

AGENDA
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING, 5PM
THURSDAY FEBRUARY 15, 2018
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER BY CHAIRPERSON

2. ROLL CALL BY RECORDING SECRETARY

3. PUBLIC COMMENT

4. MINUTES:

Consideration, review and approval of minutes of the January 18, 2018 regular meeting of the Bloomington Historic Preservation Commission.

5. REGULAR AGENDA:

A. BHP-02-18 Consideration, review and approval of a Rust Grant submitted by Herb and Pam Eaton for \$3,450.00 for masonry, tuck-pointing, and cement repairs at 411 N Center St.

6. OLD BUSINESS:

7. NEW BUSINESS:

8. ADJOURNMENT:

For further information contact:

Katie Simpson, City Planner

Community Development Department

115 E. Washington Street, Bloomington, IL 61701

Phone (309) 434 -2226 E- mail: ksimpson@cityblm.org

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JANUARY 18, 2018 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling,
Mr. John Elterich, Mr. Paul Scharnett, Mr. Levi Sturgeon, Ms.
Georgene Chissell-arrived at 5:15PM

MEMBERS ABSENT: Ms. Lea Cline, Ms. Ann Bailen

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City
Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:05 P. M.

ROLL CALL: Ms. Simpson called the roll. Five members were present and
quorum was established.

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes of the December 14, 2017 meeting.
Mr. Elterich corrected a scrivener's error on page 9. Chairperson Graehling corrected
scrivener's errors on page 2, 4, 5, 7, 8 and 9.

Mr. Elterich motioned to approve the minutes as corrected. Mr. Scharnett
seconded the motion, which was **approved** by voice vote.

REGULAR AGENDA:

**BHP-01-18 Review, solicit public remarks, and provide a recommendation on the National
Register nomination for the Bloomington High School located at 510 E Washington St.**

Chairperson Graehling introduced the case. Ms. Simpson stated staff is recommending in favor
of the nomination. The building is part of Bloomington's culture and has many features that
would be worth preserving. Ms. Simpson stated the designation is only part of the project, the
entire project would be redeveloping, and repurposing the school as senior living facility and
independent care apartments. The project involves HUD, and a driving force is looking at historic
tax credits. Staff recommends in favor of the designation.

Ms. Simpson stated Amy Hathaway, from the Historic Preservation Agency, sent the nomination
information and would like comments, feedback, and/or the Commission's response. Ms.

Simpson stated a form was included with the documents which can be signed by Chairperson Graehling if there is support. Ms. Simpson stated she received pictures from the site and project, which will become an exhibit and passed around so that every commission member will be able to view them.

Chairperson Graehling stated she looked at the documents and had some corrections.

Ms. Chissell arrived at 5:15PM

Chairperson Graehling stated page 14 and 16 contained an error regarding the name of the school board president, which should be corrected to Bent. Mr. Elterich stated another name was misspelled on page 10, and should be corrected to Allin.

Chairperson Graehling stated the information was interesting and outlined the ideas that were being discussed regarding how a new high schools should look. Ms. Chissell stated she attended a church that was using the building for church services.

Mr. Scharnett stated his firm looks at the history of the Pillsbury buildings, and the contributions made by him are very important for the community. He stated that there are other schools that also have the same motif repeated. He stated outside of Bent School there used to be an intricate pattern designed for a terrace that that was supposed to mimic the decorative styling of the corners. It has deteriorated over time and replaced. He stated the best building is the one that is already built. Mr. Scharnett stated that Mr. Bent brought unique ideas at the turn of the century, such as central heating and how the spaces could be cooled. He stated Bent School has cavities that are meant to cool and heat the building underneath the floor boards. Mr. Scharnett stated that Mr. Bent used concrete when others at the time, did not. He stated Bloomington High School is a great example.

Ms. Chissell stated that during the time the building was not in use it became deteriorated. When the church came in, much time was taken to do repairs and restoration. Chairperson Graehling stated it was a good thing that the building will be repurposed and restored.

Ms. Simpson stated that the National Register designation would open the property up to funds from the state and federal incentives, to help with the restoration. She also stated being on the National Register does not protect the building from demolition. If there is work that requires a state permit, there has to be an extra study. The state agency will look at the project, and see where they can preserve elements. If they do receive state finances, it ensures that any improvements be done following the Secretary of the Interior Standards for Rehabilitation. She stated the local designation of S-4 Historic District differs in that any project requires architectural review by the Historic Preservation Commission. The National Register will incentivize reusing the building.

Chairperson Graehling asked if the site was seeking S-4 local designation. Ms. Simpson stated they were not ready for that step, perhaps upon completion of the project. Mr. Scharnett stated if Bloomington High School was seeking to be on the National Register, they should definitely consider seeking local S-4 designation.

Ms. Chissell stated her concerns with demolition of historic features. Chairperson Graehling stated the protection will be of the exterior features. She stated they would be able to change the interior and create a new space.

Ms. Simpson stated the National Register is different from the local register in that the local register is a zoning overlay. It puts an extra level of regulation and review on the property before any changes can be made to the exterior. The National Register, which is what is being pursued, places the site on a protected list, this does not guarantee the site will be on the list forever. A local designation of S-4 Historic District would require any exterior work to come before the commission and apply for a Certificate of Appropriateness. A site on the National Register that seeks any federal grant money or state permits, will have to present work that complies with the standards used in the Certificate of Appropriateness process. She stated the work is reviewed by the State Preservation Officer.

Chairperson Graehling pointed out a scrivener's error on the summary page 3.

Ms. Chissell asked if the portion of the building that was added before the principle structure would be included in the National Register designation. Ms. Simpson stated there are parts of the structure that are considered contributing and non-contributing, while they may be considered as part of the national landmark.

Chairperson Graehling pointed out a scrivener's error on page 18. She stated she thought it was a great project and that it is a great piece of history. She stated the commission is being asked if Bloomington High School at 510 E Washington St. satisfies that National Register criteria. She opened the floor for a motion.

Mr. Sturgeon motioned that case BHP-01-18 does satisfy the National Register criteria for historical designation. Seconded by Mr. Scharnett.

The motion was approved 5-0, with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

Mr. Sturgeon motioned Chairperson Graehling represent the Historic Preservation Commission and officially approve the Illinois Certified Local Government Review Sheet. Seconded by Ms. Chissell.

The motion was approved 4-0, with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Chissell—yes; Mr. Scharnett—yes; Mr. Elterich—yes.

OLD BUSINESS: Heritage Awards

Ms. Simpson stated that on January 22, 2018, Monday night at 7PM, City Council will be recognizing the Heritage Award Winners, if anyone is able to attend. She stated Chairperson Graehling will be presenting the award certificates to the winners along with the Mayor.

NEW BUSINESS:

Plaques for the Heritage Awards: Ms. Simpson stated that she received quotes for the aluminum square plaques, they will be \$170 per plaque plus engraving. She stated the order will be of 5 plaques along with a few extras for next year. The plaques will state “City of Bloomington Historic Preservation Commission Heritage Award Winner” and the year. The plaques could be in either a 12”x12” or 8”x12” size. Mr. Scharnett suggested ordering the plaques in 8”x12”, for better fit and proportion.

Ms. Simpson stated the plaques will be ready for May, for the awards ceremony.

ADJOURNMENT:

Mr. Scharnett motioned to adjourn; seconded by Mr. Sturgeon. The meeting adjourned at 5:35 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
FEBRUARY 15, 2018

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-02-18	Rust Grant	411 N Center	Masonry, tuck-pointing, and concrete repairs	Izzy Rivera Assistant City Planner

REQUEST:	Rust Grant for \$3,450.00 for masonry and tuck pointing at 411 N Center St. c. 1902
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STAFF RECOMMENDATION:	Approval of the Rust Grant for up to \$9,750.00 to cover additional repair and foundation costs, if needed.
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Herb and Pam Eaton

PROPERTY INFORMATION

Existing Zoning: B-3

Existing Land Use: Art gallery

Property Size: 3,060 sqft

PIN: 21-04-188-028

Historic District: Downtown District

Year Built: 1902

Architectural Style: commercial warehouse

Architect: unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: B-3

South: B-3

East: B-3

West: S-2

Land Uses

North: Offices

South: Retail/Restaurant

East: Retail/Restaurant

West : Post office

Analysis:

Submittals

This report is based on the following documents, which are on file with the Community Development Department.

1. Application for Certificate of Appropriateness and Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

The site, 411 N Center St., is currently used as an art gallery and studio. The petitioner stated there are some areas on the south and west wall, all the way up to the door, which exhibit decay, rot and water damage. There are bricks that are falling out and sections of the wall that are missing. The petitioner proposed repairing the interior and exterior brick wall, to remove and fill in a back window, as well as tear out and replace angled concrete curb along exterior wall. The project includes tuck pointing and filling in where there is missing brick. The last window on the south wall will be removed and filled to match the concrete overlay in that particular section of the wall, and the glass will be conserved in order to replace any other damaged windows. (See Exhibit 1)

The rest of the wall is brick and will be tuck pointed, filled in and repaired as needed. In the exterior, the existing concrete curb will be removed and replaced along with slotted tile under the concrete to redirect the water toward the street. (See Exhibit 2)

The petitioner stated the building has no basement and is sitting on a thick concrete pad, with no observed or perceived structural problems. The interior is experiencing moisture and some water damage that is coming in from the concrete curb which is no longer working properly.

RECOMMENDATION REVIEW:

The petitioner provided two bids. The first bid from Grubb Masonry outlines work for the interior and exterior. The work for the interior includes cleaning brick wall, tuck-pointing, filling in deteriorating areas, and removing and filling in a block window. The exterior work includes installing a metal lath, plaster coating, and removing and installing the concrete curb. The total for this proposal is \$6,900.00. The second bid is from Garneau Construction. The work in this bid includes removing concrete on south wall in alley, excavating the foundation, tuck-pointing the cracks in foundation wall, waterproofing the brick, installing new footing drain tile, and removing and installing new concrete curb. The total for this proposal is \$19,500.00.

After consideration and review by staff and the building inspector, staff recognizes the bid from Garneau Construction is more comprehensive and robust. The bid seeks to be preventative and proactive when dealing with the exterior structure and the foundation. According to the Secretary of the Interior Preservation Brief #47 it is imperative that a thorough investigation of the property be done in order to address the concerns of the structure accordingly. The brief also outlines in depth maintenance of exterior walls and the foundation as an integral part to maintaining an overall structure. Evidence of moisture damage and mold could be a sign that there are problems with the foundation¹. Staff recommends allocating enough funds to cover the cost of the excavation and foundation repairs if deemed necessary when the project begins.

The petitioner has selected the proposal from Grubb Masonry which has a total estimated at \$6,900.00, thus the petitioner is requesting \$3,450.00 to cover half of the project costs. However staff is willing to support up to \$9,750.00 (half the costs of the other proposal) which should cover additional costs if foundation excavation and repairs are necessary.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

FINDINGS OF FACT:

For each Certificate of Appropriateness and/or Grant 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;* the petitioner intends to repair the brick wall where needed. Mortar and masonry repairs should be completed in compliance with the Architectural Review Guidelines as well as the Secretary of the Interior Preservation Brief #10. The standard is met.
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or*

¹ <https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

distinctive architectural feature should be avoided when possible; the replacement materials should be similar in style, material and style. All tuck-pointing should use cement-lime mortars, comparable to existing. Power washing or power tools should be avoided. The petitioner did not outline how the brick would be cleaned.

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 standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the petitioner recognizes the standard and it is met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; no sandblasting, high pressure washing or harsh chemicals should be used.*
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; Tuck-pointing should be done following National Park Service Preservation Brief 2. Foundation inspection and maintenance should be addressed in accordance to the National Park Preservation Brief #47. The standards is met.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; no sandblasting or high-pressure washing should occur, or the use of harsh chemicals.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) the standard is met.*

STAFF RECOMMENDATION:

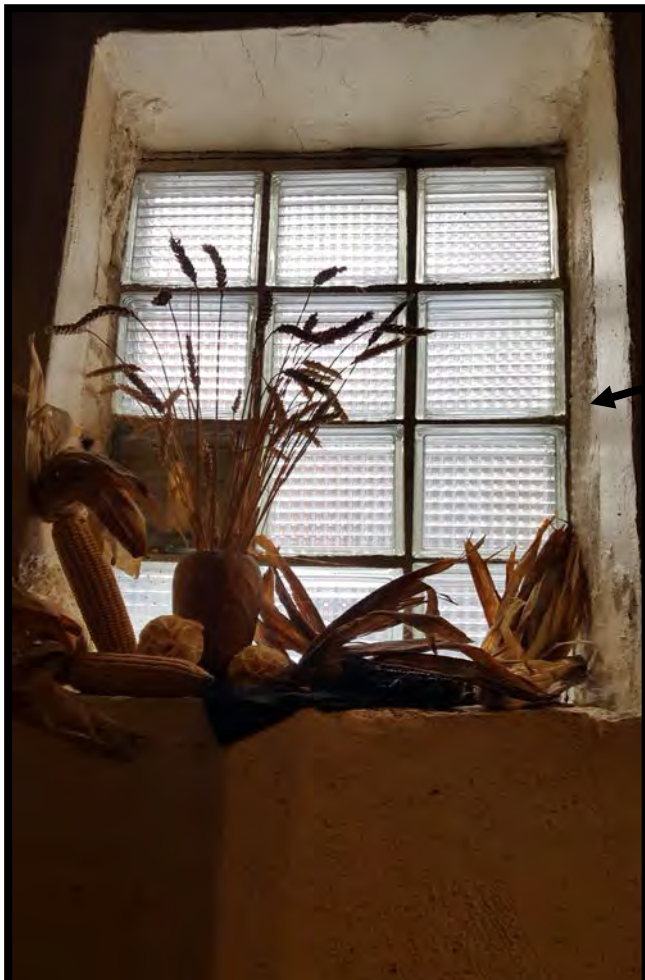
Staff recommends approval of the **Rust Grant for up to \$9,750.00** for repairing brick, tuck-pointing, removing and filling in window on south wall and removing and replacing concrete curb, with the possibility of additional foundation repairs at 411 N Center St. commercial warehouse c. 1902.

Respectfully Submitted,

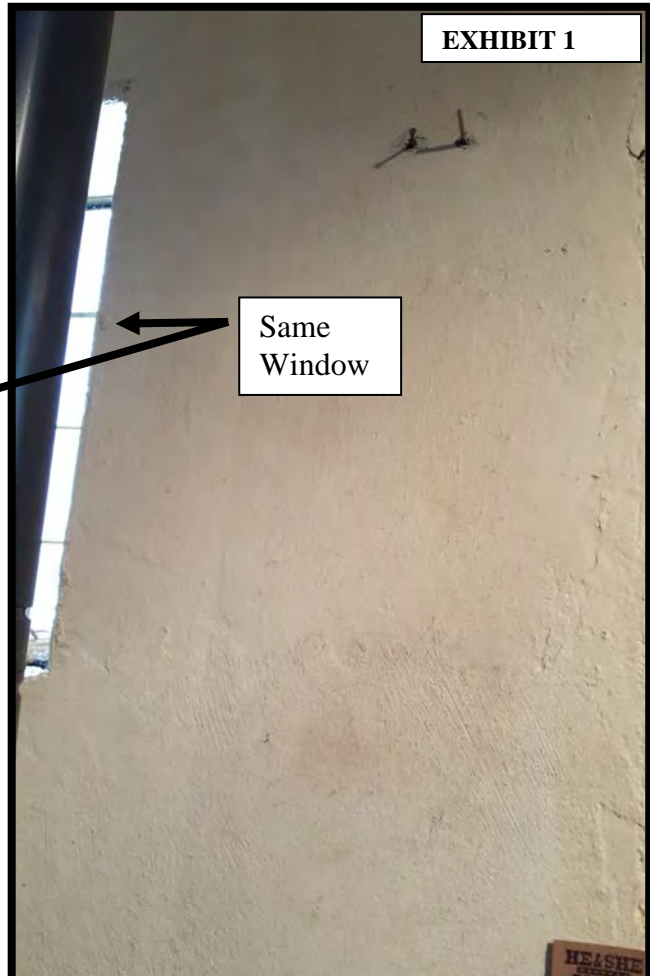
Izzy Rivera
Assistant City Planner

Attachments:

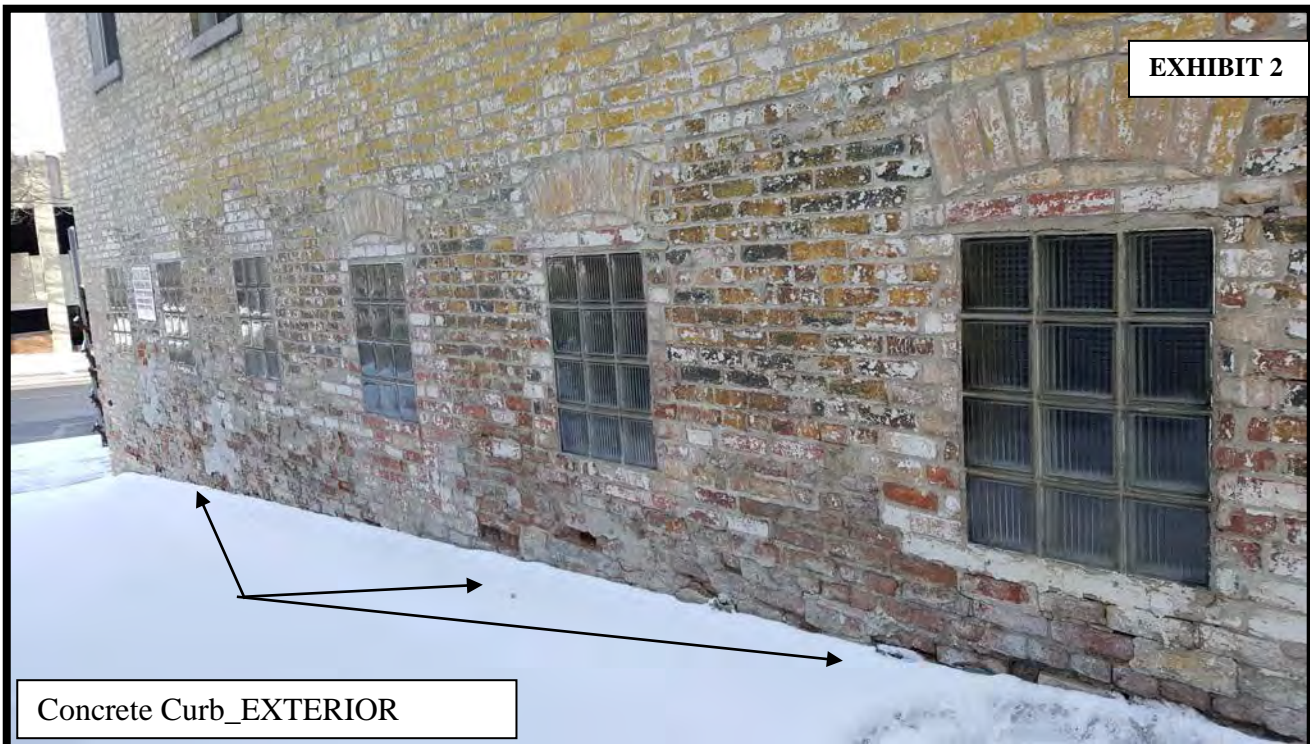
- Rust Application
- Itemized Budget
- Photos of building



Window to be taken out and filled with similar finish as this section of the wall



Smooth, light in color concrete finish makes up this section of the wall



Concrete Curb_EXTERIOR



HARRIET FULLER FAÇADE GRANT APPLICATION



EATON STUDIO GALLERY
paintings • sculptures • drawings

Herb Eaton, MFA
309-828-1575 (*showings by appointment*)
411 N. Center,
Bloomington, Illinois 61701
email: eatongallery@aol.com
www.eatonstudiogallery.com

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects within Bloomington's central downtown district. This grant offers a maximum award amount of \$25,000 per project. \$50,000.00 may be awarded to buildings determined by the Historic Preservation Commission to be in extreme and dangerous states of disrepair.

ELIGIBILITY

If your project does not meet all of the factors listed below, it may be ineligible for funding:

- Property is within the program's target area
- The project is an **eligible** preservation, restoration or rehabilitation improvement:
 - Brick cleaning and tuck pointing
 - Window restoration
 - Painting
 - Restoration or original architectural features visible from the street
 - Signs
 - Remodeling window display areas
 - Exterior lighting
 - Window and/or door replacement
 - Awnings
 - Eligible non-façade work such as roof repairs/replacements, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing
 - Detailed architectural design work
 - Structural inspection or analysis by a licensed architect or engineer
 - Asbestos and/or lead paint removal
- I am the owner of the property, or can provide consent from the owner.
- Work on this project has not been started nor been completed
- The project complies with the City of Bloomington Architectural Review Guidelines
- This project includes prevailing wages for labor

JAN 19 2018

APPLICATION

Property Address:

Year Built

1902.

Architectural Style:

COMMERCIAL
WAREHOUSE

Architect:

?

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

Preservation of a non-historic property/non-contributing structure

Cost of Proposed Work (Estimate 1): GRUBB MASONRY \$ 6900.

Cost of Proposed Work (Estimate 2): GARVIN MASONRY \$ 19,500.

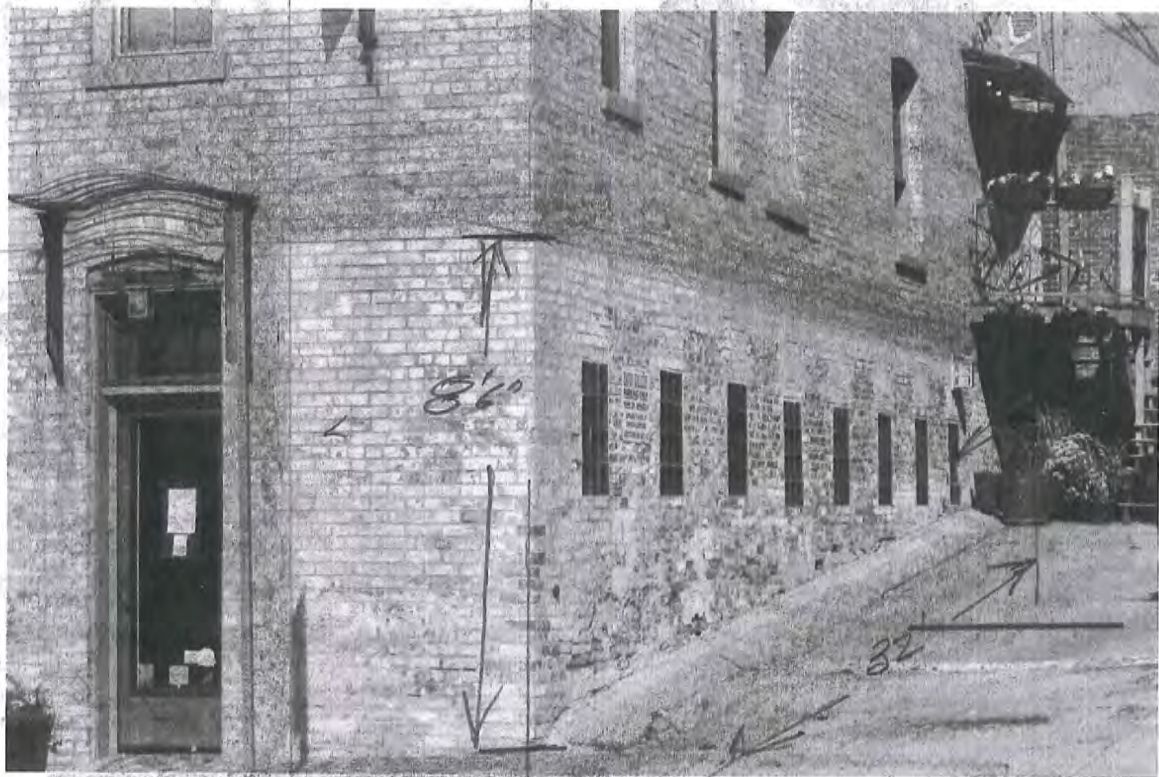
Grant Amount Requested: \$ 3450.



EATON GALLERY

411 N. CENTER

- water damage repair -
- Repair south (alley) wall interior & exterior
- ~~Cinder block core + facing of old brick (interior & exterior)~~
- replace glass block windows at approximately the same location (for east window brickwork glass blocks can be used for missing blocks)
- REPAIR TO BASE SOUTH WALL
- WATERPROOF

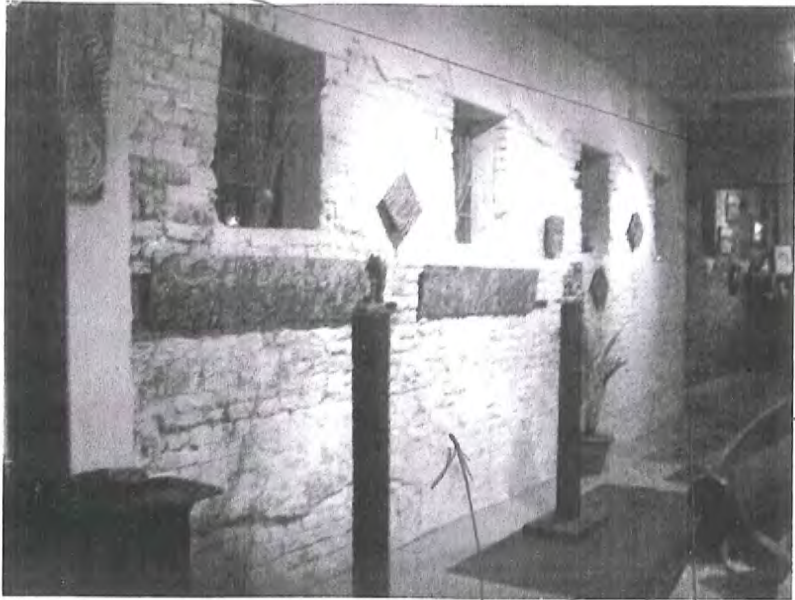


remove
bricks
open,
use glass
for repair

EXTERIOR ONLY

- no apparent foundation problem
- no sagging bricks
- decaying bricks on alley face (INTERIOR + EXTERIOR)
- leaking alley joint to building

INTERIOR



↑ 9' ↓



↑ 9' ↓

28'

- water & decay damage
- mold
-

- remove
- Cinder block core
- replace brick (old)

19'

INTERIOR

EATON GALLERY

FROULT



REMOVABLE CABINETS



WATER INLET

CONCRETE FOUNDATION GOOD



BROKEN & REMOVED BRICK

Detailed Description of Proposed Restoration Work:

ATTACHED

Project Start Date: *FEB 2018*

Expected Project Completion Date: *APRIL 2018*

Please attach the following information to the application.

- Design plan
- Outline work specification prepared by an architect (if applicable)
- Overall budget for the project
- Minimum two (2) estimates for the project
- Sample materials (if possible)
- Historic photos of the subject property showing the appropriateness of improvements (when possible)

Applicant Name: *HERB + PAM EATON*

Applicant Address: *512 E. TAYLOR BLOOMINGTON*

Phone: *309-829-9424*

Email: *eatonherb@gmail.com*

Applicant Signature



Date *1-19-18*

RETURN TO:

City Planner
City of Bloomington Community Development Department
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341
Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

GRUBB MASONRY

Brick, Block, Stone, and Tuck Pointing

309-824-2054 Tony

Bid for Eaton Design

Interior and Exterior brick wall repairs, fill in window, and tear out and put back angled concrete.

Interior:

Clean brick walls, tuck point all bad spots, and fill in bad and missing brick on south and west wall to door. Also, fill in 1 glass block window.
\$2300.00

Exterior:

Drip cap and corner piece for plaster to go up against. Metal lath (screwed to) exterior brick. Plaster coat... mortar, Portland cement, bonding agent mix with smooth rubber float finish.....
\$2500.00

Concrete:

Tear out old concrete, put 4" slotted tile in under concrete with slotted cap. Pour angled concrete back with 3/8 rebar reinforcement....
\$2100.00

*if concrete is more than 1ft. thick when tearing out angled concrete there will be an extra charge depending on how thick it is.

materials.....\$6900.00

Total labor and

Grubb Masonry/Tony Grubb

309-824-2054 Bricking1@yahoo.com

Garneau Construction Proposal
Eaton Studio Gallery Repair

1/15/18

This proposal outlines the masonry Garneau Construction will perform at 411 N Center St. Bloomington, IL 61701.

Remove concrete and asphalt on South wall in alley up to the deck.

Excavate the foundation and tuckpoint the cracks in the foundation wall.

The brick will be waterproofed with a roll on sealer and a self-adhesive rubber membrane. The brick will be coated with a roll on rubber sealer first. Self-adhesive sheets will be installed as a second layer onto the block wall, over the footing, and under the drain tile. A dimple mat will be installed over the self-adhesive sheets.

A new footing drain tile will be installed before backfilling, if there is currently a tile and a sump pit. The tile will be 4" rigid pipe. A fabric sock will be installed over the drain tile to protect the tile from dirt infiltration.

The trench will be backfilled with 5/8-pea gravel and cover the footing tile. The trench will be left rough graded. The left over dirt will be spread or moved on site.

A new concrete curb will be poured where the wall was excavated.

One window will be bricked in.

Labor and Materials: **\$19,500**

Items Not Included

Final grading and landscaping are not included. Sodding or seeding is not included. Any bushes will need to be removed ahead of time. Do not use water to settle the soil around the foundation.

The customer must supply water for mixing and electricity.

The contractor requests a material location in close proximity to the building.

After three months, if Garneau Construction has not contracted work on this project, the material costs are subject to review and revision due to increases or decreases in the price of materials.

Garneau Construction Proposal
Eaton Studio Gallery Repair

Garneau Construction is fully covered by worker's compensation and liability insurance. Proof of insurance and a reference list will be supplied upon request. A portfolio of our work is also available.

Thank you for the opportunity to serve your masonry construction needs. I look forward to working with you on this exciting project. Please feel free to contact me with any questions.

Sincerely

E.J. Garneau
Garneau Construction
Office: 309-664-5684
Fax: 309-661-0370
PO Box 877
Normal, IL 61761

Acceptance/Contract

All payments are due when invoiced. Garneau Construction began working on site on _____

Customer date

Garneau Construction date

Additional Pictures Provided by Petitioner



Additional Pictures Provided by Petitioner

