

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

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

MEMBERS ABSENT: Mr. Greene, 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 February 20, 2014 meeting and had no changes to such. Mr. Westerhout moved to approve the minutes as submitted. Mr. Kennedy seconded the motion, which passed by a vote of 5-0.

REGULAR AGENDA:

Case BHP-03-14. Review of petition submitted by Adam and Alison Parla requesting an up to \$2,500.00 Eugene D. 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. Williams introduced the case. Mr. Parla did not plan to attend this meeting. Mr. Woolard provided minutes from two similar cases. Mr. Williams stated a decision needs to be made on this case based on previous cases with regard to the grant painting criteria. The two previous grant cases were reviewed with regard to the paint consideration. Mr. Kennedy referred to case BHP-01-14 where a grant for repair work, which included painting, was approved. If the estimate excluded painting and priming, then the estimate shows \$3880 in carpentry and labor and \$1728 materials which total \$5603. The \$5603 is above the 50% threshold of \$5000 which is what allowed the maximum grant of \$2500. It specifically excluded the painting. Mr. Kennedy stated regarding BHP-05-13, the award was up to \$2500 subject to the actual expenses for the South front porch repair and the painting in excess of \$5000.

Mr. Kennedy stated that the first case excluded painting because the entire structure was not painted. Since case BHP-05-13 included painting, that case would be the comparison to case BHP-03-14. The case BHP-03-14 is a paint job with a few repairs while case BHP-05-13 was a repair job with a small amount of painting. Mr. Kennedy stated these cases are very different. The grant states painting is allowed for the entire structure. The case before this commission is for painting a porch which is a portion of the home, not the entire home. Mr. Westerhout stated the language on painting in the grant is not limited to one side. If a person paints one board on each side of the house, he meets the grant language. Mr. Parla does understand that this is his once a ten year paint grant. The Commission continued to discuss the grant language and the intent of the painting 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. Westerhout moved to approve Case BHP-03-14 with Ms. Graehling seconded the motion which passed by a vote of 4-1.

Case BHP-04-14. Review of the application submitted by Joe and Ruth Haney requesting an up to total of \$49,350.00 Harriet Fuller Rust Façade Grant consisting of masonry repairs and roof improvements for the Stubblefield Livery Barn Building, 1876-1877, located at 405 West Front Street.

Mr. Williams introduced the case. Mr. Joe Haney, applicant and owner of 405 West Front, stated that there is not a local contractor who could perform this repair. Mr. Woolard reported the staff asked the applicant for a second quote and a drawing. Since it is a repair, there are not drawings available for the planned façade repairs. The current manmade stone is not able to be matched for replacement. A discussion ensued regarding the planned repairs.

Mr. Haney stated the corner stone would be replaced with a natural color limestone which would display the building date. Mr. E.J. Garneau stated the pictures were submitted to advise of the repair process of faux stone in order to match the current stone look. In the 1940's there was a movement of covering red brick with the man-made stone type called faux stone. Mr. Garneau displayed before, during and after photos of a similar façade on a church building at Mason and Jackson. The process is similar to stucco with removal of the deteriorated area, repairing the brick behind, placing galvanized mesh and then placing a historic three coats, stucco build up process. The top will be overbuilt then carved back down. Mr. Williams stated the appearance seems like the old split faced block. Mr. Garneau explained the grapevine joint is to make each block appear separate. A discussion continued regarding repair details.

Mr. Woolard stated the correct amount of requested grant is \$24,675.00.

Mr. Westerhout inquired about the item 'patio roofs' within the roofing estimate. Mr. Haney thought it may refer to the roof a top of the bump-outs as there are no plans to make a patio on the roof of this structure.

Mr. Kennedy moved to approve Case BHP-04-14 with the corrected amount of up to \$24,675.00 Harriet Fuller Rust Façade Grant. The motion was seconded by Mr. Westerhout and passed by a vote of 5-0.

OLD BUSINESS:

Mr. Elterich asked about the status of 605 E. Front. Mr. Woolard stated the case is with the city attorney.

Mr. Woolard stated the new term limits apply to Mr. Greene and Mr. Durham who were not reappointed since they have reached the nine year term limit. Mr. Greene and Mr. Durham will serve until their replacement has been made.

NEW BUSINESS:

Mr. Kennedy requested the grant paint criteria to be placed onto the next agendas.

ADJOURNMENT:

Ms. Graehling made a motion to adjourn. Mr. Elterich seconded the motion which passed unanimously. The meeting was adjourned at 5.53 p.m.

Respectfully submitted,
Mark Woolard, City Planner

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