

**MEMORANDUM OF AGREEMENT  
BETWEEN  
ILLINOIS HISTORIC PRESERVATION AGENCY,  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
REGARDING THE DEMOLITION OF THE BUILDING AT  
104 W. WOOD STREET, BLOOMINGTON, ILLINOIS**

**WHEREAS, the Illinois Historic Preservation Agency (IHPA) has determined that the issuance of a storm water discharge permit by the Illinois Environmental Protection Agency (IEPA) for the development of a Walgreens at Wood & Main Street, Bloomington, Il will have an adverse effect on the building at 104 W. Wood St, which is considered eligible for listing on the National Register of Historic Places, and**

**WHEREAS, IEPA has consulted with the Illinois Historic Preservation Officer in accordance with the Illinois State Agency Historic Resources Protection Act (20 ILCS 3420) to resolve the adverse effect of the demolition of 104 W. Wood St Bloomington, IL, and**

**WHEREAS, BLACKSTONE GROUP-WOOD, LLC has participated in the consultation process as the developer and agreed that demolishing the structure at 104 W. Wood St Bloomington, IL will have an adverse effect on a historic property, and**

**NOW, THEREFORE, the IHPA and IEPA and agree that IEPA shall ensure the following stipulations are implemented in order to take into account the effects of the demolition on historic properties.**

## **STIPULATIONS**

**BLACKSTONE GROUP-WOOD, LLC will ensure that the following stipulations are implemented.**

**1. Prior to demolition, BLACKSTONE GROUP-WOOD, LLC. shall document 104<sup>1/2</sup> Wood Street, Bloomington, Illinois in accordance with Level III of the Illinois Historic American Buildings Survey/Historic American Engineering Record (IL HABS/HAER) Standards.**

**A. BLACKSTONE GROUP-WOOD, LLC will ensure that documentation will be completed to meet IL HABS/HAER Standards.**

- 1) The IL HABS/HAER project will be coordinated through IHPA to ensure compliance with the IL HABS/HAER Standards.**
- 2) The IL HABS number will be IL HABS No. ML-2007-1.**

**B. Level III documentation shall be required. The specific scope of work to be completed by FWAI is as follows:**

- 1) Drawings: IL HABS/HAER formatted sketch drawings.**
- 2) Photographs: 35mm Digital or film photos, Black and white, no date recognition from camera shall appear on any of the photos, sufficiently documenting the (exterior and interior) extant architectural features of the house.**
- 3) Written Historical Contexts to include, at a minimum the following:**
  - a. The architectural portfolio of George Miller**
  - b. The style of the house in the context of Bloomington-Normal, IL**
  - c. The original and subsequent owners of the house as they relate to the original owner.**

- 4) **Written Architectural description of 104 W. Wood Street, Bloomington, IL and its site.**
  
2. **The Illinois Historic Preservation Agency will review the completed IL HABS documentation and accept final submittal in writing in accordance with IL HABS/HAER Standards.**
  
3. **Upon acceptance of the 95% draft IL HABS documents, IHPA shall provide a letter allowing demolition of 104 W. Wood, Bloomington, Illinois.**

**Execution of this Memorandum of Agreement by the IEPA, IHPA and Mercer Turner and the implementation of its terms shall evidence that the IEPA has taken into account the effects of the undertaking on historic properties.**

**ILLINOIS ENVIRONMENTAL PROTECTION AGENCY**

**BY:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**ILLINOIS HISTORIC PRESERVATION AGENCY**

**BY:**  \_\_\_\_\_ **Date:** 11-8-07  
**Anne E. Haaker, Deputy State Historic Preservation Officer**

**CONCUR:**

**BLACKSTONE GROUP-WOOD, LLC**

**BY:**  \_\_\_\_\_ **Date:** 11/8/07  
**Joseph Hurwitz, Managing Partner**