

**MINUTES**  
**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING,**  
**THURSDAY, MARCH 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. Levi Sturgeon, Ms. Ann Bailen, Ms. Lea Cline, Mr. Paul  
Scharnett, Ms. Georgene Chissell,

**MEMBERS ABSENT:**

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

**CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:06 P. M.

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

**PUBLIC COMMENT:** None

**MINUTES:** The commission reviewed the minutes of the February 15, 2018 meeting.  
Chairperson Graehling corrected scrivener's error on page 3 and 4. Ms. Cline corrected  
scrivener's error on page 1 and 4. Ms. Chissell corrected scrivener's error on page 2 and 3. Mr.  
Scharnett corrected scrivener's error on page 3.

Ms. Cline motioned to approve the minutes as amended. Mr. Scharnett seconded the motion,  
which was **approved** by voice vote.

**REGULAR AGENDA:**

**BHP-03-18 Consideration, review and approval of a Certificate of Appropriateness  
submitted by Ken and Carol Kashian, Brad Williams, Sara Simpson/Darcy Ackley, Carlo  
Robustelli, and Gary Justis for the placement of a post and metal sign that contains  
historical information pertaining to each property located at 510 E Grove, 709 E Taylor,  
702 E Grove, 401 E Grove, and 612 E Grove.**

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. She stated all the  
homes for this case are located in the Historic Dimmit's Grove Neighborhood. The homes were  
built in the mid-19<sup>th</sup> century to early 20<sup>th</sup> century. The homes range in architectural style. The  
Dimmit's Grove Neighborhood Association would like to advance one of their goals, to bring  
awareness of the historic properties and any history pertaining to Bloomington. She stated the

signs would be 18x24 printed on aluminum, the sign height will be approximately 4 feet. The signs will include information about the builder, date of construction, style and any connections to the City of Bloomington. Each sign will also contain QR codes which will link back to the neighborhood association and more information about the property. Ms. Rivera stated according to the Architectural Review Guidelines and Preservation Brief #25, signs should be maintained and repaired as necessary. The signs should be compatible with the principle structure. They should not be located in the right of way and should not block visibility at the driveway. Staff recommends approval of case BHP-03-18.

Mr. Brad Williams, 613 E Grove St., spoke on behalf of the case. He showed the Commission the sign that will be installed at 510 E Grove St. The sign will be connected to a post which will go approximately 3 feet into the ground, with a cap at the end in order to prevent people from pulling it out of the ground. Mr. Williams stated this project is part of a larger plan by the Neighborhood Association. He stated this is an actual project moving forward without funds from the City of Bloomington. Mr. Williams stated since some of the properties have the S-4 Historic District Overlay, they would request Certificates of Appropriateness for those properties. He stated the Neighborhood Association looked at the zoning and other elements of historical signs which were discussed in the staff report. Mr. Williams stated they do not have all the historical data for all the properties, and they are doing 12 properties in total.

Chairperson Graehling stated the project is great to see as it represents community members coming together and doing something with their own funds that will bring awareness to their neighborhood and Historic Preservation.

Mr. Williams stated the Neighborhood Association has their own bank account. Mr. Williams stated the Association has done several things to raise money. He stated they have done several projects with those funds such as sidewalk grants-city sidewalk replacements. They have also given funds to families in need, such as after a fire. Mr. Williams stated they will be doing a bake sale in downtown in August. They also put on other events such as Day in Dimmit's Grove, Garden Tours, and an annual flea market.

Ms. Chissell asked what the QR code was and how it worked. Ms. Cline stated that using a smart phone, an app is downloaded. The app can take pictures of the QR code and it links directly to a website, or to a web page that will correlate with the property.

Mr. Williams stated he is the president of the Neighborhood Association, and there are 5 different committees. The sign project is one of the committees. He stated these signs will be distributed throughout the neighborhood, there are several that will be going up on Taylor Street and on Washington Street, as well as several on Grove Street. He stated they would like to see them all over the neighborhood, and be able to walk around and read about the history of the properties. Mr. Williams stated that the cost for the homeowner will be \$100.00 which will include the sign and installation by a professional landscaping firm. They are expected to finish the project by June 1<sup>st</sup>.

Ms. Cline motioned to approve case BHP-03-18. Seconded by Mr. Sturgeon.

The motion was approved 7-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Bailen—yes, Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

**Consideration, review and approval of a request submitted by Tim Maurer asking for an extension to the Funk Grant project completion deadline for Case BHP-15-16, approved on 05-19-16 by the Historic Preservation Commission for the installation of front porch railings and balusters at 319 E. Chestnut Street.**

Chairperson Graehling introduced the agenda item. Ms. Rivera stated staff had not written a report, however, did include items pertaining to the request submitted by Mr. Maurer. She stated the agenda item pertains to case BHP-15-16, when the Funk Grant was originally approved by the Commission. The Funk Grant funds were encumbered in March 2017 per Mr. Maurer's request. He provided staff with the documentation to have the funds encumbered, he communicated with staff the expected completion date would be September 2017. Ms. Rivera stated staff sent a letter this year dated January 23, 2018, in order to obtain the necessary documentation for reimbursement of the funds. She stated staff included in the packet, Mr. Maurer's request for the extension of the completion deadline, the budget, the minutes pertaining to the original decision, and the Funk Grant application.

Ms. Simpson stated per Funk Grant Rules and Regulations, projects have to be completed within one year, if that is not possible, the Commission has the option to grant an extension.

Chairperson Graehling noted that the project was going to be done by an entity that was no longer able to complete the work because of scheduling. Mr. Maurer, 317 E. Chestnut St, was present to speak on behalf of his request. He showed the Commission balusters from the porch. One was stripped by a restoration furniture store and the other, he stripped himself. Mr. Maurer stated he took a baluster and a PVC pipe, filled it with stripper and soaked the baluster for 24 hours. Mr. Maurer is taking more time in order to strip the balusters himself.

Mr. Maurer stated he had a conversation with Chairperson Graehling about balusters as Chairperson Graehling had just completed her porch. Chairperson Graehling stated she had an original drawing and copy of the blueprints. She stated Mr. Brad Williams, who was doing the work, traced another Pillsbury property's balusters. She then designed the final template that was sent off to have the balusters made. Mr. Maurer stated he may need to replace some balusters.

He stated he was able to strip the balusters that he has by using soy gel that he purchased from Franmar. Ms. Cline stated soy gel was also sold at Old House Society. He stated in order to make the project feasible, the toe and hand rail need to be put in. Mr. Maurer referred to the renderings that he provided with his application and stated that he purchased cedar in order to make the posts with the same likeness as in the rendering. He has taken the material to Prairie Woodworks, where they are ready to proceed with the project.

Chairperson Graehling stated her porch was made from cedar, and Mr. Brad Williams gave more information about that project. Mr. Brad Williams stated the balusters for Chairperson Graehling were manufactured in Maine for \$33 per baluster. He stated they want more money when made

from mahogany versus cedar. Cedar will splinter out and the mahogany will not. However the mahogany will bleed red and stain. Mr. Williams stated the spindles that Mr. Maurer has were salvaged from a Pillsbury house, 25 years ago. He sold them to Mr. Maurer.

Ms. Cline asked if Mr. Maurer brought a replacement quote. Mr. Maurer stated he did not have one to turn over. Ms. Cline asked if the amount of the Funk Grant would change. Mr. Maurer stated the grant amount would not change. He requested that the deadline be extended to May of 2018.

Mr. Sturgeon asked which address was granted the Funk Grant 2 months ago, Mr. Maurer stated that address was 317 E. Chestnut St. He stated that project would be completed at the end of April. He stated that in 2017, the Commission approved a porch remodel for 319 E Chestnut St., which is half complete. Mr. Sturgeon asked staff how the extension affects fiscal years. Ms. Simpson stated the funds for that project were set aside in 2016, and it does not interfere with the grants that were already given. She stated the reason there is a one year deadline is to make accounting for the funds easier. If the funds are not spent the money would go back into the general fund. If Mr. Maurer comes in under budget, the reimbursement would be the \$2500.00 requested or half of the project cost. Mr. Sturgeon asked if Mr. Maurer would have to produce a new budget in order to receive the reimbursement. Ms. Simpson stated if there were no changes in the scope of work, there would be no issues. She stated any contingencies or additional materials the Commission is requesting would have to be turned in 2 weeks prior to the last City Council meeting in April in order for staff to make the deadline.

Mr. Scharnett stated there was no need for an updated budget if the scope of work has not changed nor the amount of the Funk Grant. Ms. Chissell asked Mr. Maurer who would be doing the work for this project. Mr. Maurer stated he has spoken to Larry, who is an excellent craftsman to help him.

Ms. Cline motioned to extend the Funk Grant completion deadline for BHP-15-16 to May 16, 2018. Mr. Elterich seconded the motion.

The motion was approved 7-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Mr. Sturgeon—yes; Ms. Bailen—yes, Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

## **OLD BUSINESS:**

### **CLG Survey Update**

Ms. Simpson stated Ms. Guarino was unable to call in to present the draft survey, however she will be coming into the office to speak with staff about mapping the properties. Ms. Simpson gave background information. In January of 2017, staff submitted an application to the Illinois Historic Preservation Agency for a Certified Local Government Grant. It is a matching grant, which means they will pay 70% and the City of Bloomington will match 30%, in-kind or monetary. As part of the in-kind, the hours the Commission members spend on review, editing and adding information, will be counted. She stated the hours are paid based on living wage for a person in Bloomington, unless they are professional surveyors.

Ms. Simpson stated the application was submitted for a Certified Local Government Matching Grant, to carry out a survey for the industrial and commercial sites in Bloomington, located along current and former railroad lines. There were 4 main railroads that connected in Bloomington, along those lines, there are a mix of uses and buildings. This information was not documented in the Historic Preservation Plan, and that is part of the purpose of the survey. The survey is going to inventory and document the information and identify potential neighborhoods that could count as National Register Districts, or individual buildings that could count as National Register Monuments or Landmarks. Jean has noted basic architectural features of the buildings, she will be noting in her professional opinion if these buildings could become part of a larger National Register District. She will deem the buildings as Contributing, and if they are not, they will be Non-Contributing structures. Ms. Simpson stated Ms. Guarino has also identified whether or not a particular building would qualify for Individual Landmark Potential. The final survey needs to be done July 30, 2018. Ms. Simpson stated Ms. Guarino would be back with staff in April to talk more about the survey.

Mr. Scharnett stated he could add information to the Eureka Williams building, as he worked on that site. He stated there are 300,000 square feet. The original building is an ordinary construction, wood roof, and one way slab, narrow stairs. The building is still in use but has not been in consistent use. It is in the process of renovations.

Ms. Simpson stated the Comprehensive Plan that the City of Bloomington adopted in 2015, identified some of the areas for redevelopment, like the warehouse district. There have also been some efforts from the West Bloomington Revitalization Project that were looking into the buildings on West Washington and if they would qualify for the Historic Designation. Historic Preservation may be a tool that is used to be able to redevelop these areas. Ms. Simpson stated the survey looks at the relevance these structures may have with Bloomington and Normal, as well as the history of Illinois. Ms. Simpson stated staff is retrieving Sanborn Maps from 1907-1950. The Commission members may also have responses to the memo that Ms. Guarino has attached to the draft survey.

### **Budget Update**

Ms. Simpson stated the budget handout outlines the money that has been spent on the Funk and Rust Grants. Ms. Cline asked if there was a project downtown that was going to be applying for the Rust Grant as there are still many unused funds. Ms. Simpson stated there could be a vault project. Nicor is placing high pressured gas lines, and there have been a number of vaults that have been damaged as a result. There are also a number of vaults that are vacant and need to be filled. The Rust Grant could be used to match the cost of filling the vaults. Ms. Simpson stated she will reach out to the Finance and Legal Department to see if there could be a motion that would allow funds to be carried over to the next year, to have funds to fill those vaults.

Staff received the direction to look into the matter and find out if a motion could be made to carry funds over to the next fiscal year for the Rust Grant.

### **Awards Ceremony Update**

Chairperson Graehling stated she had an update regarding the Heritage Award. She was in a meeting with Beth Snow, the Old House Society Representative, Taylor Long, Associate Planner for Town of Normal, and Izzy Rivera, Assistant City Planner for the City of Bloomington. The representative from the Historic Preservation Commission from the Town of Normal was not able to attend. She stated the Town of Normal has cut out all of the grants for Historic Properties. This awards ceremony will be relying heavily on the Old House Society, and they are planning on having the ceremony during to first weeks in May to ensure that as many Commission members as possible may attend. She stated the advertising will be done with WGLT and The Pantagraph. Chairperson Graehling would like to highlight projects which have been approved and endorsed by the Historic Preservation Commission.

Ms. Rivera stated she received an update from Mr. Long via email stating the Town of Normal Historic Preservation Commission supported a weeknight ceremony in early May. The Town will be selecting 3 properties to honor during the ceremony. She stated the Heritage Awards from the City of Bloomington will be part of and in partnership with the Gift to the Street Awards that Old House Society hosts. They will have an education portion, give their awards and allow the Town of Normal and the City of Bloomington to give their awards with a short presentation about the Commission, and the work that they have been doing. OHS will also be providing light snacks and water for the event.

Mr. Scharnett asked the location of the event, Ms. Rivera stated the Town of Normal and OHS were favoring McLean County Museum. Chairperson Graehling stated the Davis Mansion was also mentioned however the Museum is a neutral location that does not belong to neither the Town of Normal nor the City of Bloomington. Ms. Cline stated the Museum may book up fast, therefore selecting a date should be done now to check availability. Ms. Chissell asks who would be contacting the Museum. Ms. Rivera stated Ms. Snow from the Old House Society would be making the initial contact.

Ms. Cline suggested doing a portion or all of the even out on the lawn of the Museum. If the weather permits, the event could be marketed toward families. They may feel more comfortable brining their children to an outside event versus inside the Museum.

Chairperson Graehling suggested preparing a slideshow with pictures that will highlight the winners of the various Historic Preservation categories.

Ms. Cline suggested contacting the Historical Society to get involved in the event to further showcase a Historical presence.

Ms. Chissell asked if this was event that the Commission spoke of before, and created committee for. Chairperson Graehling stated the event was not going to be like the Commission discussed before with the Ice Cream Social portion. Ms. Cline stated if the awards ceremony were to be held outside, ice cream could be added to the event. Mr. Scharnett suggested added pastries to tie it back to Arthur Pillsbury.

Chairperson Graehling stated it was important to showcase the individual winners and their projects that they have done in the community, as well as the properties who have won the Heritage Awards this year. Ms. Cline stated long presentations should be avoided. Chairperson Graehling stated it could be a rolling picture presentation that showcases the winner and projects. Ms. Cline stated the event should have a name that adequately describes our partnership.

Ms. Bailen suggested that each Chairperson from each entity meet and discuss and divided the responsibilities for the event.

Chairperson Graehling stated this year's event will be a collaboration from the Town of Normal, Old House Society and City of Bloomington. Ms. Rivera stated this will be a push for awareness for Historical Preservation and another event could be planned later in the year which will necessitate the event committee and bring elements like ice cream.

Staff received the general direction to have the event on May 10 or a Wednesday or Thursday during the week between 5 and 5:30 at McLean County Museum. Ms. Bailen asked if the event would be close to Mother's Day or Graduation. Ms. Cline stated graduation would be held on Saturday or Sunday.

Mr. Scharnett stated the date may be dependent upon the availability of the Museum. Staff would be sending an update to the Town of Normal and Old House Society to proceed with contacting the Museum.

Chairperson Graehling asked if anyone would like to begin the slideshow and find pictures. Ms. Cline stated we could wait until we know time limitations and how many slides we will be able to have to combine with the other's presentation.

#### **NEW BUSINESS:**

Ms. Chissell announced that she was on the ballot for Precinct 13 Bloomington Committee Person. She would like to collaborate with the City of Bloomington and do a Community Clean Up Day. If collaboration with the City of Bloomington is not possible the Precinct will proceed on their own. She does not know when the day will be, but she will keep the Commission updated. She wants to ensure Bloomington continues to hold its reputation for being clean.

#### **ADJOURNMENT:**

Mr. Sturgeon motioned to adjourn; seconded by Ms. Cline. The meeting adjourned at 6:34 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera  
Assistant City Planner