

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JUNE 16, 2016, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Chairman Williams, Ms. Graehling, Mr. Elterich,
Ms. Bailen, Ms. Cline, Mr. Cawley.

MEMBERS ABSENT: Mr. Sturgeon.

OTHERS PRESENT: Ms. Katie Simpson, City Planner
Mr. Tom Dabareiner, Community Development Director

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

ROLL CALL: Ms. Simpson called the roll and with six members present there
was a quorum.

PUBLIC COMMENT: No public comment.

MINUTES: The Commission reviewed the minutes from the May 19, 2016 meeting. Ms. Graehling noted page two of the draft minutes and made two spelling corrections. She also corrected the spelling of the petitioner's name on pages 4 and 5. There being no further changes, Mr. Elterich moved for approval of the minutes as amended; seconded by Ms. Graehling. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yes; Ms. Cline—yes; Chairman Williams—yes.

REGULAR AGENDA:

BHP-16-16. Consideration, review and approval of the application submitted by Ronnie H. Patterson requesting a Certificate of Appropriateness for replacing the weather damaged garage battens to the William K. Bracken property located at 321 E Chestnut, c. 1853, Side Hall Form.

Chairman Williams introduced the case then recused himself for this case and left the chambers at 5:06PM. Ms. Graehling took over in her role as Vice Chair. Ms. Simpson presented the staff report, stating staff recommends in favor of the Certificate of Appropriateness. She noted that the accessory structure is not historic, but is visible from the street so the work requires a COA. Staff recommends the work be carried out in a manner compatible with the existing battens.

Mr. Patterson confirmed that the garage is not historic. There has been some weather damage, he noted, that would be repaired with cedar and painted.

Mr. Elterich moved for approval; seconded by Ms. Cline. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Cawley—yes; Vice Chair Graehling—yes.

The Certificate of Appropriateness was completed and presented to the petitioner. Chairman Williams was invited back to chair the meeting.

BHP-17-16. Consideration, review and approval of the application submitted by Ronnie H. Patterson requesting a Certificate of Appropriateness for repairing the exterior foundation of the William K. Bracken property located at 321 E Chestnut, c. 1853, Side Hall Form.

Chairman Williams introduced the case. Ms. Simpson provided the staff report and recommended in favor of the petition for the Certificate of Appropriateness. She also noted staff was recommending in favor of the related case, BHP-18-16 for the Funk Grant request. She noted the eligibility and the conditions associated with the repair of the foundation.

Mr. Patterson reported he intends to match the color of the mortar and not repaint the foundation.

Ms. Cline moved for approval of the COA; seconded by Ms. Elterich. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yes; Chairman Williams—yes.

The Certificate of Appropriateness was completed and presented to the petitioner.

BHP-18-16. Consideration, review and approval of the application submitted by Ronnie H. Patterson requesting a Funk Grant requesting \$325.00 for repairing the exterior foundation of the William K. Bracken property located at 321 E Chestnut, c. 1853, Side Hall Form.

Chairman Williams introduced the case and noted it is the grant for the certificate just approved.

Ms. Cline moved for approval of the Funk Grant for \$325.00; seconded by Mr. Elterich. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yes; Chairman Williams—yes.

BHP-19-16. Consideration, review and approval of the application submitted by Julie Dawson requesting a Certificate of Appropriateness for installing new gutters and downspouts at the Robert Greenlee House located at 806 N Evans Street, c.1884, Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing.

Chairman Williams introduced the case. Ms. Simpson presented the staff report, which included a favorable recommendation for the Certificate of Appropriateness and a favorable recommendation for Case BHP-20-16 for the Funk Grant. She noted the grant should not be used for any work associated with the garage. She added that the standards have been met, in staff's opinion, and requested that the replacements match the historic in size and style, and that any substitution of materials be designed to look like the historic materials.

Ms. Dawson provided additional photos. Chairman Williams observed that the proposed gutters were corrugated and he would prefer the smooth as that style is closer to what would have been on the original house. Ms. Dawson stated she would raise this concern with her contractor. There was extensive discussion on the topic of gutters, design and sources. Mr. Elterich stated the original gutters would have been box gutters. Ms. Dawson prefers the smooth gutters to preserve the Anglo-Japanese character.

Ms. Cline clarified whether the Funk Grant covers the expenses of a maintenance-only gutter replacement versus some degree of historic improvement, stating she would not support a grant for simple replacement and maintenance. She added that the terms of the grant would not allow funding. Ms. Dawson agreed to change to the smooth gutters and downspouts.

Ms. Cline moved for approval of the COA; seconded by Mr. Elterich. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yes; Chairman Williams—yes.

BHP-20-16. Consideration, review and approval of the application submitted by Julie Dawson requesting a Funk Grant for \$2,500.00 for installing new gutters and downspouts at the Robert Greenlee House located at 806 N Evans Street, c.1884, Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing.

Ms. Cline moved for approval of the Funk Grant for up to \$2,500.00, conditional upon using the smooth round gutters and downspouts, and not including the garage; seconded by Mr. Elterich. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yes; Chairman Williams—yes.

BHP-21-16. Consideration, review and approval of the application submitted by Mark G. Haggerty requesting a Certificate of Appropriateness to add an exterior staircase to the 3rd floor deck at rear of house for the Madison P. Carlock House located at 1001 E Jefferson Street, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.

Chairman Williams introduced the case. Ms. Simpson presented the staff report. She expressed concern about the lack of historic relevance of the proposed stairway and it would potentially harm some original railings. Chairman Williams suggested running the stairway to the ground, instead of cutting through the porch.

Mr. Elterich stated this would be visible from the street; he asked if this was a safety requirement or some other purpose. Chairman Williams asked if apartments are permitted; Ms. Simpson replied in the affirmative. Chairman Williams also asked for painting to match the house and if a more unique railing could be found, compared with a 2"x2" railing. He noted the petitioner is not present so no discussion is possible with him.

There was lengthy general discussion about building permit history, case history and purchase history for the property.

Ms. Cline moved to table consideration of this case; seconded by Ms. Bailen. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Bailen—yes; Mr. Elterich—yes; Ms. Graehling—yes; Mr. Cawley—yes; Chairman Williams—yes.

Ms. Graehling stated it is good for the petitioner to appear to clarify drawings or questions and options. Ms. Cline asked that the Commission's primary concerns be communicated with the petitioner; Ms. Simpson agreed.

OLD BUSINESS:

Updated budget for BHP-08-16 Consideration, review and approval of the updated itemized budget submitted by Green Building, LLC requesting funding for a Rust Grant for masonry repairs, windows/doors, exterior lighting and painting to the commercial structure (noncontributing) located at 111-113 E Monroe, c.1900. Monies were awarded at the meeting on 5.19.16 but the Commission needs to approve the amount.

Chairman Williams introduced the case. Ms. Cline summarized that the awnings and the lighting were not historical and needed to be removed, based on her review of the meeting minutes; but the current proposal does not adequately itemize the electrical expenses. She believes that the new proposal does not meet that request. Ms. Simpson stated she thought only the awnings were removed and that the lighting was included because it would contribute to safety on the property. Ms. Graehling concurred but believes that the sponce information was inadequate to determine if it meets the Commission's needs. Ms. Cline agreed and concurs that the information supplied is insufficient, that an itemized budget is needed and a picture of the sponce should be part of it.

Ms. Graehling moved to table consideration of this case; seconded by Ms. Cline. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Graehling—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Elterich—yes; Mr. Cawley—yes; Chairman Williams—yes.

NEW BUSINESS:

Heritage Awards General Discussion. Chairman Williams introduced the topic and explained how the 2015 review process was developed by Mr. Sturgeon. He reviewed the reason for the awards. Ms. Cline asked if the house need and S-4 designation or in a district; Chairman Williams replied that it could be anywhere, not limited to those categories. Chairman Williams provided some history on this awards program and identified some of last year's winners. He added the applications were done online so anyone can nominate a property. Ms. Simpson stated she will work with the City's communication staff to see what kind of attention can be brought to the awards.

There was separate discussion on emailing versus mailing the Commission packets.

Ms. Cline raised a question about holding an informational meeting on the west side to alert people how they might become eligible for historic designation. Ms. Bailen stated her belief in the importance of communicating with the community on the value of having this designation. There was general consensus about the importance of educating the public. There was discussion about reaching out to alderman and their district meetings.

ADJOURNMENT: Ms. Graehling made a motion to adjourn; Mr. Cawley seconded the motion, which passed unanimously. The meeting adjourned at 6:28 p.m.

Respectfully submitted,

Tom Dabareiner AICP
Community Development Director