

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
RESCHEDULED REGULAR MEETING,
MONDAY, JUNE 30, 2014, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: Mr. Elterich

OTHERS PRESENT: Mark Woolard, City Planner

CALL TO ORDER: Chairman Durham called the meeting to order at 5:00 P.M.

ROLL CALL: Mr. Woolard called the roll.

PUBLIC COMMENT: None

MINUTES: The commissioners reviewed the minutes from the May 15, 2014 meeting and had no changes to such. Mr. Westerhout moved to approve the minutes as submitted. Ms. Graehling 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 E Grove St.

Chairman Durham introduced the case. Mr. Woolard stated the applicant is requesting consideration of a revised application with additional repair projects. The revised application total is \$68,200 and includes masonry, carpentry, porches, wall replacement, and replacement and repairs of windows. Mr. Woolard stated the grant allows up to \$50,000.00 if the building is in a dangerous state of disrepair for which this case seems to qualify.

There was discussion on the grant amount and the definition of ‘to bring the building back from an extreme or a dangerous condition’.

Chairman Durham acknowledged this situation is a very complicated project and there is a need to document items. Mr. Woolard stated the photos show the need for major masonry repairs to the walls and this project appears to require a major rebuilding. Mr. Kennedy read the previous meeting minutes which articulated specifics on windows and did not include masonry, walls or other new items.

Mr. Keith Thompson, owner of 301 East Grove, stated his application for the additional work was submitted last week after realizing the extensive project needs. He explained the biggest change in the project has been the collapse of the southwest terrace which required a readjustment of project priorities. He stated the project includes the terraces, the five chimney masonry, front lighting, gutters and many other items. He said the project priorities are the chimney tuck pointing and the walls. Chairman Durham stated the walls that are part way down will need to be completely removed and rebuilt with like materials. Mr. Thompson stated the

brick replacement is new yellow brick and salvaged original brick. The rebuilt supporting structure will be poured. Chairman Durham explained the need to be sure that the newly built wall will look the same as the previous wall. Mr. Thompson stated E.J. Garneau is following the specific boarder to obtain the look just the way it appeared. Mr. Williams stated since the rebuilding will follow the original brick dimensions, it will not allow for a structure change.

Chairman Durham stated since this historic structure has replacements of like for like, these projects would be considered as grandfathered with regard to the code.

Mr. Thompson stated the limestone window sill placement will be the same as was located in the wall. Chairman Durham stressed the importance of tearing down the entire unstable part of the wall and replacing it and not just patching the wall. Mr. Thompson stated he understood.

Mr. Thompson stated the carpentry work will include the soffits, corbels, dentil moldings with the goal of restoring the building back to the original look. He stated where the design existed before, it will exist again all around the building. Mr. Bill Anderson, Anderson Historic Renovations, stated he is planning on replacing damaged dentil molding, corbels, soffits and fascia with cedar wood. He stated he will not be changing the appearance. Mr. Thompson stated the box gutters will remain intact and need water proofing. The downspouts will be removed and repaired if possible. He stated the windows, doors and soffits will all be rebuilt as needed. Mr. Thompson said only one original door is missing. Mr. Sturgeon clarified the bid needs to reflect the rebuilt windows which will replace the previously listed new replacement windows. He confirmed the trim, fascia, corbels, dentil moldings, windows, doors and soffits are going to be repaired in some fashion. Chairman Durham stressed the importance of repair instead of replacement.

Mr. Kennedy inquired if the bids from the contractors need to be presented for the commission review prior to a vote. There was discussion on the bids, corresponding project information and the need for more information. Mr. Westerhout stated the terrace bid from E.J. Garneau was included however the chimney and tuck pointing is not. Chairman Durham requested Mr. Thompson provide the repair details which include the written contract and bid information for the masonry, tuck pointing, chimney repair, the carpentry, window repairs instead of replacement, gutter work, the stained class repairs and the lighting. Chairman Durham requested the above listed projects to be written sub-bids and submitted to Mr. Woolard in order to substantiate the projects and for the commission's review.

Mr. Kennedy inquired about the spreadsheet on the grant funds which reflected the theoretical requested funds for the 2015 fiscal year to date. Chairman Durham stated grants are on a first come first serve basis. He emphasized the importance of documenting the date of the application.

Mr. Kennedy stated according to the open meetings act, the commission will be limited on the ability to consider new grant applications. Chairman Durham requested Mr. Woolard inquire of city legal as to the proper procedure to approve funds according to the dangerous disrepair clause in the grant language. There was discussion on the application and award process.

Mr. Kennedy moved to approve case BHP-08-14 in the amount of \$25,000.00 contingent upon receipt of the detailed subcontractor bids substantiating the amounts detailed in the application as well as revised bids striking any words referencing the replacement of windows and changing those to repair of windows. The motion was seconded by Mr. Westerhout 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 the applicant intended to submit information however they are rethinking their approach. Mr. Kennedy moved to postpone the case. The motion was seconded by Mr. Westerhout and passed by a vote of 6-0.

Case BHP-12-14. Review of the application submitted by Cynthia J. Grieves-Anet requesting an up to \$9,125.00 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 the applicant submitted a revised estimate to include only the 106 East Front Street repairs. Chairman Durham read the estimate to include the 110 foot lift rental as \$7500, the permit and sign are \$750, the brick and mortar repair \$2000 material and the \$8000 labor.

Ms. Grieves-Anet, 106 E. Front, stated the metal brackets supported a previous sign. Mr. Williams inquired about the brick molding repair. Ms. Grieves-Anet stated that Ed is going to attempt to make the new molding as needed.

Mr. Sturgeon moved to approve Case BHP-12-14 for the \$9,125.00 Harriet Fuller Rust grant based on the revised submitted estimate for 106 E. Front. The motion was seconded by Ms. Graehling and passed by a vote of 6-0.

Case BHP-13-14. Review of the application submitted by the 305 W Monroe Condominium Association requesting an up to \$6,982.50 Harriet Fuller Rust Facade Grant consisting of roof and masonry work for the McCarthy Monroe Apartment Building, 1910, located at 305 West Monroe Street.

Chairman Durham introduced the case. Mr. Woolard stated the commission's architectural review guidelines state a flat roof that is not visible from the street, may be replaced with new materials.

Nancy Duncan, President of the 305 W. Monroe Condo Association, stated the roof needs replaced. A single ply membrane cover was not an option as it would be visible from the street and more expensive. She stated the skylight will be replaced with a new one and the unused chimney will be removed. Ms. Duncan stated the drip edge will be remade and the roofing company offers a 10 year warranty.

Ms. Graehling moved to approve Case BHP-13-14 for the \$6,982.50 Harriet Fuller Rust Facade Grant for 305 W Monroe. The motion was seconded by Mr. Williams and passed by a vote of 6-0.

Case BHP-16-14. Review of petition submitted by Joe Gibson requesting a Certificate of Appropriateness for the painting of the house located at 5 White Place in the White Place National Register Historic District.

Chairman Durham introduced the case. Mr. Woolard stated the architectural review guidelines have standards on painting. He stated all painting should be on wood and not masonry unless the masonry is already painted. Staff supports this application.

Joe Gibson, 5 White Place, explained the house was built in 1915 for the Golden family and redesigned by Pillsbury. It is an all wood exterior with the exception of some painted brick inside the screened in porch.

Mr. Williams moved to approve Case BHP-16-14 for the Certificate of Appropriateness for 5 White Place. The motion was seconded by Mr. Kennedy and passed by a vote of 6-0.

Case BHP-17-14. Review of petition submitted by Joe Gibson requesting an up to \$2500.00 Eugene D. Funk, Jr. Historic Preservation Grant for the painting of the house located at 5 White Place in the White Place National Register Historic District.

Mr. Kennedy moved to approve Case BHP-17-14 for an up to \$2500.00 Eugene D. Funk, Jr. Historic Preservation Grant for 5 White Place. The motion was seconded by Ms. Graehling and passed by a vote of 6-0.

Mr. Westerhout stated he will not be in attendance for the July meeting and excused himself at 6:41 P.M.

OLD BUSINESS: None

NEW BUSINESS:

Discussion of Potential Changes to the Side Entrance Steps and Landing at the Francis Funk House, Italianate Variation, 1875, located at 319 E. Chestnut in the Franklin Square National Register Historic District.

Mr. Woolard introduced the project. Mr. Tim Maurer proposed to remove side entrance steps and seal the ice door entrance. There was discussion on how to change the side entrance steps, door and landing at the house.

Election of officers: Mr. Sturgeon moved to elect Mr. Kennedy as Chairman, Mr. Williams as Vice Chairman and Mr. Westerhout as Secretary for the remainder of their terms. The motion was seconded by Ms. Graehling and passed by a vote of 5-0.

There was discussion on how Mr. Durham's replacement needs to be an architect.

ADJOURNMENT: Mr. Kennedy made a motion to adjourn. Mr. Sturgeon seconded the motion which passed unanimously. The meeting was adjourned at 6:55 p.m.

Respectfully submitted,
Mark Woolard, City Planner

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