



Facade Advisory Committee Agenda
Meeting – 9:30 a.m.
Erickson Conference Room
October 1, 2024

AGENDA

	Approve	Minutes of December 5, 2023 meeting
	Receive	General Citizen Comment
FAC-24-1001	Consider	Downtown Facade Grant – 149 N Broad St
		Adjournment

COMMITTEE MEMBERS: PLEASE NOTIFY ME IF YOU ARE UNABLE TO ATTEND AT 309-345-3619.

cc:

City Manager
Executive Secretary
Deputy City Clerk
Code Compliance Supervisor
Construction Inspectors (3)
Account Clerk
Buildings & Grounds
File Copy

MINUTES

FACADE ADVISORY COMMITTEE ADMINISTRATION CONFERENCE ROOM OF GALESBURG CITY HALL December 5, 2023 at 9:30 a.m.

MEMBERS PRESENT: Jay Bullis, Steve Gerstenberger, Mike Holloway Carla Markwart, Mark Martin, Ralph Scott, 6.
MEMBERS ABSENT: None.
OTHERS PRESENT: Steve Gugliotta, AICP.

The meeting was called to order at 9:30 am.

Approve Minutes of the November 7, 2023 meeting
Member Holloway moved to approve the minutes, seconded by Member Scott.
Minutes were approved by voice vote.

Consider Citizen Comment
No citizen comments.

FAC-23-1201 Consider Downtown Facade Grant – 161 N Cherry St

Smokin Willies BBQ, LLC is proposing to purchase 161 N Cherry St and conduct renovations to open a permanent home for their business. Façade renovation include the installation of a new sign face using the existing frame, exterior lighting for both security and aesthetics and the installation of 5 new windows in front and 3 on the side to replace old block and boarded up windows. The windows will have a black colored frame.

If approved, the owner anticipates beginning work in February 2024 with an estimated completion by October 2, 2024. The estimated total façade project cost is \$37,982.78 and they are eligible to request up to \$18,991.39 through the facade grant program.

Member Gerstenberger made a motion to recommend approval of the façade grant, seconded by Member Scott.

Roll Call #1

Ayes: Gerstenberger, Markwart, Martin, Scott, 4.
Nays: None.
Abstentions: Bullis, Holloway, 2.

Chairperson declared the motion approved.

There being no further business, Member Markwart made a motion to adjourn, seconded by Member Martin, the meeting adjourned at 9:45 a.m.


Stephen Gugliotta, AICP



COMMUNITY DEVELOPMENT DEPARTMENT

Operating Under Council – Manager Government Since 1957

Facade Advisory Committee Letter October 1, 2024

AGENDA ITEM: FAC-24-1001

BACKGROUND: Attached for the Committee's review is a facade grant application from Trillium Delle, LLC, for proposed facade improvements at 149 N Broad St.

Trillium Delle, LLC is proposing to conduct renovations for the north wall of the Old National Guard Armory at 149 N Broad St. Façade renovation includes tuckpointing, lintel repair, and masonry repair. It is anticipated that no jobs will be created as a result of this project.

If approved, the owner anticipates beginning work in April 2025 with an estimated completion by Fall 2025. The estimated total façade project cost is \$83,750 and they are requesting the maximum \$40,000 through the façade grant program.

We have received the following information:

- Letter of Commitment for the required owner's equity.
- Proof of property ownership.
- Proof the taxes are current
- Proof of insurance from the building owner

SUPPORTING DOCUMENTS:

1. Aerial – General location
2. Application
3. Construction Plan
4. Gerard Tuck-Pointing proposal
5. Otto Baum proposal
6. AtCo Masonry proposal
7. Approval of the proposed work by the State Historic Preservation Office.

cc: File Copy

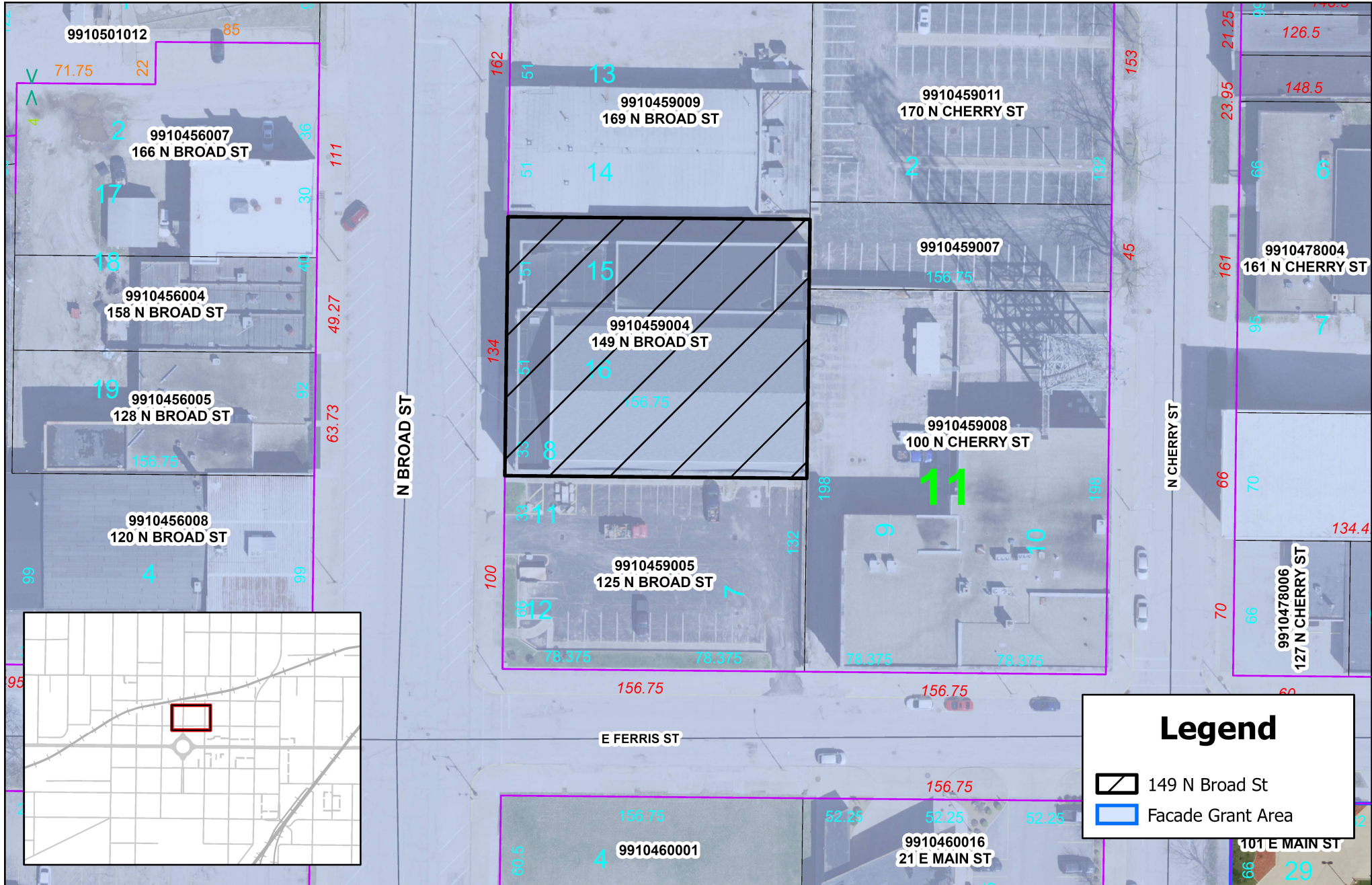


Community Development Department
Community Development Department

149 N Broad Street

Facade Grant Request

330 165 0 330 660 990 Feet



The information included in this map is intended to be advisory only and is NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Registered Land Surveyor, to determine precise property location

September 11, 2024

Downtown Facade Redevelopment Grant Program

FORM - A

FACADE APPLICATION

Please print or type requested information and submit it to the Community Development Department. **Please be aware, once information is submitted, it is considered public information.**

ATTACHMENTS (READ CAREFULLY – ALL ITEMS ARE REQUIRED AND MUST BE ATTACHED)

- ☒ **PROOF OF BUILDING OWNERSHIP AND FULL LEGAL DESCRIPTION OF PROPERTY** - Such as a copy of the recorded deed
- ☒ **OWNER CONSENT FORM** – Required if the applicant/primary contact is not the owner of the project real estate
- ☒ **REAL ESTATE TAXES** - Statement from the County Clerk certifying there are no delinquent or unpaid taxes or special assessments, no unpaid forfeited taxes, and no redeemable tax sales are against the property
- ☒ **PROPERTY INSURANCE** - Proof of current property and casualty insurance
- ☒ **NARRATIVE PROJECT DESCRIPTION:** A typed statement of what the facade project will involve. Provide as much detail as possible, including what you are changing or replacing, type of new materials to be used, color, location on facade, etc.
- ☒ **PHOTOGRAPH(S) OF EXISTING FACADE** – Submit several photos of your building in its current condition. Be sure to label each photo and indicate what improvements you are proposing to make in each.
- ☒ **DRAWINGS OF PROPOSED FACADE IMPROVEMENTS** - Conceptual elevation plans and full construction drawings prepared by an Illinois licensed Architect who has conducted an on-site inspection and personal interviews with the applicant. Include product sample sheets showing colors, size, type of materials and finishes, etc. If a sign is proposed, graphically indicate sign lettering style, letter and sign dimensions.
- ☒ **DETAILED COST ESTIMATES/BIDS FOR PROPOSED FACADE IMPROVEMENTS** - A minimum of three (3) qualified bids for all exterior facade work to be performed, or a statement of non-availability of contractors or services. Indicate what contractors you are proposing to use on the project. Bids should provide enough detail to make the proposed scope of work clear (quantity, cost and type of work). If an applicant finds the submitted bids are not satisfactory, a new bid process may be required.
- ☒ **LETTER OF COMMITMENT.** A letter of commitment shall be provided from all entities providing funds. This includes verification the owner has the required 10% owner's equity available for the project.

PROJECT INFORMATION

ANTICIPATED PROJECT START DATE: APRIL, 2025 (PROJECT MUST START WITHIN 180 DAYS OF SIGNING FACADE GRANT AGREEMENT)

ANTICIPATED PROJECT COMPLETION DATE: FALL '25 (PROJECT MUST BE COMPLETE WITHIN 1 YEAR OF SIGNING FACADE GRANT AGREEMENT)

PROJECT ADDRESS: 149 N. BROAD PARCEL IDENTIFICATION NUMBER: 99-10-459-012

BUSINESS TO BE AFFECTED BY THIS PROJECT: TRILLIUM DELLE, LLC

HAVE YOU RECEIVED A FACADE GRANT IN THE PAST? YES ___ NO ✓ WHAT YEAR? ___

CONTACT NAME: BETTY CAMPBELL DAY PHONE #: 309-368-9811

MAILING ADDRESS: 149 N. BROAD ST 61401 EMAIL: betty@firmitastimber.com

IS THE BUILDING LOCATED IN A LOCAL HISTORIC DISTRICT OR A LOCAL LANDMARK? YES ✓ NO ___

TOTAL ESTIMATED PROJECT COST: \$ 83,750⁰⁰

OWNERS EQUITY (MUST BE AT LEAST 10% OF PROJECT COST): \$ 8,375⁰⁰ GRANT REQUEST: \$ 40,000⁰⁰

JOBS CREATED OR RETAINED AS A RESULT OF THIS FACADE PROJECT (USE SEPARATE SHEET IF NECESSARY): N/A

Job Classification	Salary Range	# Full-time		# Part-time	
		# Retained	# Created	# Retained	# Created

PROJECT COST ESTIMATE

DESCRIPTION OF WORK AND/OR MATERIAL (PLEASE REFERENCE APPROPRIATE QUOTE)	QUANTITY	UNIT COST	EXTENSION
FACADE DEMOLITION			
FACADE RECONSTRUCTION (FRAMING/CARPENTRY)			
BRICK AND/OR STONE MASONRY			
PAINTING			
WINDOW REPAIR/REPLACEMENT			
DOOR REPAIR/REPLACEMENT			
SIGNAGE			
AWNING			
EXTERIOR LIGHTING			
OTHER CONSTRUCTION COSTS:			
CONTINGENCIES			
SOFT COSTS			
ARCHITECT/ENGINEERING FEES			
CONSTRUCTION PERMITS			
OTHER SOFT COSTS:			
TOTAL FACADE PROJECT COSTS			
<i>*Minimum of \$20,000 to be eligible for Facade Grant funding</i>			

APPLICANT SIGNATURE

I UNDERSTAND THAT MY SUBMISSION OF AN APPLICATION DOES NOT CONSTITUTE A GUARANTEE FOR FUNDING UNDER THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM. I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND IF APPROVED, WORK WILL BE COMPLETED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM HANDBOOK.

BY SIGNING BELOW, THE APPLICANT ACKNOWLEDGES THAT HE/SHE HAS RECEIVED AND READ THE PROGRAM GUIDELINES FOR THE DOWNTOWN FACADE REDEVELOPMENT GRANT PROGRAM. ALSO, THE APPLICANT ACKNOWLEDGES THAT HE/SHE IS DULY AUTHORIZED TO ACT ON BEHALF OF THE COMPANY AND/OR EACH PRINCIPAL OF THE COMPANY AND THAT THE COMPANY IS PROPERLY ORGANIZED AND LICENSED TO CONDUCT BUSINESS IN THE STATE OF ILLINOIS.

Applicant/Owner Signature

August 5, 2024
Date

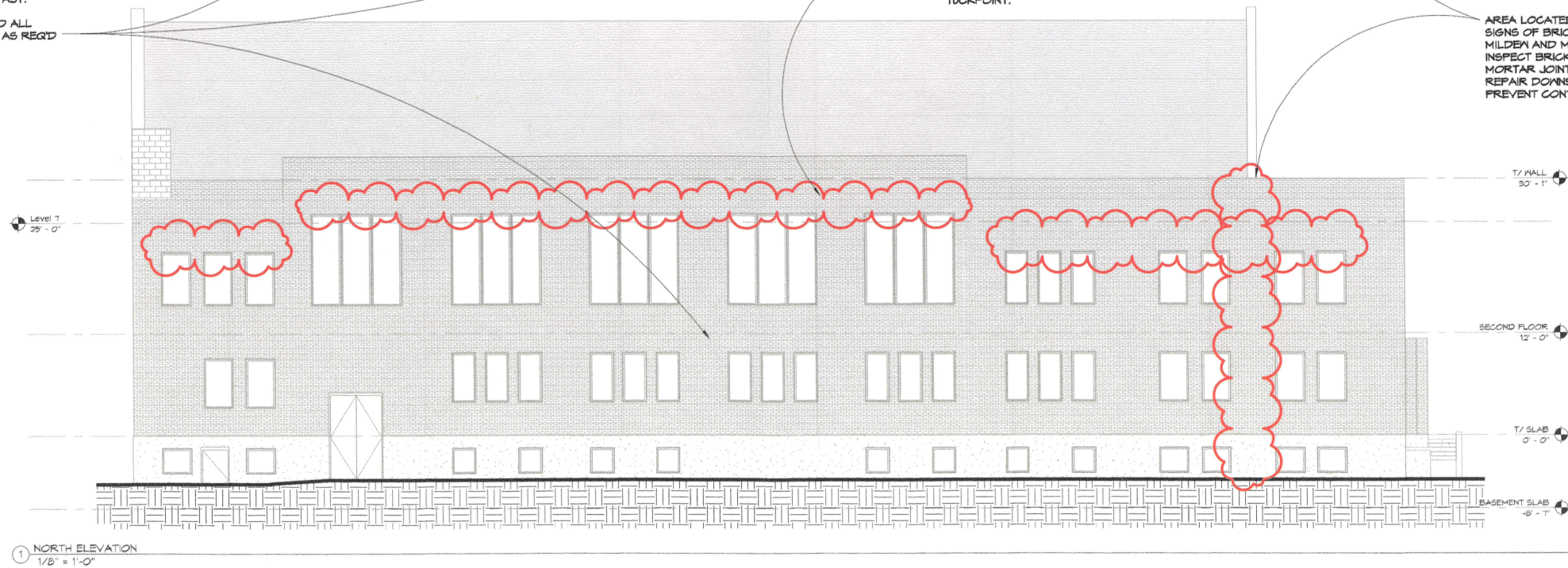


THERE ARE SIGNS THAT THIS WALL HAS BEEN TUCKPOINTED AT SOME POINT IN THE PAST.

GENERAL NOTE: INSPECT WALL TO FIND ALL VOID JOINTS - CLEAN AND TUCKPOINT AS REQD

THE MAJORITY OF WINDOW HEAD CONDITIONS WERE OBSERVED TO HAVE DECAYED HEAD AND BED JOINT CONDITIONS - CLEAN, REPAIR, AND TUCKPOINT.

AREA LOCATED AT DOWNSPOUT - THERE ARE SIGNS OF BRICK DECAY, JOINT DECAY, WITH MILDEW AND MOSS GROWTH. CLEAN WALL, INSPECT BRICK INTEGRITY, CLEAN REPAIR MORTAR JOINTS, AND TUCKPOINT AS REQD. REPAIR DOWNSPOUT AND COLLECTOR TO PREVENT CONTINUOUS WATER EXPOSURE



ALL TUCKPOINTING FOR THIS PROJECT SHALL BE SUBMITTED AS AN ALTERNATE COST FOR THE OWNER TO SELECT TO PROCEED OR NOT - ALL TUCKPOINTING SHALL ONLY OCCUR AFTER THE ILLINOIS STATE HISTORIC SOCIETY (ISHS) HAS REVIEWED AND APPROVED THE PROPOSED WORK - DO NOT BEGIN UNLESS WRITTEN AUTHORIZATION HAS BEEN ISSUED FROM ISHS.

No.	Date	REVISIONS

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

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

GALESBURG ARMORY
149 N BROAD STREET
GALESBURG, ILLINOIS 61401

DATE: 8/6/19
SCALE: AS NOTED
DRAWN BY: npe
JOB: 19-035
NORTH ELEVATION
SHEET: TP201
OF



PO Box 183
Oneida, IL 61467
483-2843 or 221-2843

1,500^{sq} tuckpointing
11 lintels
replace 150 bricks

Name: Betty Cambell
Firmitas

Submitted: June 28, 2024

Address: 149 N. Broad St.
Galesburg, IL 61401

Proposals: 4073

Email: betty@firmitastimber.com

We hereby propose to furnish all labor and materials and the owner will furnish water and electricity to complete the following restorations at the **Old Armory Building in Galesburg, IL.**

Proposal

North Wall: The north wall of the building has begun to show a significant amount of open and failing mortar joints. The northwest section of the wall, that is red brick, will have all the mortar joints ground out to a depth of $\frac{3}{4}$ " with electric grinders and diamond blades. Once ground and washed this area will be tuckpointed solid with a maroon type N mortar that is suitable for the older brick. The yellow decorative brick will have the failed mortar joints ground and spot tuck pointed. The larger portion of the north wall that is constructed with Purington Pavers will also have the failed mortar joints ground out to a depth of $\frac{3}{4}$ " and tuck pointed with a type N mortar. The total amount of tuck pointing 1500 square feet. In addition to the tuckpointing we will remove approximately 150 bricks. These bricks are spalling or have severe cracking. There is an area of limestone wall at the base of the decorative brick that will be ground, and the joints tuckpointed solid with type N mortar. The lintels on the second floor will be repaired or replaced, depending on their condition. This floor has eleven window lintels. We will remove three rows of brick above each lintel. Once removed the lintels will be replaced if they are rusting out and failing. Those that need to be replaced will be done using 3.5" x 5" primed steel lintels. Those in good condition will be cleaned, primed and painted along with a new membrane flashing installed over them. The first course of bricks on the steel will have weeps installed every 16". All the lintels on the first floor of the north wall will also be cleaned and painted. Any sealant that needs to be replaced around the windows and doors will be done using a Spec Bronze Urethane Sealant. When all the repairs to the wall are completed, one coat of Siloxane water repellent will be applied. The water repellent will be applied to the Purington Pavers on this wall

Labor & Materials: \$83,750.⁰⁰

Proposal: 4073(sign one and keep one for your records)

*Work area will be kept as clean as possible each day.

*We will keep out as much dirt and dust as possible, but we will not be responsible for any dust or dirt that may enter the premises.

*All tools and equipment will be secured daily to protect the public
Gerard Tuck-Pointing will furnish all labor, materials, and insurance to complete this job.

PROPOSAL & CONTRACT

DATE: June 25, 2024
PROJECT: Old Armory Building - Galesburg
WORK CATEGORY: North Elevation Masonry Repairs
BASIS OF BID: Site Visit
ADDENDA: None
SITE ADDRESS: 149 N. Broad St., Galesburg

TO: Ms. Betty Campbell

Firmitas

149 N. Broad Street

Galesburg, IL 61401

Email: betty@firmitastimber.com

SUBMITTED BY: Carl Cole

DIRECT: (309) 284-1724

CELL: (309) 221-0395

E-MAIL: carlcole@ottobaum.com

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

BASE BID SCOPE INCLUDES:

- Mobilize equipment and materials to jobsite.
- Pressure wash all masonry on the north elevation as shown by attached photos.
- Grind and repoint 1,555 square feet total of deteriorated or cracked brick mortar joints on the north elevation. This is roughly 40% of the brick area. Add/Deduct \$15.85 per SF for more/less.
- Grind and repoint all stone mortar joints on the west end of the north wall.
- Remove and replace 175 spalled or cracked brick. Add/Deduct \$35.00 per brick for more/less brick.
- Replace bottom outer-wythe window lintel plate with new prime painted steel angles at five (5) total 2nd floor large windows. This work includes removing and salvaging 4 course cutting off outer 4" of existing bottom plate and stitch-welding new prime steel angle to existing web of I-beam, installing new membrane flashing bar and drip edge, and relaying salvaged brick with new weeps every 16" above.
- Remove and replace six (6) deteriorated outer-wythe window lintels with new prime painted steel lintels. This work includes removing and salvaging 3 courses of existing brick, installing new membrane flashing with steel lintels, and relaying salvaged brick with new weeps every 16" above.
- Cut out and reseal all window and door perimeters on the north elevation.
- Cut out and reseal all water table head joints on the west end on the north elevation.
- Cut out and reseal one (1) vertical expansion joint on the north elevation.
- Grind out and reseal 13 lineal feet total of concrete foundation cracks.
- Clean, prime, and paint all remaining exposed lintel areas above windows.
- Apply one saturation coat of water repellent to all brick after repairs.
- Clean up and demobilize all equipment and debris.

1,555^{sq} tuck pointing
replace 175 bricks
replace 6 lintels

BID VALUE:

SCOPE EXCLUDES:

- Any masonry repairs beyond scope above. This can be added if required.
- Any roofing, sheet metal, window, door, or interior finish repairs.
- Removal or abatement of hazardous materials (i.e., lead paint, asbestos, mold, etc.)
- Temporary heat and enclosures. We will work while temperatures allow.
- Special insurance (i.e., OCP, Builder's Risk, etc). Otto Baum standard insurance coverage will be provided.
- Sidewalk or landscape restoration, if necessary. Lifts may cause ruts or crack concrete.
- Removal or relocation of mechanical, electrical, and/or plumbing interferences.
- Permits

CLARIFICATIONS:

- Reference attached marked up photographs for further clarification of work scope.
- Please note that this scope was derived from site inspections made from the ground. Actual conditions may vary once a hands on inspection is performed when access equipment is available on site.
- We have only included grinding of mortar joints up to 1" deep maximum.
- New brick and mortar to match existing as closely as possible from available local brick supplier stock.
- New sealant colors to be chosen from manufacturer's standard color selection.
- We have included up to two mock-ups for review. Additional mock-ups to be completed on a T&M basis.
- All work to be performed during regular business hours.
- Water and electric to be provided by Owner.
- Owner to have any power lines covered and deenergized that are within ten (10) feet of work area, prior to start of work.
- Pricing assumes work will be completed during the 2024 construction season.

ACCEPTANCE - By signatures below, the parties agree to the above and the attached General Terms of Proposal and Contract.

Digitally signed by Carl Cole
DN: cn=Carl Cole, o=Otto Baum Company, ou=Otto Baum Company, ou=Estimate PM, email=carlcole@ottobaum.com, c=US
Date: 2024.06.25 15:18:59 -0500

Carl Cole

06/25/24
Date



Customer Signature & Title

Date

Otto Baum Company, Inc.



**OTTO BAUM
COMPANY, INC.**
CONTRACTORS

Cedar Creek

Perform masonry repairs
as described by the
scope on the north
elevation highlighted
yellow.

149 N Broad St

N Cherry St

E Water St

E Ferris St

W Ferris St

Perform lintel replacement repairs at (6) window locations highlighted in red as described by the scope.

Perform lintel repairs at the (5) 2nd floor large windows as described by the scope highlighted in blue.

Pressure wash all masonry, grind & repoint 1,555 SF total of deteriorated or cracked mortar joints, grind and repoint all stone mortar joints on the west end lower area, remove & replace 175 spalled or cracked brick total, cut out and reseal all window and door perimeters, cut out and reseal all water table head joints, cut out and reseal 1 vertical expansion joint, grind out & reseal 13 LF total of concrete foundation cracks, & apply one saturation coat of water repellent to all brick inside the yellow highlighted area.

AtCo Masonry LLC

Tuck pointing – Waterproofing – Brick, Block, & Stone Replacement

Caulking – Masonry Cleaning

(309) 536-1505

Monmouth, IL

Customer Information	Project Information
Name: Betty Campbell	Name:
Address: 145 north Broad street Galesburg IL	Location: 145 North Broad Street Galesburg IL
Phone: 309-368-9811	Site Contact:

Scope of work

- Grind all mortar joints on the north wall including in lower s
- Pressure wash all masonry
- Remove steel lintels above all 32 smaller windows and repla
- barrier and install weeps at lintel
- Remove steel lintels above 5 larger windows and replace wi
- and install weeps at lintel
- Repoint entire north wall with type-o mortar

Scope Includes

- All equipment labor and material to complete work listed a
- Windows will be professionally cleaned at the end of the pr

Scope Excludes

- Any work not directly listed above
- Damage to the brick ally due to weight of machines (we will
- damage is already present and we don't know much about
- Any work that needs to be completed outside of our norma

Price

- The price to complete the work above is \$132,900.00
 - o This Is assuming all lintels need to be replaced
 - o We also offer a water repellent w recommend a 30% silane waterproofing this would add \$12,000 to the bid price
 - o We would also recommend removing the caulking from the existing windows and sealing them with treco spectrum II sealant or equivalent this would add \$11275.00

Lintels at 37 windows



Illinois
Department of
**Natural
Resources**

JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271

www.dnr.illinois.gov

Knox County
Galesburg
Galesburg Armory, 149 N. Broad St.
SHPO Log #032012808

September 9, 2024

Lucas Brooks
City of Galesburg
55 W. Tompkins St.
Galesburg, IL 61401

Thank you for submitting the proposed rehabilitative work to the north face of the former Illinois National Guard Armory at 149 North Broad Street in Galesburg, Illinois, which we received on 8/8/24.

The subject property is a contributing resource within the Galesburg Historic District, listed on the National Register of Historic Places (NRHP) on November 21, 1976. Furthermore, it was determined eligible for individual listing on the NRHP on February 4, 1992. As a result of the structure's disposition from the Illinois Department of Military Affairs to the City of Galesburg (SHPO #032012808), to satisfy the [Illinois State Agency Historic Resources Preservation Act](#) (20 ILCS 3420) and [its implementing rules](#) (17 IAC 4180), the property was subject to a preservation covenant (Covenant) recorded with the Knox County Clerk on 6/3/08 and modified on 8/28/09. As per Section 2 of the Covenant, "No construction, alteration or rehabilitation shall be undertaken or permitted to be undertaken that would affect the exterior historic features of the property without consultation with and the express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof."

As per Sections 1 and 2 of the Covenant, the State Historic Preservation Office (SHPO) certifies that the proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation (Standards) and will not adversely affect the historic property, and grants permission to proceed with the proposed rehabilitative work to the north face of the building.

If the project's scope of work changes from that which has been submitted to and approved by this office, you must email those changes to Darius Bryjka (Darius.Bryjka@Illinois.gov) for review and comment. Failure to submit project changes for review and comment prior to construction violates the Covenant.

Sincerely,

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer