MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JUNE 18, 2015, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Kennedy, Ms. Graehling, Mr. Elterich, Mr. Williams, Ms. Bailen, Mr. Sturgeon
MEMBERS ABSENT: None

OTHERS PRESENT: Mark Woolard, City Planner

CALL TO ORDER: Chairman Kennedy called the meeting to order at 5:04 P.M.
ROLL CALL: Mr. Woolard called the roll.

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes from the May 21, 2015 meeting. On page three "Collbs" to be "Colbs" and "form" is to be 'from". On page four "Dara" is to be "Darrah (702 E. Front St.)". Mr. Elterich moved to approve the minutes as corrected. Mr. Williams seconded the motion, which passed by a vote of 6 to 0 with the following votes being cast on roll call: Mr. Williams-yes; Mr. Elterich-yes; Ms. Graehling-yes; Mr. Sturgeon-yes; Ms. Bailen-yes; Mr. Kennedy-yes.

REGULAR AGENDA:
BHP-09-15. Review of the application submitted by Leslie Maurer requesting a Certificate of Appropriateness for work on steps, the roof, and masonry for the Moses Montefiore Temple building, 1889, located at 315 N. Prairie Street.

Chairman Kennedy introduced the case. Mr. Woolard stated there are more documents included in the packet than their intended work. Ms. Leslie Maurer stated they have basically scraped the initial proposal. The steps have to be done. The handrails were not in the proposal. The tuck-pointing can wait. The leak appears to be in the wall and not the roof and is not included now. She stated the steps can be flipped and reused except a few. Mr. E.J. Garneau stated the sandblasting is just to give the aged look. They are essentially doing the same for the stairs by removing the existing treads, reusing certain ones and replacing ones that cannot be reused. They will repair the structural support elements underneath, and put in aged appropriate stones. The sidewall of the stairs will be reused.

Ms. Maurer stated the window well slabs are cracked and crumbling. Mr. Garneau stated most of the caps will be reused. Some will be remade in the same shape as the others. He will use stones underneath like a country squire that matches the Joliet limestone. This will not be visible from the street. Brick will be used for the window well walls. It will match the reddish brick in the

back of the building. A euro thane sealant for the masonry part at the window will be used. Ms. Maurer stated the rest of the work will be for next year.

Mr. Elterich moved to approve case BHP-09-15 for the staircases as discussed, the window wells to be done using brick, and for the euro thane sealant, all as described. Mr. Sturgeon seconded the motion, which passed by a vote of 6 to 0 with the following votes being cast on roll call: Mr. Williams-yes; Mr. Elterich-yes; Ms. Graehling-yes; Mr. Sturgeon-yes; Ms. Bailen-yes; Mr. Kennedy-yes.

Case BHP-10-15. Review of the application submitted by Leslie Maurer requesting an up to $25,000.00 Harriet Fuller Rust Facade Grant for work on steps, the roof, and masonry for the Moses Montefiore Temple building, 1889, located at 315 N. Prairie Street.

Chairman Kennedy introduced the case. Mr. Woolard reviewed the figures. There are two figures for the window wells. He stated the $15,500 was used for the agenda. Ms. Maurer said she would be using brick for the window wells. Chairman Kennedy stated the figures are $14,800 and $12,500 totaling $27,300. The grant will be half of that which is 13,650. This does not include the sealant.

Mr. Sturgeon moved to approve case BHP-10-15 for $13,650.00 up to a maximum of $15,150.00 for the work that was approved on case BHP-09-15. Mr. Elterich seconded the motion, which passed by a vote of 6 to 0 with the following votes being cast on roll call: Mr. Williams-yes; Mr. Elterich-yes; Ms. Graehling-yes; Mr. Sturgeon-yes; Ms. Bailen-yes; Mr. Kennedy-yes.

BHP-23-13 Review of an amended 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 this is an amended case. Chairman Kennedy provided a few minutes for the commission to review documents given at the beginning of the meeting. Mr. Woolard explained the previous approval and the issues pertaining to the railings and the columns. He explained this was on the agenda because of the new photos and related details. He said he knows the commission was strongly opposed to the aluminum clad columns and the questions are now do you agree that, based on this evidence, that the old columns are not reusable and if so, would you allow wood. The other issue pertains to the railings.

Mr. Adam Parla, 1215 E. Washington St., read a letter outlining his recent experiences with the lead paint, the porch columns and reasons for now giving an approval. There was discussion on the columns, how they look and the materials. Mr. Williams showed photos of another house where they are using original columns. Mr. Parla said all of the columns are in extremely poor condition. Chairman Kennedy stated what we are reviewing is what is currently on the house. Mr. Parla said he cannot repair the columns. Mr. Williams explained a problem with using inferior materials is that you could turn around and sell the house. The new home owner could want to rebuild the porch again five years down the road and with the use of tax payer money it puts us in a tough spot because it can create a problem for someone else. Mr. Parla stated he is not going to accept any grant money for this situation. He said you cannot tell the difference

from the street. Mr. Elterich stated there has been miscommunication and items were not approved beforehand yet it does look a lot better. It is structurally sound, got rid of the lead paint and what is done is done. He said to put him through any more aggravation is not going to make it any better. Mr. Parla stated he bought the house in September of 2013, he had it inspected and was aware of the lead based paint, but was disappointed with the amount. Chairman Kennedy agreed from a visual perspective that someone who knows what they are looking for will be able to tell the difference in the metal verses wood but he has tried to replicate the character.

Mr. Elterich said they had previously discussed how the railing was not there originally and this would be a close approximation of the period. There was discussion on the spindles, the rail cap and the spindle spacing. Mr. Parla stated that they have not intended to dodge the Commission. He said in working with the contractor they did work in a bit of a rush but he thought he was doing what was wanted with the spindles. Ms. Graehling emphasized the importance of working with a contractor experienced with older homes and to use the Old House Society.

Mr. Elterich moved to approve case BHP-23-13. Ms. Bailen seconded the motion, which failed by a vote of 2 to 3 with the following votes being cast on roll call: Mr. Williams-no; Mr. Elterich-yes; Ms. Graehling-no; Mr. Sturgeon-no; Ms. Bailen-abstain; Mr. Kennedy-yes.

The Commission explained this can be appealed to the City Council. Another option is to return the Commission and to repair the columns. Chairman Kennedy encouraged Mr. Parla to retain the original columns.

BHP-11-15 Review of petition submitted by Sara Simpson and Darcy Ackley requesting a Certificate of Appropriateness for work on dormers, windows, roof, front and side porches for the Eliel Barber House, 1852, located at 709 E. Taylor Street.

Chairman Kennedy introduced the case. Mr. Woolard provided photographs identifying the work. Mr. Williams excused himself for this case. Mr. Williams, 613 E. Grove St., stated this is the same as what was approved last year. He worked with the roofer and he realized the dormers were in much worse condition than originally thought. He did not do the work and then redid the proposal which is in front of you. The only thing they did was the $200 repair to the porch roof or ceiling.

Mr. Williams described the dormer work. The vertical battens will be a replacement. The storm windows will be a repair. The roof's sheathing board work was done. The column bases will be replaced with cedar. The two columns are not hollow and not original to the house. They have been there almost 30 years. The porch boards will be douglas-fir which is the same material.

Mr. Sturgeon moved to approve case BHP-11-15 with the exclusion of item 3 on the detailed description for the proposed restoration work. Ms. Graehling seconded the motion, which passed by a vote of 5 to 0 with the following votes being cast on roll call: Mr. Williams-abstain; Mr. Elterich-yes; Ms. Graehling-yes; Mr. Sturgeon-yes; Ms. Bailen-yes; Mr. Kennedy-yes.

BHP-12-15 Review of application submitted by Sara Simpson and Darcy Ackley requesting up to $1,465.00 Funk, Jr. Historic Preservation Grant for work on dormers,

windows, roof, front and side porches for the Eliel Barber House, 1852, located at 709 E. Taylor Street.

Chairman Kennedy introduced the case. The requested amount needs to be adjusted because of the roof boards being already done.

Mr. Sturgeon moved to approve case BHP-12-15 for up to $1,365.00. Ms. Bailen seconded the motion, which passed by a vote of 5 to 0 with the following votes being cast on roll call: Mr. Williams-abstain; Mr. Elterich-yes; Ms. Graehling-yes; Mr. Sturgeon-yes; Ms. Bailen-yes; Mr. Kennedy-yes.

Chairman Kennedy stated we will take a three minute break. Ms. Bailen left the meeting.

BHP-13-15. Review of the application submitted by Kimberly Jackson requesting an up to $25,000.00 Harriet Fuller Rust Facade Grant for work on decorative features, windows, doors and painting for the Durley building, 1901, Arthur L. Pillsbury, Architect located at 301 N. Main Street in the Downtown Bloomington National Historic District.

Chairman Kennedy introduced the case. Mr. Woolard explained the building was the Woolworth building and back then there were many more windows. The proposed project will have a lot more windows than presently and bring the building closer to what it was when it was a Woolworth building. The only concern is that the drawing indicates vinyl windows which is not typically allowed.

Ms. Kimberly Jackson, 1256 Silver Oak Circle in Normal, stated the intent is to make the building similar to the Woolworth look. The building was rebuilt after a fire. She said the top by the roof is staying to a degree. And hopes to do a top cladding. At the least she will doing some painting. She is not doing anything on the Jefferson side except the doors will be refinished. She said she is not asking on a grant on the vinyl windows and she is not dead set on the vinyl. If she finds the aluminum window is a better product she will go with it. Mr. Williams questioned the color. Ms. Jackson said the windows she bid are dark bronze and it does not fade like the aluminum. The windows will have a life time warranty.

The Commission discussed the proposal. If it is approved it will not include the windows. The masonry construction and framing is about half of the cost. Ms. Jackson is not exactly sure what is behind the wall. The columns will be a Trex type material. Mr. Williams stated we like to see a quality product and would like to know what the material will be used. Ms. Jackson said her contractor is on vacation and she was not able to contact him on this product. The only concern of the Commission is regarding what type of composite material is to be used.

Mr. Sturgeon moved to approve case BHP-13-15 pending the decision of the subcommittee of Chairman Kennedy, Mr. Williams, and Ms. Graehling for approval of the composite material used in the project. Mr. Elterich seconded the motion, which passed by a vote of 6 to 0 with the following votes being cast on roll call: Mr. Williams-yes; Mr. Elterich-yes; Ms. Graehling-yes; Mr. Sturgeon-yes; Mr. Kennedy-yes.

Case BHP-14-15 Review of application submitted by Mid Central Community Action requesting a Certificate of Appropriateness for a new shed for the James S. Neville House, Queen Anne form; 1885, Warren H. Milner, architect with alterations in 1902 by Arthur L. Pillsbury, architect, located at 1101 E. Jefferson Street in the Davis Jefferson Historic District.

Chairman Kennedy introduced the case. The petition has been withdrawn.

OLD BUSINESS: Discussion Historic Preservation Recognition:
Mr. Woolard stated someone inquired about submitting a nomination but did not know if it qualified. The house had vinyl windows and siding but did a magnificent job on the inside of the house. The Commission agreed that they can submit an application but it is probably not what we are looking for to give an award.

NEW BUSINESS:
A. Report on Historic Preservation Activities.
Mr. Williams stated the Darrah house is sold and appears to have people there. Mr. Sturgeon asked if the Haney's are still interested in giving a tour.

Mr. Williams stated he visited Charleston, South Carolina and it is a fabulous place. A lot of the material is original and they are very dedicated to preservation. It is a testament to the craftsman and materials. The place has survived much such as a major earthquake in 1886, hurricanes, a fire, and the civil war. The place looks awesome. They do all of the curbing in granite. The housing costs increase closer to the bay because of the breezes. The buildings are awesome.

The Commission viewed before and after photos of a good example of a restored carriage house on E. Grove.

Mr. Woolard stated we should not be making a recommendations of specific contractors. Ms. Graehling said we could refer people to the Old House Society.

B. Any other business that may arise

ADJOURNMENT: Ms. Graehling made a motion to adjourn. Mr. Sturgeon seconded the motion which passed unanimously. The meeting was adjourned at 7:33 p.m.

Respectfully submitted,
Mark Woolard, City Planner

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