

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JANUARY 16, 2014 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Brad Williams, Mr. Dan Greene, Mr. John Elterich, Mrs. Sherry Graehling, Mr. Julian Westerhout, Mr. Carson Durham

MEMBERS ABSENT: Mr. Jeff Kennedy

OTHERS PRESENT: Mark Woolard, City Planner

CALL TO ORDER: Chairman Durham called the meeting to order at 5:02 P.M.

ROLL CALL: Mr. Woolard called the roll.

PUBLIC COMMENT: Greg Shaw, 1104 N. Roosevelt, requested guidance for repairs to their garage. The damage was sustained from the November storms. He said he has no construction drawings yet, but he wanted to obtain materials and design ideas.

Adam Parla, 1215 E. Washington, came forward with questions on a S-4 project.

No others came forward for public comment.

MINUTES: The commissioners reviewed the minutes from the November 21, 2013, meeting and made corrections. Mrs. Graehling requested corrections; page two, 'Rolands' to be changed to 'Roland's' and on page three, 'Walkner' to be changed to 'Wochner'. Mrs. Graehling moved to approve the corrected minutes. Mr. Elterich seconded the motion, which passed by a vote of 6-0.

REGULAR AGENDA:

Case BHP-21-13 Review of application submitted by Kimberly Jackson requesting an up to \$2,500.00 Eugene D. Funk, Jr. Historic Preservation Grant for siding work for the William Meyers House, Queen Anne Style, c. 1895, located at 406 E. Walnut Street in the Franklin Square National Register Historic District.

Chairman Durham introduced the case and invited an update from Staff. Mr. Woolard stated the Certificate of Appropriateness was approved. They needed to return with a revised estimate for the grant. They have not submitted the estimate yet. He explained since the applicant is not present, and we have no revised estimate, the case should be held over until such time when the proper documentation is submitted.

Mr. Williams moved to have this case on the agenda at a time when they bring in the appropriate paperwork for grant review. Mr. Westerhout seconded the motion which passed by a vote of 6-0.

Case BHP-01-14 Review of application submitted by Sandy L. Colbs, requesting a Certificate of Appropriateness for repairs and painting of a wraparound front porch for the William Gooding House, 1892, late Victorian Style, located at 1212 East Washington Street.

Chairman Durham introduced the case and invited anyone to speak. Ms. Sandy Colbs, home owner of 1212 East Washington Street, explained the history of repairs to the property which began approximately eight or nine years ago. Repairs to the wrap around porch were needed due to the previous owner's contractor failure to install flashing between the main house and the porch roof. Over time, water seeped down between the structures. Within a few years of Ms. Colbs purchase, the porch ceiling began to collapse and there was an extensive rebuild of the porch which included the installation of new copper box gutters. Most of the project was done well however, the copper seals have begun to leak. The bulk of the porch is in good shape. This project is to repair the damage done by the rot around the seams of the gutters and to replace or repair and restore the decking, rails and posts.

Chairman Durham asked if Ms. Colbs plans to replace like for like or put back what is already there. Ms. Colbs said she plans to restore the previous look and if the contractor cannot reuse the original materials, then original materials will be sought out whenever possible from the Old House Society. Cedar or yellow pine will be used depended on what's being replaced. He has plans for the needed replacement of the finer pieces of the gingerbread trim she said over time some of the balls have been lost, but eventually it will look like it used to look. There are no plans to change the colors. She stated she intends to bring it back to its original beauty.

Mr. Williams appreciated her efforts, but yellow pine just rots away when it's outside. He suggested cedar for everything. The flooring traditionally can be douglas fir or a treated material which is usually yellow pine. When using treated yellow pine on a South facing porch, it is hard to keep painted. The treated pine is a very unstable material and it works well on a North facing porch, but not so much on a south facing porch due to the sun is really hard on it. The copper joints can be repaired with a rubber expansion joint on all of the seams. A 5 inch wide rubber glued onto seams allows for movement and should last for a very long time.

There was discussion on the contractor's qualifications. Ms. Colbs said the contractor is acquainted with Calhoun and Franz Eckoridge, a master carpenter, who will likely do some of the work on the gingerbread.

Ms. Graehling questioned clarity on the labor and material prices on the estimate. Ms. Colbs stated the revised estimate is clear. Ms. Graehling encouraged this job. Mr. Williams noted 1/2" pine was listed in radius area of the estimate. The pine of years ago is not the pine we have today. It just doesn't last; it draws moisture even when one primes all six sides of the board. It just doesn't last. Using Cedar is appropriate instead of pine.

Ms. Graehling moved to approve the Certificate of Appropriateness for Case BHP-01-14. Mr. Williams seconded which passed by a vote of 6-0

Case BHP-02-14. Review of petition submitted by Sandy L. Colbs requesting up to \$2,500.00 Funk, Jr. Historic Preservation Grant for repairs and painting of a wraparound front porch for the William Gooding House, 1892, late Victorian Style, located at 1212 East Washington Street.

Chairman Durham introduced the case and invited anyone to speak. If the estimate was to exclude the prime and painting, then the estimate shows \$3880 carpentry and labor and \$1728 materials which total \$5603. The maximum grant allowed and requested is \$2500 which is 50% of the work.

The cedar is more expensive than the pine and certainly less expensive than redoing it five years from now. This is well within the requirements of the grant application.

Mr. Woolard commented Staffs concern for materials as listed on the original estimate. It's understood they are going to draw upon The Old House Society. The original estimate was confusing. The revised estimate was passed out this evening clarified much. The total listed price for the project was listed as \$9068 on the revised estimate.

Mr. Williams moved to approve Case BHP-02-14 with the exception as to not use any new growth pine for any of the porch repair work. The motion was seconded by Ms. Graehling which passed by a vote of 6-0.

OLD BUSINESS:

Chairman Durham introduced a discussion of improvements for the George Hanna House, Queen Anne style, located at 605 E. Front Street.

Mr. Woolard provided the background and recent history associated with the roof project. He explained the recent discussion on a potential grant and how he did apply, but it was after the work was done. The Commission discussed how we have not been approving grants which were submitted after the work was done and how we cannot affect change or improvements to a projected after the work is completed. Mr. Williams noted some of the work completed does qualify for the grant however, there was no grant application prior to the completed work which does qualify.

Chairman Durham invited those present to speak. Chase Cavalera, 605 E. Front, apologized for any confusion said and that he had been present at most every meeting since last January to try to make things work. He thought he was doing the right thing in the right order. He stated at the end of the day, the building has all kinds of new stuff and some we couldn't wait for. Mr. Williams pointed out that other grants for this type of work also require all of the paperwork to be completed before the work can begin.

Ms. Haas Riley, Mr. Cavalers' Prudential Realtor stated in her experience in real-estate, it's supposed to go a certain way, and there is always something that comes up and there isn't a plan for it. Nothing has gone according to plan. The intention was to save the building, put a bunch of money into it and even more money went into it than could have been anticipated. He didn't mean to do it in the wrong order.

Mr. Westerhout stated there is not a person here saying this wasn't a great thing, but at the same time these grants have legal language which we have to follow. He certainly senses from the board what you are doing is great and if the Commission could figure out a way to do this legally, we would. It would need to be without opening everyone to a bigger heartache, and then it would be good, but it doesn't appear we are able. Ms. Graehling concurred.

Ms. Haas Riley stated he thought he followed the rules, so it's not like he came in after the fact. It's the way the communication broke down. It seems there should be some exception to the rules.

Chairman Durham thanked Ms. Haas Riley and said the board would gladly approve this without any doubt, but at this point we don't have that discretion and our hands are tied. We cannot go outside the bounds of what we have before us legally. Chairman Durham asked Mr. Woolard to approach our City Attorney to see if there is any remedy. Ms. Graehling reiterated this is the only

option to open which is through another body greater than ours. Mr. Williams agreed if the City Attorney could find a way, this work is deserving of a grant and is nice work. We can't do this for one person and not for another. Everyone must follow the same rules. If the answer comes back as 'no', then that's all we can do. It's a hard lesson learned.

NEW BUSINESS:

Mr. Greg Shaw, 1104 N. Roosevelt, presented a handout and requested advice for proper repairs to their non-historic 1970 garage located on a S-4 property. The damage was sustained from the November 17, storm from a large branch which fell onto the roof. The photos don't reflect this well. The roof will need to be rebuilt. This is not an act of Historic Preservation, but views this as an opportunity to bring the garage a little closer in line with the 1870 Italianate house. The sketches from a builder show what this might look like. A material and design discussion ensued. Grant funding for the outbuildings was also discussed. Mr. Shaw asked if there would be a possible grant for refurbishing an original brick driveway, now covered in gravel. Mr. Shaw stated his intention is to bring plans and an application for a Certificate of Appropriateness to the Commission.

Adam Parla, 1215 E. Washington, came forward with questions regarding a paint and repair of his front porch. Mr. Parla estimated the repair work to be only about 10% of the entire front porch project. Mr. Williams stated the grant for painting is only one time each ten years. The Commission explained the grant requirements. Chairman Durham encouraged Mr. Parla to bring the project plans back to the Commission for consideration. Ms. Graehling stated specifics in the repair plans will be important for considerations. Mr. Westerhout encouraged Mr. Parla to reserve the paint request for a time as to maximize the benefit. Since September the state has come in to mitigate the lead paint inside and outside of the home. The windows and doors need to be replaced. Mr. Parla inquired about other resources for grants for this kind of work. A discussion ensued regarding the application of available dollars for this type of work, on techniques to address lead abatement, and work on the doors and windows. Chairman Durham encouraged the process of covering instead of removing when discussing window removal. Chairman Durham encouraged Mr. Parla to decide the direction and apply for the certificate of appropriateness with all the details.

Resolution Approving Meeting Dates. Mr. Woolard presented the dates for the 2014 meeting dates. Mr. Westerhoute moved to approve the 2014 meeting dates as printed. The motion was seconded by Mr. Williams which passed by a vote of 6-0.

ADJOURNMENT:

Mrs. Graehling made a motion to adjourn. Mr. Williams seconded the motion which passed unanimously. The meeting was adjourned at 6.27 p.m.

Respectfully submitted,
Mark Woolard, City Planner

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