

**MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, OCTOBER 20, 2016 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

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

MEMBERS ABSENT: Mr. Cawley

OTHERS PRESENT: Ms. Katie Simpson, City Planner

CALL TO ORDER: Chairman Williams called the meeting to order at 5:06 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 of the September 15, 2016 meeting. Ms. Graehling proposed a small correction to the first paragraph under “New Business.” She added the word “Ms.” at the beginning of the last sentence in the paragraph and deleted “many times” from the same sentence. Mr. Elterich made a motion to approve the minutes with the changed proposed by Ms. Graehling; seconded by Ms. Cline. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Graehling—yes; Mr. Sturgeon—yes; Ms. Bailen—yes; Chairman Williams—yes.

REGULAR AGENDA:

BHP-29-16 Consideration, review and approval of the application submitted by Nancy Sultan requesting a Certificate of Appropriateness to repair tuck-pointing on brick foundation and replace damaged or missing bricks for the property located at 4 White Place, c.1909, foursquare.

Chairman Williams introduced the case. Ms. Simpson provided the staff report for case BHP-29-16 and BHP-30-16. She explained staff recommends in favor of the Certificate of Appropriateness and the Funk Grant applications. She identified that the property is located within the White Place Historic District and has the S-4 Local Historic Preservation zoning overlay qualifying it for the Funk Grant. Ms. Simpson explained the petitioner plans to repair the brick foundation beginning with the north side of the house and tuck-point and replace. She noted that staff reviewed the Secretary of the Interior’s Standards for Rehabilitation and explained staff is recommending the work match the existing foundation and mortar in similar size and style.

Nancy Sultan, 4 White Pl, the property owner and petitioner, clarified that because the original foundation is painted green, the final product may not be green. She explained the bricks have no mortar and there are many missing bricks. Chairman Williams asked if the petitioner has worked with the mason in the past. Ms. Sultan confirmed she had. She stated she would not want to hire anyone that would do damage to the home.

Mr. Sturgeon clarified the commission's rule of one grant per year. He asked when the petitioner would be able to request a grant for work to the other sides of the foundation. Chairman Williams explained the fiscal year ends in April. Ms. Sultan stated that she intends to return next year and will attempt to complete two sides if feasible. She mentioned the work is very time consuming. Ms. Bailen asked if the amount of work needed was related to the degradation of the bricks. Ms. Sultan confirmed and stated she is more concerned about water entering the basement. She clarified the joints with mortar will need to be removed to about an inch and a half. She stated the mason intends to begin in November and she anticipates the work will take a few weeks.

Mr. Sturgeon made a motion to approve case BHP-29-16; 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. Sturgeon—yes; Ms. Graehling—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Elterich—yes; Chairman Williams—yes.

BHP-30-16 Consideration, review and approval of the application submitted by Nancy Sultan requesting a Funk Grant of \$570.00 to repair tuck-pointing on brick foundation and replace damaged or missing bricks for the property located at 4 White Place, c.1909, foursquare.

Chairman Williams introduced the case and explained this case regarded the grant for the certificate of appropriateness the commission just approved. With no additional questions or discussion, Ms. Cline motioned to approve case BHP-30-16. The motion was seconded by Ms. Bailen. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Ms. Graehling—yes; Mr. Elterich—yes; Chairman Williams—yes.

BHP-31-16 Consideration, review and approval of the application submitted by Karen Schmidt requesting a City of Bloomington Heritage Recognition for Restoration of the property located at 301 E. Grove Street, owners Keith and Diane Thompson.

Chairman Williams introduced the case. He noted that the petitioner and owners were not present. Ms. Bailen stated that the work Mr. Thompson has completed is a gift to the city and expressed that she is in favor of this petition. Chairman Williams and Ms. Graehling agreed. Mr. Sturgeon commented on a tour he had had of the property. There was a brief discussion about the history and restoration of the property and the carriage house.

Ms. Cline motioned to approve case BHP-31-16; 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; Ms. Bailen—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Chairman Williams—yes.

Chairman Williams identified the petitioner for the final case in the audience and announced that the Commission would move up the final case BHP-35-16.

BHP-35-16 Consideration, review and approval of the application submitted by Kyle Glandon requesting a Rust Grant of \$23,997.00 to replace 38 windows at for the property located at 236 E Front St, c.1888, Italianate. Williams Horse Hospital.

Chairman Williams introduced the case. Ms. Simpson provided the staff report and stated staff recommends against the petition submitted because the proposed windows are not compatible with the style of building. She explained staff would be more supportive of the petition if the proposed windows either were or created the appearance of a single hung, arched window more compatible with the Italianate architecture. She stated the building is located in the Downtown Historic District and is a contributing structure built in the Commercial Italianate style. She stated that in agreement with the Secretary of the Interior Standards staff would like to see that the windows match what is currently in place in similar size and style. She noted the existing windows are covered with plexiglass and new windows would be an improvement to the building.

Kyle Glandon, 1407 Maplewood, Normal IL, the petitioner and property owner, explained that he is in the process of remodeling the building. He noted he has not been able to find pictures of the property but is looking to improve the life of the building. He stated he believes the current windows are not the original windows because they do not have the weights and some have insulated panes. There was a brief discussion of improvements made by the previous owner.

Mr. Elterich commented that without the double hung look, the window will look odd. Mr. Glandon, explained the proposed window would have an operable piece for egress but the windows are not following the double hung division of panels. Chairman Williams pointed out the proposed windows are squared off. He asked if this decision was related to costs. Chairman Williams explained arch top storm windows are available. He noted the plexiglass has caused stress fractures around the glass. Chairman Williams commented that the Commission has supported a number of window replacements Downtown. He explained the benefits of original windows and recreating the appearance of original windows.

Mr. Elterich clarified that the Commission is worried about the appearance of the window. The Commission wants it to look like a double hung window and give the appearance of the original. He noted that the current proposal will not give that appearance. Chairman Williams commented on the progress the petitioner is making with the remodeling of the building. He asked if the petitioner was developing the second story as apartments. Mr. Glandon stated they are planning on putting an apartment in the upper levels. He explained that his business is also looking to occupy the adjacent building at 234 E Front and inquired about the existing yellow façade.

Ms. Simpson asked if the petitioner plans to install the proposed windows or if he is considering other designs. Mr. Glandon explained that he is open to adjusting the proportions of the window and would like to return with a new proposal. Chairman Williams explained the Commission will not approve a vinyl window. He asked if the board would consider a fiberglass window. Ms. Cline explained the fiberglass windows can be painted and textured to look like wood. She stated it is a sustainable and durable product and she would not object to the fiberglass windows. She explained the curve top portion of the windows are the most important part of the window in her opinion. Mr. Glandon explained they might be able to accommodate a curve top window but will

have to change the egress operability of some of the windows. He stated he does not believe there is an option to restore what is existing because many windows are lacking frames.

Mr. Elterich motioned to table case BHP-35-16 until the next meeting; seconded by Mr. Sturgeon. The motion was approved by a vote of 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Mr. Sturgeon—yes; Ms. Cline—yes; Ms. Bailen—yes; Ms. Graehling—yes; Chairman Williams—yes.

Mr. Glandon asked the Commission their opinion about the wooden façade at 232 and 234 E Front Street. Chairman Williams explained that façade was added a few decades ago and is not original. Mr. Glandon explained he intended to take down the façade. He believes it was added to accommodate a vestibule. Ms. Cline suggested researching on www.newspapers.com to see if it were possible to find a picture that might show what is underneath. Mr. Glandon believes the building was constructed in 1927 and he anticipates a commonplace brick façade. Chairman Williams explained the Rust Grant can be used for multiple types of improvements downtown as long as the project follows the national park guidelines. Chairman Williams provided a brief history of the establishment of the Rust Grant.

BHP-32-16 Consideration, review and approval of the application submitted by Karen Schmidt requesting a City of Bloomington Heritage Recognition for Restoration of the property located at 1104 N Roosevelt Ave, owners Greg Shaw and Mollie Ward.

Chairman Williams introduced case BHP-32-16 and stated that the petitioner and owners were not present. Chairman Williams commented that the owners of 1104 N. Roosevelt have talked with the Commission several times in the past. He stated they have done a nice job restoring the house and he has enjoyed working with them. Mr. Elterich mentioned that Mr. Shaw is very enthused to be recognized for the work he has done. He noted that Mr. Shaw and his wife have done an excellent job restoring the house adding the porch and removing a non-historic addition. He commented about their attention to detail and use of original materials. Mr. Elterich noted that these owners have been working on this home for over fifteen years.

Mr. Elterich motioned to approve case BHP-32-16; 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. Cline—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Chairman Williams—yes.

BHP-33-16 Consideration, review and approval of the application submitted by Karen Schmidt requesting a City of Bloomington Heritage Recognition for Restoration of the property located at 901 W. MacArthur Ave, owners Matthew and Rebecca Spears.

Chairman Williams introduced case BHP-33-16. He commented that neither the petitioner nor owner are present. Chairman Williams described the photos submitted with the application. Ms. Cline commented that this property has recently received S-4 designation. She mentioned that during the rezoning process, she was contacted by the former owner who had begun most of the research and restoration on the home. Ms. Cline explained that when Mr. and Ms. Spears moved into the home, they began replacing the roof and learned the entire substructure was in disrepair and the owners had to restore the home's rafters. She explained this project has been a multigenerational undertaking.

Ms. Cline motioned to approve case BHP-33-16; seconded by Ms. Bailen. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Ms. Graehling—yes; Mr. Elterich—yes; Chairman Williams—yes.

BHP-34-16 Consideration, review and approval of the application submitted by Karen Schmidt requesting a City of Bloomington Heritage Recognition for Adaptive Reuse of the property located at 312 N Main Street, owners Gaye Beck.

Chairman Williams introduced the case and explained that the petitioner and owners were not at the meeting. Chairman Williams stated that the recipient recently experienced a personal emergency and expressed his condolences. He commented that he toured the building during the Tour de Metro downtown loft tour and stated that he thought the final product was very nice. Ms. Bailen asked if Ms. Beck received grant money for the façade. Chairman Williams confirmed the Commission awarded Rust funds for windows and tuck-pointing on the south side of her building and windows on the front of Beck’s Flowers. Mr. Elterich commented on the neglect of the property shown in the before photos and he stated this was a great example of adaptive reuse.

Mr. Elterich motioned to approve case BHP-34-16; 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. Cline—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Chairman Williams—yes.

Ms. Cline and Ms. Graehling thanked Ms. Karen Schmidt for nominating these properties. Mr. Elterich commented that these projects deserve a pat on the back. Ms. Graehling asked about recognizing these properties in the Pantagraph. Ms. Simpson explained she would work with Nora Dukowitz, the city’s Communication’s Director to send out a press release. The Commission discussed recognition as a way of promoting the historic preservation program.

OLD BUSINESS: Ms. Cline mentioned the Town of Normal was expected to demolish the home of the first black family in Normal. She explained that she researched the home and found the records were not accurate. She stated that she shared a history book with the Town of Normal that explained the history of the African American families in Normal and this property was not identified as the first home.

Chairman Williams provided an update for the project on the corner of Allen and Market Street. He mentioned he has been contacted by the property owner and the project has been stalled for a short period. He stated he will not be able to help but has pointed the property owner in the direction of Dawn Peters who is a realtor and historic property owner.

NEW BUSINESS: None

ADJOURNMENT: Ms. Graehling made a motion to adjourn; Mr. Sturgeon seconded the motion, which passed unanimously by voice vote. The meeting was adjourned at 6:16 pm.

Respectfully submitted,

Katie Simpson, City Planner