

**MINUTES**  
**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING,**  
**THURSDAY, JULY 18, 2013 5:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 E. OLIVE ST., BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. Carson Durham, Mrs. Sherry Graehling, Mr. Dan Greene, Mr. John Elterich, Mr. Jeff Kennedy, Mr. Brad Williams

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Mark Woolard, City Planner

**CALL TO ORDER:** Chairman Durham called the meeting to order at 5:00 P.M.

**ROLL CALL:** Mr. Woolard called the roll.

**PUBLIC COMMENT:** None.

**MINUTES:** The commissioners reviewed the minutes from the June 20, 2013 meeting and had no changes to such. Mr. Elterich moved to approve the minutes as submitted. Mr. Williams seconded the motion, which passed by a vote of 6-0.

**REGULAR AGENDA:**

**Case BHP-9-13. Review of the application submitted by Green Building LLC, (Bob Vericella/Fred Wollrab) requesting an up to \$25,000.00 Harriet Fuller Rust Facade Grant consisting of tuck pointing, masonry repairs, steel lintel repairs, metal repairs, new vent covers, and replace window sills for the B.S. Green building, Arthur A. Phillipsbury Architect, 1901, located at 115 E. Monroe Street, in the Downtown Bloomington National Register Historic District.**

Chairman Durham introduced the case. Bob Vericella provided background for the project and stated they have crafted a property tax abatement for the building. They should have permits for the entire project soon and they want to start the brick work. He said the building is owned by Fred Wollrab and himself and they are subcontracting the work to his contracting business. There was discussion on how prevailing wage is required. The total cost is \$1.6 million and there will be 15 apartment units.

The Commission discussed how their needs to be more information provided. Chairman Durham emphasized how the drawings provided for this type of project are very limited. An example is that the keystones are not indicated as to what they are to be replaced with and there is no indication as to why they cannot be repaired. There was discussion on the work or materials described in the estimate. What type of caulk to be used needs to be specified as some types of sealants will not work well with this type of work. The brownstone sill and keystones are indicated to be replaced on the estimate and the Commission questioned why they could not

be repaired. Mr. Vericella said that was recommended by the contractor and whatever can be kept will be kept. There needs be more explanation as to what will be involved in the repair and the material. The parapet walls to be removed and rebuilt needs to be explained further as to what and where the work will occur. The mortar used with the tuckpointing will have color. The missing stone replacement on the east elevation needs to have clarification as to what materials will be used. Mr. Vericella said the vent holes should have read 4” and not 14”.

Chairman Durham summarized the additional information needed as being more specification on what type and color of caulk will be used, the color and shape of the limestone, keystones and seals that are being replaced. Mrs. Graehling emphasized we are trying for as close as a match as to what is already on the building.

After due consideration, Mr. Elterich moved to conditionally approve the request based on us receiving the information on materials and satisfactory to the subcommittee in case BHP-9-13. The motion was seconded by Mrs. Graehling, which passed by a vote of 6-0.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**Report of Historic Preservation Activities:**

Mr. Woolard stated the Franklin Park Plan and improvements will need City Council approval.

**Any Other New Business that May Arise:** None

Mr. Kennedy made a motion to adjourn. Mr. Elterich seconded the motion which passed unanimously. The meeting was adjourned at 6: 30 p.m.

Respectfully submitted,

Mark Woolard  
City Planner

For further information contact:

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