

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, APRIL 20, 2017 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Chairperson Graehling, Mr. Williams, Mr. Elterich, Mr. Sturgeon, Graehling, Ms. Bailen, Ms. Cline, Mr. Goldsmith

MEMBERS ABSENT: None

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

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:01 P.M.

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

PUBLIC COMMENT: No public comment.

MINUTES: The Commission reviewed the minutes of the March 16, 2017 meeting. Ms. Cline corrected a scrivener's error on page 4. Mr. Sturgeon made a motion to approve the minutes as corrected; seconded by Mr. Williams. The motion was **approved** by a vote of 7-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Williams—yes; Mr. Goldsmith—yes; Ms. Cline—yes, Ms. Bailen—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

REGULAR AGENDA:

BHP-02-17 Consideration, review and approval of a resolution to the Planning Commission to approve the petition submitted by Andrew William Streenz for the recognition of 611 N. Lee St, Henry Behr Home; Queen Anne; c. 1884-85, with historic designation and the rezoning from GAP-3, Iconic House and Manor, to GAP-3 with the S-4 Local Historic Preservation District Zoning Overlay

Chairperson Graehling introduced the case. Ms. Simpson presented the staff report. She stated staff is recommending in favor of the petition to rezone the property. She provided background on the history of the home and original homeowner, Henry Behr. She shared photos of the property. Ms. Simpson explained this property is located on the west side of Bloomington and is zoned GAP-3. She explained the original homeowner, Henry Behr, was a German immigrant that owned a grocery store. She noted Mr. Behr was active in local politics and German heritage organizations. Ms. Simpson pointed out that the home is one of few Queen Anne homes in this neighborhood with distinguishing and original features; the home was restored in the 1960s. Ms. Simpson explained meets multiple nominations criteria from Section 44.11-2B and the property complies with the requirements of Chapter 44.11-2D Architectural Design Guidelines.

Ms. Bailen stated that David Beich renovated and restored the home. She stated that once, while visiting the house, she met the granddaughter of Henry Behr. She expressed support for the rezoning and commented on the home's contribution to the neighborhood. Chairperson Graehling commented on the quality of the restoration displayed in the pictures the included with the petition. Ms. Cline states that she believes the homeowners are very dedicated to the restoration of the inside and outside of the home. She stated she is also supportive of the rezoning.

Ms. Simpson explained the Commission would pass a resolution to the Planning Commission and that the Planning Commission would then hold a public hearing on the rezoning.

Ms. Cline motioned to approve a resolution recommending in favor of the rezoning petition; seconded by Ms. Bailen. The motion was **approved** by a vote of 7-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Bailen—yes; Mr. Goldsmith—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Mr. Williams—yes; Chairperson Graehling—yes.

OLD BUSINESS:

Consideration, review and approval of a motion to increase the maximum grant award for the Eugene D. Funk Grant from \$2,500.00 to \$5,000.00, effective May 1, 2017.

Chairperson Graehling introduced the case. Ms. Simpson explained that this item is coming back to the commission as a formality. It needed to be published on the agenda before a formal motion could be adopted.

Ms. Cline motioned to increase the Funk grant award maximum from \$2,500.00 to \$5,000.00, effective May 1, 2017; seconded by Mr. Williams. The motion was **approved** by a vote of 7-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Williams—yes; Mr. Goldsmith—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

CLG matching grant and CAMP grant award announcements

Ms. Simpson announced the City of Bloomington was awarded \$20,000.00 to conduct an inventory of historic commercial and industrial properties located along Bloomington's railways. She stated the City will begin to find a consultant to work on that project. Mr. Dabareiner explained the local contribution of the grant is \$8,000.00 and that the Commission will be assigned responsibilities and tasks throughout the inventory process. Ms. Simpson summarized the target areas of the inventory including the Warehouse District, Indianapolis Street, Chestnut Street to Washington Street, and W. Washington Street to Downtown Bloomington. Mr. Williams explained there has been recent interest to redevelop W. Washington Street and the Warehouse District. He stated development is already occurring in the other areas and he enjoys seeing the buildings being reused and recycled.

Ms. Simpson explained that the City of Bloomington and Town of Normal were granted a training grant that will focus on legal aspects of Historic Preservation and Historic Preservation planning. She stated she is working with Normal's Planner to coordinate the workshop and we

are considering August. Ms. Simpson said the training is directed at current and future commissioners.

Resolution of Appreciation for Brad Williams for dedication and service to the City of Bloomington Historic Preservation Commission

Chairperson Graehling announced the Historic Preservation Commission would like to recognize Brad Williams for eleven years of service to the Historic Preservation Commission. Mr. Williams stated that he has enjoyed working with the Commission and has many fond memories of his experience. The board discussed Mr. William's experience and expertise.

NEW BUSINESS:

Mr. Williams raised a point about streetscapes and hardscapes in the National and Local Historic Districts. He is concerned about the restoration of sidewalks, curbs, streets and gutters. He explained he would like the Historic Preservation Commission to be involved in review of these improvements that occur in the S-4 areas. The Commission discussed the character of these Historic Districts and the value of preserving the streetscape. Chairperson Graehling summarized her experience with the preservation of Jefferson Street. Mr. Williams shared his concerns about sidewalk work occurring in the East Grove Street Historic Neighborhood District and curb and gutters. He explained the costs and benefits of concrete, asphalt and brick streetscapes. The Commission announced that City Council would be discussing the asphalt paving on E. Monroe Street, a traditionally brick street, and the Commission discussed what they would like their role to be in the preservation of Historic streetscapes. The Commission noted that their purpose and bylaws mandate the Commission to preserve the historic areas of Bloomington including the carriage walks, streets, curbing, and even. There was discussion on the role of Historic Preservation's relationship to the Comprehensive Plan and the recently passed Complete Streets policy.

Chairperson Graehling introduced Mr. Goldsmith and asked him to introduce himself and explain his background. Mr. Gabe Goldsmith explained he has a vast experience of hardware and old homes. He stated his grandmother worked at the David Davis Mansion for many years and he is an ISU alumnus. He stated he is involved on the Downtown Bloomington Association board and is looking to give back to the community.

Ms. Cline introduced herself and explained that she is a professor at Illinois State University. Ms. Bailen introduced herself and explained she is a Real Estate Broker interested in old homes. Chairperson Graehling introduced herself and summarized her experience with old homes and preservation in Bloomington. Mr. Williams introduced himself and explained his background in carpentry and his interest in working on older homes. Mr. Sturgeon introduced himself and explained he works at State Farm. Mr. Elterich introduced himself and stated he is retired from State Farm and very interested in old homes.

ADJOURNMENT: Ms. Bailen made a motion to adjourn; Mr. Williams seconded the motion, which passed unanimously by voice vote. The meeting was adjourned at 6:19 pm.

Respectfully submitted,

Katie Simpson, City Planner

Secretary