

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, SEPTEMBER 21, 2017 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Ms. Lea Cline, Mr. Levi Sturgeon, Mr. John Elterich,

MEMBERS ABSENT: Ms. Ann Bailen

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Mr. Tom Dabareiner, AICP, Community Development Director; Izzy Rivera, Assistant City Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:15 P. M.

ROLL CALL: Ms. Simpson called the roll. Four members were present and quorum was established.

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes of the August 17, 2017 meeting. Ms. Graehling corrected minor scrivener's errors on page 2, 3, and 4. Mr. Elterich motioned to approve the minutes as corrected. Mr. Sturgeon seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Mr. Sturgeon—yes; Ms. Cline—yes; Chairperson Graehling—yes.

REGULAR AGENDA:

BHP-20-17 Consideration, review, and approval of a Certificate of Appropriateness submitted by Sara Simpson for skirting and porch renovations at 709 E Taylor St.

BHP-21-17 Consideration, review and approval of a Funk Grant for \$1525.00 submitted by Sara Simpson for skirting and porch renovations at 709 E Taylor St.

Chairperson Graehling introduced the case BHP-20-17. Mr. Brad Williams, the contractor for the project, 613 E Grove St, stated much of the repairs needed were caused by groundhogs. The repairs to the porch would keep the groundhogs from entering and causing further damage.

Ms. Simpson presented the staff report and explained that staff is recommending in favor of the Certificate of Appropriateness and the Funk Grant for \$1,525.00. Ms. Simpson explained the zoning, as the property has the S-4 Historic District overlay which makes the property eligible for the Funk Grant. She explained staff determined the Secretary of the Interior's Standards to be met. She explained the petitioner is using materials that are appropriate for rehabilitation.

The work that will be done will allow for preservation and protection from future scavengers. Ms. Simpson stated the work to the property located in Dimmitt's Grove, will continue to contribute to the character of the home. She stated that repairing and using similar materials are in line with the Secretary of the Interior's Guidelines as well as the City of Bloomington's Architectural Guidelines.

Mr. Williams explained there have been many replaced floor boards using Douglas fir. He stated the existing porch is treated, and he will use cedar or treated lumber to complement the existing porch. Mr. Williams explained the porch was rebuilt in the mid 80's. The front of the porch has columns, with the sides being 4x4, he does not use treated wood for the 4x4's, but instead will use cedar. The boards end up being 3 inches, turning out straight and matching up with the existing material. Mr. Williams also stated the property owners are good stewards of the home.

Mr. Elterich asked Mr. Williams how the Douglas fir was holding up on the deck. Mr. Williams stated the materials and the work that was put into the deck and porch had not developed any issues. Mr. Elterich then asked if they had painted before or have treated the boards. Mr. Williams stated not to his knowledge, however he has recommended that some type of sealer be placed on the floor. Mr. Elterich asked if the wood would be treated in some way when the home was originally built. Mr. Williams stated the wood would have been old growth vertical grain Douglas fir. Mr. Elterich asked if it would have been denser. Mr. Williams stated that it would be denser, and the grain would be standing up vertical, which would have been available up into the 20th century. Mr. Williams explained he has done work on another home originally built in 1885, which has a section of floor board, in the center by the front door, which is original to the home. He observed the section was placed there with cut nails, a trend of the original construction. The durability of the porch will depend on the weather, and impact from the surrounding environment such as trees. The trees allow for some protection from the elements. Mr. Williams stated that the property at 709 E Taylor St has one of a kind construction. Chairperson Graehling stated that Dan Bearinger restored that house, and had mentioned the home had a balloon structure. Mr. Williams stated the home has a notch on the outside corner, and the planks are nailed into the seal beam, creating the vertical plank construction. Chairperson Graehling asked if there were any more questions and opened the floor up for a motion.

Mr. Elterich motioned to approve case BHP-20-17, a Certificate of Appropriateness for porch skirting, repair window, siding and floor boards on the porch. Ms. Cline seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

BHP-21-17 Consideration, review and approval of a Funk Grant for \$1525.00 submitted by Sara Simpson for skirting and porch renovations at 709 E Taylor St.

Ms. Cline motioned to approve case BHP-21-17, a Funk Grant in the amount of \$1525.00 for porch skirting, repair window, siding and floor boards on the porch. Mr. Sturgeon seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

BHP-13-17 Consideration, review and approval of a request submitted by Nancy Sultan to amend a Funk Grant award for painting the north side of the house at 4 White Place from \$517.50 to \$607.00.

Chairperson Graehling introduced the case BHP-13-17. Ms. Nancy Sultan, the petitioner, 4 White Place, stated that she received the estimate from the painter. She stated that when the painter was doing the work, he realized that more materials would be needed. They would need more paint, trim paint, siding cleaner, cleaning and sealing of the gutters in order to prevent leaking that would damage the new paint, all of which was not in the original estimate. The new total came to \$1214.00, Ms. Sultan is requesting the \$89.50 difference to cover the extra costs. Ms. Simpson presented the items that were included in the staff report, which were provided by Ms. Sultan. Ms. Simpson stated there would be no objections to amending the grant amount, however the cleaning of the gutters was not covered under the grant guidelines. The additional paint and hardener that was needed are all items related to the project, which would qualify.

Chairperson Graehling asked if the \$40 charge of cleaning the gutters would not be supported by staff. Ms. Simpson stated that yes, this would be something that would not be supported. She stated the approval of the cost for the siding cleaner, downspout straps and dryer vent cap, are left to the discretion of the commission. Ms. Simpson stated that the items appear to pertain directly to the project.

Chairperson Graehling explained since power washing was not to be used, other methods would have to be considered part of the project. She stated that a determination would have to be made of how much of the difference would be given back to Ms. Sultan, and amend the grant.

Mr. Elterich stated he does not think that any payment should go towards gutter cleaning.

Chairperson Graehling asked if there was a dollar amount that would be proposed.

Mr. Sturgeon asked if the dryer cap was used as a replacement dryer cap or somewhere else in the guttering process. Ms. Sultan stated the dryer vent cap that was in use was no longer working as intended. When the painting and cleaning was done, the contractor removed the dryer cap and replaced it. The three items incurred a cost of \$27 and were not itemized by the painter.

Ms. Cline asked if a motion could be made to increase the refundable amount. Chairperson Graehling stated that the amendment to the amount would be only half of the cost requested. Ms. Simpson stated the total would be \$1174.00 divided by 2 which would be \$587.00. Mr. Elterich stated the increase would be a total amount of \$69.50.

Ms. Cline motioned to amend the amount of reimbursement from \$517.50 to \$587.00 for case BHP-13-17. Mr. Elterich seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

OLD BUSINESS:
CLG RR Properties Grant Update

Ms. Simpson presented the staff update. She stated the City of Bloomington would enter into contract with Jean Guarino, Ph.D. an architectural historian from Oak Park, IL. She will be doing the survey. The update included a list of the 94 properties that will be surveyed. These properties were found within the buffer of the industrial zoning classification around the railroad lines. These properties were pulled from the tax assessor's website, and sorted based on when they were constructed, whether their use is commercial or industrial, and whether or not they had any potential historical characteristics. Ms. Guarino will be looking at the properties and working with the commission as well as staff. Ms. Simpson stated updates from Ms. Guarino will be throughout the year and duration of the project. Ms. Guarino will be looking into which properties qualify individually for designation on the national register or local designation. The area as a whole could also qualify for historical designation. Ms. Simpson stated the inventory will be helpful for future reference, and assist in future education and protection from future development or demolitions. This would also assist in future requests for tax incentives, property tax raises, and other state and federal incentives. Ms. Simpson stated the properties range from old factories on Bell St. to smaller mixed use commercial properties on W Washington.

Ms. Simpson stated Ms. Guarino has just started the project and recently met with her. Ms. Guarino will update us as she moves along with the project.

NEW BUSINESS:
Approve 2018 Meeting dates

Ms. Graehling introduced the new item, and open the floor for discussion. Mr. Sturgeon motioned to approve the 2018 meeting dates. Ms. Cline seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

NEW BUSINESS:
Heritage Awards 2017

Ms. Simpson explained that direction is sought in order to determine if the commission is interested in holding Heritage awards for the year 2017. Ms. Simpson explained that Assistant City Planner Izzy Rivera put together the 2017 nomination form, which included an individual committed to preservation, which is a new nomination category. This would be the only change for the year 2017. The nomination form would be published online, and the winners would be selected at the next Historic Preservation meeting in November.

Ms. Cline stated to be in favor of adding the new individual committed to preservation category. Chairperson Graehling spoke in favor of the category as well and suggested calling the award Preservationist of the Year.

Ms. Simpson stated the conversation about prizes had come up in the past, whether the prize would be a certificate or plaque. If the prize were a certificate more could be given out, versus a plaque which would be limited because of cost.

Chairperson Graehling stated to be in favor of the certificate, also suggested that a banner, such as was suggested at the CAMP meeting, be placed on the outside of the winner's home. This would educate the public and raise awareness of the efforts in historic preservation.

Mr. Sturgeon spoke in favor of having banners placed outside the homes of the winners. He asked about the price of plaques that would be hung on the exterior of the homes. Ms. Simpson stated the price range was from \$70-\$100. Mr. Sturgeon asked if there was a budget available for that price range. Chairperson Graehling stated there was not. Mr. Sturgeon and Chairperson Graehling spoke in favor of contributing toward the cost of the plaques.

Ms. Cline asked if there had ever been consideration to only open certain categories one year and open the other categories the next. Mr. Elterich stated winners from all categories did not need to be chosen. Chairperson Graehling pointed out there was a possibility that not all categories would receive nominations. Mr. Sturgeon, Mr. Elterich and Chairperson Graehling stated the importance of keeping all the categories available and making the selection process for winners more competitive.

Mr. Sturgeon suggested waiting for the list of nominations to decide if the prize would be a certificate or a plaque. He stated the trend would have to continue in the years to come in order to avoid contention among previous and new winners. Ms. Cline suggested limiting the number of awards given out to 3, regardless of the category, and giving plaques. The other nominees the commission deemed impressive, would receive an "honorable mention" certificate.

Ms. Simpson asked if the award plaque for the category of preservationist of the year, would go on the outside of the home. Mr. Sturgeon and Chairperson Graehling spoke in favor of the plaque being something the winner would be able to hang inside their home or place on a desk.

Chairperson Graehling stated a consensus had been reached regarding the addition of the preservationist of the year category and opened the floor for a motion.

Mr. Sturgeon motioned to hold the Heritage Awards for 2017, including the new category for individual committed to preservation in Bloomington, and give 3 plaque based awards, and maintain the option for honorable mention certificates at the discretion of the commission. Ms. Cline seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

NEW BUSINESS:

Ms. Cline stated the loss of a commissioner, and asked if the position held by the commissioner was an open position or an appointed position. The position is an open position. Ms. Cline asked if an architect had submitted an application for the commission. Ms. Simpson had not received any application, Ms. Cline asked for follow up, as she was aware of a potential

applicant. Chairperson Graehling stated the need for a new commission member which would allow the commission to better serve in its capacity. This would also allow the public to be better served by the commission; and not fail to have a quorum when petitioners have put forth effort to submit applications and get on the agenda.

Mr. Sturgeon asked what the next step was after a potential commissioner submits their application. Ms. Simpson explained once the application is submitted, the mayor reviews it, then sends the application for an internal staff review, then the applicant is appointed by the mayor. Ms. Cline asked if staff had seen an application. Ms. Simpson stated she had not seen an application yet, however was aware of a potential applicant.

ADJOURNMENT:

Mr. Sturgeon motioned to adjourn; seconded by Ms. Cline. The meeting adjourned at 5:55 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner