

**MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, SEPTEMBER 15, 2016, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

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

MEMBERS ABSENT: Mr. Cawley, Mr. Sturgeon

OTHERS PRESENT: Ms. Katie Simpson, City Planner

CALL TO ORDER: Chairman Williams called the meeting to order at 5:03 P.M.

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

PUBLIC COMMENT: No public comment.

MINUTES: The Commission reviewed the minutes of the August 18, 2016 regular meeting. Ms. Graehling correct Mr. Elterich's name on the first page and a scrivnor's error on the third page. Mr. Elterich proposed changing the reference in case BHP-26-16 from "north south of the house" to "north side of the house." Mr. Elterich moved for approval of the minutes as amended; seconded by Ms. Cline. The motion was approved by a vote 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Ms. Graehling—yes; Chairman Williams—yes.

5. REGULAR AGENDA:

BHP-24-16 Consideration, review and approval of the application submitted by Jim White requesting a Funk Grant for \$1,750.00 to replace the carriage steps and horse hitches for the property located at 1215 E Washington Street, c.1857, Italianate Style Architecture.

Chairman Williams introduced the case and explained that the Commission had tabled this case during the August meeting after requesting more information regarding the proposed finish. He introduced "Exhibit 1," a picture of the finish after applied. Ms. Graehling stated the treatment gives the concrete an appearance more conforming to the age of the house. Ms. Bailen asked about the condition of the hitching posts, walkway and step. Chairman Williams confirmed the curb and step were made of concrete, not limestone, and are deteriorating.

Ms. Cline motioned to approve the Funk Grant for \$1,750.00 for case BHP-24-16. Ms. Graehling seconded the motion. The motion was approved by a vote of 5-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Bailen—yes; Mr. Elterich—yes; Ms. Graehling—yes; Chairman Williams—yes.

BHP-28-16 Consideration, review and approval of the application submitted by Greg Shaw and Mollie Ward requesting a Certificate of Appropriateness to replace the fence along the rear of the property located at 1104 N. Roosevelt Ave, Italianate Style Architecture.

Chairman Williams introduced the case. Ms. Simpson provided the staff report. She stated staff is recommending in favor of the Certificate of Appropriateness. She identified that the property is located in the North Roosevelt Ave Historic District. Ms. Simpson explained the petitioner has proposed to replace the existing, noncontributing, non-historic rear yard fence with a similar fence.

The petitioners, Greg Shaw and Mollie Ward, 1104 N. Roosevelt Ave, explained the existing fence is in disrepair. He noted that the fence is seventy-eight feet long and runs along the rear of the property. Chairman Williams asked if the property is located on a corner. Mr. Shaw affirmed. Chairman Williams shared concern about the six feet fence in the front yard from a zoning perspective and explained methods for measuring the front yard of a corner lot. Ms. Ward clarified using the houses on Graham Street as a guide for front yard setbacks. Mr. Shaw asked about measuring from the bay window. Chairman Williams clarified the setback would be measured from the foundation of the house. Ms. Simpson stated bay windows are permitted obstructions in the front yard and the setback would be measured from behind the bay window at the home's foundation.

Mr. Shaw explained the fence along Graham Street is nonconforming as it was constructed prior to the adoption of the code and does not meet the four foot height requirement. He stated he is concerned about a change in height along the fence. Chairman Williams explained the building inspectors will most likely require the fence in the front of the home to be four feet. Ms. Simpson clarified nonconformities are allowed to be maintained but once destroyed cannot be rebuilt. Mr. Shaw explained the fence replacement will begin at the rear yard setback and run along the back of the house.

Ms. Cline motioned to approve the Certificate of Appropriateness for the property; seconded by Ms. Bailen. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Bailen—yes; Mr. Elterich—yes; Ms. Graehling—yes; Chairman Williams—yes.

Mr. Shaw asked the Commission for advice regarding the addition or replacement of a cupola. He believes there was a cupola at one time. Ms. Graehling suggested researching the house at the McLean County Museum of History to find historic evidence of the original structure. Chairman Williams suggested referencing other properties from a similar period in the area. Mr. Shaw explained he is having difficulty finding information regarding the original house; aerial sketches from 1868 showed a smaller home with a gable roof. He stated the 1872 Sanborn Map show a hipped roof structure. Ms. Cline suggested searching newspapers.com for names of significant people who lived in the house to find pictures of the house or evidence of fire or damage. Mr. Shaw explained that in 1930 a large addition of the house was severed and relocated to a lot on Lee Street. Ms. Graehling asked if Mr. Shaw knew the architect of the house. Ms. Cline suggested using the County Recorder's online database to gather information from up to 1831. Chairman Williams commented on the craftsmanship, materials and quality of the home. He discussed the benefits of owning a historic home.

6. OLD BUSINESS:

Heritage Awards Update. Chairman Williams explained that no heritage award nominations were received by the Commission. Mr. Elterich suggested extending the deadline and motioned to extend the application deadline to September 30, 2016. Ms. Cline seconded the motion. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Bailen—yes; Ms. Cline—yes; Ms. Graehling—yes; Chairman Williams—yes.

7. NEW BUSINESS:

Ms. Cline explained her neighbors have inquired about the Historic Preservation program. She asked the Commission a few clarifying questions regarding the program. Chairman Williams explained the grants will not cover “sweat labor” but homeowners are still able to complete the work themselves. Ms. Cline asked if homes interested in historic designation must have all of their original materials such as siding. Chairman Williams stated that in the past the Commission has adopted historic districts or neighborhoods which have included homes without their original materials. Ms. Cline clarified the intent of the program is to preserve the overall historic character of the home. She asked if the grant could be applied to supplement the restoration costs of homes that, although not entirely comprised of original materials, still has its overall character. The Commission discussed the subjectivity of each case and whether historic alterations were worth preserving. Ms. Cline explained that each designation case should be considered and the arguments for designation weighted against the non-historic alterations of the property. Ms. Graehling clarified that siding is often applied to cover homes with intricate gingerbread details and considering a situation like that would be within the intent of the restoration.

Ms. Graehling and Chairman Williams commented on the Historic Preservation article featured in the Pantagraph. The Commission held a general discussion about historic preservation on Bloomington’s Westside. Discussion centered on the presence of rental properties and property maintenance. Chairman Williams explained he has received interest regarding the conversion of older Victorian homes on the Westside into rental properties.

Mr. Elterich stated that he, Ms. Graehling and Ms. Simpson attended a historic preservation training held in Uptown Normal on Tuesday September 13. The training was presented by a representative from the State Historic Preservation Commission and covered the ten standards for rehabilitation from the Secretary of the Interior’s Rehabilitation Standards. He stated the presenter said the presentation would be posted to their website. Mr. Elterich pointed out that the presentation provided good examples for applying the standards and is a good resource.

Ms. Graehling explained that the presentation took place after the Town of Normal’s Historic Preservation Commission. She noted a few differences between the Normal Commission and the Bloomington Commission. Mr. Elterich mentioned two demolition cases observed during Normal’s meeting. There was a brief discussion about the Town of Normal’s review process prior to demolition.

Chairman Williams shared concerns regarding the conditions of two homes in the Franklin Square District. Chairman Williams filed a property maintenance complaint about storage of construction materials at 901 N. McLean, the Adlai Stevenson Property.

ADJOURNMENT: 5:59 pm

Respectfully,

Katie Simpson, City Planner