

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, FEBRUARY 20, 2014 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Williams, Mr. Greene, Mr. Jeff Kennedy, Ms. Graehling, Mr. Westerhout

MEMBERS ABSENT: Mr. Elterich, Mr. Durham

OTHERS PRESENT: Mark Woolard, City Planner
Frank Koehler, Interim Director of Planning and Code Enforcement

CALL TO ORDER: Mr. Williams called the meeting to order at 5:03 P.M.

ROLL CALL: Mr. Woolard called the roll.

PUBLIC COMMENT: None

MINUTES: The commissioners reviewed the minutes from the January 16, 2014 meeting and had no changes to such. Ms. Graehling moved to approve the minutes as submitted. Mr. Westerhout 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.

Mr. Williams introduced the case. Mr. Woolard stated the estimate may need to be revised.

Mr. Williams invited anyone to speak. Mr. Adam Parla, 1215 East Washington Street, stated the Certificate of Appropriateness is for the painting of the front porch. His wife and he understand the criteria of a grant for painting can only be approved once every ten years. The window project may be happening in the next fiscal year.

A discussion ensued regarding the grant criteria and the limits on painting. Ms. Graehling stated the language changed so that applicants would not paint their entire home with a grant a year for each side. Mr. Williams stated that language did close the loop hole and the Stevenson house project allowed for paint on the porch. Mr. Kennedy pointed out the Stevenson house porch included repair.

Mr. Woolard stated the estimate included repair language. Mr. Williams expressed concern over the need for quality materials. He has seen poor materials resulting in repeat repairs within a short time and shared details on wood that would hold up for the long term. A discussion ensued regarding the cedar for the wood, the shape and size. Mr. Williams stated that quality repairs help not only the homeowner when they last, but it is tax payer money well spent. Ms. Graehling added that if the repairs last, it will be a gift to the community. There was a discussion on stains versus paint with regard to longevity. Mr. Williams explained the cycle of paint and repainting typically rotates about

every two to four years. The stain would not peel and there is no scraping involved, however stain would need application more frequently.

Mr. Kennedy moved to approve Case BHP-23-13 the Certificate of Appropriateness with the added stipulation that any boards replaced are to use Douglas Fir or a treated lumber material or Cedar. Mr. Westerhout seconded the motion which passed by a vote of 5-0.

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.

There was a discussion on the grant criteria and how, 4-exterior painting projects covering the entire structure are eligible for a maximum of one grant per every 10 year period. Painting one side at a time will not be considered eligible for grant funds. The Stevenson porch case was approved and compared to this case. The grant criterion for painting was discussed. Mr. Woolard pointed out the difference between repair and paint jobs. For the sake of consistency, Mr. Kennedy requested the approved grant information from the Stevenson porch case.

Mr. Williams and Mr. Kennedy explained the evolution of the grant criteria resulting in the current priority on repairs that retain the historic character of the structure. The historic materials, processes or techniques which may be required to maintain characteristics sometimes cost more. The explanation of the decision to exclude asphalt shingles from the grant criteria was presented. Painting was similarly viewed and needs to be maintained. The balance of demands and consistency are important when evaluating grant eligibility. Mr. Westerhout pointed out that the whole house painting limit of one time each ten years language is clear. He didn't see this as a case to delay a decision as this is the limit set. Discussion ensued regarding past grant applicants with regard to the painting limitation of ten years.

Mr. Kennedy moved to table Case BHP-02-14 until the next meeting and further clarification. The motion was seconded by Mr. Greene which passed by a vote of 5-0.

Mr. Woolard stated that Mr. Parla would need to provide additional information and a building permit may be needed depending on the extent of repairs. Mr. Parla inquired if he needed to provide further information from the painter. Mr. Williams stated that it's important to retain all the detailed receipts so as to be able to turn into Mr. Woolard for consideration. Mr. Kennedy reiterated paragraph 18 within the grant language to provide before, during and after photos that evidence the work. It would be important to include the contractors' description of wood so as to meet the criteria of Douglas fir, Cedar and/or treated lumber.

OLD BUSINESS:

Ms. Graehling inquired the status of legal with 605 E Front Street. Mr. Woolard stated the case is with the city's Legal department and there is nothing to report as of yet.

NEW BUSINESS:

Mr. Woolard introduced the discussion of the Historic Preservation and Comprehensive Planning with Vasudha Pinnamaraju, AICP, McLean Country Regional Planning Commission Executive Director. Ms. Pinnamaraju expressed the need for a plan to preserve our history and culture and referred to the proposed scope of work.

As proposed in the scope of work there are four distinct phases. Phase one is an existing conditions analysis. Staff has expressed the need for this to be a community driven process.

Phase two is a community visioning. This is where community input is gathered and defines where the community wants to be in 20 – 25 years from now.

Phase three is how we get there which is Strategic Planning. This phase includes working groups and committees with the commissions and boards. This is the point where commissions can help reach. This Historic Presentation Plan seems to have identified many resources and we want to see that integrated into the comprehensive plan.

Mr. Kennedy inquired to which phase do we approach communities who have done things well. Ms. Pinnamaraju stated phase three would be the place, however we are starting right now as we cannot wait. Mr. Kennedy suggested that there might be other communities that have a fantastic and supported historic district, such as Grand Rapids which could provide much to learn from. Ms. Pinnamaraju invited the examples of other cities with historic districts. The commission suggested investigating Galena, Minonk, and Dubuque, Iowa as good resources of successful historic districts. Phase three will also include seven action areas with historic interest crossing over many areas from neighborhoods, economic vitality to transportation.

At 6:05 Mr. Greene left.

She explained the fourth phase will take anywhere from six to eight months and we will bring the information back to the commissions and boards. We will not wait until the entire document is completed. For the comprehensive plan to be truly successful we need to engage the community. The groups will be passing the information through the commissions with the process truly driven by the community. Mr. Kennedy asked the breakdown of involvement between city staff and other working folks. Ms. Pinnamaraju stated that the communication options are being explored. A discussion on technology ensued.

The next step is an email from the city soliciting interest in particular work groups through Mr. Woolard.

Mr. Woolard introduced the Interim Director of PACE, Frank Koehler. Mr. Koehler stated he brings over 35 years of government experience and is filling in as the department transitions and goes through changes. He suggested ArtSpace and StrongTowns for planning resources. He also encouraged the historic vitality as in the towns of Aurora, Batavia, Fox Valley and St. Charles. Bethlehem, Pennsylvania, has an 80,000 population and presents opportunity for a model of best practices. He looks forward to working with everyone as PACE moves forward.

ADJOURNMENT:

Mr. Kennedy made a motion to adjourn. Mr. Westerhout seconded the motion which passed unanimously. The meeting was adjourned at 6.29 p.m.

Respectfully submitted,
Mark Woolard, City Planner

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