

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, OCTOBER 19, 2017 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Ms. Lea Cline,
Mr. John Elterich,

MEMBERS ABSENT: Ms. Ann Bailen, Mr. Levi Sturgeon

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Izzy Rivera, Assistant City
Planner; Taylor Long, Town of Normal Associate Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:10 P. M.

ROLL CALL: Ms. Simpson called the roll. Three members were present and
quorum was established.

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes of the September 21, 2017 meeting.
Chairperson Graehling corrected scrivener's errors on page 2. Mr. Elterich corrected an error on
page 2 as well. Chairperson Graehling corrected an error on page 6 that should state "new
commission member" not "chairperson". Ms. Cline motioned to approve the minutes as
corrected. Mr. Elterich seconded the motion, which was **approved** 3-0 with the following votes
cast in favor on roll call: Ms. Cline – yes; Mr. Elterich – yes; Chairperson Graehling – yes.

REGULAR AGENDA:

**BHP-22-17 Consideration, review, and approval of a Certificate of Appropriateness
submitted by Timothy Maurer for removing existing east rear porch and replacing it with
new porch at 319 E Chestnut St.**

**BHP-23-17 Consideration, review and approval of a Funk Grant for \$5,000.00 submitted
by Timothy Maurer for removing existing east rear porch and replacing it with new porch
at 319 E Chestnut St.**

Chairperson Graehling introduced case BHP-22-17. Mr. Timothy Maurer, the petitioner, 317 E.
Chestnut St., stated he was present to speak on behalf of his petition.

Ms. Rivera presented the staff report. She stated the home was built in 1876, and is the Francis
Funk House. The zoning for the property is R-2, Mixed Residential District, with an S-4
Historical District overlay. This makes the property eligible for the Funk Grant.

Ms. Rivera stated the property is located in the Franklin Square Historic District. She explained the petitioner is requesting a Certificate of Appropriateness and a Funk Grant in the amount of \$5000.00 in order to remove the existing rear porch and replace with a new porch. She stated the petitioner will build the new porch characteristically similar to a rendering by Architect Arthur Pillsbury.

Ms. Rivera stated after a site visit, it was clear the porch was in bad condition, and the petitioner does not wish to spot repair and instead would like to build a new porch. She explained the materials that will be used in the project are found in a list attached in the packet, and include treated lumber. She explained that the Funk Grant, if awarded, should go toward eligible items. The Funk Grant cannot go toward sweat labor and the budget list did not specify.

Ms. Rivera stated any addition made to the property, should be compatible with the principle structure, as per Architecture Review Guidelines. She stated BHP-22-17 complies with the standards and therefore staff is recommending in favor of the Certificate of Appropriateness.

Mr. Maurer explained the porch that he would like to remove is deteriorating. He stated he is unsure of what year the porch was built. He has done repairs in the past to keep the porch from falling in, however the porch is uncovered and exposed to the elements.

Mr. Maurer stated that while he could do more repairs, he would like to demo the porch and construct a new one with the drawing and rendering of the original conversion to a duplex from the Funk Family Home in 1876.

Chairperson Graehling asked if there was any evidence of anything similar being constructed, to that of the rendering presented. Mr. Maurer stated he thought the porch had those elements but at some point was removed. He stated the drawings refer to the porch as old or existing. He stated some original pieces of the porch may have been relocated from the back of the Funk House, however, are no longer there.

Mr. Maurer stated there may have been remodeling on the house possibly during the 1950's. Storm windows and siding were also installed along with porches.

Ms. Cline asked about replacing the posts as stated in the budget, and if columns or posts would be installed. Mr. Maurer stated he was shopping at Old House Society salvage looking for some things, as he would like to put in columns. He stated his last alternative would be to get cedar timbers and do scoring, and create his own columns. He stated he has columns in the front porch which are original from 1914. Ms. Cline stated the columns are Tuscan Doric columns.

Mr. Maurer stated he found 4 columns at the Old House Society salvage. He is unsure if he will be able to work out a deal, however, the columns are Douglas fir. Ms. Simpson asked if these were included in the budget or if the budget would have to be amended. Mr. Maurer stated he would amend the budget if necessary. The budget he proposed only has lumber prices. He would need to price new columns or the labor it would take to replace the old columns. He stated he would keep the department updated on the matter.

Ms. Simpson asked what the timeline was for the project. Mr. Maurer stated he would like to construct one porch this year and the second porch next year, requesting a grant for the second porch as well. Mr. Elterich asked who would be doing the work. Mr. Maurer stated there are a series of contractors. Capodice Excavation will do the demolition. A couple of masons will be helping him do the foundation.

Mr. Maurer stated the platform is shown in the drawing as possible square brick, therefore he will do some compatible brick columns. He stated those are done by filling a hole with concrete, laying a concrete block on top of that, then face it with brick.

Mr. Maurer stated he would get numbers from another carpenter and from Mr. Brad Williams for the framing portion. For roofing he will use someone he is familiar with, Dale McCumsey, in order to match the three tab asphalt shingles that are on the building which were done about 15 years ago.

Ms. Cline stated the cost of the project will exceed \$10,000.00, however asphalt shingles would not be covered under the Funk Grant. Mr. Maurer asked if the Secretary of the Interior Standards are available through the City of Bloomington website. Ms. Simpson stated they should be as well as the Architectural Review Guidelines. Ms. Cline stated the preclusion of the asphalt shingles is in the Funk Grant instructions, specifically. Ms. Simpson stated those guideline are outlined in the instructions of the Funk Grant, available online.

Mr. Elterich motioned to approve case BHP-22-17, a Certificate of Appropriateness for removal of rear porch and construction of new porch. Ms. Cline seconded the motion, which was approved 3-0 with the following votes cast in favor on roll call: Mr. Elterich – yes; Ms. Cline – yes; Chairperson Graehling – yes.

BHP-23-17 Consideration, review and approval of a Funk Grant for \$5,000.00 submitted by Timothy Maurer for removing existing east rear porch and replacing it with new porch at 319 E Chestnut St.

Chairperson Graehling introduced case BHP-23-17.

Mr. Elterich motioned to approve case BHP-23-17, up to \$5000.00 depending on Mr. Maurer's expenses and it will not cover the asphalt shingles. Ms. Cline seconded the motion, which was approved 3-0 with the following votes cast in favor on roll call: Mr. Elterich –yes; Ms. Cline – yes; Chairperson Graehling –yes.

Ms. Simpson stated the certificate and a letter detailing the Funk Grant would be mailed out to Mr. Maurer.

BHP-24-17 Consideration, review and approval of a request submitted by Janina King for the addition of a shed in the south west corner, remove brick, and add a deck at 901 E Jefferson St.

Chairperson Graehling introduced the case. Ms. Simpson explained the petitioner, Ms. King, was not present and the commission could make a decision to table the case and wait for the

petitioner to be present and answer questions. The staff report would be given when the case is heard.

Mr. Elterich asked if this property backs into the constitution trail. Ms. Simpson stated that it did. Mr. Elterich asked if the shed would be visible from the trail. Ms. Simpson stated there was a thick buffer of brush that made the shed not as visible. Mr. Elterich stated he would like to ask the petitioner questions. Ms. Cline stated she has questions for the petitioner about the deck, and the pulling of brick. Chairperson Graehling stated she had questions as well.

Ms. Cline motioned to table case BHP-24-17, and wait for the petitioner to be present in order to ask questions. Mr. Elterich seconded the motion, which was approved 3-0 with the following votes cast in favor on roll call: Ms. Cline –yes; Mr. Elterich – yes; Chairperson Graehling – yes.

Ms. Simpson stated the case will be tabled for the November meeting and staff will reach out to the petitioner and update them as well as ask them to attend the next meeting.

OLD BUSINESS:

Review Sample Survey Card from CLG RR Properties Grant

Chairperson Graehling introduced the item. Ms. Simpson stated the consultant for the project put together a sample survey card. Ms. Simpson suggested getting feedback from the commission before moving forward. The survey card would be filled out by the consultant after each visit to the properties. Ms. Simpson asked the commission for feedback on content and style.

Ms. Simpson stated the intent of the survey is to gather information and make note of any property that qualifies or could qualify for the national register, individually or as a district, or a local register. The survey will help in documenting context and significant design elements.

Ms. Cline asked for the “historical information/notes” section of the survey to be expanded upon. She would like to make sure that the current state of the building is documented, and whether the building is in use, inhabited and its condition. Mr. Elterich agreed, they would like to be given an assessment of the condition.

Ms. Cline asked if the information should be added to the “historical information/notes” category. Mr. Elterich suggested that there be a separate category of the current state of the property and evidence of occupancy.

Ms. Simpson suggested adding the owner, if known, to the survey card.

Ms. Cline explained that adding all the other information would assist in data finding, and for the City of Bloomington to be able to pull data about occupancy.

Mr. Elterich asked if owner information was collected when the properties were identified. Ms. Simpson stated in the affirmative. Ms. Simpson stated Ms. Rivera would be working on a GIS

map, which lays out the properties and its information, and eventually put the map online for anyone to obtain background information on the historical property.

Chairperson Graehling stated cultural historical information could be noted. Notes could be made if any notable community figures were associated with the property. Mr. Elterich suggested any significant event associated with the properties should be mentioned as well.

Ms. Cline suggested that information should be placed under the “historical information/notes” portion of the survey card. Mr. Elterich stated being more specific about what is expected.

Ms. Simpson explained that in the local designation criteria, these elements of cultural historical context is a requirement.

Ms. Cline suggested having a category that outlines if the property has received any awards, or if the owners have attempted to apply for the National Historic Register. Ms. Simpson stated she would mention these suggestions, however most of these properties have not been restored, and will not have any recognitions yet.

Ms. Simpson stated the City of Bloomington is currently updating the zoning code. There could be a specific zoning district for the warehouse area, for arts and entertainment. In order to keep the warehouse style, another goal of the survey is to note design guidelines. Things such as common features, massing, and window ratios can be noted in order to create the new zoning guideline for new construction.

Mr. Elterich stated adding current zoning classification to the survey card. Having that information could become relevant in the future, especially if someone would like to convert properties. Depending on what zoning classification the property is in, the building may be saved.

Ms. Simpson explained the manufacturing district is being evaluated as well. There are some properties along the trail, which used to be railroad, that were manufacturing buildings. These properties are zoned manufacturing, and the new zoning code would allow multi-family residential use with a special use permit. Someone could have the option to convert these buildings. The case would however, have to go through a public hearing. The new zoning code for the manufacturing has not been approved yet.

NEW BUSINESS:

Chairperson Graehling opened the floor for any new business.

Mr. Elterich asked if there would be two new commission members soon.

Ms. Simpson stated applications have been received from an architect and another qualified person who is interested. She stated that herself, the Director of Community Development, and Assistant City Planner have recommended in favor of these candidates to the Mayor. Staff is waiting for the Mayor to appoint someone.

Chairperson Graehling stated the importance of getting someone appointed as soon as possible.

Mr. Elterich asked if these are appointments done by the Mayor and confirmed by City Council. He asked if the Mayor has appointed anyone. Ms. Simpson stated staff was unaware of any appointments, and no appointments were listed on the agenda for the upcoming City Council meeting.

Ms. Cline suggested asking the Mayor about the status of the appointments. Mr. Elterich agreed suggesting Chairperson Graehling call the Mayor's office regarding the progress of the Historic Preservation Commission appointments.

Ms. Cline asked staff if the church on the corner of W MacArthur and S Allen was designated. Ms. Simpson stated that it was not. Ms. Cline explained she the church has been doing work with masons repairing the stonework and brick work. Ms. Simpson stated even if the church did not have a historical designation it could still be nominated for a Heritage Award, it is not eligible however, for any grant money.

Ms. Simpson stated that anyone could make nominations and the deadline is October 30, 2017, and nomination forms would be emailed to commission members.

Chairperson Graehling stated there will be a discussion regarding the Brick Streets Plan at the upcoming City Council Meeting. The Brick Street Plan would not be part of the City Council agenda. The plan will be discussed at a work session that has been scheduled before the City Council meeting. She encourages anyone who can attend the work session, do so, to stand in solidarity and demonstrate the importance of the Brick Street Plan. Chairperson Graehling suggested reaching out to friends and community members.

Ms. Cline suggested reaching out on Facebook neighborhood groups. Ms. Simpson stated Planning Commission gave the Brick Street Plan a positive recommendation, 8-0 vote recommending City Council support it as well. She stated the recommendation was not made regarding funds or where the funding would come from. Mr. Elterich stated there needs to be a demonstration of support in order to show how much interest there is in the Brick Street Plan.

ADJOURNMENT:

Mr. Elterich motioned to adjourn; seconded by Ms. Cline. The meeting adjourned at 5:48 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner