

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, SEPTEMBER 19, 2013 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: Mr. Dan Greene

OTHERS PRESENT: Mark Woolard, City Planner

CALL TO ORDER: Chairman Durham called the meeting to order at 5:09 P.M.

ROLL CALL: Mr. Woolard called the roll.

PUBLIC COMMENT: None.

MINUTES: The commissioners reviewed the minutes from the August 15, 2013, meeting. On page one "Chairman" is to be "Vice Chairman" and on page two "Wollrab" is to replace "Wolfram". On page two and three "Graehling" is to replace "Grueling" and "Elterich" is to replace "Enteric". Mr. Elterich moved to approve the corrected minutes. Mrs. Graehling seconded the motion which passed by a vote of 5-0.

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 L. Pillsbury Architect, 1901, located at 115 E. Monroe Street, in the Downtown Bloomington National Register Historic District.

This case was held over from the last two meetings due to more needed information. Mr. Vericella introduced E.J. Garneau with Garneau Construction who answered specific work questions. The items to clarify: caulking documentation, masonry type of mortar, technique, and physical samples of window sills. The physical samples were not presented as previously requested. The Commission asked for actual samples of the sills due to a change of materials. The concern was based on the brownstone color will not match the sill. More discussion took place regarding the tuck-pointing. Mr. Garneau spoke regarding a site visit for the subcommittee to view the materials for the sills. Mr. Elterich made a motion to approve the grant contingent on the review and approval of the subcommittee which will visit the site to review the window the sills. Mr. Williams seconded the motion which passed by a vote of 5-0. The request of the committee was to have alternatives for the subcommittee to view.

Case BHP-15-13 Review of application submitted by Renaissance Roofing Inc., requesting a Certificate of Appropriateness for the gutter and roof restoration for the Kirkpatrick House, Craftsman style, 1914, Arthur L. Pillsbury, architect, located at 912 N. Prairie Street in the Franklin Square National Register Historic District.

Kristy Lau, property owner, is asking for the front part of the roof replacement and gutter replacement. The 100 year old roof is 99 years old and needs restored. The roof material is clay tile. This will be a replacement with existing tile that the owner has on hand or the original clay form is still available to make

more tile if needed. There was a discussion on the gutters however, the grant would not apply toward non-historic gutter replacement. The home has been owned by Ms. Lau for 20 years and she had replaced the roofing on rear of the home in 2008. The estimate in front of the commission included the gutters however, the grant award can only be \$2500.00. The clay roof far exceeds the total of \$5000.00 which does not include the gutters. Mr. Kennedy explained the importance of the 'standard of care' needed in the restoration work. The grant criterion requires photo documentation. It is crucial to support the evidence of work completed. The importance of the progress of work from beginning to finish was stressed for grant consideration. Ms. Lau acknowledged photo evidence is needed.

After due consideration, Mr. Kennedy moved to approve the Certificate of Appropriateness. The motion was seconded by Ms. Graehling, which passed by a vote of 5-0.

Case BHP-19-12 Review of the application submitted by Mike Nurceski requesting an up to \$25,000.00 Harriet Fuller Rust Facade Grant consisting of masonry repairs, painting and caulking windows for the Livingston Department Store Building, 1917 Arthur L. Pillsbury Architect, located at 110 W. Washington Street, in the Downtown Bloomington National Register District.

Mr. Ron Nurceski approached the Commission representing his father, Mike Nurceski. Ed Burleson, the mason was present as well. The masonry work to the south facade was completed for BHP-19-12. Mr. Nurceski explained the original completion date for this case was for the spring 2013. That date was pushed back due to unforeseen circumstances. The status of the case BHP-19-12 and its delays were communicated to the City of Bloomington staff by Mr. Nurceski. Now Mr. Nurceski requested an amended BHP-19-12 to remove the window sealants and the painting from the project. Case BHP-19-12 would only read mason tuck-pointing and brick replacement. Mr. Nurceski requested consideration for the window sealants, inside tuck-pointing and outside rear facade painting under the new grant case number BHP-14-13.

A concern regarding grant language stating that no incomplete project from the previous fiscal year will be considered for payment. There is no request for replacement of the aluminum windows that the previous owner improperly installed with shims as the windows were of good quality. Mr. Nurceski stated the only deterioration to the windows themselves is an improperly protected window seal. Many questions regarding the previous incomplete restoration, the intentions of its new grant and the grant language were discussed. Mr. Woolard clarified the grant language regarding the building structure. Structure safety for the integrity of the entire building was a consideration which allowed for consideration of interior tuck-pointing. The windows and painting listed in the previous case BHP-19-12 was removed of the original case language. The work was completed and the city has inspected this site for the case BHP-19-12.

Mr. Kennedy clarified the reduction of scope to remove the painting and windows in the case BHP-19-12. The original bill was \$49,000 however, the final bill was \$61,344.00. The request of an extension for BHP-19-12 was also considered. Mr. Woolard clarified that \$54,005 was for case BHP-14-13. Mr. Williams asked if Mr. Burleson's hourly labor rate as \$30.50 for a union mason is the prevailing rate based on 2012 rates.

Chairperson Durham asked for clarification on timing for the case BHP-19-12. Mr. Kennedy clarified that the interior bricks were missing from the start. Mr. Woolard clarified with the grant language that the delay was communicated and repairs were completed in good faith. There was more discussion regarding the integrity of the building based on the interior corrective masonry repairs.

Mr. Elterich made a motion to approve amending the scope of case BHP-19-12 so that it consists only of the exterior masonry repairs of the Livingston Department Store Building, 1917 Arthur L. Pillsbury Architect,

located at 110 W. Washington Street, in the Downtown Bloomington National Register District for \$50,405. Ms. Graehling seconded the motion which. The vote passed with 5-0.

After due consideration, Mr. Kennedy moved to grant the extension to the completion of the amended BHP-19-12 case to the fiscal year. The motion was seconded by Mr. Elterich, which passed by a vote of 5-0.

Case BHP-14-13 Review of the application submitted by Mike Nurceski requesting an up to \$25,000.00 Harriet Fuller Rust Facade Grant consisting of masonry repairs, painting and windows for the Livingston Department Store Building, 1917 Arthur L. Pillsbury Architect, located at 110 W. Washington Street, in the Downtown Bloomington National Register District.

Mr. Kennedy clarified that this grant is for the interior masonry to support the windows, replacement of the rubber seals on the inside and outside of the windows, and exterior painting on the back side of the building,

After due consideration, Mr. Kennedy moved to approve BHP-14-13 the \$25,000 Harriet Fuller Rust Grant consisting of interior masonry repairs necessary to support proper installation of the windows, replacement of the rubber seals for the windows, proper installation of the windows and painting of the south facade of the building. The motion was seconded by Mr. Elterich, which passed by a vote of 5-0.

OLD BUSINESS: None

NEW BUSINESS: None

Any Other New Business that May Arise:

The Darrah House located 702 Front Street is now in foreclosure.

Mr. Williams mentioned the value of educating folks on preserving original windows.

Mr. Kennedy made a motion to adjourn. Mrs. Graehling seconded the motion which passed unanimously. The meeting was adjourned at 6:37 p.m.

Respectfully submitted,
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