

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, APRIL 21, 2016, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: Mr. Sturgeon

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

CALL TO ORDER: Chairman Williams called the meeting to order at 5:02 P.M.

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

PUBLIC COMMENT: No public comment.

MINUTES: The Commission reviewed the minutes from the March 17, 2016 meeting. Mr. Elterich moved for approval of the minutes; seconded by Ms. Graehling. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yea, Ms. Cline—yes, Chairman Williams—yes.

REGULAR AGENDA:

BHP-05-16. Consideration, review and approval of the application submitted by Linda Girard requesting a Certificate of Appropriateness for repairing and replacing front porch roof to the Daniel M. Davidson property located at 402 E Walnut, c. 1913, Corn Belt Cube.

Chairman Williams introduced the first case and requested the staff presentation. Ms. Simpson, noted that both cases will be presented together because they are for the same property and staff recommends in favor in both cases. Ms. Simpson described the property, the zoning and the project, which is replacement of a front porch roof. A sample of the shingles was produced for review by the members, which should match the existing.

Mr. Cawley noted that due to the low slope of the roof, he would suggest a better process using Ice and Water Shield. Chairman Williams noted that the house has vinyl siding which needs to be removed for sidewall reflashng, or it will likely leak. There was discussion on whether the work is eligible for a grant because the shingles are asphalt, considered more of a maintenance item. Ms. Simpson concurred with Chairman Williams' conclusion that the work is not eligible

for a Funk grant. Ms. Graehling asked if the petitioner lived in 402 or 404 East Walnut; Ms. Simpson confirmed that Ms. Girard lives at 404 East Walnut and rents out 402 East Walnut.

Mr. Elterich clarified if the Commission was considering granting the Certificate of Appropriateness with the Ice and Water Shield and the reflashing as conditions; Chairman Williams confirmed that external maintenance is under the purview of the commission. Mr. Cawley clarified that, while asphalt shingles are not allowed for reimbursement by the Funk Grant, tile, copper or slate could be; Chairman Williams noted that the commission has approved metal roof panels that look like an architectural shingle and has great longevity. Mr. Elterich asked why the metal roof was approved when it looked like an asphalt shingle which is no longer eligible for funding; Chairman Williams noted the property owner was gaining sustainability. Ms. Cline clarified in any portion of the roofing project would be grant eligible; Chairman Williams indicated no portion of this would be eligible and provided a brief history of the Commission's actions and thinking regarding shingles.

There was general discussion about whether to reject the COA request or approve it with several conditions. Mr. Elterich concluded that approval with conditions will allow the petitioner to proceed immediately rather than making them return for Commission consideration at a later date.

Ms. Cline moved for approval of Case BHP-05-16 with the Ice and Water Shield, removal of the J channel, and the sidewall flashing conditions; seconded by Ms. Graehling. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Graehling—yes; Mr. Elterich—yes; Ms. Bailen—yes; Mr. Cawley—yes, Chairman Williams—yes.

BHP-06-16. Consideration, review and approval of the application submitted by Linda Girard requesting a Funk Grant for \$1,480.00 for repairing and replacing front porch roof to the Daniel M. Davidson property located at 402 E Walnut, c. 1913, Corn Belt Cube.

Chairman Williams reviewed the case and noted that the asphalt shingles are not eligible for a Funk Grant.

Mr. Elterich moved for denial of Case BHP-06-16; seconded by Ms. Graehling. The motion to deny was **approved** by a vote of 6-0 with the following votes cast in favor on roll call Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yea, Ms. Cline—yes, Chairman Williams—yes.

OLD BUSINESS:

Ms. Simpson noted that with the fiscal year ending, there was about \$15,150 remaining in the RUST fund due to a project that did not proceed. There was a property owned by Mr. Thomson in line and eligible for funding with the COA approved at the Commission's August 2015 meeting; work has begun but no receipts have been provided yet. Mr. Thomson is eligible for up to \$25,000. Ms. Simpson also noted that 115 E. Front Street, Owner by Mr. Johnson, received a small \$837 grant award for work approved by the Commission last August, despite being eligible for about \$6,000. Chairman Williams indicated that the other applicants from last August were told they would get grant money should it become available and this seems to be the case. The

Commission agreed that Mr. Thompson's project—the carriage house located behind the Gridley Mansion—would be eligible, based upon performing the approved work and submittal of receipts for a grant amount of \$12,655; then Mr. Johnson at 115 E. Front would be eligible for \$2,495 in additional funds.

There was additional discussion about Funk Grant money that needs to be encumbered. Chairman Williams noted the process he is using to make projects eligible for being encumbered and the final encumbrance materials should be submitted tomorrow, associated with Mr. White's project.

NEW BUSINESS:

Chairman Williams introduced the first item under New Business: Information only and general discussion for comments for **Hanson Engineering** for the Hamilton Road Extension—Bunn Street to Commerce Parkway. Ms. Simpson noted that this is a historical review similar to what was done at the last Commission meeting. Mr. Elterich noted there is nothing there of historical significance in this stretch.

Chairman Williams introduced the second New Business item for information only and general discussion for **BBJ Group** for the 503 N. Prospect Road Cell Phone Co-location. Mr. Elterich noted that there is nothing near that tower of significance, but indicated he is grateful the Commission is being asked. Chairman Williams noted that some historically important buildings have been torn down without coming through the Commission so he is also glad staff is bringing this through.

Mr. Elterich noted that there may be an ordinance in preparation that would give the Commission a chance to weigh in on demolition projects, after an automatic delay of the proposed demolition. However, he added, there is no real authority to stop the demolition. Mr. Dabareiner indicated a draft of the ordinance may come before this Commission at its next meeting. Mr. Elterich indicated that the ordinance concept would do little more than delay someone's demolition, although he is in favor of more tools that would protect historic buildings. Ms. Cline believes that with more time people may mobilize to protect the structure. Mr. Dabareiner noted that the City has historic districts but with little ability to protect the integrity of those districts and the structures within the districts over time, so some set of tools to help preserve these structures would be appreciated.

ADJOURNMENT: Ms. Cline made a motion to adjourn; Mr. Elterich seconded the motion, which passed unanimously. The meeting adjourned at 6:10 p.m.

Respectfully submitted,

Tom Dabareiner AICP
Community Development Director