

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, AUGUST 21, 2014, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: Mr. Sturgeon, Mr. Durham

OTHERS PRESENT: Mr. Tom Dabareiner, Community Development Director
Mr. Mark Woolard, City Planner

CALL TO ORDER: Chairman Kennedy called the meeting to order at 5:05 P.M.

ROLL CALL: Mr. Woolard called the roll.

PUBLIC COMMENT: Mr. Tom Dabareiner, Community Development Director, introduced himself and thanked the commission for their service.

MINUTES: The commissioners reviewed the minutes from the July 17, 2014 meeting and “B board” should read “bead board on page three in the first paragraph. Mr. Elterich moved to approve the minutes as corrected. 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. Mr. Parla presented photos of rail types. There was discussion on rail height, spindle style and the importance of proportions. Mr. Williams stated the rail height is not to exceed 28” and requested a sample of the spindles, a scale drawing of the front porch and a cross section of the rail in order to match the house. Mr. Elterich stated the proportion is critical and asked for the height of the porch. Ms. Graehling requested a view of the home with the spindles. Chairman Kennedy requested a photo of the home with an overlay drawing of the scaled spindles. Chairman Kennedy also requested the rail top samples and dimensions including height, top and bottom of the spindles.

Mr. Parla agreed to return to the next meeting with samples of the wide spindles, a proportional sketch and measurements of the existing rail and porch.

Case BHP-03-14. Review of petition submitted by Adam & Alison Parla requesting an up to \$2,500.00 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.

Mr. Parla agreed to return to the next meeting with requested information as discussed in the previous case.

Mr. Elterich moved to table the cases, BHP-23-13 and BHP-03-14, pending more information. The motion was seconded by Mr. Williams and passed by a vote of 5-0.

Case BHP-25-14. Review of application submitted by Tim Maurer requesting a Certificate of Appropriateness for the removal of a side concrete entrance stairs at the Francis Funk House, Italianate Variation, 1876/1914, located at 319 E. Chestnut in the Franklin Square National Register Historic District.

Chairman Kennedy introduced the case. Mr. Tim Maurer, 317 E. Chestnut, stated the restoration will follow the removal and demolition. He said the side entrance and stairs were added between 50-60 years ago and not a part of the original Funk family home. He invited the commission to visit after the demolition. He stated the plans for the completion of the duplex modification from the Funk home may have been approximately 100 years ago based on a signed and dated plaster area within one of the living rooms.

There was discussion on egress, the sealing of the door and the demolition process.

Mr. Elterich moved to approve case BHP-25-14 as submitted. The motion was seconded by Ms. Graehling and passed by a vote of 5-0.

Case BHP-24-14. Review of the application submitted by Devyn Corporation requesting an up to \$25,000.00 Harriet Fuller Rust Facade Grant consisting of work on windows, doors, and masonry for the Clay-Dooley building, 1947, located at 307 East Grove Street.

Chairman Kennedy introduced the case. Mr. Woolard stated the project has met the historic standard as the building was built over 50 years ago. He said the building is located within the target area of the Rust grant. He stated the transom windows will add light and ventilation and although it is not clear about this building, these were part of some older store fronts.

Mr. David T. Bentley, 19477 Briar Drive, Devyn Corporation, stated the rotunda 7'X10' glass windows are loose and dangerous. He presented a plan to replace the plate glass windows and doors which meet safety and code requirements. He stated the plan includes adding glass block next to the larger doors facing Gridley Street. Mr. Bentley shared information from his original blue prints of the building which was built for McWilliams Yates by architect Dean Hilfinger. There was discussion regarding the glass windows, transom windows and the 12" glass block.

Chairman Kennedy stated there are three separate projects with the first project addressing the replacement of the garage doors. There was discussion regarding the two doors facing Grove Street which could have windows within the panels. Mr. Bentley stated the garage doors will be made of steel and will be painted to match the aluminum color on the original store front.

Chairman Kennedy stated the second project includes the removal of the north rotunda window frames and glass with the addition of the transoms, doors and sidelights.

The third project involves the 12” glass block on both sides of the entry doors. Mr. Bentley stated he included this part of the project even though the \$50,000 grant threshold had already been met with the two previous projects. He said that he wanted to give the commission all of the details.

Mr. Williams asked if there were available grant funds for this application based on the grant summary which was distributed earlier in the meeting. Mr. Woolard stated a previous meeting consensus was to award funds to applications ready to proceed which would take precedence over applications that were not ready.

Mr. Westerhout moved to approve case BHP-24-14 as submitted. The motion was seconded by Mr. Williams and passed by a vote of 5-0.

Case BHP-26-14. Review of application submitted by Douglas Salokar requesting a Certificate of Appropriateness for painting the John W. Gray House, Queen Anne style, 1895, located at 1017 E. Jefferson Street in the Davis-Jefferson Historic District.

Mr. Williams recused himself due to being the contractor for this project.

Chairman Kennedy introduced the case. Mr. Woolard stated the grant stipulates a painting grant is only allowed once every ten years.

Mr. Williams, 613 E. Grove, stated he is managing the project for Mr. Salokar and the paint removal will be properly handled as it is stripped down to the wood.

Mr. Elterich moved to approve case BHP-26-14 as submitted. The motion was seconded by Ms. Graehling and passed by a vote of 4-0.

Case BHP-27-14. Review of application submitted by Douglas Salokar requesting an up to \$1,250.00 Funk, Jr. Historic Preservation Grant for a painting for the John W. Gray House, Queen Anne style, 1895, located at 1017 E. Jefferson Street in the Davis-Jefferson Historic District.

Mr. Williams recused himself due to being the contractor for this project.

Chairman Kennedy introduced the case. Mr. Woolard stated some of the home had already been painted. Mr. Williams stated the owner had completed some painting on the southwest corner and plans to paint the east side for this project.

Mr. Elterich moved to approve case BHP-27-14 as submitted. The motion was seconded by Mr. Westerhout and passed by a vote of 4-0.

Case BHP-28-14. Review of application submitted by Sara Simpson and Darcy Ackley requesting a Certificate of Appropriateness for roof and gutter work for the Eliel Barber House, 1855 c, located at 709 E. Taylor Street.

Chairman Kennedy introduced the case. Mr. Woolard confirmed there is a need for the roof based on the photos.

Mr. Williams recused himself due to being the contractor for this project. The roofer is McCumsey. He stated this to be a full house tear off, including underlayment, with new metal edging, laminate shingles, as needed new vents and the ice shielded valleys. He stated the current shingle is asphalt. Mr. Williams stated the new, half round, gutter will be a like for like gutter which will be custom made at the time of repair.

Mr. Elterich moved to approve case BHP-28-14. The motion was seconded by Mr. Westerhout and passed by a vote of 4-0.

Case BHP-29-14. Review of application submitted by Sara Simpson and Darcy Ackley requesting a Certificate of Appropriateness for repairs to dormers, roof sheathing, a window, and porches for the Eliel Barber House, 1855 c, located at 709 E. Taylor Street.

Chairman Kennedy introduced the case. Mr. Woolard confirmed there is a need based on the photos.

Mr. Williams recused himself due to being the contractor for this project. He stated the date the house was built was 1852 and the structure is an unusual vertical plank construction. He stated he will be working with the roofer to replace the porch roof sheathing which is actually the ceiling of the porch. The sheathing and ceiling are one in the same. The sheathing is a custom tongue and groove ceiling which is the same material as the flooring.

Mr. Williams stated the battens on the dormers are rotting where they meet the roof. He will work with roofers to repair and/or replace the battens, dormers and the porch items. He said the kitchen window facing the west has rotted around the bottom and needs repaired. The corner of the style has rotted and will be repaired with a Dutchman style. The casing also needs repaired. The three porch column bases need replaced.

Mr. Elterich moved to approve case BHP-29-14 as submitted. The motion was seconded by Mr. Westerhout and passed by a vote of 4-0.

Case BHP-30-14. Review of application submitted by Sara Simpson and Darcy Ackley requesting up to \$837.50 Funk, Jr. Historic Preservation Grant for repairs to dormers, roof sheathing, a window, and porches for the Eliel Barber House, 1855 c, located at 709 E. Taylor Street.

Mr. Elterich moved to approve case BHP-30-14 as submitted. The motion was seconded by Ms. Graehling and passed by a vote of 4-0.

Case BHP-31-14. Review of the application submitted by Jeff Kennedy requesting a Certificate of Appropriateness for a rear yard concrete pad to relocate an existing storage shed for the property located within The Franklin Square Historic District, 1882 Italianate style, 315 East Chestnut Street.

Chairman Kennedy recused himself since he is the petitioner.

Vice-Chair Williams introduced the case. Mr. Woolard stated the existing shed is located in the rear yard and may not be completely visible from the street.

Mr. Kennedy stated the poured concrete will support the existing storage shed located in the rear yard. He stated the shed is not currently supported by cement and shifts. The cement pad size will match the shed size of 10'X16'.

Mr. Sturgeon moved to approve Case BHP-31-14. The motion was seconded by Ms. Graehling and passed by a vote of 4-0.

OLD BUSINESS: None

NEW BUSINESS: Mr. Williams expressed concern that some carriage walks have been removed from the historic areas without consulting this commission. He would like to see the carriage walks returned to the areas where removed. There was discussion on the historic guidelines which require the owner to replace walks, the importance of maintaining this piece of history and city action taken without resolve of this commission. Mr. Elterich will draft a letter and submit it to Mr. Woolard for the commissioner's review. Chairman Kennedy asked to include the carriage walk on the next meeting agenda.

Mr. Williams stated the restoration of the Justus Pearson house on Washington Street is progressing well.

Mr. Woolard stated a home located in the 1300 block of Fell Street may get demolished by the owner. He stated the home is not S-4 zoned and is not in a national historic registered district however it is adjacent to one.

ADJOURNMENT: Mr. Williams made a motion to adjourn which passed unanimously. The meeting was adjourned at 6:55 p.m.

Respectfully submitted,
Mark Woolard, City Planner

For further information contact:
Mark Woolard, City Planner
Department of Planning and Code Enforcement
115 E. Washington Street
Bloomington, IL 61701
Phone (309) 434-2341 Fax (309) 434-2857
E-mail: mwoolard@cityblm.org