

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, MARCH 21, 2013 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mrs. Sherry Graehling, Mr. Dan Greene, Mr. John Elterich, Mr. Jeff Kennedy, Mr. Brad Williams

MEMBERS ABSENT: Mr. Carson Durham

OTHERS PRESENT: Mark Woolard, City Planner
John Kennedy, Director of Parks and Recreation

CALL TO ORDER: Vice-Chairman 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 21, 2013 meeting and had no changes to such. Mr. Elterich moved to approve the minutes as drafted. Mr. Kennedy seconded the motion, which passed by a vote of 5-0.

REGULAR AGENDA:

Case BHP-2-13. Review of application submitted by Front-Douglas, LLC requesting a Certificate of Appropriateness for a roof, soffit, fascia, ventilation, wall and brick flashing, tuckpointing, gutters, downspouts, chimney caps for the George Hanna House, Queen Anne style, located at 605 E. Front Street.

Vice-Chairman Williams introduced the case. Mr. Chase Cavalera, 1406 W. Wood Street, explained he is looking to buy the house and he has had estimates for the roof and other improvements for house. Vice-Chairman Williams explained we would not allow changes to the existing box gutters, crown molding, soffits or fascia and the one estimate had aluminum and other changes. Mr. Cavalera stated the priority is for the roof. There was discussion on the shingles, a complete tear-off, venting and materials to be used. Covering and building out the box gutters would not be allowed. The need for resheathing would have to be determined after the roof is off and installing 30 year shingles would be fine.

Ms. Tracy Haas Riley of Prudential Snyder Real Estate stated they are anticipating a conditional approval but he will not own the house until May.

Vice-Chairman Williams stated the crown molding needs to have appropriate outdoor material. Mr. Cavalera stated the crown molding, soffits and fascia will be down the road and he wants to focus on the roof.

The Commission reviewed the Casey bid. The sheathing will have to meet the building code, the box gutters will need to be restored. The described water shields, felt, flashing and shingles will be acceptable. Step flashing or a rag let around the chimney will be allowed. The lower roofs will need to have specificity and sample material. The back stairs may have building code requirements. The flashings along the roof line and behind the siding will need to specify the replacement. The flashing may be able to be replaced without damaging the siding. A vinyl siding may not be approved. Without the slate removal and replacement there should be a cost savings.

The other bid was also reviewed. The aluminum soffit panels, the aluminum coil stock for the fascia trim and flashing would not be allowed. The chimney caps might be allowed but would need to be reviewed. The box gutters would need to be repaired and lined with an appropriate material. The soffit, fascia and crown molding would need to be repaired with quality enduring wood such as cedar.

The commission agreed the petitioner needs to come back to another meeting with more information.

After due consideration, Mr. Elterich moved to layover case BHP-2-13. The motion was seconded by Mrs. Graehling, which passed by a vote of 5-0.

Case BHP-3-13 Review of application submitted by Elliot Farlow, requesting a Certificate of Appropriateness for a gutter for the house, 1888, located at 504 E. Walnut Street in the Franklin Square Historic District.

Vice-Chairman Williams introduced the case. Elliot Farlow, of 504 E. Walnut Street, stated he loves his windows and his box gutters and they are not going to change. He said he is dedicated to keeping the historical integrity of the building. The front gutters are all rotted and he wants to replace them like for like. The gutters will not be seamless. Vice-Chairman Williams suggested that he change the downspout on the front column with the gutter pitch such that there is a downspout at the back on both sides of the porch. It will also help to move them away from the stairs and towards a grade going away from the house.

After due consideration, Mr. Elterich moved to approve the Certificate of Appropriateness in case BHP-3-13. The motion was seconded by Mr. Kennedy, which passed by a vote of 5-0.

OLD BUSINESS:

Discussion of the Franklin Park Master Plan and Process – RATIO Architecture

Mr. John Jackson of Ratio Architecture stated he was present to bring the commission up to speed as to where they are in master plan process. He explained they are taking their time to make sure they understand the site. He highlighted other parks they have worked on which are similar to Franklin Park. They are doing research on the park and will be holding stakeholder meetings. He highlighted the history and various aspects of Franklin Park. They have looked at different materials and equipment that are more appropriate for the park.

Commissioner Kennedy expressed concern that in the past the city has not consulted with the neighbors about changes even though they have to live such right out in front of their house.

Mr. Jackson stated they have looked at equipment and play spaces that have been sensitively been done in a manner that is contemporary with the child research but does not look offensive. There is a challenge to meet the different child user groups at the same for a park.

Commissioner Kennedy stated the feedback from the public meeting was that the massive visual impact from the drawings presented was not a park but a playground. There needs to be not such a visual impact as well as an offset from the homes. It will change the very peaceful neighborhood with loud noise and the historic nature of the park.

Mr. John Kennedy stated there are funds budgeted such that we could move forward this summer if the plans are approved.

NEW BUSINESS:

Report of Historic Preservation Activities:

Mr. Woolard stated he felt the recent workshop was well received. He will check on the available of power point notes from the workshop. He also stated the Historic Preservation Plan is on the city's web site.

Any Other New Business that May Arise: None

Mr. Kennedy made a motion to adjourn. Mr. Elterich seconded the motion which passed unanimously. The meeting was adjourned at 6:46 p.m.

Respectfully submitted,

Mark Woolard
City Planner

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