

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, FEBRUARY 21, 2013 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: Mr. Carson Durham

OTHERS PRESENT: Mark Woolard, City Planner

CALL TO ORDER: Vice-Chairman Williams 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 January 17, 2013 meeting and had no changes to such. Mr. Elterich moved to approve the minutes as submitted. Mr. Greene seconded the motion, which passed by a vote of 5-0.

REGULAR AGENDA:

Case Z-01-13 Review petition submitted by Tara and Jeffery Henry requesting an S-4 Historic Preservation Zoning District Overlay for the Adlai E. Stevenson II House, Designated site on the National Register of Historic Places, 1974, located at 1316 East Washington Street.

Vice-Chairman Williams introduced the case. Mr. Elterich said the request makes complete sense. Ms. Tara Henry, 1316 E. Washington Street, explained there is an easement pertaining to the front and sides of the house for Landmarks Illinois and they cannot alter such without permission from their Board so there are already restrictions on the house. The easement does not restrict the back of the house but the S-4 would. Mr. Woolard stated the zoning is less restrictive for the back of the house as it is not viewable from the street. There was discussion on whether a future owner could have the S-4 zoning removed. The owner could request such but it requires the City Council to approve it. Vice-Chairman Williams expressed concern over removing the S-4 zoning after tax payers' dollars have been spent on grants because without the S-4 zoning there is no protection for the property. Ms. Henry stated she does not intend on changing the back of the house.

The Commission agreed it is a very important property because of the history of the house, the Landmark Illinois facade easement and the importance to not only the city but also to the state and the nation. It also is important because of the Pillsbury architecture. There was discussion on the condition of the house. Ms. Henry stated their main concern is the front porch.

After due consideration, Mr. Kennedy moved to approve the S-4 overlay for the Stevenson House at 1316 East Washington Street in case Z-01-13. The motion was seconded by Mrs. Graehling, which passed by a vote of 5-0.

Discussion of improvements to the site and the Dodson-Stevenson House; Italianate style, 1869 (Marker), located at 901 north McLean Street in the Franklin Square Historic District

Darin Markert, 15927 Pebble Beach Road., explained he is looking to buy the house and would like to primarily use the house as a single-family residence. Mr. Elterich stated we would all love to see a single family move in and restore the house. There was discussion on Mr. Markert's desired improvements and the number of dwelling units. Historic box gutters will need to be maintained. The house has many signs of damage such as leaking in the sky light. He does want to make big changes to the outside. Power washing and Sandblasting are not allowed on the brick. Vinyl replacement windows are not allowed. Vice-Chairman Williams stated there is an article on window/sash repair in this month's Old House Journal where they do a Dutchman repair and the windows from the period of this house last forever. He explained people comment all the time about energy efficiency but the research shows when the original windows are repaired properly with a tight fitting storm window are 95-98 percent efficient as a brand new window. Mr. Markert explained many of the windows are broken or damaged but his intention is not to necessarily replace the windows. Vice-Chairman Williams stated it would be several thousand dollars to take entire window out or they can be repaired for a few hundred dollars. 80 percent of the replacement windows that are put in today are for windows that are less than ten years old, which shows the rate of failure.

Various features for the site and house were discussed. The accessibility needs for the side porch could be accommodated. The flat roof for the garage is not a required roof and a gable would be added. The zoning does not allow direct access to the alley. A pool could be screened with a fence such that it would not be seen from the street. Driveways need to be concrete instead of asphalt. Air conditioner condensers should be screened or not visible from the street. The zoning would not allow a second story on the garage. Other changes to the garage, even though they may not have a problem with the Commission, need to be reviewed for compliance with the Zoning Ordinance.

OLD BUSINESS:

Review of Criteria for the Eugene D. Funk Grant Program

The commission reviewed changes to the grant criteria as previously discussed and incorporating the term, standard of care, and also addressed use of modern materials. The changes addressed the need for photographs for work that cannot be seen once a project is complete. It also includes language such that the Commission reserves the right to evaluate a project to determine if the standard of care is adequately met and may withhold funds in the event that it is not met.

After due consideration, Mr. Kennedy moved to approve the language he wrote for paragraph 18 as proposed and paragraph 3 as proposed with the addition of "or" in sections a, b, c with semicolons. The motion was seconded by Mr. Green, which passed by a vote of 5-0.

NEW BUSINESS:

New Playground Equipment In Franklin Park

Mr. Kennedy explained there was a public meeting where proposed playground equipment in the park was discussed. He questioned why the city would allow the equipment when it would not be allowed in the front yards of the residents in the S-4 zone. He explained the reactions from the public were as follows: the equipment is modern and inappropriate for the park; they do not have to be all clumped together in a giant massive eyesore; why does it all have to be equipment for children and not adult things as well; and why could it not be by the bike path between Walnut and Empire where it is relatively close yet not in a historic district. He stated the reason he brought it to the Commission is there is a double standard which he can never support where all the home owners are held to a standard but literally right in front of all of our houses the city does not hold itself to the same standard. This is fundamental and germane to the nature of that neighborhood.

The Commission has definite interest in participating in any future plans before they get to the point of making proposals.

Report of Historic Preservation Activities. None.

Any Other New Business that May Arise:

Chase Cavallera stated he is interested purchasing the house at 605 E. Front and the roof is in rough shape. Vice-Chairman Williams explained we do not do grants for standard asphalt roofs but would consider an imitation slate as well as box gutters. An application for a certificate of appropriateness is necessary.

The meeting was adjourned at 6:56 p.m.

Respectfully submitted,

Mark Woolard
City Planner

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