

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, FEBRUARY 15, 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, Ms. Lea Cline, Mr. Levi Sturgeon, Ms.
Georgene Chissell

MEMBERS ABSENT: 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 5:04 P. M.

ROLL CALL: Ms. Rivera called the roll. Six members were present and
quorum was established.

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes of the January 18, 2018 meeting.
Chairperson Graehling corrected a scrivener's error on page 2 and 3. Mr. Scharnett corrected
scrivener's errors on page 2, and Ms. Chissell corrected a scrivener's error on page 2.

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

REGULAR AGENDA:

**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.**

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. 411 N Center St is
currently Eaton Art Gallery. The petitioner is requesting the Rust Grant to do repairs along the
south and west wall. The petitioner has noticed that water is getting into the gallery and some
decay and rot is developing. The petitioner is proposing to repair the interior brick wall, remove
and infill a back window, and tear out the concrete curb positioned along the outside south wall.
Ms. Rivera stated the glass from the window will be retained to repair other windows, and there
will be tuck-pointing and repairs as needed to the brick. Staff was able to do a site visit and
observe the problem areas. Staff was able to review both bids and noticed the bid from Garneau

Construction contained much more work for the foundation. The petitioner did not observe any structural problems. Per the Secretary of Interior Preservation Brief 47, a detailed investigation of the property and surrounding area is essential to be able to be proactive with repairs. Ms. Rivera stated the petitioner elected Grubb Masonry and staff understands the work needs to be done but would like to allocate more funds if structural repairs are needed. She stated when doing tuck-pointing work, comparable materials should be used, no harsh chemicals for cleaning and a thorough foundation inspection should be done.

Ms. Rivera stated staff recommends allocating enough funds for structural repairs, if needed. Staff recommends approval of the Rust Grant for up to \$9,750.00 for repairing brick, tuck pointing, window blocking, replacing concrete curb, with the possibility of additional foundational repairs at 411 N Center.

Chairperson Graehling asked who would speak on behalf of the case. Pam Eaton, 512 E Taylor and Herb Eaton, 512 E Taylor stated they would speak on behalf of the case. Mrs. Eaton stated she is working to make the site better with the funds that are available. Mr. Eaton stated he is not concerned with the building falling down. He stated the materials used in the construction of the building were from the Bloomington Fire of 1903. Mr. Eaton stated he is concerned that when he is no longer able, his daughters will inherit the building. He would like to make sure that the condition of the wall is taken care of, he stated the wall is in bad shape and would devalue the property significantly. Mr. Eaton stated he reviewed Grubb Masonry's proposal. The repairs, including putting in a flashing and a drain pipe, will keep water out. Mrs. Eaton stated there will be some tuck-pointing as well since there are bricks in bad shape. Mr. Eaton stated it is somewhat cosmetic and he is not worried.

Mrs. Eaton stated the front of the building is more aesthetically pleasing than the side. When people are coming from the north, they see that side first. While it was built as a warehouse, she stated they would like the building to look nicer, and appear more structurally sound. Mr. Eaton stated when construction on the building happened, many more bricks should have been used. Mrs. Eaton stated she is happy that more funds are being allocated for structural repairs, because only when the brick comes out can the structure be inspected.

Mrs. Eaton stated many with old homes know that everything takes three times as longer and three times more money. Chairperson Graehling agreed.

Ms. Cline stated Mr. Grubb worked on her home over the summer and did masonry work. She stated Mr. Grubb finished under budget. Mrs. Eaton stated she is happy to hear that since she has more work to do in her own home. Ms. Cline stated Mr. Grubb's quote was reasonable and works until the work is done. She stated he did not charge her for any more than what was done. Mrs. Eaton stated Mr. Grubb and Mr. Eaton spent time going over the details.

Mr. Eaton stated the one thing done right for this building was the foundation. He stated there is a cabinet inside the gallery that is covering up the concrete abutment that has saved the building. Chairperson Graehling stated the building is part of our history and deserves the attention that it is going to be given. The building can be enjoyed and the water issue that could produce mold can be taken care of.

Mrs. Eaton stated their priority is to maintain the building and then begin to apply for other historical designations.

Mr. Elterich asked if only one window would be taken out. Mrs. Eaton stated yes, it is the back window that is in poor condition. She stated her vision is that on the outside it will be filled with brick to look like the rest of the building. On the inside it will match the concrete board. Mrs. Eaton stated the glass will be used to replace other broken glass, if possible. She stated that the window is located by the heating vent in the back, therefore it is not as noticeable.

Mr. Scharnett asked about the brick photograph in the last picture of the report. Mrs. Eaton stated that area used to be the bathroom, where the toilet and the sink were connected into the water lines. Mr. Scharnett asked if it would be filled in with brick. Mrs. Eaton stated that it would be, and they would try to match the rest of the brick. Mr. Scharnett asked if it was a soft brick. Mrs. Eaton stated she would say yes. Mr. Eaton stated these bricks came from the fire and contain burn marks. Other bricks are street brick, which are harder. There is a mix of soft and hard bricks. He stated there may be some problems with missing brick, where a wall should be three bricks deep will have only one layer. He stated most of that has been taken care of.

Chairperson Graehling stated if this Grant is approved, there will be additional funds to cover issues that may possibly come up and will be needed.

Mr. Scharnett stated his biggest concern is the mortar. He stated bricks are taken from buildings, where the quality is unknown, whether the brick is soft or hard. He stated the mortar is the limiting capacity for the wall. Brick is typically a few hundred PSI to 800 at the lowest, all the way up to 15,000 PSI. Brick is harder than concrete, what happens if you have a soft brick and the mortar is too hard, the brick will fall apart. Mr. Scharnett stated he agrees with using lime cement mortar, as stated in the staff report. He asked if the petitioner would be filling the wythes of brick or just pointing. Mrs. Eaton stated that they will be pointing inside. Mr. Eaton stated next to the wall there will be a perforated tile at the bottom, a type of rock will be placed, a plastic drainage tile will be placed and the typical gravel. He stated this will eliminate the water problem, and the black mold.

Mrs. Eaton stated that the flashing will be placed under the windows. The brick will be covered up in concrete, and be solid base.

Mr. Scharnett asked if the glass blocks are flushed with the exterior. Mrs. Eaton stated that they were. Mr. Scharnett asked if there was leaking below the windows. Mrs. Eaton stated that it is the moisture that is coming up and causing the problems. When the drain is put in it will eliminate the water and moisture. Mr. Scharnett asked what the smooth rubber float finish listed on the quote was. Mrs. Eaton stated it is the tool that is used. He asked if the material was stucco. Mrs. Eaton stated it would be "like" stucco. Mr. Scharnett recommends using stucco as it would hold better before falling off. He stated he encouraged a stucco based product that will have three coats, 2 brown and a finish coat, it will last and the expense will be the same. He stated his concern is also that some who work with stucco do not know how to apply stucco correctly. He advises that the brown coat stay and soak for a week, otherwise it will crack the finish coat.

Ms. Cline motioned to approve case BHP-02-18 for \$3,450.00 for masonry, tuck pointing and cement repairs, with an amended amount of no more than \$9,750.00 should the project require any foundational repairs that exceed the original amount. Mr. Sturgeon seconded the motion.

The motion was approved 6-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

OLD BUSINESS:

Ms. Chissell stated in regards to the Bloomington High School at 510 E Washington, if they are aware as to how they may apply for the S-4 local designation, she asked if the commission should recommend they do so. Chairperson Graehling stated staff said they would seek local designation after they finished the process to be on the National Registry. Ms. Simpson stated it was possible, staff has not heard if BHS will be seeking local designation. Ms. Simpson stated she asked them to consider seeking local designation once they finished the project. She said currently they are seeking state funding, therefore will have to use the Secretary of the Interior Standards, and work with the State Preservation Officer. She stated City Council and the Historic Preservation Commission can make a recommendation and the property owner can also begin this process.

Awards:

Mr. Scharnett asked what the Commission thoughts are regarding how the awards and plaques are perceived by the public. Mr. Sturgeon stated it all depends on who is asked. Ms. Cline asked if Mr. Scharnett was referring to the City Council's presentation of the awards. Mr. Scharnett stated yes. Chairperson Graehling stated the leadership could all stand to be more educated regarding what the Historic Preservation Commission does. She stated the name of the Commission was introduced incorrectly. When she introduced herself she made sure to name the Commission correctly and honor those who received awards. Chairperson Graehling stated Ms. Chissell took photographs of the night as well. Ms. Chissell stated she has the photographs if the Commission would like to use them.

Mr. Scharnett stated he wants to find a better way to bring awareness and recognition to the public. He stated an awards ceremony could be a great opportunity to be in the newspaper, and have more exposure about what people are doing in the community and projects. He stated for his work on a Commission for the Town of Normal, they have an appreciation dinner. He asked if the City of Bloomington had anything like that. Ms. Cline stated they do for everyone who sits on a Board or Commission, one event for everyone. Ms. Chissell stated she did not feel there was adequate representation this year, as many people left before others were even able to arrive at the event. Mr. Scharnett stated that could be an opportunity to show pictures of what the Commission is involved in and doing. Chairperson Graehling stated the event in May should be done in a more grand manner.

Ms. Simpson stated if the Commission would be interested in forming a subcommittee that could plan the event in May. The Commission can elect people and work together. She stated we are working with the Town of Normal to partner and share some of the costs, as well as the Old

House Society. Ms. Simpson stated staff is working with Prairie Signs to have the plaques made. Mr. Scharnett stated this event could be bigger and use the photographs to showcase more of what the Commission is doing. Ms. Simpson stated she would encourage the Commission to invite the Mayor and elected officials to attend as well. This could be a good way to educate on what the Commission does, the designations and Grants. Ms. Cline stated at the CAMP Training last year, they mentioned an ice cream social. This could be something that can be done in May, in a park setting, a joint effort and not too expensive to do. Chairperson Graehling stated Franklin Park does an ice cream social, perhaps the Commission could partner with them. Ms. Cline stated GLT has been covering stories involving historic preservation issues, the Commission could bring this event to their attention and get more promotion.

Mr. Scharnett stated the City of Bloomington has many historic properties, he would like to pursue that image and keep hold of the heritage of the City, and finding ways to express this to the community. Ms. Cline stated the Commission has also spoken about holding workshops or clinics on how to fill out S-4 paper work. The process and paperwork can be daunting, and many do not know that the city can help fund repairs for their home. Designation should be given to not only the East side mansions but the West side for the warehouses and smaller homes. Ms. Cline stated there is much research that may need to go into finding out information from homes that do now have a known architect. Chairperson Graehling stated those who would like more information on their home can go to the McLean County Museum of History, and the Museum could also be a partner. Mr. Scharnett stated he encourages the museum to be a partner. Ms. Simpson stated the Commission could create a subcommittee to handle the event planning and make it a Commission project. Mr. Sturgeon stated Ms. Chissell would be a great party planner. Ms. Cline stated there is a need to contact with the Town of Normal, and the Old House Society. She also supports Ms. Chissell being an ambassador for the Commission.

Mr. Scharnett asked how the Commission can organize a subcommittee and be compliant with the Bylaws. Ms. Simpson stated staff will verify this with the legal department, and check the wording of the Bylaws. Chairperson Graehling stated she would also like to have everyone's email address. Ms. Simpson stated the Commission should first vote to form a subcommittee and the subcommittee will be able to work together and update the rest of the Commission.

Mr. Sturgeon motioned to establish a subcommittee for the May awards ceremony/community outreach at the direction of the Chairperson and staff, the subcommittee should be led by the Chairperson, Mr. Scharnett and Ms. Chissell. Ms. Cline seconded the motion.

The motion was approved by voice vote 6-0.

NEW BUSINESS:

CLG Grant:

Ms. Simpson stated Alderman Buragas gave a presentation from the Downtown Task Force. One of the recommendations given was to consider an S -4 designation in the downtown area. Staff thinks a reevaluation of the Downtown National Register District survey should be done first and see what structures are contributing and non-contributing, and if there are any changes. She stated there is a new CLG Grant available with a May deadline. The City of Bloomington is a

certified government therefore can apply to the Grant. The original Downtown Survey was done in 1987, reevaluation would investigate its relevance today.

Ms. Cline stated she was in favor of staff applying for the Grant, she asked if the Grant category would change for those that already have the S-4 Historic Overlay. Ms. Simpson stated those are details that would be worked out. The first step would be to reevaluate the downtown district, the next step would be to look at the implications of grant and funding opportunities, owners may need to now get a Certificate of Appropriateness. The Grant deadline is in May, and it would be the same type of grant that was applied for to do the Industrial Properties Survey.

Ms. Simpson stated the consultant for the Industrial Properties Survey should be finishing up the survey cards and the Commission will have the opportunity to review the survey card for the properties next month.

Mr. Sturgeon motioned for staff to pursue a grant to fund the reevaluation of the Downtown Survey. Ms. Cline seconded the motion.

The motion was approved by voice vote 6-0.

Chairperson Graehling stated there are some Commission members whose term is expiring. She stated Ms. Bailen's term will be expiring. Chairperson Graehling asked if staff knew if Ms. Bailen was interested in renewing her term. Ms. Cline also asked if a realtor spot was a required spot. Ms. Simpson stated it was a required spot and Ms. Bailen has expressed interest in renewing her term. If she is interested, she will be able to apply online and let the Mayor know and he will be able to make the appointment.

ADJOURNMENT:

Ms. Cline motioned to adjourn; seconded by Mr. Scharnett. The meeting adjourned at 6:12 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner