

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, MAY 15, 2014, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

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

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: None

MINUTES: The commissioners reviewed the minutes from the April 17, 2014 meeting and “Justice-Pearson” is to be “Justus Pearson” on page three under New Business. In the paragraph above the previous change “Dara House” is to be “Darrah House”. Mr. Elterich moved to approve the minutes as corrected. Mr. Kennedy seconded the motion, which passed by a vote of 6-0.

REGULAR AGENDA:

Case BHP-08-14. Review of the application submitted by Keith Thompson requesting an up to \$25,000.00 Harriet Fuller Rust Facade Grant consisting of improvements and repairs to decorative features, fascia, trim, molding, crowns, corbels, soffits, painting, masonry repairs, windows/doors and exterior lighting for the Gridley Mansion, 1859, located at 301 East Grove Street.

Chairman Durham introduced the case. Mr. Woolard stated last minute information was submitted, and was not able to review details due to time constraints. Mr. William Anderson, general contractor and consultant to the project stated he represented Mr. Thompson. Mr. Anderson stated the second story enclosed porch is being converted to a kitchen which includes six windows. Mr. Kennedy asked details of the \$8200 estimate. Mr. Anderson stated he did not have enough information to explain the details. Mr. Williams inquired about the existing windows and Mr. Anderson stated they were not energy efficient and in need of much repair. Mr. Williams stated the window replacements are plastic and that there would be no funding for said windows. Mr. Anderson asked if new matching wood windows with either aluminum or vinyl clad would be considered for the grant. A discussion ensued regarding types of windows, light requirements and a review of grant guidelines. Mr. Kennedy stated his review of the proposed second floor window replacements would be a change of style. The vinyl verses aluminum clad is another issue. He also stated it is very helpful to have the bid and amount matched to the structure photo in the location where the work will be completed. Chairman Durham stressed the

importance of a timely submission for proper review as there is not enough information for the board to approve the grant at this time.

Mr. Kennedy moved to delay case BHP-08-14. The motion was seconded by Mr. Williams and passed by a vote of 6-0.

Case BHP-09-14. Review of the application submitted by Ken R. Myszka and Chad Ellington requesting an up to \$25,000.00 Harriet Fuller Rust Facade Grant consisting of improvements and repairs to windows/doors, painting, masonry repairs and signage for the Central Fire Station Building, 1902, George Miller, Architect, located at 220 East Front Street in the Downtown Bloomington National Register Historic District.

Chairman Durham introduced the case. Mr. Woolard stated this application involves a great building to restore but there's a need for more information on the work being done.

Mr. Kenneth Richard Myszka, Crestwick, business owner and executive chef for Station 220 Restaurant explained the façade plans for the building and the lease agreements. The goal at the end of the 20 year lease is to own the building and for now, all resources are going back into building improvements. He stated he is exploring options and attempting to align building needs with grant possibilities. Mr. Myszka listed the projects for grant consideration which included the south side garage door windows and second floor windows. A discussion ensued regarding window styles, tuck pointing for the second floor, options for the best return on the investment, facade appearance and the painted sign restoration. Mr. Williams explained how the existing doors can be made energy efficient while maintaining the historic character of the façade. Mr. Kennedy suggested researching an option which would improve energy efficiency while retaining the aesthetics of the garage doors. Mr. Myszka stated his intention is to explore options and return to the commission at a later date.

Case BHP-10-14. Review of the application submitted by Carlo Robustelli requesting a Certificate of Appropriateness for windows and doors for the Dr. O. Moore house, 1874, Italianate style located at 401 East Grove in the East Grove National Register Historic District.

Chairman Durham introduced the case. Mr. Woolard stated this application involves no grant requests and no painting. It meets standards and the Certificate of Appropriateness is supported by staff.

Chairman Durham invited anyone to speak in regard to this case. Mr. Williams recused himself as the general contractor for the project.

Mr. Brad Williams, 613 East Grove Street, presented the details of the storm window project. Three separate storm windows will be placed onto the door and one on the transom. He stated each storm window will have an aluminum frame. A discussion ensued regarding the original architecture of the home. Mr. Williams stated the color of the storm window frames is an off white and it can be painted. Mr. Williams stated there is no plan to change the existing doors; this is a protection effort with windows. Chairman Durham clarified that whatever is being done

to the home now, can be removed and not denigrate the original architecture. Mr. Williams concurred.

Mr. Kennedy moved to approve Case BHP-10-14 as submitted. The motion was seconded by Ms. Graehling and passed by a vote of 6-approved, 1-recused and 0-opposed.

Case BHP-11-14. Review of the application submitted by Greg Shaw and Mollie Ward requesting a Certificate of Appropriateness for a new roof, and rafter, soffit, and fascia repairs for a detached garage the house, 1870, located at 1104 N Roosevelt Avenue in the North Roosevelt Avenue Historic District.

Chairman Durham introduced the case. Mr. Woolard stated this project is for the detached garage which is not a historic structure as it was built in the 1970's, however it sits on the historic property. Mr. Woolard stated the repairs presented do not represent drastic changes to the garage. The Certificate of Appropriateness is supported by staff.

Mr. Greg Shaw, 1104 N Roosevelt, stated the detached garage is not a historic structure and possibly built in 1970. A neighbor's tree fell onto the garage roof destroying five rafters last fall which is the reason for this and the past discussion with the commission. Mr. Shaw stated they plan to bring the look of the garage a little more in line with the home of 1870's Italianate style. There is no change in the roof line and the plan is to use architectural shingles. He stated the plan includes the replacement of the current pressed board or masonite siding with concrete based hardy board which will resemble the home. Mr. Shaw explained corner boards will be added and the garage north and south sides will have cedar freeze boards that will match the architectural elements of the home. He stated in the end, the garage will be structurally better. He explained the advice from the previous commission visit has been helpful as he is directing the contractor to use all exterior cedar or treated wood.

Mr. Williams moved to approve Case BHP-11-14 as submitted. The motion was seconded by Mr. Kennedy and passed by a vote of 7-0.

There was discussion on eligible grant projects. The Funk grant language was reviewed and this project was determined to be ineligible.

Case BHP-12-14. Review of the application submitted by Cynthia J. Grieves-Anet requesting an up to \$15,072.50 Harriet Fuller Rust Facade Grant consisting of painting, masonry and window repairs for the Heffernan Building, 1870, located at 106 East Front Street in the Downtown Bloomington National Register Historic District.

Chairman Durham introduced the case. Mr. Woolard stated there is a question regarding whether this location is one or two buildings. The grant language stipulates one grant per building. There was discussion to determine if this is one or two buildings considering the addresses, building attachments, tax billing and the date of the initial building.

Ms. Grieves-Anet, 106 E. Front, stated she receives two separate tax bills, one for 106 E. Front and the other for 105/107 N. Main. The board concluded the buildings were two separate entities

which would present the possibility of two grant applications if needed. Ms. Grieves-Anet stated 106 E. Front is the building which needs the most work and, she retracted BHP-13-14. Mr. Westerhout stated that the estimates need to be split showing only the 106 E. Front repairs. Mr. Williams stated there is a need for an updated estimate for 106 E. Front which can be presented at the next meeting.

Mr. Kennedy requested a review of the scope of work for 106 E. Front. A discussion ensued regarding the repairs of the roof, the parapet wall above the roof line and the rear window ledges. Ms. Grieves-Anet confirmed that the Rosie's façade will not be painted and that the repairs will be completed with materials which are like for like.

Mr. Kennedy moved to approve Case BHP-12-14 with the dollar amount contingent upon a new proposal based upon a revised quote for 106 E. Front only. The motion was seconded by Mr. Westerhout and passed by a vote of 7-0.

Case BHP-13-14. Review of the application submitted by Cynthia J. Grieves-Anet requesting an up to \$15,072.50 Harriet Fuller Rust Facade Grant consisting of painting, masonry and window repairs for the Harlan Building, 1871, located at 105/107 North Main Street in the Downtown Bloomington National Register Historic District.

Ms. Grieves-Anet withdrew Case BHP-13-14.

Case BHP-14-14. Review of application submitted by Jeff and Tara Henry, requesting a Certificate of Appropriateness for porch repairs, masonry and windows for the Adlai E. Stevenson II House, 1900, Arthur L. Pillsbury, Architect, a designated site on the National Register of Historic Places, and located at 1316 East Washington Street.

Chairman Durham introduced the case. Mr. Woolard stated the northwest corner of the rear porch is the area of repair. Ms. Henry, 1316 E. Washington, described the repair area which sits below the living space which was a 1940's addition. She stated the focus of this project is the two west side windows and a door. Ms. Henry asked about replacing and matching the original spindles located on the west side porch. Mr. Williams stated that if matches cannot be located in local historic recycle stores, then uses spindle reproduction businesses.

Mr. Sturgeon moved to approve Case BHP-14-14 as presented. The motion was seconded by Mr. Kennedy and passed by a vote of 7-0.

Case BHP-15-14. Review of petition submitted by Jeff and Tara Henry requesting up to \$2,500.00 Funk, Jr. Historic Preservation Grant for porch repairs, masonry and windows for the Adlai E. Stevenson II House, 1900, Arthur L. Pillsbury, Architect, a designated site on the National Register of Historic Places, and located at 1316 East Washington Street.

Mr. Sturgeon moved to approve Case BHP-15-14. The motion was seconded by Mr. Williams and passed by a vote of 7-0.

OLD BUSINESS: None

NEW BUSINESS:

A discussion ensued regarding upcoming member term endings and the impact on the commission. Chairman Durham stated the best situation would be for him to resign as chairman due to his work requirements. Mr. Westerhout recommended Chairman Durham stay on the board until a replacement is assigned. Chairman Durham asked for chairperson, vice chair and secretary volunteers. The election of officers will be placed on the next agenda.

Mr. Williams recommended a framed certificate for Mr. Dan Greene who volunteered many years of service to this commission. Mr. Woolard provided an example from another commission.

Mr. Williams presented research on historic building exceptions to the new energy codes. An exception applies to any building which has local, state or national historic recognition.

Mr. Elterich stated the restoration on the Justus Pearson home continues with the new owner. Chairman Durham inquired about the status of the Owen home on the corner of Washington and Mercer as the sale sign has been removed. The landscaping around the home was designed by an apprentice of Frank Lloyd Wright.

ADJOURNMENT:

Mr. Elterich made a motion to adjourn. Mr. Westerhout seconded the motion which passed unanimously. The meeting was adjourned at 6:45 p.m.

Respectfully submitted,
Mark Woolard, City Planner

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