

**MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, SEPTEMBER 17, 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, Ms. Bailen

MEMBERS ABSENT: Mr. Sturgeon

OTHERS PRESENT: Mr. Tom Dabareiner, Community Development Director

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

ROLL CALL: Mr. Dabareiner called the roll.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the August 20, 2015 meeting. There being no corrections, Mr. Elterich moved for approval of the minutes, seconded by Mr. Williams. The motion passed by a vote of 5-0 with the following votes being cast on roll call: Mr. Elterich-yes; Mr. Williams-yes; Ms. Graehling-yes; Ms. Bailen-yes; Mr. Kennedy-yes.

REGULAR AGENDA:

Consideration, review and approval of the application for Case BHP-35-15 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 and asked if staff had a report on this case. There being none, Chairman Kennedy turned to the petitioner, Ms. Melanie Haar, for comment. Chairman Kennedy summarized the action taken at the last HPC meeting when the vinyl window request was voted down. He noted additional photos were presented in the current packet and a new cost estimate from Home Depot for windows was included, but he wanted clarification as to what the estimate actually included. Ms. Haar indicated the contractor would replace seven windows and repair the rest on the first floor and the materials would come from Home Depot. Mr. Dabareiner noted that the email from Ms. Haar's contractor indicated 12 windows would be replaced. Discussion ensued on what is needed for this application versus the materials submitted. Chairman Kennedy summarized the level of detail required. Mr. Williams described the kinds of windows recommended, repair options, and the affordable steps available to improve security. Ms. Haar expressed frustration with the process. Chairman Kennedy provided an example where repair was less expensive, higher quality and will last longer than the cost of the replacement windows and suggested Ms. Haar locate a carpenter to do the recommend work. He noted a website, bobyapp.com, had lists of carpenters who perform this type of work. Carol Dyson, Deputy State Historic Preservation Officer at IHPA may be another good resource, he added. Ms. Graehling noted that the required repair may be just a portion of the wood, rather than the

entire window. Mr. Williams discussed the consequences of installing interior storm windows and potential moisture damage, in response to a question from Ms. Haar. A general discussion occurred about energy conservation values of windows. Chairman Kennedy noted that the application from Ms. Haar needs to include window by window details on repairs, materials and costs. Mr. Williams reported he does not believe reimbursement for the replacement windows indicated would be a wise use of public money.

Mr. Elterich moved to table to a date uncertain the application for cases BHP-35-15 and BHP-36-15 requesting a Certificate of Appropriateness for repairs or replacement of windows at Elijah Horr House, cross gable vernacular. 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; Ms. Graehling-yes; Ms. Bailen-yes; Mr. Kennedy-yes.

Consideration, review and approval of the application for Case BHP-36-15 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. Elterich moved to table to a date uncertain the application for cases BHP-35-15 and BHP-36-15 requesting a Certificate of Appropriateness for repairs or replacement of windows at Elijah Horr House, cross gable vernacular. 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; Ms. Graehling-yes; Ms. Bailen-yes; Mr. Kennedy-yes.

OLD BUSINESS: General discussion occurred about the status of the house at 1215 East Washington Street, which is for sale, and the value of historically significant houses. Concerns raised over whether City Council would support the removal of S-4 zoning if the property owner requests that action. Mr. Dabareiner noted that standards for S-4 removal could be included in an amendment to the zoning ordinance, a task anticipated to begin in the next several months.

NEW BUSINESS:

A. None

ADJOURNMENT: Mr. Williams made a motion to adjourn. Ms. Graehling seconded the motion, which passed unanimously. The meeting was adjourned at 5:55 p.m.

Respectfully submitted,
Tom Dabareiner AICP, Community Development Director

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