

**MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, MARCH 16, 2017 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; Tom Dabareiner AICP, Community Development Director

CALL TO ORDER: Chairman Williams called the meeting to order at 5:00 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 November 17, 2016 meeting. Ms. Cline, Ms. Graehling and Mr. Elterich mentioned several minor corrections, which were made following the meeting. Mr. Elterich made a motion to approve the minutes as corrected; seconded by Ms. Graehling. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Ms. Cline—yes; Chairman Williams—yes.

REGULAR AGENDA:

BHP-43-15 Consideration, review and approval of a request submitted by Tim Maurer asking for an extension to the Funk Grant project completion deadline, approved on 11-19-15 by the Historic Preservation Commission for the installation of a fence and gate at 319 E. Chestnut Street.

Chairman Williams introduced the case. The petitioner was not present. Ms. Simpson indicated that the fiscal year concludes April 30, 2017. She explained grant awardees are given one year to complete their project, however the Commission may grant an extension. Mr. Elterich asked if an extension to April 30, 2017, would suffice and satisfy Finance Department year-end deadlines; Mr. Dabareiner responded affirmatively. Ms. Simpson reported that the fence posts are made, according to the petitioner, but was waiting for better weather for installation. Ms. Cline stated that she had no concerns as long as it does not change the budget.

Mr. Elterich motioned to approve an extension to April 30, 2017; seconded by Ms. Cline. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Mr.

Elterich—yes; Ms. Cline—yes; Ms. Graehling—yes; Ms. Bailen—yes; Chairman Williams—abstain. Chairman Williams stated that at some point he had a role in the project.

BHP-01-17 Consideration, review and approval of the Certificate of Appropriateness submitted by Terri O’Neal for replacing the roof and gutters at 1104 E. Jefferson Street, Davis-Jefferson Historic District, John A. Wilcox House; Queen Anne; c. 1887-91.

Chairman Williams introduced the case. Ms. Simpson presented the staff report. She provided a brief overview of the property, based on the Historic Presentation Plan. She added that the property is zoned R-3A with the S-4 overlay, and that the petitioner is replacing the roof and gutters. Ms. Simpson spoke in support of asphalt shingles with the same style as what exists.

Ms. O’Neal presented a sample of the proposed shingle. Chairman Williams expressed concern about how the shingle will fit the curved roofing and offered some advice. He also clarified with the petitioner the gutter work. There was general discussion about different kinds of shingles.

Ms. Graehling motioned to approve the Certificate of Appropriateness; seconded by Mr. Elterich. The motioned to approve an extension to April 30, 2017; seconded by Ms. Cline. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Ms. Graehling—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Chairman Williams—yes.

OLD BUSINESS:

Heritage Award Plaques

Chairman Williams introduced the topic. Ms. Graehling reminded the commission that we are considering different kinds of plaques. Ms. Simpson presented her findings and suggested using the brick from old brick streets and attaching a plaque to each. She added the bricks are available for free and the plaques cost about \$20.00. Ms. Cline stated she liked the brick. Ms. Graehling indicated the brick is not exciting.

Ms. Graehling stated her preference is something to attach to the house as a “gift to the street” and wondered if the City might partner with the Old House Society. Ms. Cline indicated the brick is fine but perhaps the City could offer winners the brick or the cost of the brick plaque towards a plaque attached to the house. Ms. Cline thought the plaque should be of a consistent design and size. Mr. Elterich believes the cost of a nice plaque could be as high as \$200.00. Ms. Bailen stated her preference for a plaque attached to the house. Ms. Graehling asked if grant money could be used for the plaques; Chairman Williams stated it would require Council approval to change the use of the grant. There was discussion about how many awards to do each year and the frequency of the awards. Ms. Cline suggested doing one category of award each year and asked Ms. Graehling to talk with the Old House Society about partnering. Ms. Graehling also suggested more newspaper coverage. Mr. Elterich indicated a preference to keep it a City awards program only. There was general discussion about how to bring this to the City Council’s attention. Staff agreed to look into this.

Review and update on remaining/awarded grant funds from FY 2017

Ms. Simpson summarized the end-of-year (fiscal year) status of each of the two funds. Chairman Williams suggested raising the amount of the Funk grant award from \$2,500 to a higher amount. Ms. Cline stated this would provide more latitude for the Commission and provide a greater incentive; she suggested raising the award amount to \$5,000.

Mr. Elterich motioned to increase the Funk grant award maximum to \$5,000.00; seconded by Ms. Cline. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Ms. Graehling—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Chairman Williams—yes.

NEW BUSINESS:

General discussion on the obstructions with possible historic significance in the public right-of-way for the City of Bloomington (examples: Carriage Steps, Gateways, Lamp Posts)

Mr. Dabareiner explained there may be structures of historic significance in the public right of way worth preserving. Other city departments are concerned that these may become obstructions for drivers or increase accident risk given the structure location. Mr. Dabareiner continued that Community Development staff believes a balance can be struck and historic structures deserve preservation where possible; he provided a recent example of a proposal that got turned down by others due to concerns with liability.

Mr. Elterich reminded the commission that a similar discussion occurred a couple years ago about preserving carriage steps and there was little support then; he added, streetscape and landscape are important to the overall character of the community. Ms. Simpson stated that staff is looking at not only S-4 properties but all properties that may have carriage steps and other historic structures in the public right of way. Ms. Cline noted the commission awarded grant money to fix some carriage steps but the City could still tear it out.

Mr. Dabareiner asked that the commission request staff to do research on this topic and bring it back to the commission to see what other communities are doing to protect historic structures or even historic trees located in the right of way. He added that he would like the commission to be able to comment on the desire to preserve structures in the right of way in conjunction with any proposed street widening. Ms. Graehling suggested looking at Galena and Oak Park for examples. Chairman Williams stated this could be a battle. Mr. Elterich stated this could be the start of pushing back. There were discussions of several examples of what could be preserved, including curbing. Ms. Cline stated she believes this is consistent with what the mayor's goals.

CLG matching grant and CAMP grant applications submitted in February 2017

Ms. Simpson updated the Commission on the two grant applications submitted. She began that the CAMP grant was done jointly with Normal to provide historic preservation training locally for commissioners and others. She added that the CLG grant would survey commercial and industrial structures located along historic rail corridors for any historic significance. She concluded that staff is waiting for word from the Illinois historic preservation agency.

Ms. Cline raised a couple new points of information. She noted a house was in disrepair in an historic district and was wondering about the possibility for revenue neutral repair grants. She stated the mayor suggested the commission consider this. Mr. Dabareiner described the lack of

revenue generated in the current penalty system which seeks out compliance and described the CDBG program which assists with repair of low income housing. Ms. Cline asked that staff look into other communities that may do this.

Election of New Chair and Vice Chair

Mr. Dabareiner described the two position available, a Chair and Vice Chair. He explained the need for a nomination and second for each position.

Mr. Elterich motioned to nominate Ms. Graehling for Chair; seconded by Ms. Bailen. 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. Graehling—yes; Ms. Cline—yes; Chairman Williams—yes.

Mr. Elterich motioned to nominate Ms. Cline for Vice Chair; seconded by Ms. Bailen. 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. Graehling—yes; Ms. Cline—yes; Chairman Williams—yes.

ADJOURNMENT: Ms. Cline made a motion to adjourn; Mr. Elterich seconded the motion, which passed unanimously by voice vote. The meeting was adjourned at 6:41 pm.

Respectfully submitted,

Tom Dabareiner AICP
Community Development Director