MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, DECEMBER 18, 2014, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Kennedy, Ms. Graehling, Mr. Elterich, Mr. Westerhout, Mr. Williams

MEMBERS ABSENT: Mr. Durham, Mr. Sturgeon

OTHERS PRESENT: Mark Woolard, City Planner

CALL TO ORDER: Chairman Kennedy called the meeting to order at 5:02 P.M.
ROLL CALL: Mr. Woolard called the roll.

PUBLIC COMMENT: None

MINUTES: The commissioners reviewed the minutes from the November 20, 2014 meeting. Mr. Elterich moved to approve the minutes as drafted. Mr. Williams seconded the motion, which passed by a vote of 5-0.

REGULAR AGENDA:
Case BHP-23-13. Review of application submitted by Adam & Alison Parla, requesting a Certificate of Appropriateness for repairs and painting of a front porch for the two story house, late 1850s, Italianate Style, located at 1215 East Washington Street.

Chairman Kennedy introduced the case and stated the city inspection revealed questions on the intention of previous details which were set forth by this commission. Mr. Woolard stated the top railing measures 4", the spindle spacing was just over 4" and there may be other questions as well.

Chairman Kennedy read the September 18, 2014 minutes, which articulated the commission's requirements of 3" by 3" turned spindles, 3" to 4" spacing between the spindles and a 4" or greater upper top rail. There was discussion on the width and height of the cross section of the top rail. Mr. Westerhout stated the top cap measured 2" x 3", the spindles are flat-not turned, and the porch columns were changed to aluminum clad. Photos were provided for the commission's review. Mr. Woolard stated the top rail cap is about 2" and should be 4". The porch columns were not a part of the original application. There was discussion on the completed work.

Ms. Allison Parla, 1215 E. Washington St, stated the columns could not be used.

Mr. Westerhout clarified the intention of the specific instructions were unique to the house style. He said the work completed is not correct to the specific requirements which were explained to Mr. Parla several times at previous meetings. He said the dimensions of the spindles, space between the spindles and top rail are not correct. He explained the aluminum clad on the new

posts were never a part of the discussion. Chairman Kennedy explained the column work was a change to the approved plan and should have been presented to the commission prior to completion. He stated the aluminum would have not fallen within the guidelines. Three elements of the porch which were a part of the original request did not meet the approved stipulations. An additional element of the clad columns was added to the job and never applied for and would not have been approved but now the work has been completed.

Mr. Williams asked if the columns were holding the roof in place. Ms. Parla stated they were barely holding the roof. She stated she could lift the entire porch and roof with a shovel. Mr. Westerhout asked if there was a copy of the work order given to World Painting who performed the carpentry and painting. Ms. Parla stated she did not have a copy. Mr. Westerhout stated the work order copy would be irrelevant as the unapproved work is already completed. Ms. Parla stated she expected the application for appropriateness would be denied.

Chairman Kennedy stated the next step is up to the Planning and Code Enforcement to determine the appropriate next steps relative to the work that was actually completed. He said there is not a case before the commission to approve unless there is a new application submitted to modify everything which was previously approved.

Chairman Kennedy stated the need to understand the city's remediation process and if the city has already signed off on the porch permit. He said that information will determine if a new application will be required.

Mr. Williams asked if the original columns still remain inside the aluminum clad. Ms. Parla stated the original columns are not inside the clad columns. She said the original columns are still on their property. Ms. Parla stated the contractor said the columns were all different lengths due to the settling of the home and could not be used due to rot. Mr. Westerhout stated the columns could have been repaired instead of removed. Ms. Parla stated they talked to the contractor about the repair of the columns. She said the contractor could have repaired the columns, definitely, and the repair of the columns was not in their budget.

Chairman Kennedy inquired as to the purpose of both BHP-23-13 and BHP-03-14 cases to come before the commission for another time when both have been discussed multiple times. Both cases were approved with stipulations and the job has been executed without regard to the stipulations. He stated the city determines direction when an applicant doesn't follow through with plans that were approved. Chairman Kennedy stated there is nothing to cast a vote on, but rather the city needs to decide the direction.

Mr. Westerhout stated there could be further discussion on the release of grant funds relative to the applicable case. He asked for direction from the Community Development Department to find a remedy with this situation of an approved Certificate of Appropriateness and approved grant funds when the completed work wasn't properly carried out by the petitioner. What does a city do to remediate? There was discussion on communication, turned symmetrical spindles versus cut spindles, the process going forward, lead levels, repairs and replacement.

Mr. Westerhout stated there must have been a failure in communication as there should not have been much of a difference in cost to complete the approved project versus what was completed. He said there was permission granted and then something was changed which will lead to greater homeowner costs. Ms. Parla stated Mr. Parla thought he was doing right by the spindles. She said he did not know that the spindles were wrong. Ms. Parla stated Mr. Parla brought in a spindle and he said the wider spindle was not approved. She said he went to Menards to get the spindles and they had no idea the spindles were wrong. Chairman Kennedy stated a truly symmetrical, turned spindle was brought into the commission. Ms. Parla stated she understood. Mr. Westerhout stated the minutes reflect a true 3" by 3" turned spindle and what he installed is not that. He stated no resolution can be attained as Mr. Parla is not present. Ms. Parla restated that Mr. Parla did not understand as he did purchase the wider spindles from Menards.

Mr. Elterich stated although a closer view shows a non-authentic wider spindle, the street appearance looks a lot better and authentic. He suggested accepting the completed work as it is.

Ms. Parla stated they priced it out and she didn't realize they needed to come back about the columns. She said a couple things were given to them and they did what they could afford. Mr. Westerhout stated for future reference, aluminum cladding on an S-4 property is almost always unacceptable. Ms. Parla stated they never would have bought this house if they would have known all this. Mr. Westerhout empathized with this predicament. He stated the commissioners don't want to be adversaries rather they want to help with the gorgeous house. Ms. Parla said they are trying to make it look better. Mr. Westerhout stated the best way to go forward would be to correct if possible, within reason, with what is there.

Mr. Williams expressed concern over the lead paint problems and all that the family has been through. Ms. Parla stated that they don't want to do wrong. Mr. Westerhout encouraged Mr. and Ms. Parla to come with questions when other house needs arise. Ms. Parla said to be honest, they knew this would come up about the aluminum clad but they could not afford to put the other ones on. She expressed sincere apologies for that, and stated they were given a price and had to make a decision. Ms. Parla said she did not know they had to get permission for the correct columns. Chairman Kennedy shared a general reference that any outside work on the house needs a certificate of appropriateness. Ms. Parla stated they knew it would not be approved and she said they don't expect the $2500 grant. She said she expected people coming to say change things. Mr. Westerhout asked how much more the estimate could have been to accomplish the correct work. Ms. Parla stated the estimate was $3600 for just the columns. Ms. Parla stated they paid over $10,000.00 for the porch and it doubled from the original estimate. She said the state recently told her they could have just painted the porch, so they changed the mitigation plan for the lead paint and windows. She stated there is not a need to get new windows any more, but the requirements are to keep the surfaces clean.

Ms. Parla stated the children are healthy with levels under 10. The commissioners concurred with Ms. Parla that the children's health is the primary concern. Mr. Williams said his remodeling work has often been near small children and he has never had any problems. He said he always followed the EPA contractor rules which include plastic, tape off and a clean area. There was discussion on safe handling of lead paint and dust.

Ms. Parla apologized for not being up to the S-4 zoning standards. She said they will try to do their best, but this is how it is. Chairman Kennedy shared information which was shared with Mr. Parla at an earlier meeting regarding reputable carpentry work for the porch. He stated the quotes for the repair work seem exceptionally high and maybe the contractor doesn't have experience with historical property.

Ms. Parla stated the original posts may still be behind the garage. Mr. Westerhout stressed the importance of keeping the original posts. Mr. Williams stated the wood located inside the current columns may be a pine which will rot quickly and will likely cause the porch to collapse within ten years. He stated the removed columns are likely the house originals which would be 150 years old. Ms. Parla stated the contractor kept adding more material with little inches at a time due to the house settling. Chairman Kennedy questioned if there were new piers in place for column support. Ms. Parla stated there were no piers prior to the new brick piers which are now in place. Ms. Parla said the bid to repair the original columns was $600 each.

Chairman Kennedy stated since the original application had been modified multiple times, there is the need for the petitioner to complete an entirely new application with a new case number which would articulate the entire project. That application needs to include the completed work, the modifications which were currently completed and the proposed current completed parts to remain as is or to make correct amendments. The new application needs to include the specifics of the porch, railing and the posts. Chairman Kennedy also stated the petitioner would need to include the project details of how the project was amended.

There was discussion on the next steps, the application process, and the inspection process and contractor responsibility.

Mr. Westerhout suggested for the grant $2500 consideration, the posts need to be properly addressed. Ms. Parla stated she understood that it's not appropriate to have aluminum clad, but in their eyes, they don't care about the $2500 anymore. Mr. Westerhout suggested obtaining estimates to return the original columns may be worth the cost to be eligible for the $2500 grant.

Ms. Parla stated the new state guided options include encapsulation as opposed to window replacement. Ms. Parla stated are five windows which open in the home. Mr. Williams suggested interior storm windows may be an option for the unused windows which would address the entire lead paint issue for each window. Ms. Parla acknowledged this to be an option.

Mr. Elterich moved to pend further discussion on case BHP-23-13 while awaiting city direction on the remediation of a previously approved case with an executed project which does not meet the case criteria as well as an increase in an unapproved project scope. Depending on the city's outcome, a new application may be required. If there is a new required application, it will need to include the total job details both completed and remediated. A second was made by Mr. Westerhout which passed by a vote of 5-0.

Mr. Westerhout stressed the importance of saving the original wood posts. Mr. Williams added if the columns were holding the porch without sagging then they most likely can be salvaged. He said they can last another 150 years. Ms. Parla stated the posts can be fixed.

Case BHP-03-14. Review of petition submitted by Adam & Alison Parla requesting an up to $2,500.00 Eugene D. Funk, Jr. Historic Preservation Grant for repairs and painting of a front porch for the two story house, late 1850s, Italianate Style, located at 1215 East Washington Street.

Chairman Kennedy introduced the case and stated this case is contingent on the BHP-23-13 outcome and direction from the city with regard to remediation. He also stated the city is bound not to issue the grant funds if the job doesn't meet the specifications of the grant. Chairman Kennedy articulated this case which was previously approved is contingent on the BHP-23-13 outcome and direction from the city. He asked Ms. Parla if she understood. Ms. Parla stated yes and that she did not expect anything.

Case BHP-32-14. Review of application submitted by Adam & Alison Parla, requesting a Certificate of Appropriateness for windows for the two story house, late 1850s, Italianate Style, located at 1215 East Washington Street.

Chairman Kennedy introduced the case and Mr. Woolard stated the restrictions from the state have been removed. Ms. Parla requested the withdrawal of case BHP-32-14 for the windows. She stated they are not planning on replacing any windows at this time. Mr. Woolard stated if there is a need to replace windows, Ms. Parla would need to come back to this commission. Ms. Parla stated she understood.

Case BHP-33-14. Review of petition submitted by Adam & Alison Parla requesting an up to $2,500.00 Eugene D. Funk, Jr. Historic Preservation Grant for windows for the two story house, late 1850s, Italianate Style, located at 1215 East Washington Street.

Chairman Kennedy introduced the case and Mr. Woolard stated the restrictions from the state have been removed. Ms. Parla requested the withdrawal of case BHP-33-14. Chairman Kennedy stated the grant eligibility for exterior painting and/or staining projects allows for one grant per property for every ten (10) years. There was discussion on window care and exterior storm windows.

PUBLIC COMMENT: Ms. Carolyn Nyweide, 1005 E. Jefferson, stated her family owned the property at 1215 East Washington Street for 80 years until selling to the Parlas' in 2013. She stated she was the petitioner to place the protective S-4 Historic zoning designation as the property is one of the few in-tact pre-civil war era homes in town. She stated she was pleased to hear the children's lead readings are lowering and the original windows can be left alone. Ms. Nyweide provided the commission with a 1932 photo of the property which taken was just after her family purchased the property. She stated the same photo copy was given to the Parlas' shortly after the house closing. The photo clearly shows the porch details for that time.

OLD BUSINESS: Discussion Historic Preservation Agency Awards: This was held over until the next meeting.

Review of Procedures for Certificate of Appropriateness and Grant Applications: This was held over until the next meeting.

There was discussion how the code applies to historic properties with regard to railings. The Tim Maurer case was discussed.

There was discussion on the electronic packets options for the best format, paper copies, email, table of contents, and separate files for the agenda and the remaining packet.

There was discussion on the replacement of the south door for the Stevenson House. This situation pends further action from the city.

NEW BUSINESS: Mr. Woolard presented the 2015 meeting dates which was acceptable to the commission. He asked if the commission was interested in a tour of the Gridley Mansion. The commissioners were receptive and he will make arrangements.

ADJOURNMENT: Mr. Westerhout made a motion to adjourn which passed unanimously. The meeting was adjourned at 6:25 p.m.

Respectfully submitted,
Mark Woolard, City Planner

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