

**FINAL MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, AUGUST 16, 2018 5:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE ST.  
BLOOMINGTON, ILLINOIS**

- MEMBERS PRESENT:** Chairperson Sherry Graehling, Mr. John Elterich,  
Ms. Lea Cline, Mr. Paul Scharnett
- MEMBERS ABSENT:** Mr. Levi Sturgeon, Ms. Ann Bailen, Ms. Georgene Chissell
- OTHERS PRESENT:** Ms. Katie Simpson, City Planner, Ms. Izzy Rivera, Assistant City  
Planner
- CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:01 P. M.
- ROLL CALL:** Ms. Rivera called the roll. Four members were present and  
quorum was established.
- PUBLIC COMMENT:** None

Chairperson Graehling motioned to move into the regular agenda items first, then review the minutes from the July 19<sup>th</sup> regular meeting.

**REGULAR AGENDA:**

**BHP-20-18 Consideration, review and approval of a Rust Grant for \$15,998.00 submitted by Fred Wollrab to remove old mortar, caulk windows, remove metal above windows as needed at 409 N Main St.**

Chairperson Graehling introduced the case. Ms. Rivera presented the staff report. She reviewed the location of the site as well as the history. The site is located within the Rust Grant boundaries. Built in 1871 and referred to as the F. Neigarth Building in the Bloomington Historic Preservation Plan. The building is considered contributing therefore it adds to the historic qualities of the area. There is deteriorating mortar, which the petitioner would like to repair. Ms. Rivera stated the petitioner submitted the two quotes that are required by the Rust Grant. Staff is recommending in favor of the grant that outlines the hand cleaning methods. The petitioner will be removing the crumbling mortar, sealing the area around the windows, and painting. The Historic Preservation Briefs state repairing should be done when possible. Materials that will be used are specifically made for masonry work and staff recommends approval contingent upon the Commission's satisfaction with the materials.

Bobby Vericella, 3102 Harvest Hill Avenue, was present as a representative for the case. Mr. Scharnett asked if he was aware that prevailing wage applies to the project, and that it recently changed. Mr. Vericella stated he was aware. Mr. Scharnett asked if the changes have been applied to this project. Mr. Vericella stated the change was not significant enough to change his estimate. Mr. Scharnett asked how staff was ensuring that prevailing wage was applied appropriately. Ms. Simpson stated after the project is complete the petitioner must submit copies of the receipts and insurance. This breaks down fees and labor being paid out as well as certified payroll. Mr. Vericella stated he is familiar with the process, as he has done projects like these before and his accountant takes care of the paperwork. Mr. Scharnett expressed his concerns with the mortar and wanted to identify if the material was in fact mortar. Cement plaster could have been used during the construction as well. He asked Mr. Vericella to define Seal-Rite. Mr. Vericella stated that portion of the project was contracted out to a masonry contractor. Seal-Rite is what they recommended as a coating, he stated it was similar to an elastomeric coating. Mr. Scharnett shared his concerns with this, sealants such as those on the exterior over masonry can damage the underlying brick. There could be effects by placing the sealant on cement plaster as well. Mr. Vericella stated most of the cement plaster would be removed, it is in bad shape as it is and brick appears to be underneath. He stated the plan is to remove all the plaster to get to the brick and nothing more would be placed on top. Mr. Scharnett asked if a cap would be placed over the brick. Mr. Vericella stated they had not done as estimate for that, however if the clay ones are damaged, metal caps will be put in. Mr. Scharnett stated without a cap, the brick will be exposed to moisture. Mr. Vericella stated he will ensure that there is a proper cap. He stated that he and Mr. Wollrab have been working on many buildings and they have sealed soft brick and it has lasted longer. In 5 years there will be some peeling but with proper maintenance the building will continue to look preserved. Mr. Scharnett asked for information on the type of mortar that will be used, Mr. Vericella stated it was type N. Mr. Scharnett suggested they use type O as it is softer and could have less of an impact on the brick. Mr. Vericella stated he would make that recommendation to the masonry contractor.

Ms. Cline asked if there were any historic photographs which showed what the building looked like during its history. Mr. Vericella stated that they did not have any. Mr. Scharnett asked if the copper flashing was a contributing element. Mr. Vericella stated this material was what the owner would like to see used, also parts of the flashing are already copper. Mr. Scharnett asked if the cornice detail would be staying, Mr. Vericella stated that it would be. The work is going to be like for like. Ms. Cline asked if the color on the building would stay the same, Mr. Vericella stated the color that is seen on the picture is aged copper, as for the top of the building, Mr. Vericella will be speaking with the owner to pick a color that will complement the area. The copper will be sealed and banded by the petitioner. Mr. Scharnett stated his concern is the brick, and the material that is added should not deteriorate the existing materials more. He would like the petitioner to follow the Preservation Briefs, and use softer mortar so as to not damage the brick.

Mr. Scharnett asked if the caulk would be used around the windows only, Mr. Vericella stated that it would be. There is a counter flashing that gets cut into the brick on top of the copper flashing, the top of that will be caulked back into the wall. Mr. Scharnett asked what the attachment back to the wall would be, Mr. Vericella stated it would be a pressure bend that would be caulked on top of that. It will be painted over and not visible after it is installed.

Mr. Elterich asked if the triangular indentation towards that top, was an architectural feature or if there had been a window. Mr. Vericella stated he did not think a window had gone there, but it could have been an attic vent or a simple detail.

Mr. Scharnett made a motion to approve BHP-20-18 for \$15,998.00 with the following conditions: that the petitioner use type o mortar or softer mortar, whichever coating will not further deteriorate the brick, and that the preservation briefs are followed. Seconded by Ms. Cline. The motion was approved 4-0 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Ms. Cline—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

**BHP-21-18 Consideration, review and approval of a Rust Grant for \$25,000.00 submitted by Robert Vericella and Butch Thomson to remodel window display area, replace window and door at 414 N Main St.**

Chairperson Graehling introduced the case. Robert Vericella will speak on behalf of this case as well. Ms. Rivera presented the staff report. She stated the site is located within the boundaries of the Rust Grant, in the Historic Downtown District. The building was constructed in 1887, and referred to as the Phillip Ryan Building in the Bloomington Historic Plan. The building is considered contributing which adds to the historic qualities of the area. Petitioner is requesting \$25,000.00 to remodel the store front, which would entail installing commercial glass garage doors, a new interior wall and installation of brick or slate in the entryway. The petitioner submitted two quotes, which are both over the maximum grant amount. Since they both have the same scope of work, staff is recommending work proposed under the quote of \$54,838.45. Staff was unable to find a historic photograph which would show what the storefront appeared like before, or if any parts of what is there now are original. The surrounding corridor contains many storefront windows with visibility. The new remodel would contribute to the surrounding downtown style. Having window transparency will help pedestrians see inside and promote walkability and retail. Staff reviewed the standards and found the petitioner meets the standards. The building will now be flush with the others and be compatible as well with the new design. Staff recommends in favor.

Mr. Elterich asked how long ago the wall was built. Mr. Vericella stated the small wall in front of the building was built when the tenant moved in, there used to be a wood deck before that. Ms. Cline stated the description states that brick or slate will be used, however she does not think slate would be appropriate for the period. Mr. Vericella stated that he understands her concerns. He spoke about the garage door that will be put in the storefront, it will be not be a permanent door but will be able to open when weather permits.

Mr. Scharnett expressed concerns about the limitation of the Rust Grant and to what extent the Commission would be able to extend funds for a project such as this. He stated there would also be interior work done along with the store front remodel. Ms. Rivera stated if the interior work is part of a storefront or façade remodeling project it can be considered for funds. Chairperson Graehling stated it could be a possibility that enclosing the open space would restore the storefront to its original state. Mr. Vericella stated the quote is for enclosing and trimming out the wall portion of the outside. The interior work such as flooring and seating is a separate quote between him and the tenant. Mr. Scharnett expressed concerns about the garage door, and that it

may be above and beyond the intent of the Grant. Ms. Simpson asked what type of door he would consider. She stated the purpose for the garage door is to have a multipurpose/functional space. Mr. Scharnett stated he does not have a problem with the concept of the door, only what value it has in terms of historic preservation. Ms. Cline asked if that was Mr. Vericella's rendering, Mr. Vericella stated he hired an architect and that became part of the quote for the project. He stated the garage door that will be installed will be from Kawneer. The cost for a fixed system and one that will open were comparable. Ms. Simpson reviewed the standards, which state as long as significant architectural features and materials are not destroyed a project can be approved. Mr. Scharnett stated in his interpretation, a garage door would not be a compatible architectural or historical feature. Mr. Vericella stated in the past he has gotten grant funding for Kawneer door systems in the downtown. He thinks this type of door will fit in and be compatible with the entire corridor. Ms. Cline asked if the door would be manufactured specifically for this purpose, Mr. Vericella stated that it would be. Ms. Cline asked if there was any way the manufacturer could make the garage door to resemble the windows at the top of the building. The rendering is very horizontal and the other windows are not. Mr. Scharnett stated he would agree with that remark. He also has concerns with accessibility and life safety. He stated there is a column that will support the garage door, and a significant amount of interior framing will have to be done. He stated that aluminum post will sit on the footing of the building. Mr. Scharnett suggested that a structural engineer needs to sign off on the design to ensure solid construction.

Ms. Cline stated the Commission should consider requesting additional information, such as a rendering from the manufacturer that can imitate the existing windows for a more uniform appearance. Mr. Scharnett stated that slate that is shown on the rendering should be changed to reflect what the petitioner will be installing. The rendering should reflect a less industrial style and a more historic feel. Ms. Cline added this could be achieved with the details. Mr. Elterich asked if the door will have an aluminum look to it, Mr. Vericella stated it will be painted black. Ms. Simpson asked if the Commissioners had an example of a building downtown that had the scaling between the windows that they would like to see for this project. Ms. Cline stated she would like the petitioner to use the existing windows on the upper floors as a guide for the storefront. Mr. Vericella stated the windows will have to be somewhat rectangular in order for them to open. The Commission agreed that they would like to see something more historical that goes along with the neighborhood and it not so trendy.

Ms. Cline motioned to table case BHP-21-18 giving the owner the opportunity to revisit the style of the garage door, and consult an architect on structural issues. Seconded by Mr. Elterich. The motion was approved 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes, Mr. Scharnett—yes; Chairperson Graehling—yes.

**BHP-22-18 Consideration, review and approval of a Rust Grant for \$19,965.50 submitted by Fred Wollrab to construct a roof top patio at 111-113 E Monroe.**

Chairperson Graehling introduced the case. Robert Vericella would be speaking on behalf of this case. Ms. Rivera presented the staff report. The site is located adjacent to the contributing BS Green Building built in 1901 by Arthur Pillsbury. The site is located within the Downtown Historic District and Rust Grant Boundaries. Projects for non-contributing structures would be considered a lower funding priority. While the petitioner did submit two quotes neither contained

structural plans completed by an engineer. Staff is concerned with the roof being able to withstand the weight of a patio. The Historic Preservation Briefs do not outline roof top patios however they do speak to decorative features on the roof. Staff would like to see renderings of what the features would look like.

Mr. Vericella stated he has an engineer coming from Morton, who will be looking into these issues. Mr. Scharnett stated roofs are generally not built to handle roof top patios, and his concern is that this could also reduce the historic nature of the façade. The Commission asked what the plans were for the patio. Mr. Vericella stated that nothing will be seen from the street. The patio will be for the tenants to use, not a public service. There is an access door that goes from the adjacent building to the corridor that goes onto the roof. Mr. Scharnett stated there is a fire separation requirements and secondary means of egress that is needed. Mr. Scharnett recommended an engineer be in charge of the plans. He stated there are ways a fence could be worked into decorative elements, however there are some challenges with flashing and how they impact the parapet walls. Roofing materials will go up to the parapet walls. The pedestals with the concrete pavers put less pressure on the roof because it is spread out. The petitioner will also be putting membrane under the pedestals so that it is not wearing on the roof itself.

The Commission discussed how a roof top patio that will be set back far enough to not be seen from the street, would be considered for a Rust Grant. Mr. Scharnett stated this project is not bringing the site to a more historical period, and it is not adding any historic value. Ms. Cline asked for staff input. Ms. Simpson stated the Rust Grant came out of the TIF District created in the downtown to pay for improvements. The Grant is open to historic preservation of contributing structures, restoration and maintenance. It also is open to non-contributing structures, for rehab, or restoration and maintenance. The goal of the Grant is not only for Historic Preservation but for properties that are not contributing and the improvements necessary for safety or to encourage downtown investment. These would still be considered a lower priority for funding. Mr. Elterich asked how much funding was available in the Rust Grant. Ms. Simpson stated City Council increased the amount in the Rust Grant to \$115,000.00, in order to cover filling vaults under the sidewalks. These vaults are privately owned but assistance was available to them in these cases. Ms. Simpson stated it is left to the discretion of the Commission. The Commission has approved around \$3,000.00 thus far and the amount awarded today. Ms. Cline asked for evidence that the patio would encourage economic development. Mr. Vericella stated they have already invested 2 million dollars to revitalize downtown. They would like to provide an amenity to the downtown to encourage renters, as they have a difficult time renting in the downtown. Ms. Cline asked if a statement to the effect could be added to the application. The Commission discussed economic development in the downtown and how the Rust Grant could be applied to such projects if they had the information regarding the project and its influence on the downtown development. Ms. Simpson added that another cost that would be eligible for funding would be structural inspection and analysis report.

Mr. Scharnett asked about the height of the door versus the floor, and asked if he would be installing an opaque fence. Mr. Vericella stated the patio will be flush with the door, and the patio view. Mr. Scharnett asked about faces the alley. They discussed the sketch and photograph submitted by the petitioner. There are 50 feet from the front of the building to the patio. Mr. Scharnett stated his concerns with life safety. Mr. Vericella stated the building they are proposing

to add a patio on used to be 6 stories tall. The building has a beam and post system already in place to withstand the weight. Mr. Scharnett discussed his concerns with the structure supporting the floor not the outside walls.

Ms. Cline motioned to table case BHP-22-18 to address City Staff concerns, architectural design and structural engineer plans, as well as update the application to reflect the economic development goal of the project. Seconded by Mr. Elterich. The motion was approved 4-0 with the follow votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Mr. Scharnett—yes; Chairperson Graehling—yes.

**MINUTES:** The Commission reviewed the minutes of the July 19, 2018 meeting. Chairperson Graehling corrected scrivener errors on page 2 and 3.

Mr. Elterich motioned to approve the minutes as amended. Seconded by Mr. Scharnett, the motioned was approved by voice vote.

#### **OTHER BUSINESS:**

Ms. Cline asked City staff when the holes on Summit Street on the west side would be filled. Ms. Simpson stated staff followed up with Engineering Department, they stated it is in the list of ongoing projects. Staff clarified and stated the project is in the queue for projects to be done.

Mr. Scharnett asked if the curbs on the brick streets would be changed. Ms. Cline stated it would be on a case by case basis. Depending on how the street will look upon completion. The Commission discussed Brick Streets Master Plan, considering curb styles and stones, and work to be done in the future.

Chairperson Graehling asked for any updates on the Franklin Park Plan. Ms. Simpson stated the plan was shared with the Parks Department. They are going through updates to the park. Ms. Simpson stated a playground was put in a few years ago and the plan veers from what is currently present. There needs to be more outreach to determine if it should be implemented. Staff is still having conversations about this topic as well. Staff will look for minutes of when the park was updated a few years ago. The Commission agreed, they would like to see what the process was like when the playground was installed.

Chairperson Graehling mentioned Ms. Chissell will be running for City Council. The current alderman will not be running for another term. If Ms. Chissell does gain a seat on City Council the Commission will be looking for another Commission member. Ms. Cline stated former members of the Historic Preservation Commission could also come back to serve on the Commission. Ms. Simpson stated regardless if there is a vacancy, candidates can apply and the Mayor will have a stockpile for when the Commission does have a vacancy.

#### **ADJOURNMENT:**

Ms. Cline motioned to adjourn. Seconded by Mr. Scharnett. The meeting adjourned at 6:21 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera  
Assistant City Planner