

**MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, APRIL 19, 2018 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. John Elterich,
Ms. Ann Bailen, Ms. Lea Cline, Ms. Georgene Chissell,

MEMBERS ABSENT: Mr. Levi Sturgeon, Mr. Paul Scharnett

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

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:00 P. M.

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

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes of the March 15, 2018 meeting.
Chairperson Graehling corrected scrivener errors on page 2, 3, 4 and 5.

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

REGULAR AGENDA:

**BHP-04-18 Consideration, review and approval of a Certificate of Appropriateness
submitted by Brad Williams to repair the chimney at 702 E Grove St.**

**BHP-05-18 Consideration, review and approval of a Funk Grant submitted by Brad
Williams for \$2,500 to repair the chimney at 702 E Grove St.**

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. She stated 702 E
Grove is located in East Grove Historic District. The home is the August Elbe home built in
1888, in a Queen Anne Architectural Style. Queen Anne homes are known for the round towers
and brick chimneys. The chimney for this home needs to be repaired. Ms. Rivera stated the
petitioner is proposing to rebuild the chimney. The bricks will be taken down and cleaned, and
placed back with appropriate materials. The estimated cost for the project is \$5,000.00 and the
Funk Grant request is for \$2,500.00. She stated the Architectural Review Guidelines and the

Preservation Briefs recommend that brick not be sandblasted or cleaned with abrasive materials. When repointing, cement lime mortar should be used. Care should be taken when removing the materials so as to not damage surrounding architectural features. Ms. Rivera stated staff recommends in favor of the Certificate of Appropriateness and the Funk Grant for \$2,500.00 for the rebuilding of the chimney.

Mr. Brad Williams, 613 E Grove St, owner of the property, spoke on behalf of the case. He stated the project involved taking the chimney down, cleaning the bricks and resetting them. He stated he will be adding a cap to the chimney as well, to get the chimney up to code. He will also be recycling the extra limestone. Mr. Williams stated the chimney is not used and is decorative. It is a nice feature in the home that he would like to repair.

Ms. Bailen asked what material the roof was made of, Mr. Williams stated the roof was asphalt shingles. He stated the big tower roof is made of the original slate.

Ms. Cline stated the case number had a typo and should be corrected to BHP-04-18.

Mr. Williams stated he would return to the commission to request a Certificate of Appropriateness to replace the asphalt shingles. He stated once the chimney is repaired he will repair the shingles. Ms. Cline asked if he would only be requesting a Certificate of Appropriateness, Mr. Williams stated that he would not request Funk Grant funds for the asphalt shingles.

Mr. Williams pointed out for the Commissioners the areas of the roof that he will be replacing in the future.

Ms. Cline motioned to approve case BHP-04-18 and BHP-05-18, Certificate of Appropriateness and Funk Grant amount for \$2500.00 for 702 E Grove St. Seconded by Ms. Bailen. The motion was approved 5-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Bailen—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

BHP-06-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Elliot Farlow to repair and replace rotted wood siding under the gutter system and front fascia at 504 E Walnut St.

BHP-07-18 Consideration, review and approval of a Funk Grant submitted by Elliot Farlow for \$5,000 to repair and replace rotted wood siding under the gutter system and front fascia at 504 E Walnut St.

Chairperson Graehling introduced the case. Ms. Simpson gave the staff report. She stated staff is recommending in favor the Certificate of Appropriateness as well as the Funk Grant for up to \$8,107.50. She stated the Funk Grant allows a maximum of \$5,000.00 however when the project is a major restoration, two grants may be allocated per property.

She stated the property is zoned R-2, with the S-4 Historic District Overlay. Located in Franklin Park Historic District, also on the National Register. The home was built in 1888, two story home divided into 4 apartments. The house is not referenced in the National Register or the Historic

Plan, however the house has the S-4 Historic District Overlay. The home also has notable Queen Anne Features. The house still has the original wood siding. Part of maintaining that is to make sure water does not get in the house. The box gutters and fascia were replaced with pine. Pine is not ideal for exterior work. The petitioner is proposing to use cedar, which is a more appropriate material for exterior work.

Staff reviewed the Secretary of the Interior Standards, staff found the standards are being met. The work will be done in a way that will match the original craftsmanship. Repairing should be done first before replacing. Petitioner will be following these guidelines. For these reasons staff is recommending in favor of the Certificate of Appropriateness and Funk Grant. Ms. Simpson reminded the Commissioners that they are working out of Fiscal Year 2019. City Council approved the \$30,000.00 budget for the Historic Preservation Commission Funk Grant and \$115,000.00 for the Rust Grant Fund.

Elliot Farlow, owner at 504 E Walnut St and Brad Williams, contractor; spoke on behalf of the case. Mr. Farlow thanked the Commission for their time, and Ms. Simpson for her help on this topic over the last year. Mr. Farlow stated he wanted to get the work done a year ago, however funds ran out. Mr. Farlow acquired the property in 2012, he stated the first few years were fine, however in 2014-2015 he began to notice some deterioration. Recently he noticed the pine of the fascia and the siding on the windows were beginning to deteriorate to the point where repair needed to be done. He wants to respect the property. He understand that the request is over the maximum however he would like to ensure that the work gets done by Mr. Williams, who is an in demand contractor, as well as getting the work done in a timely manner.

Ms. Cline asked about the downspout, she stated it is standing away from the house, she asked if it would be repaired. Mr. Farlow stated when he bought the property, there was a metal extension which he will replace in the future. The box gutters have stopped functioning because of the pine rot.

Ms. Cline stated that if he will be replacing the gutters, he could request Funk Grant money, however he cannot use corrugated metal. She stated Mr. Williams will be able to give advice on the round gutter shapes that are more historically accurate.

Mr. Farlow stated that this is something that he will do in the future. He has lived in all the units as he has been remodeling them, and will care for the interior and exterior of the home.

Mr. Elterich motioned to approve the BHP-06-18 and BHP-07-18 for up to \$8,107.80. Seconded by Ms. Cline.

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

BHP-08-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Tim Maurer to remove and replace rear west porch at 319 E Chestnut St.

Ms. Rivera gave the staff report. She stated the home is located in the Franklin Square Historic District. The Francis Funk house was built in 1875, and turned into a duplex in 1914. The

property has two porches in the rear. Last year the Historic Preservation Commission approved a Certificate of Appropriateness for the removal and replacement of the east rear porch. The petitioner would like to also repair the west rear porch. The project will entail demolition, excavation, framing and electrical as outlined in the budget. The porch will be built in general conformance to the Arthur Pillsbury architectural plans.

Ms. Rivera stated the Secretary of the Interior Standards recommend that any addition be comparable in size, shape, material and character to the principle building. Demolition should be done with care as to not damage the other architectural features such as siding. Staff recommends in favor of the Certificate of Appropriateness for the removal of the rear west porch at 319 E Chestnut St.

Mr. Maurer, owner, 317 E Chestnut St. spoke on behalf of the case. He stated he has photographs of the progress done to the east porch. The demolition has been done, the foundation and steps have been placed and columns are ready for the roof, which will go in during spring time. He provided photographs to the Commissioners to show the progress.

Mr. Maurer is doing the carpentry part of the project himself.

Ms. Cline asked if the lattice will remain unpainted. Mr. Maurer stated that was not the intention, however the wood was treated, and it would eventually be painted. Ms. Cline asked what color it would be painted. Mr. Maurer stated he would be using white. Ms. Cline asked about the selection of the lattice. She did not think it was appropriate for the time period of the home. Mr. Maurer stated that it was all represented in the plans.

Ms. Simpson also pointed out that sweat labor would not be reimbursable. Mr. Maurer stated he was not going to be listing sweat labor in the budget.

Ms. Cline stated there are not specific notations in the budget that show that lattice work would be done. Mr. Maurer stated he included the lattice work under the framing budget line item, he did not break the budget down further.

Ms. Cline stated she was concerned with the lattice work not being historically accurate to the house, since they did not have that type of lattice during that time period. It was also not listed under the original request. Mr. Maurer stated he would provide the side elevation that would show the lattice work. Ms. Cline stated she would like to make sure that any repairs that are supported by the Historic Preservation Commission are historically accurate to the house.

Mr. Elterich asked if the 1914 renderings showed the lattice work. Mr. Maurer stated that he believed it did.

Ms. Cline stated that in her opinion she would decline to recommend the Certificate of Appropriateness unless Mr. Maurer can show that the lattice work is accurate to the house.

Mr. Maurer stated the petition could be amended verbally to not include lattice work until he could provide documentation. Ms. Chissell stated she has some renderings from a previously submitted application from Mr. Maurer that may contain the renderings he was referring to.

Mr. Maurer stated the lattice work is shown in the renderings. Chairperson Graehling stated the lattice was possibly built on site as it is not so complicated and can be done with ease.

Ms. Cline stated with the new rendering there was no need to amend the petition, as the lattice work could be considered accurate for the house.

Ms. Cline motioned to approve BHP-08-18, with the contingency that the vertical lattice, as used on the east porch be used on the west porch, and is comparable with the 1914 renderings. Seconded by Mr. Elterich.

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

BHP-09-18 Consideration, review and approval of a Funk Grant submitted by Tim Maurer for \$5,000 to remove and replace rear west porch at 319 E Chestnut St

Ms. Simpson stated staff recommended in favor of the Certificate of Appropriateness. Staff does not feel it prudent to recommend the Funk Grant for this property as there are currently 3 pending grants with work that has not been completed. Staff would ask the petitioner come back at a later date after some of the other projects have been closed out. If at that time there is enough funding, the petitioner could reapply. Ms. Simpson stated the Commission is able to approve the grant however the Commission recently gave an extension to another grant for the property.

Ms. Cline stated if more grants are to be given to this property there would be a stacking of open projects. This could be viewed as a violation of the norms of the grant which state only one grant per fiscal year per property.

Mr. Maurer stated his track record shows that the projects get completed before the expiration date or before the extension date is requested and approved. He stated if he ever did not complete the project, then he would not be reimbursed. Mr. Maurer also stated that without the grant funds the project becomes economically infeasible for him. He stated he decided to take the two project and spread them over two fiscal years as to not go beyond the parameters of the Funk Grant.

Mr. Elterich motioned to approve BHP-09-18 for \$5000.00. Seconded by Ms. Bailen. The motion was approved 3-2, with the following votes cast on roll call: Mr. Elterich—yes; Ms. Bailen—yes; Ms. Cline—no; Ms. Chissell—no; Chairperson Graehling—yes.

Consideration, review and approval of a resolution recommending City Council approve a budget amendment and authorize a change order to facilitate the allocation of the remaining FY18 Rust Grant funds, approximately \$64,000.00, to be used to repair and restore the temporary gravel utility patches with brick on various City of Bloomington Brick Streets, an amendment to the FY2018 Street, Alley and Sidewalk Maintenance Contract awarded to George Gildner, Inc (BID 2018-06).

Ms. Simpson stated during the last Historic Preservation Meeting, the commissioners were told there were \$64,000.00 left in the Rust Grant. The commissioners gave staff the direction to look into the possibility of bringing some of that money back to the Historic Preservation Commission. After conversations with Legal, Finance and Public Works, funds could be used to help restore some temporary patches the City has accrued while replacing the brick streets. This could be done through a budget amendment, approved also by City Council. Staff is requesting the Commission pass a resolution and sign it, for it to go before City Council for approval. She stated funds would need to be encumbered by the end of the fiscal year.

The areas that will need repair have been caused by a utility cut. The funds would be used to repair the patches with brick. Ms. Cline asked if the work would be done in accordance with the Brick Streets Master Plan. Ms. Simpson stated the repair would be for the patches that are currently gravel and awaiting cement. These funds would ensure that the patches would be repaired with brick and not cement. Ms. Cline stated, that while using the Rust Grant funds to further the Bricks Street Plan was great, the funds should be used for the intended purpose of assisting buildings in the downtown area. She would like City Council to understand that this act would not be a standard approach and the Commission would much rather use the funds for the preservation of historic buildings.

Ms. Simpson stated this reallocation of funds would only be for this fiscal year. She stated City Council has given the Historic Preservation Commission a budget of \$115,000.00 for the downtown Rust Grant. The bylaws of the Commission allow for any unused funds to be reallocated towards preservation.

Mr. Maurer requested to comment on the resolution. He stated the commission should be cautious to allocate funds towards matters that are not outlined for the Rust Grant. He suggested that any funds that are left should be allocated towards other homes that are in the S-4 Historic District Overlay. He stated there are historic homes that are in need of funds for repairs. Mr. Maurer stated the Commission has the power to vote for the benefit of Historic Preservation.

Ms. Simpson clarified if the funds were not allocated they would return to the general fund. Ms. Cline stated she agrees with allocated funds towards brick streets, but would like the City Manager to understand that this is not to set a precedent for future allocations of funds.

Ms. Cline motioned to vote in favor of the resolution. Seconded by Ms. Chissell. The motion was approved 5-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Chissell—yes; Mr. Elterich—yes; Ms. Bailen—yes; Chairperson Graehling—yes.

OLD BUSINESS:

Industrial Survey

Jean Guarino PhD, consultant for the Industrial Survey gave a presentation on the draft survey. She provided a presentation with some photographs of the buildings that she surveyed. She focused on the recommendations. She discussed the National Register criteria, categories include industrial or transportation.

She stated the final number of properties that she surveyed were 76. The other buildings that did not make the list were either demolished or not industrial. The properties are all along the three major railroad lines.

She suggested since some properties are clustered that a multiple property submission would be appropriate. This could be a way to capture industrial buildings near the railroad lines and other buildings around the neighborhood could fall into the category of automotive history and railroad history.

There was further discussion on the properties that exemplified the diversity of industries in the City of Bloomington, including a meat packing area.

She stated the Sanborn maps that were provided to her were invaluable in researching the area.

She addressed some buildings located on Washington Street, a non-contributing building would be less than 50 years old. There was general discussion on the buildings listed in the survey.

The warehouse district contains buildings from the late 19th century, early 20th century. The district could be comprised with the various large scale buildings in the area, including the transportation, freight warehouse and powerhouse buildings.

Ms. Guarino stated the Coca-Cola Bottling Company building has great integrity and could be a great example of Art Moderne Architecture. She showcased some photographs of buildings that could be individual landmarks. She demonstrated the variety of manufacturers in the City of Bloomington. She discussed some history of the buildings, including past uses throughout the years. She discussed an old foundry building that was established in Bloomington.

Chairperson Graehling shared her approval of the survey and the work that Ms. Guarino has done and the history that she shared with the Commission.

Ms. Guarino stated the buildings she highlighted are significant, such as the automobile, factory and candy company buildings.

Ms. Simpson stated a final version of the survey will be completed in June, and the Commissioners could review the draft and provide feedback, comments, and discussion.

Ms. Guarino stated it would be advantageous to have Amy Hathaway, staff member in charge of National Register, to be invited to get feedback for the multiple property submission.

Chairperson Graehling stated the map attached to the survey was helpful and clear to see where the buildings and grouping of buildings are located.

Ms. Cline expressed her gratitude for the survey work that was done. She stated she would be reviewing the survey and gathering her thoughts and any recommendations.

Mr. Elterich stated it would be helpful for Ms. Guarino to contact the Head Librarian of Illinois Wesleyan University for more information or maps.

Ms. Guarino stated most of her research was done at the Museum of McLean County because of time constraints, but would like to search for more Sanborn maps.

There was general discussion on the industrial buildings within the surveyed area as well as some buildings with significance around the City of Bloomington.

Ms. Simpson stated Commissioners should have any comments they would like to submit by the following Historic Preservation Meeting. She also reminded the Commissioners to track their hours.

Heritage Awards Ceremony

Chairperson Graehling updated the commission on the status of the ceremony. The event will be called the 2018 Historic Preservation Awards and will be held on May 15 at 5:30 PM at the McLean County Museum of History. It is a cooperative event with Old House Society and the Town of Normal. Each entity will be handing out awards. A flyer will be put out, as well as a joint press release.

Chairperson Graehling asked the commissioners to submit any photographs of projects from those who are being recognized. Commissioners should submit photographs as soon as possible to Ms. Rivera.

Election of a Chairperson

Ms. Simpson stated Chairperson Graehling has a one year term which is expiring, she is eligible for reelection.

Ms. Bailen proposed Chairperson Graehling continue to be the chair of the commission. Seconded by Mr. Elterich. Chairperson Graehling accepted. The motion was approved 5-0, with the following votes cast in favor on roll call: Ms. Bailen—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

ADJOURNMENT:

Ms. Cline motioned to adjourn; seconded by Ms. Chissell. The meeting adjourned at 6:55 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner