

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JUNE 20, 2013 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: None

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

CALL TO ORDER: Chairman Durham called the meeting to order at 5:04 P.M.

ROLL CALL: Mr. Woolard called the roll.

PUBLIC COMMENT: None.

MINUTES: The commissioners reviewed the minutes from the May 16, 2013 meeting and “Mr.” is to be “Mrs.” on page four under Case BHP-7-13. Mrs. Graehling moved to approve the minutes as drafted. Mr. Greene seconded the motion, which passed by a vote of 6-0.

REGULAR AGENDA:

Case BHP-10-13 Review of application submitted by Kim Jackson requesting a Certificate of Appropriateness for a new roof for the William Meyers House, Queen Anne Style, c. 1895, located at 406 E. Walnut Street in the Franklin Square National Register Historic District.

Chairman Durham introduced the case. Kim Jackson stated Wolf Roofing will be the contractor and the roof will have architectural asphalt shingles. She said she is not making any changes to the house.

After due consideration, Mr. Elterich moved to approve the Certificate of Appropriateness in case BHP-10-13. The motion was seconded by Mr. Williams, which passed by a vote of 6-0.

Case BHP-8-13 Review of application submitted by the City of Bloomington Parks, Recreation & Cultural Arts Department requesting a Certificate of Appropriateness for New Playground and Miscellaneous Improvements to Franklin Park located in the Franklin Square National Register Historic District.

Chairman Durham introduced the case. John Kennedy thanked the Commission for listening to what they have to bring before the Commission. Mr. Jackson explained the public process that

they have gone through. At their second meeting they were able to vote on specific questions. There was consensus for a new playground and its west location. At the public meetings a nature play concept along with a contemporary structure concept were both desired as well as nicer trash receptacles, swings and honoring the park's history. The central plaza was inspired by what use to be there.

Mr. Jeff Kennedy stated they have listened to the feedback received from citizens. There was discussion on the curbs and possible materials. The stone will look and work better and should be kept as long as possible and could be much more sustainable if reused.

Mr. John Kennedy stated the intent and budget for the project is to focus on the playground. More work on the central plaza could come later. There was discussion on how this may not be a true master plan for the entire park. The scope was restricted because of limited dollars. Chairman Durham stated he wanted to make clear the proposal is really for a new playground and there was not such except for some playground equipment and it is not really a like for like situation.

Chairman Durham asked if there was anyone in support of and then in opposition of the plan. Mary Ann Brady Rhodes, of 210 E. Chestnut stated she is so grateful for the hard work put into the plan and this has subtle colors and it meshed the two concepts together. She will be happy to see the children playing in the park. It is a neighborhood park for everyone.

Michelle Maurer, of 317 E. Chestnut stated she is disappointed that we have to have both concepts because of the tie vote. She likes the playground equipment but is overdone and a bit much. She likes the low scape of the wood and open ended play area. There are risks with the apparatus. Other things are thrown in under miscellaneous and it leaves it open for interpretation.

Tim Maurer, of 317 E. Chestnut stated the application should not be approved as it is not appropriate because it is not a master plan but more a playground equipment plan. He praised the consultant for willing to take a different direction and reaching out to the stake holders. He liked the idea of getting the State Historic Preservation Office's review and coming to this Commission. His critique is that it is a study for the playground equipment and not a master plan. There are a lot of park users and uses and that is a reason for a master plan that develops all of the features throughout the park and a landscape plan. The piecemeal design is his major concern and the sidewalks, center piece, lighting, the hardscape and all sorts of things need to be addressed. Approval of the plan today sets a precedent for future piecemeal designs and not for a good integration, design process.

Mr. Kennedy stated how the request is just for the playground equipment. Lighting needs to be addressed. Illinois Wesleyan does not own property on the park. Items discussed in the plan need to be made clear as to whether they are to be a part of this project. Mr. John Kennedy stated the intent is limited to the playground equipment and changing the trash receptacles or the center plaza would result in them coming back to the Commission for a review.

Chairman Durham left the meeting at 6:02 but first stated that not having a comprehensive plan is a slippery slope and he understand we are trying to satisfy the immediate need and doing something is better than nothing. Mr. Jeff Kennedy said we approve piecemeal plans all the time for homeowners and we need to do the same here.

There was discussion on how trees will be saved and landscaping can help meet the standards as they can help screen site conjecture items to be less visible from streets. Discussion continued on how the whole package should be addressed and other items will be brought back to the Commission. Mr. Jackson said they hoped the approval would be for general art features and not exactly what is shown.

There was discussion on the materials, and how the bidding process could impact the cost of features. Mr. John Kennedy stated the miscellaneous items would be the mulch, curbing around the playground equipment, and the nature play items related to the playground. There was discussion on specific materials. The logs would be natural materials. The edging would be flagstone and concrete. Real stone would be used and be 8" deep and 10-12" wide and would not be cut stone. The mulch would be engineered brown and tan wood material. The walking beams and stumps are going to be natural wood.

Mr. Maurer said developing specifications and construction documents on the fly is not really addressing the issue as it should be and you need to be look at it with the no double standard approach and an engineered construction drawing should be provided. It is not an emergency situation and there is no time crunch preventing the provision of such.

After due consideration, Mr. Elterich moved to approve the Certificate of Appropriateness in case BHP-10-13 for the playground and miscellaneous items with the sidewalks being added to and around the playground equipment that are concrete meeting the PACE guidelines, the stone edging that will be installed as the fall attenuation holding mechanism and be 12-18" wide set in the ground sticking up no more than 4", the balance beam/walking logs and stumps area a natural wood product with the height under 2', and a change from the evos piece in the middle which would have to be bid out the final chosen equipment would come back to the Commission for final approval. The motion was seconded by Mr. Greene, which passed by a vote of 3-2.

OLD BUSINESS: None

NEW BUSINESS:

Report of Historic Preservation Activities:

Mr. Woolard stated the Planning Commission recommended denial of the rezoning petition but the petitioner withdrew the request.

Any Other New Business that May Arise: None

Mr. Elterich made a motion to adjourn. Mr. Kennedy seconded the motion which passed unanimously. The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Mark Woolard
City Planner

For further information contact:

Mark Woolard, City Planner
Department of Planning and Code Enforcement
115 E. Washington Street
Bloomington, IL 61701
Phone (309) 434-2341 Fax (309) 434-2857
E-mail: mwoolard@cityblm.org