Neighborhoods  
Goal 5. Great Place - Livable, Sustainable City  
Goal 4. Strong Neighborhoods

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 4c. Preservation of property/home valuations  
Objective 4b. Upgraded quality of older housing stock  
Objective 4e. Strong partnership with residents and neighborhood associations

**BACKGROUND:** The Applicant is requesting a Certificate of Appropriateness to prime and paint three exterior sides of the residence.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

**ATTACHMENTS:**

[BHP-32-24\\_-\\_Staff\\_Report\\_-\\_510\\_S\\_Mason\\_St\\_2.docx](#)

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TO: City of Bloomington Historic Preservation Commission  
FROM: Economic & Community Development Department  
DATE: July 18, 2024  
CASE NO: BHP-32-24, Certificate of Appropriateness (COA)  
REQUEST: Consideration, review and action on a request submitted by Howard & Debra Rodgers, for a Certificate of Appropriateness for painting on the property located at 510 S. Mason Street, PIN 21-04-362-010.

---



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 510 S. Mason Street  
Existing Zoning: R-2 (Two-Family Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 66' x 99' (5940 square feet)

## HISTORIC INFORMATION

Year Built: 1853  
Architectural Style: Unknown  
Architect: Unknown  
Historic District: None  
Alternate Name: None

## PROJECT DESCRIPTION

### Background

The property was designated and zoned S-4 in 1990 (Ord. No. 2023-063). The Applicant previously received a Certificate of Appropriateness for porch restoration at the property in August, 2022 (BHP-13-22).

### Request

The Applicant is requesting a Certificate of Appropriateness to prime and paint three (3) exterior sides of the residence. Areas of the exterior include siding, soffit, fascia, and window trim. The proposed primer is Primer RX (peel binding primer) from Sherman Williams and the proposed topcoat is Super Paint from Sherman Williams. The paint color is intended to match the existing color of the residence.

## 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.

The proposed painting project is expected to match the color of the existing residence and not change any distinguishing features.

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 appearance of the building to an earlier period.

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.

The project is not expected to affect any distinctive features of the structure.

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.

Architectural features are not expected to be altered.

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 Applicant should confirm whether any power washing will occur as part of the project.

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.

No alterations or additions to the property is proposed.

## ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant complies with the subject policies as outlined in the Architectural Review Guidelines. The Applicant should confirm whether any power washing is proposed.

Under the Architectural Review Guidelines, the following criteria is provided:

- Paint color selection is not regulated by the historic preservation ordinance.
- Do not paint masonry, concrete or stucco which has never been painted.

- Do not paint historic roofing materials unless they were originally painted or intended to be painted (such as galvanized sheet metal or terne metal).
- Use only breathable paints (such as latex or acrylic latex paints) on stucco or masonry which has historically been painted, to allow vapor to escape.
- Do not use sandblasting or high-pressure water blasting to remove paint from masonry or wood surfaces (it is acceptable to use these methods for paint removal from cast iron or steel surfaces).
- Do not use transparent or opaque stains on surfaces which have been historically painted.
- Do not paint wood which has historically been stained.
- Prior to repainting remove only loose paint from surfaces that have been historically painted. Complete removal of all paint from a surface is not necessary prior to repainting. Where bare wood is exposed in preparation Bloomington Historic Preservation Commission Architectural Review Guidelines process, prime wood before painting finished coats. The use of open flame or propane torches to remove paint from siding is not allowed.

#### STAFF RECOMMENDATION

Staff finds that the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Howard & Debra Rodgers, for painting on the property located at 510 S. Mason Street.

Respectfully submitted,  
Jon Branham  
City Planner

#### Attachments:

1. Images of the location for proposed work

Attachment 1: Image of the location for proposed work







**REGULAR AGENDA ITEM NO. 5.E.**

**FOR HISTORIC PRESERVATION COMMISSION:** July 18, 2024

**WARD IMPACTED:** Ward 6

**SUBJECT:** BHP-33-24 - Consideration, and action on a request submitted by Howard & Debra Rodgers for a Funk Grant in the amount of \$6,900.00, for painting on the property at 510 S. Mason Street, PIN: 21-04-362-010.

**RECOMMENDED MOTION:** Motion to establish findings that the *project is eligible* and to *approve* the request by Howard & Debra Rodgers, for a Funk Grant in the amount of **up to \$6,900.00** for painting on the property located at 510 S. Mason Street.

**STRATEGIC PLAN LINK:**

- Goal 4. Strong Neighborhoods
- Goal 5. Great Place - Livable, Sustainable City
- Goal 5. Great Place - Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:**

- Objective 4c. Preservation of property/home valuations
- Objective 4b. Upgraded quality of older housing stock
- Objective 4e. Strong partnership with residents and neighborhood associations

**BACKGROUND:**

The Applicant is requesting a Funk Grant in the amount of \$6,900.00 for painting. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines. Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A Certificate of Appropriateness is requested as case BHP-32-24 and has been recommended for approval. The applicant has not received a Funk Grant in the recent past.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

**ATTACHMENTS:**

- [BHP-33-24 - Staff Report - 510 S Mason St \(Funk\).docx](#)
- [estimate-1-Stoller\\_Thu\\_Jun\\_13\\_2024\\_09-30-54.pdf](#)
- [Rodgers\\_-\\_Estimate\\_2\\_-\\_510\\_Mason\\_St.\\_-\\_Bloomington\\_Thu\\_Jun\\_13\\_2024\\_09-34-15.pdf](#)

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TO: City of Bloomington Historic Preservation Commission  
FROM: Economic & Community Development Department  
DATE: July 18, 2024  
CASE NO: BHP-33-24, Funk Grant  
REQUEST: Consideration, review and action on a request submitted by Howard & Debra Rodgers, for a Funk Grant in the amount of \$6,900.00 for painting on the property located at 510 S. Mason Street. PIN: 21-04-362-010.

---



Above: Subject property, current day

#### PROPERTY INFORMATION

Subject property: 510 S. Mason Street  
Existing Zoning: R-2 (Two-Family Residence) District with S-4 (Historic Preservation Overlay)  
Existing Land Use: Single-Family Dwelling  
Property Size: 66' x 199' (6,534 square feet)

## HISTORIC INFORMATION

Year Built: 1853  
Architectural Style: Unknown  
Architect: Unknown  
Historic District: None  
Alternate Name: None

## PROJECT DESCRIPTION

### Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A Certificate of Appropriateness is requested as case BHP-32-24 and has been recommended for approval. The applicant received a Funk Grant in 2022 for porch restoration.

### Request

The Applicant is requesting a Funk Grant in the amount of \$6,900.00 for painting. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines. Please note the quotes both include estimates for all four exterior walls, but the Applicant has decided to reduce the scope to three exterior walls.

## STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.

This property is locally-designated (S-4).

2. The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.

The proposal addresses exterior restoration of several elements of the residence.

3. Roofing and Gutter Projects are eligible for consideration, under certain conditions.

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.

N/A

5. Project expenses are those eligible for funding, according to Funk Grant program criteria.

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

The request meets all eligibility criteria and conditions; no limitations apply.

Project is not eligible for additional funding as "Major Restoration" project, defined as any project costing at least 45% of the subject property's EAV.

#### STAFF RECOMMENDATION

Staff finds that the scope of work meets the eligibility criteria, conditions, and limitations as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take one of the following actions:

Motion to establish findings that the project is eligible and to approve the request by Howard & Debra Rodgers, for a Funk Grant in the amount of \$6,900.00 for painting on the property located at 510 S. Mason Street.

Respectfully submitted,  
Jon Branham  
City Planner

Attachments: Project Quotes from Contractors



**STOLLER  
PRECISE**  
PAINTING + FINISHES

Josh Auth  
josh@stollerprecise.com

# Estimate

**Stoller Precise Painting & Finishes**  
302 S. Lee St  
Bloomington, IL 61701  
309.665.2900

CONTACT	JOB ADDRESS	ESTIMATE ID	DATE
<b>Howard Rodgers</b> 510 S Mason St Bloomington, IL 61701 rodgersfamily7@yahoo.com rodgersfamily7@yahoo.com 309.826.4144	Howard's Address 510 S Mason St Bloomington, IL 61701	184	06/07/2024

## Estimate

### Item

**Site Description**

- Power wash and clean
- Mask and protect all permanent fixtures of the home
- Scrape all loose and peeling coatings
- Caulk voids as needed
- Apply one (1) coat of exterior peel bonding primer to raw wood (Primer RX)
- Apply two (2) coats of exterior finish paint (Super paint)

***See description above for the following areas:***

<b>Front of home</b> Siding, soffit, fascia and window trim	<b>\$2,157.00</b>
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**NOTE:**  
**-Top portion only**  
-Excluding all actuals windows and storms

<b>Right side of home</b> Siding, soffit, fascia and window trim	<b>\$6,636.00</b>
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**NOTE:**

-Excluding all actuals windows and storms

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Left side of home	\$8,072.00
Siding, soffit, fascia and window trim	

**NOTE:**

-Excluding all actuals windows and storms

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Back of home	\$4,940.00
Siding, soffit, fascia, window trim and back porch walking surface	

**NOTE:**

-Excluding porch and overhang

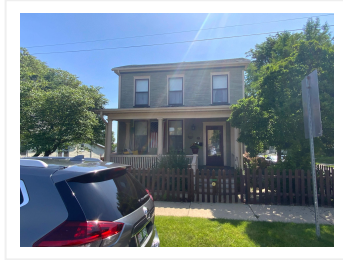
-Excluding all actuals windows and storms

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Total	\$21,805.00
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# Media

## Front of home



## Right side of home



## Left side of home



# Terms

**We agree to provide all necessary labor, materials (unless otherwise noted), and supplies required to carry out the services specified in this contract, in accordance with the terms and conditions outlined herein. Upon completion of the services, our team will ensure that all materials, supplies, and debris are removed from the premises.**

### 1. Scope of Work/Project Description

Please carefully review the job description and note that we are only obligated to perform the tasks specified in the estimate.

### 2. Paint/Materials

The estimate includes all costs associated with paint and materials unless otherwise noted. To ensure that we have ample time to prepare and execute your project to the highest standards, we kindly request that you select your desired colors at least one week prior to the project start date. This will allow us to order the necessary materials and make any necessary preparations in a timely manner. Additionally, please note that any changes to the selected colors after work has commenced may result in additional charges. As part of our commitment to quality, all surfaces will be given two (2) coats of paint by default unless otherwise specified in the estimate.

**Please Note: Some accent colors may require more than two coats to achieve the desired appearance. If such colors are chosen, the customer will be informed of any additional costs before work begins in that area.**

### **3. Unforeseen Conditions**

While we always strive to complete every project according to plan, sometimes unexpected issues arise. If any unforeseen repairs are necessary, we will promptly notify you and prepare an additional work order for your approval.

### **4. Customer Responsibility**

- The job site must be free of debris and clean prior to our arrival.
- The work area must be clear of other trades.
- The customer must be available for a final walkthrough with the crew lead on the last day of the project.
- Furniture moved so work can be completed. Stoller Precise Painting & Finishes will move furniture at customer request but will not be held liable for any damage in doing so.

### **5. Work Standards**

Our company adheres to industry-standard work protocol and craftsmanship. Our painters will remain on-site until the project is fully completed.

### **6. Warranty**

We stand behind the quality of our work and the materials we use. That's why we offer a warranty on labor and materials for three (3) years following completion of the project. It's important to note that this warranty does not extend to incidental damage caused by accident or abuse, normal wear and tear, temperature changes (such as hail, wind, snow, or moisture), or cracks caused by expansion. Nonetheless, we are committed to ensuring that you are satisfied with the work we provide and will always do our best to address any issues that may arise.

### **7. Cancellation**

The customer may cancel the project within three days of accepting the estimate by emailing us.

### **8. Acceptance**

Please signify your acceptance of this estimate by clicking on the "Accept" button and signing virtually.

### **9. Payment**

Full payment due upon completion.

A signed estimate will be due upon the acceptance and scheduling of the project and final payment will be due upon completion.

This quote is valid for the next 30 days, after which values may be subject to change.

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ESTIMATOR SIGNATURE

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DATE

---

CUSTOMER SIGNATURE

---

DATE

Estimate #184 for Howard Rodgers  
Total value: \$21,805.00





# Martin's Painting, Inc.

9 Hodgehaven Circle • Bloomington, IL 61704  
309.661.9300 • jpm.jpaulmartin@gmail.com

## Exterior - Proposal

Howard Rodgers.  
510 Mason St.  
Bloomington, IL 61701

6/9/24

Labor to prepare, spot prime & paint west side above porch. Includes siding, window & trim from porch roof up. _____	\$2,500.00
Labor to prepare, spot prime & paint south side. Includes siding, windows & trim. _____	\$7,500.00
Labor to prepare, spot prime & paint east side. Includes siding, windows & trim. _____	\$4,000.00
Labor to paint porch floor (east side). _____	\$ 300.00
Labor to paint porch railings (east side). _____	\$ 800.00
Labor to prepare, spot prime & paint north side. Includes siding, windows & trim. _____	\$6,500.00

Materials charged at our cost.

This proposal is void if results from a lead test are positive. We are not certified in lead abatement.

Thank you,

J. Paul Martin