



**Municipal Building
200 S. Fourth Street
Glidden Conference Room**

MINUTES

Landmark Commission

February 25, 2016

7:00 PM

- A. Roll Call - Chairman Gable called the meeting to order at 7:00. Present were Chairman Donna Gable, Commissioners Don Whitmore, Pam Collins, and Amanda Durik.

Executive Director of the Ellwood House Museum Brian Reis and City of DeKalb Community Development Director Ellen Divita was also present.

Chairman Gable asked for introductions. Also present were Marty O'Connor, citizen interested in the work of the Commission; Diane Rodgers, representing the DeKalb Area Woman's Center; Jill Sanderson, she and her husband own the Drs. Smith Building; Bessie Chronopoulos, resident; and Tiffany Meadows, contractor for the 237 E. Lincoln Highway building.

- B. Approval of Agenda – Additions / Deletions. A. Durik wished to propose a discussion regarding the proposed Arts Corridor to understand potential benefits or concerns over such a corridor. D. Gable suggested the Commission consider the topic under “New Business.” Discussion of the three properties was moved to the top of the agenda.
- C. Public Participation – None.
- D. Approval of Minutes
1. January 28, 2016 – A. Durik made a motion for approval of the minutes, seconded by P. Collins; all in favor by voice vote.
- E. Old Business
1. 237 E. Lincoln Highway: Tiffany Meadows, contractor, updated the Commission on their progress and building conditions. There is actual stone behind the boards in the picture windows, so she will be able to remove the wood. She had hoped for glass tiles, but they are not present. In the basement, there is cinder block, so the basement does not extend under the sidewalk. They are almost complete with the upstairs apartment and are beginning to frame the downstairs. She hopes to be open April 1, 2016. She is not sure the tile can be replaced, as winters have caused mortar to fail.

She can find replacement tile but is having concern over the amount and price. She would like to look for replacement product.

Recognizing that Old Business and New Business were blurring on the agenda, Dir. Divita identified she has spoken to both Ms. Meadows and Ms. Sanderson regarding any potential savings to each in regards to cleaning the buildings and tile replacement. Ms. Sanderson, owner of 263 E. Lincoln Hwy., discussed her research regarding building cleaning. She has called the company that sells the product recommended by the Commission (Dir. Divita had forwarded information to her). Ms. Meadows indicated she will choose the same product; her company will do the work. Precautions need to be taken so that there is not overspray and product is contained. Windows would be masked off; surface around window would be hand scrubbed.

Regarding windows, Ms. Sanderson has identified different treatments to hold windows in and will refabricate. P. Collins indicated some windows had copper and confirmed the slope will be retained with no changes. The Commission provided an assessment of the building performed by Anthony Rubano of the State Historic Preservation Agency; these were very helpful to the owner in making decisions regarding the work on the façade of the building. Awning placement was discussed with the Commission believing the current height to be appropriate. Behind the board, is stone, similar to the Drs. Smith Building.

F. New Business

1. 262 E Lincoln Highway (Drs. Smith Building): Jill Sanderson described the project they desire: replacement of the 21 windows on the second floor (4 in the rear, 9 on the side, and 5 in front). They seek energy-efficient functional windows. The current windows are unique, bi-fold louver doors on tracks. They are very heavy, made of steel, and the cranks are all broken. The rear 4 windows were originally double-hung. The previous owners built wooden frames on the inside, creating storm windows.

Ms. Sanderson presented photos of the front of the building. She is unable to find photos of the side and rear of the building. The Commission suggested some contacts who may be able to repair. Ms. Sanderson will contact Roger Keys to discuss solutions. Frames have been placed on the front façade for hanging of banners and the owners of the House would like to use. Ms. Sanderson also discussed the mosaic tiles which were put in when the previous owner Sven Oscar Hansen, purchased the building. Comm. Whitmore noted the building will need some tuck-pointing. Some was done in 2008 using City façade funds.

Comm. Collins discussed ability to repair the windows. If the repair is done on the track, not the glass, this may be doable. DeKalb Contract Glazing should be consulted as well. The Commission discussed potentially repairing a percentage, not all of the windows. Ms. Sanderson will get quotes. Comm. Whitmore discussed ability to build fixed windows. Before any windows are changed, the egress from sleeping space must be determined (need 5.7 s.f. of exist space). Comm. Collins will see if any

materials were completed by Anthony Rubano during his visit to DeKalb. Dir. Divita will compile additional information and provide it to the Commission.

2. 1021 State St. (Finnish Temperance Society/Majakka Hall): Dianne Rodgers discussed plans for the DeKalb Area Women's Center building. Landmark status was secured in February 2013. Grants were secured and stabilization projects undertaken, including addressing water damage from the front steps. Now they are considering window repair, sash re-installation, window weights replacement, and painting of the building. The front of building is priority. Windows are currently boarded. There are 16 double-hung windows, including 4 at the tower. Their contractor believes windows can be restored. The boarded windows in alleyway will not be addressed at this time. They wish to place building on National Register and have chosen storm windows meeting the Interior standards. They desire cross ventilation as there is no air conditioning.

Ms. Rodgers also brought the documentation of need that is being supplied in grant applications. They have successfully obtained grants in the past and they are applying for additional funds, and fundraisers are underway.

A website, www.finnhallpreservation.com, has been created. The plan is to replace windows and exterior paint, and then begin internal restoration.

On April 16, 2016 NIU Cares Day volunteers will be at the property. Ms. Rodgers asked the Commission if they believe the work should be done prior to applying for National Register status; the Commission recommended the process begin now. The Commission has not done a National Register building since the process was changed.

Total funds sought are \$126,000. Dir. Divita will supply the required applications.

G. New Business (continued)

1. Dir. Divita provided an update on the May 18, 2016 public forum planned to discuss Historic Preservation Tax Incentive Programs. Darius Bryjka from the Illinois Historic Preservation Agency will present at the DeKalb Public Library in the Zimmerman Room at 6:00 pm. His topics will be two historic preservation tax incentives: the federal tax credit for rehabilitation of historic income-producing properties and the property tax assessment freeze for owner-occupied historic residences. Natalie Nelson at the City of DeKalb is coordinating the presentation and the meetings with property owners who have expressed interest in speaking one-on-one with Mr. Bryjka before his presentation.
2. Chair Gable volunteered to work on the Annual Certified Local Government report which is due to the State.

3. A. Durik asked if it was appropriate to ask questions about the Arts Corridor. Dir. Divita introduced the topic as an initiative by the newly formed DeKalb Area Arts Council (DAAC). The corridor is intended to be a marketing initiative to brand the City and to grow arts-oriented businesses and the creative sector. Some members of the community have expressed concern over “hard boundaries.” She indicated there are not hard boundaries proposed. The corridor includes performing arts venues, arts education studios, arts-related businesses, public art sites, museums and galleries, as well as historic commercial and residential structures. Bessie Chronopoulos voiced concern over the boundaries of the proposed corridor.

H. Old Business (continued)

1. Walking Tour Update Status – D. Gable suggested the Commission hold a work session. The date and time scheduled will be posted as a commission meeting in accordance with the State Open Meeting act.

I. Adjournment

There being no announcements, Chairman Gable made a motion to adjourn at 8:50 pm.