MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, March 17, 2016, 5:04 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: None

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

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

ROLL CALL: Mr. Dabareiner called the roll and with all seven members present there was a quorum.

PUBLIC COMMENT: No public comment, however Chairman Williams took this opportunity to welcome Mr. Cawley and Ms. Cline to the Historic Preservation Commission. He also asked for a certificate of appreciation for the former chairman, Mr. Kennedy.

MINUTES: The Commission reviewed the minutes from the February 18, 2016 meeting. Mr. Elterich moved for approval of the minutes as amended with two corrections; seconded by Ms. Graehling. The motion was **approved** by a vote of 7-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Sturgeon—yes, Mr. Cawley—yea, Ms. Cline—yes, Chairman Williams—yes.

REGULAR AGENDA:

BHP-03-16. Consideration, review and approval of the application for the application submitted by Nancy Sultan requesting a Certificate of Appropriateness for north chimney repairs for the property located at 4 White Place, C. 1909. Four Square Colonial Revival Style.

Chairman Williams introduced the first case and requested the staff presentation. Ms. Simpson, noted that both cases will be presented together because they are the same property. She presented a description of the house, along with the usual restrictions associated with chimney repair. Mr. Simpson indicated staff recommends in favor in both cases.

Nancy Sultan presented her case. She noted the chimney is leaking and requires maintenance, along with tuck-pointing and a new cap. Ms. Sultan noted the costs include $1,100 for labor and $350 for materials. Mr. Elterich clarified whether the contractor was working on both chimneys

or just the north chimney; Ms. Sultan responded that the contractor was working only on the north chimney.

Mr. Sturgeon moved for approval of Case BHP-02-16; seconded by Mr. Elterich. The motion was **approved** by a vote of 7-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes, Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yea, Ms. Cline—yes, Chairman Williams—yes.

BHP-04-16. Consideration, review and approval of the application for the application submitted by Nancy Sultan requesting a Funk Grant for $1,450 for north chimney repairs for the property located at 4 White Place, C. 1909. Four Square Colonial Revival Style.

Mr. Sturgeon moved for approval of Case BHP-04-16, as amended to $725 total; seconded by Mr. Elterich. The motion was **approved** by a vote of 7-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes, Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yea, Ms. Cline—yes, Chairman Williams—yes.

OLD BUSINESS:
None

NEW BUSINESS:
Chairman Williams noted that there is a request for information from Raymaker Associates regarding a property with a cell tower. The inquiry regards the historic value, if any of the Stahley building next to the tower. Mr. Dabareiner noted that no formal action is required, that staff receives these inquiries frequently so staff is seeking any knowledge available from Commissioners. He noted Raymaker is adding an antenna to the existing cell tower. There was discussion confirming the location of the tower. Mr. Elterich indicated he does not believe the building has historic value. Ms, Simpson noted that the building is not listed as “contributing” or have any other historic value. Chairman Williams believes it is useful for the Commissioners to consider this and similar matters.

Chairman Williams indicated that his research suggests that the Commission’s decisions are final unless overturned by the City Council. He mentioned the requirement for a railing on a project he is involved in, where a railing was not part of the original design; the railing is required under the current building code. Mr. Elterich indicated he believes some codes are in place for building safety, rather than just cosmetic purposes, and that conflicts are inherent in any decisions made here. Ms. Graehling mentioned a similar type of case. Ms. Simpson noted there is a difference between residential and public assembly uses.

Ms. Graehling asked about the timeframe for using the grant once it is awarded. Mr. Dabareiner mentioned that it is one year, but that it is important that work starts and a bill is received prior to April 30, with the remaining funds encumbered for use in the subsequent fiscal year. Chairman Williams noted that this process and requirement is a problem when properties are awarded funding late in the fiscal year.

Ms. Cline spoke about her background and interests in historic preservation. She is an architectural historian, lives on the west side and is professor at ISU. Mr. Cawley followed, explaining he is a construction manager for a construction company, has fixed up many old homes and has a strong interest in the topic.

ADJOURNMENT: Ms. Graehling made a motion to adjourn; Mr. Sturgeon seconded the motion, which passed unanimously. The meeting adjourned at 5:50 p.m.

Respectfully submitted,

Tom Dabareiner AICP
Community Development Director