

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, FEBRUARY 20, 2020 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

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

MEMBERS ABSENT: Mr. Levi Sturgeon

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Council

I. CALL TO ORDER: Chairperson Lea Cline called the meeting to order at 5:01 P.M.

II. ROLL CALL. Ms. Weeks called the roll. Six members were present and quorum was established.

III. PUBLIC COMMENT. No public comment

IV. MINUTES. The Commission reviewed the minutes of the December 19, 2019 meeting. Mr. Scharnett made a motion to approve as amended, Mr. Elterich seconded. The motion was approved (6-0-0) with Voice Vote.

V. REGULAR AGENDA

A. BHP-05-20 Public Hearing, review and action on a Rust Grant for \$25,000 for rehabilitating the facade to its 1856-1857 design, 113 W. Front St.; 1856, contributing to the Downtown Historic District. (Ward 6)

Ms. Weeks gave the staff report recommending approval of the proposed design with the exception to the concrete overlay that is proposed to go over the historic brick façade. The concrete overlay does not allow the brick to breathe which can damage the historic brick. The difference between concrete overlay and stucco is that stucco contains lime and allows moisture and minerals to escape from the brick and mortar, and the concrete overlay does not. The Secretary of Interior's Standards number seven states, "Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used."

Mr. Douglas Johnson was present representing his father and applicant, Mark Johnson, and The Johnson Law Group. We would like to bring back the building to what it

historically looked like. This is the oldest block in the state designed by a professional architect.

Mr. Scharnett asked whether the brick was stuccoed or not. It is difficult to tell from the photo a discovery will need to be done and remove a portion of the existing cedar siding to determine if there is stucco on the brick. The applicant is proposing to replicate the building treatment at 115 W. Front Street that has the concrete overlay and arched windows on the second floor. Hardie board is already on the first floor of the façade. They are not proposing hardie board on the second and third floors.

Mr. Scharnett still has questions regarding why the applicant is proposing to use the concrete overlay rather than stucco. It is unclear how much of the original brick façade remains under the existing siding. If masonry is installed cost of the project would increase. Mr. Scharnett is concerned about the longevity of the materials that are proposed for the façade. Will taxpayer's money be used for construction that will last only ten years?

In the historic photo there are ornamental dart details under the cornice, if those are remaining, will they be preserved? The applicant will definitely preserve those ornamental details if they do exist. There does appear to be some remaining stucco on the bricks. If there is a concrete overlay over the brick, the face of the brick tends to peel. The architect will need to do more research in order to determine the existing conditions and materials of the façade and what is most appropriate to replace the façade.

The ground level of the building will not be altered. There is no historic precedent for a concrete overlay treatment. The buildings at 113 and 115 W. Front Street are two separate buildings and do not need to look identical. The Commission will need more information on existing conditions and alternate treatments to make sure the façade treatment is appropriate. Mr. Scharnett will send an email with questions to the applicant so that questions can be answered for the meeting next month. Mr. John Elterich will conduct research at the Mclean County Museum for historic photos.

Ms. Graehling made a motion to table BHP-05-20 until next month in order to do a discovery of the existing conditions of the façade and determine alternate treatments to the concrete overlay, Ms. Chissell seconded. Role call vote: Ms. Sherry Graehling - Yes, Georgene Chissell - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett - Yes, Mr. John Elterich - Yes, Ms. Chairperson Lea Cline – Yes. The motion was approved (6-0-0)

B. BHP-06-20 Public Hearing, review and action on a Funk Grant for \$5,000.00 to cover the labor to replace the roof at 410 E. Walnut St., John A Kerr-Frank Hamilton House; Eastlake influence, c1874 (Ward 4)

Ms. Weeks gave the staff report recommending approval of the Funk Grant covering the labor to replace the roof at 410 E. Walnut St. The COA was approved via a subcommittee in January.

Shelley Pysell owner and applicant spoke at the meeting. Ms. Pysell replaced the porch roof with similar material that was previously there. Because of the historic

nature of the house and increased costs and challenges associated with replacing the roof, the Commission has awarded past grants for labor minus the material cost of the asphalt shingles. Ms. Graehling mentioned the numerous slopes and peaks on this roof creating challenges and increased cost to replace it.

Mr. Scharnett made a motion to approve BHP-06-20 for a Funk Grant to cover eligible expenses associated with the labor to replace the roof in the amount of \$5,000, Ms. Chissell seconded. Role call vote: Ms. Sherry Graehling - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett - Yes, Mr. John Elterich - Yes, Ms. Georgene Chissell - Yes, Chairperson Lea Cline – Yes. The motion was approved (6-0-0)

VI. OTHER BUSINESS:

A. Preservation Plan

- i. Finalized logo
- ii. Review and approve Steering Committee (List enclosed)

Ms. Graehling made a motion to approve the Community Preservation Plan steering committee list and logo, Ms. Chissell seconded. Approved by voice vote (6-0-0).

The Lakota Group consultants will be in Bloomington for about four days, and staff has scheduled meetings for listening sessions in order to get feedback from the community. HPC members are invited to attend one of these listening sessions. Please encourage neighborhood associations and underserved populations of the community to attend. Ms. Chissell will forward invitations to churches. In order to prevent a violation of the Open Meetings Act there cannot be three HPC members at a meeting.

VII. NEW BUSINESS:

A. Heritage Awards

- i. **Tentative date**—Tuesday, May 12, 2020. Mclean County Museum of History.
- ii. **Tentative timeline for applications**—Deadline March 26, 2020. Review April 16, 2020.

Please review the nomination form to make any necessary changes before it is posted. Can we contact previous applicants, so they may apply again? The nominations will be reviewed and chosen at the April meeting, so they can be presented on May 12th at the awards ceremony in the McLean County History Museum. We may also want to do a recognition at City Council between April and May.

Levi Sturgeon's term expires at the end of April. If you know someone who would like to apply for appointment, the application is on the City website.

Mr. Scharnett attended a workshop for building codes and historic preservation with Mike Johnson a preservation architect, Frank Heitzman, and John Curley in coordination with the Association for Preservation Technology International, Codes and Standards Technical Committee. The workshop focused on accessibility, fire safety, and other building code regulations. Workshop attendees discussed the example of the Illinois State Capital building previously having a guardrail on the front stairs which had been removed due to its historic inaccuracy. The workshop also addressed energy conservation codes.

Mr. Scharnett also spoke with Lisa Dichiera of Landmarks Illinois regarding the challenge of younger generations not being involved in historic preservation. We need to advocate for younger generations. There is a division in Bloomington The City of Aurora had implemented a Chapter 34 and now Chapter 14 survey of infill buildings in which buildings are surveyed using a point system for a compliance path that helps to look at code regulations. It goes through and allows alternatives to building code regulations for historic buildings. The city then retains the survey documents for future investors to incentivize economic development.

Preservation month is May, Ms. Weeks encouraged Commission members to organize and promote historic preservation at the farmer's market giving tours or promoting dining in history at restaurants in historic buildings.

The status of the local designation of the State Farm building will be on hold until March or April, probably March. The owner is waiting to get some plans in order.

Ms. Bailen heard from the owner of the White Place Heating Plant. There are a couple court proceedings that are ongoing. City staff and administration is working on determinations and doing outreach. The demolition delay is only a delay, and it is up to the property owner in how they want to comply by demolishing the building or selling it. The liens have stopped accruing. The City has about \$50,000 worth of liens on the property.

VIII. ADJOURNMENT:

Mr. Scharnett motioned to adjourn, seconded by Ms. Bailen. The motion was approved unanimously by voice vote (6-0-0). Adjourned at 6:21 PM.

Respectfully Submitted,
Casey Weeks, Assistant City Planner