

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

**MEMBERS PRESENT:** Mr. Carson Durham, Mrs. Sherry Graehling, Mr. Dan Greene, Mr. John Elterich, Mr. Jeff Kennedy, Mr. Julian Westerhout, Mr. Brad Williams

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Mark Woolard, City Planner

**CALL TO ORDER:** Chairman Durham called the meeting to order at 5:03 P.M.

**ROLL CALL:** Mr. Woolard called the roll.

**PUBLIC COMMENT:** None.

**MINUTES:** The commissioners reviewed the minutes from the October 17, 2013 meeting. Mr. Elterich moved to approve the minutes as submitted. Mr. Kennedy seconded the motion, which passed by a vote of 7-0.

**REGULAR AGENDA:**

**Case BHP-20-13. Review of application submitted by Kimberly Jackson requesting a Certificate of Appropriateness for siding work for the William Meyers House, Queen Anne Style, c. 1895, located at 406 E. Walnut Street in the Franklin Square National Register Historic District.**

Chairman Durham introduced the case and no one was present to discuss the project. Mr. Woolard stated that staff has not received the needed revised estimate from Ms. Jackson. Ms. Graehling moved to hold over this case until the next regular meeting. Mr. Williams seconded the motion, which passed by a vote of 7-0.

**Case BHP-22-13. Review of the application submitted by Heritage Plaza Condominium Association requesting an up to \$14,512.72 Harriet Fuller Rust Facade Grant consisting of window and door replacement for the Heritage Plaza Building, 1901 Arthur A Pillsbury Architect, located at 115 W. Jefferson Street, in the Downtown Bloomington National Register District.**

Chairman Durham introduced the case and invited anyone to speak. Ms. Sally Boyce for Heritage Enterprises, stated there were four windows on the fourth floor that needed replaced. They were 25 years old and the seals had broken, etc. They were originally manufactured by hand by Marvin Windows. The replacements were manufactured by hand by Marvin Windows as well. Chairman Durham clarified that the half round windows are on the fourth floor with clad on the outside and wood on the inside. They look the same as before.

Mr. Woolard stated that the work is already completed. The Rust grant criterion lists several

ineligible improvements with one of the items as improvements completed or in progress prior to application for the grant. Technically, the application was submitted prior to the completed improvements. The repairs are complete prior to this evening. The Commission discussed the eligibility of the project based on the grant language. If the work is completed prior to application, it is much harder to affect the changes.

Chairman Durham gave a history of this building. Originally this was the location of the Roland's Department Store. When Heritage took it over, this building needed much work and they restored it to its glory. They have a history of doing the right thing for the building and in the past grants were awarded for pieces and parts. Mr. Williams stated that there are five contiguous buildings and commended Heritage for the care of their building. Ms. Boyce stated that all of the five contiguous buildings originally had Marvin Windows. Chairman Durham thought that a local architect, Paul Young, helped with the restoration. Mr. Williams inquired when the work was completed. Ms. Boyce stated earlier this month.

Mr. Kennedy asked when the application was submitted. Ms. Graehling saw the application stamped on October 24. Mr. Woolard asked when the work was started and Ms. Boyce stated October 28. Chairman Durham stated that the application was into the city prior to the October 28 start date. Mr. Woolard read the Harriett Fuller Rust Façade Program Guidelines and Application on page 3, Section: Ineligible Improvements. Chairman Durham clarified the Staff recommendation is to deny this project due to the work was in progress and/or completed. Mr. Woolard also pointed out the entire grant language that would apply such as there isn't much opportunity for the application of other grant criteria when the work is already done. For example, there would not be an opportunity to get this commissions input on repairs if there are potential issues. Then the remedy is limited to the applicant's ability to bring into grant compliance. Much discussion ensued over this topic.

Mr. Elterich stated that in this case, this board would not have recommended anything different as the windows were replaced like for like. Mr. Williams stated these windows meet the architectural standards set. Mr. Kennedy stated that since the end result is what this commission would have approved even if the work was not completed, he would disagree with staff stating he would approve this grant. This case approved especially when comparing this project with the awning projects. Mr. Williams agreed with Mr. Elterich regarding the language allowing for this grant.

Mr. Kennedy moved to approve Case BHP-22-13. The motion was seconded by Mr. Elterich, which passed by a vote of 7-0.

Ms. Boyce inquired about other features of the building and possible replacement options. Discussion ensued regarding door replacement while acknowledging the architectural integrity for the building.

#### **OLD BUSINESS:**

A discussion of improvements for the George Hanna House, Queen Anne style, 605 E. Front Street, began. Mr. Woolard explained the context to which this project is presented. Mr. Woolard stated the project was approved earlier this year and is now complete. Mr. Woolard

stated the owner wants a grant for the completed work. If the Funk grant is going to be considered for roof approval, then we want a historic roof. Historic material like tile or slate could be considered also a material that is historic looking. Mr. Kennedy recited the grant language to say 'specifically exclude an asphalt shingle.' Mr. Woolard pointed out the value in discussing other possible improvements to the house such as a porch or tuck-pointing.

Chase Cavalera, 605 E. Front, stated he thought he had followed the proper procedures for approval of the asphalt roof. Mr. Cavalera explained the repairs to the home that came about as a result of the roof repairs. Mr. Cavalera stated the he purchased the building in June and had been in front of this commission many times this year. Chairman Durham stated the commission needs to find out what the approved certificate of appropriateness says and if there is a grant application on file. Much discussion occurred regarding the merit of the proven repairs. Ms. Graehling and Mr. Williams stated that they have observed the roof repairs as a passer-by and it looks to be first class workmanship.

Chairman Durham summed up the needed direction as determining if we do or do not have a grant application and the list of items on the Certificate of Appropriateness. This needs to be an agenda item so that we can take a formal vote. Mr. Kennedy requested the minutes from each meeting that discussed this case.

Ms. Haas Riley, Mr. Cavalera's realtor, stated that Mr. Cavalera did the grant on his own and asked for this case to be looked at on its own. Mr. Cavalera intention was good and he thought that he did the right paperwork and it would be too bad if he missed a step due to wrong information or his own mistake. I hope that there is always room for an exception to each rule. The problem is that if one exception is made here; that someone else will ask the same exception; however very few people are going to take on that project. You have seen the building and the difference in now compared to six months ago. Chairman Durham restated that this case will be on the next meeting. To keep the process going, we will get the information, have a discussion and make a decision will be based on the facts. Chairman Durham invited them to return to that meeting to make their case as well.

## **NEW BUSINESS:**

### **Report of Historic Preservation Activities: None**

**Any Other New Business that May Arise:** Mr. Woolard mentioned that a garage within Roosevelt historic district was damaged by a tree. The owner is asking about guidelines on rebuilding. Mr. Woolard provided the appropriate S4 language however, he asked the commission for their input on the rebuilding of garages within the S4 standards. Mr. Kennedy mentioned Dave and Joan Wochner had a new garage built in the range of the \$50,000 because they were required to keep the same architectural style as the house. The owners of the blacksmiths house on Chestnut, built a garage within the last ten years, and were also required to build it in the same architectural style as the original home. The Wochner home was a replacement of a garage due to storm damage. The blacksmiths house garage was a brand new garage. Mr. Kennedy stated that there is a neighborhood that has a garage that is not historically accurate. He voiced his concern that requires garages to match the home's original architecture

and material; then it seems that you would ask for a very heavy economic burden and people will not see that money out of the property. Much discussion ensued about the importance of the exterior. Mr. Williams stated that vinyl is cheap and a huge portion of the market. Another option may be the fiber cement which is expensive; however, it is a very good product. Chairman Durham stated we would like to replace like for like with a few exceptions. Ultimately, this commission wants to give enough direction in order for the homeowner to present a project that can be approved verses one that has to go back and forth.

Mr. Westerhout offered to place grant availability information onto the Old House Society facebook page if appropriate.

Mr. Elterich made a motion to adjourn. Mr. Williams seconded the motion which passed unanimously. The meeting was adjourned at 6:01 p.m.

Respectfully submitted,

Mark Woolard  
City Planner

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