

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, AUGUST 20, 2015, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: Ms. Bailen

OTHERS PRESENT: Mr. Tom Dabareiner, Community Development Director
Mark Woolard, City Planner

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

ROLL CALL: Mr. Woolard called the roll.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the June 18, 29, July 16, 2015 meetings. On page one of the June 18, minutes, “Montifiore” is to be “Montefiore” and on page three, “Mr.” is to be deleted before “Mrs. Graehling”. Mr. Elterich moved to approve the June 18, minutes as corrected. Mr. Williams seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes. On page one of the June 29, special meeting minutes, “grove” is to be “groove” and “steal” is to be “steel”. Mr. Elterich moved to approve the June 29, minutes as corrected. Mr. Williams seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes. On the June 29, subcommittee meeting minutes, “Graeling” is to be “Graehling”. Mr. Elterich moved to approve the second June 29, minutes as corrected. Mr. Williams seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes. On page one of the July 16, minutes, “Gayle” is to be “Gaye”, on page two “oz.” and “ball” are to be capitalized, on page four “mine” is to be “my”, and “are” is to be deleted after “trades” and “are met” is to be added after “involved”. Mr. Elterich moved to approve the July 16, minutes as corrected. Mr. Williams seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes.

REGULAR AGENDA:

Consideration, review and approval of Case BHP-25-15 application submitted by Ken and Carol Kashian requesting a Certificate of Appropriateness for painting the front of the house, reglazing and painting windows for the Rueben M. Benjamin House, New England side-hall style house, c. 1853, located at 510 E. Grove Street in the East Grove Street National Register Historic District.

Chairman Kennedy introduced the case. Mr. Woolard stated power washing is not allowed. Mr. Williams stated it cannot be greater than 200 psi.

Mr. Ken Kashian, 510 E. Grove, stated they will not be using a high pressure washer. They are going to wash the whole house. The painting is on the south side of the house.

Mr. Elterich moved to approve case BHP-25-15 for the application requesting a certificate of appropriateness. Ms. Graehling seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes.

Consideration, review and approval of Case BHP-26-15 application submitted by Ken and Carol Kashian requesting up to \$1,687.50 Eugene D. Funk, Jr. Historic Preservation Grant for the painting the front of the house, reglazing and painting windows for the Rueben M. Benjamin House, New England side-hall style house, c. 1853, located at 510 E. Grove Street in the East Grove Street National Register Historic District.

Chairman Kennedy introduced the case. Ms. Graehling stated the numbers may need adjusted because of the washing. Chairman Kennedy noted there is only one paint grant per year. The commission agreed the gutter cleaning should not be included.

Mr. Elterich moved to approve case BHP-26-15 for the revised amount of \$1612.50. Mr. Sturgeon seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes.

Consideration, review and approval of Case BHP-27-15 application submitted by Ken and Carol Kashian requesting a Certificate of Appropriateness for work on the front porch roof, metal edge, south side siding, and the south side drip cap for the Rueben M. Benjamin House, New England side-hall style house, c. 1853, located at 510 E. Grove Street in the East Grove Street National Register Historic District.

Chairman Kennedy introduced the case. Mr. Woolard questioned what type of material will be used. Mr. Williams recused himself.

Mr. Williams stated he is the contractor for this project. He will replace the crown on the porch roof. It will all be cedar and custom made. The water table's drip cap will be replaced with cedar. The drip edge will be steel. The siding will be period siding salvage from another building.

Ms. Graehling moved to approve case BHP-27-15 for the application submitted by Ken and Carol Kashian requesting a Certificate of Appropriateness for work on the front porch roof, metal edge, south side siding, and the south side drip cap for the Rueben M. Benjamin House. Mr. Elterich seconded the motion, which passed by a vote of 4-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes.

Consideration, review and approval of Case BHP-28-15 application submitted by Mark D. Johnson requesting a \$25,000.00 Harriet Fuller Rust Façade Grant for work on windows, doors and the front facade of the building at 115 West Front Street, in the Downtown Bloomington National Register Historic District.

Chairman Kennedy introduced the case. Mr. Woolard stated the project definitely involves a historic building and is restoration. He said there is limited funding and this cannot be approved for the entire request. There is only \$13,182.50 in funding available. Thus there is not sufficient funding for this case and the next two cases. The grant criteria has established priorities regarding preservation, restoration and maintenance for historic and non-historic properties.

Mark Johnson said this Front Street building was built in the 1860's and is at Front and Center. It certainly is a historic building and falls within the restoration category. They intend to bring the building back to the 1860's look. They have looked at old pictures and there were transom windows. Back in 2009 the first floor windows were not touched but just the upper part. The justice scale is not historical. He anticipates reviewing the estimates with the contractors. The architectural plans were developed to be historical with a little class as well. The Commission discussed the plans. The sign will be moved to over to the west. There will be a fourth transom window where the sign is now. The Fypon molding will have the same wood look and will have a 20 year warranty. Chairman Kennedy stated this project is restoring a historic property.

Consideration, review and approval of Case BHP-29-15 application submitted by Green Building LLC/Fred Wollrab requesting an up to \$8,750.00 Harriet Fuller Rust Façade Grant work on masonry, windows, doors, caulking and painting for the commercial building, 1900, located at 111-113 E. Monroe Street, in the Downtown Bloomington National Register Historic District.

Chairman Kennedy introduced the case. Mr. Woolard stated parts of the project do not appear to be restoration or preservation such as the accessible aspect. More information should be provided on the windows and doors. The Historic Preservation Plan identifies the building as non-contributing but it is in the historic district.

Bob Vericella showed an old photo of the original building. He wants to replace the metal panels with glass like it was originally. He will sand and paint the steel metal. The windows will have new framing. Some with the screened windows will be replaced with solid glass like it was originally. Chairman Kennedy stated all of the work will be classified as maintenance of a historic property.

Consideration, review and approval of Case BHP-30-15 application submitted by Keith Thompson requesting an up to \$25,000.00 Harriet Fuller Rust Façade Grant for work on decorative features, masonry repairs, windows/doors, exterior lighting, roof and painting for the Gridley Mansion, 1859, located at 301 East Grove Street.

Chairman Kennedy introduced the case. Mr. Woolard explained there is much effort being put into restoring the building. Original doors will be used. More information is needed on some materials.

Mr. Thompson stated there is a masonry band around the boiler room area. This is on the rear of the Gridley Mansion building. The intent is to return that to the original look. It will have identical limestone masonry work. The primary part is to restore the carriage house. The work involves framing, roofing, windows, masonry, doors, some trim and fascia, gutters, downspouts, and lighting. Everything will be done in cedar. The lighting will match the house. The roof will match the other two buildings and will have a slate look with a 50 year warranty. The masonry is preservation. The materials, labor, roofing are across the criteria's priority list and the electric, lighting, and roofing are more restoring. Mr. Thompson stated the engineering may or may not be needed. The roof will be maintenance.

Chairman Kennedy said we categorized BHP-28-15 as a restoration of a historic property and case BHP-29-15 as a maintenance of a historic property. Case BHP-30-15 is a 50/50 with part classified as preserving and the remainder as restoration. If other approved projects do not use all of the funding the unfunded work from these cases would come back to the Commission. The material, labor, roofing and the miscellaneous costs are all related to the carriage house. Mr. Sturgeon questioned if the engineering and miscellaneous are guesses, then where do they fall in the review. The Commission agreed that since they are not backed up with written engineering or contractor estimates they will not be included. Referring to case BHP-30-15, the Commission agreed the permit cost will be placed at 50 percent for preservation and 50 percent for restoration. The demolition cost will be placed at 50 percent for preservation and 50 percent for restoration. The dumpster costs will be placed at 50 percent for preservation and 50 percent for restoration. Both masonry estimates are placed at preservation. The electric and lighting costs are placed at restoration. The gutters and downspouts are placed at restoration. The roofing is placed at restoration. The materials and labor are each placed at under preservation. The two estimates for the masonry are each placed at preservation. If approved, the total cost for the preservation category will be \$24,690 with a grant amount of 12,345. If approved, the total cost for restoration category will be \$14,020 with a grant amount of 7,010.

The funding available is \$13,182.50 and with \$12,345 for case BHP-30-15, \$837.50 is remaining for case BHP-28-15.

Mr. Sturgeon moved to approve case BHP-28-15 for the amount of \$837.50 for restoring a historic property. Mr. Elterich seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes.

Ms. Graehling moved to award zero dollars to case BHP-29-15. Mr. Sturgeon seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes.

Mr. Sturgeon moved to approve case BHP-30-15 for the amount of \$12,345.00 for preserving a historic property. Mr. Williams seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes.

If funding becomes available these applicants can come back for a review starting with BHP-28-15, then BHP-30-15, and then BHP-29-15. This process will be discussed at another meeting.

Consideration, review and approval of Case BHP-31-15 application submitted by Terri Clemens and Chris Eisele requesting a Certificate of Appropriateness for work on the front porch at the Charles Stevenson House, c. 1902, located at 606 East Grove Street in the East Grove Street National Register Historic District.

Chairman Kennedy introduced the case. Mr. Woolard stated the petition seemed straight forward and should be approved. Mr. Williams recused himself.

Mr. Williams stated he typically does repairs verses replacements but this was a mess. The flooring was running in a different direction. The flooring was cut off and it is rotting. The home owner proposes to replace the entire floor. There is nothing left to salvage. He will replace it with douglas fir, primed. He stated the work will not start until next year.

Mr. Sturgeon moved to approve case BHP-31-15. Ms. Graehling seconded the motion, which passed by a vote of 4-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes.

Consideration, review and approval of Case BHP-32-15 application submitted by Terri Clemens and Chris Eisele requesting up to \$1,750.00 Eugene D. Funk, Jr. Historic Preservation Grant for work on the front porch at the Charles Stevenson House, c. 1902, located at 606 East Grove Street in the East Grove Street National Register Historic District.

Chairman Kennedy introduced the case. Mr. Woolard encouraged them to submit the grant documentation as soon as possible as we prefer not to encumber the funds.

Mr. Sturgeon moved to approve case BHP-32-15. Mr. Elterich seconded the motion, which passed by a vote of 4-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes.

Consideration, review and approval of the application for Case BHP-33-15 application submitted by Melanie Haar requesting a Certificate of Appropriateness for repairs or replacement of windows at Elijah Horr House, cross gable vernacular, c. 1886, located at 703 East Grove Street in the East Grove Street National Register Historic District.

Chairman Kennedy introduced the case. Mr. Woolard stated the petitioner desires to replace windows. Some windows may have been replaced already and with vinyl windows. More details are needed. Ms. Melanie Haar stated she just wants to do the top floor for now. Chairman Kennedy stated they do not approve vinyl windows. Ms. Melanie stated the windows are in terrible shape. Chairman Kennedy described the work on his windows which are massive. He only spent about \$40 for each window to restore them. His house is equivalent to a 2,200 square foot house with an eight foot ceiling and his heat bill is less than \$35 per month. Mr. Williams stated he has worked on this house and explained how often old windows with storm windows

on them are more efficient than the new windows proposed. He said you will not find better windows than the ones in that house. They are all repairable. The Commission encouraged Ms. Haar to talk to the Old House Society about their list of contractors. They explained once a storm window is on with a decent double hung there is not much energy lost. Historic windows last for many, many years. Replacement windows have to keep on being replaced whereas restoration can be as cheap as replacing windows. The work on window repairs keeps the money in the local economy whereas new windows send the money elsewhere. The window's locking mechanism can be bought for \$5.00.

Ms. Graehling moved after reviewing the application for case BHP-33-15 requesting a Certificate of Appropriateness for repairs or replacement of windows at Elijah Horr House, cross gable vernacular, to deny. Mr. Williams seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes.

Consideration, review and approval of the application for Case BHP-34-15 application submitted by Melanie Haar requesting up to \$2,500.00 Eugene D. Funk, Jr. Historic Preservation Grant for repairs or replacement of windows at Elijah Horr House, cross gable vernacular, c. 1886, located at 703 East Grove Street in the East Grove Street National Register Historic District.

Mr. Woolard stated the estimate is not clear and has no figures and another estimate is needed. Chairman Kennedy stated the case is not eligible for the grant with the previous denial.

Mr. Williams moved to deny case BHP-34-15. Mr. Sturgeon seconded the motion, which passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Mr. Kennedy-yes; Ms. Graehling-yes; Mr. Sturgeon-yes

OLD BUSINESS: Discussion Historic Preservation Recognition: None

NEW BUSINESS:

A. Report on Historic Preservation Activities. None

ADJOURNMENT: Ms. Graehling made a motion to adjourn. Mr. Williams seconded the motion which passed unanimously. The meeting was adjourned at 7:19 p.m.

Respectfully submitted,
Mark Woolard, City Planner

For further information contact:

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