



**AGENDA**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING**  
**GOVERNMENT CENTER CHAMBERS, 4<sup>TH</sup> FLOOR, ROOM #400**  
**115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701**  
**Thursday, December 16, 2021, 5:00 P.M.**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

*Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at [cityblm.org/publiccomment](http://cityblm.org/publiccomment) at least 5 minutes before the start of the meeting.*

**4. MINUTES** Review and approval of the minutes of the August 18<sup>th</sup>, October 21<sup>st</sup>, and November 18<sup>th</sup>, 2021 regular Historic Preservation Commission meeting.

**5. REGULAR AGENDA**

**A. BHP-27-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Certificate of Appropriateness for repairs to the box gutters, downspouts, and windows on the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).  
*Continued from 10/21/2021 and 11/17/2021 meeting.*

**B. BHP-28-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Funk Grant in the amount of \$5,000.00 repairs to box gutters, downspouts, and windows on the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).  
*Continued from 10/21/2021 and 11/17/2021 meeting.*

**C.** Discussion regarding Demolition Notice of 702 E Emerson Street, White Place Steam Plant

**6. OLD BUSINESS**

**A.** Updates Regarding Future Commission Work Plan, Formation of Committee and Draft Work Plans

**7. NEW BUSINESS**

**8. ADJOURNMENT**



**DRAFT**  
**MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
THURSDAY, AUGUST 19, 2021 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Government Center Chambers on the 4<sup>th</sup> floor, Room #400 at 5:06 p.m., Thursday, August 19, 2021. The meeting was called to order by Chairperson Scharnett.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mr. Paul Scharnett	Chair	Present
Mr. Bobby Castillo	Commissioner	Absent
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Economic & Community Development Assistant Director	Present

**PUBLIC COMMENT**

Tim Mauer (Franklin Park Foundation) - Highlighted the historic preservation plan for Franklin Square. Mr. Mauer wants the Commission to put the plan on the agenda for the next meeting for public comment. Ultimately, he hopes the Commission will elevate the plan to an agenda item and the plan will be adopted as the official preservation plan for Franklin Square.

**MINUTES**

The Commission reviewed the minutes of the July 15, 2021 regular Historic Preservation Meeting. A motion was made to accept the minutes as presented. Motion to approve by Ms. Graehling. Seconded by Ms. Chissell. Voice Vote - All were in favor.

**DRAFT**  
**MEETING MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS  
THURSDAY, AUGUST 19, 2021**

## REGULAR AGENDA

- A. BHP-23-21** Consideration, review and action on a petition submitted by Tim Tilton for a Rust Grant in the amount of \$10,125.00 for power wash & recoat of foam roof, for the property located at 200 W. Monroe Street, Fox & Hound Hair Studio, (PIN:21-04-192-008), (Ward 6).

Joe Hennerfiend, interim City Planner, presented the staff report on the case. The petitioner is seeking to maintain an existing foam roof which requires it be power washed and then recoated to provide longevity. Standards for a Rust Grant were discussed, and staff felt all the standards were met. Secretary of State standards were reviewed, and staff feels these standards were met. Staff is recommending that the application meets the eligibility requirements to award a Rust Grant and meets the finding of facts for the Secretary of State's standards for rehabilitation. Staff recommended the Commission take the following actions, motion to establish finding of fact and motion to approve the petition for the Rust Grant in the amount of \$10,125.00, for the property located at 200 W. Monroe Street.

Tim Tilton, the petitioner, provided the Commission some history on the ownership of the property. The petitioner described the uses occurring at the property. The petitioner has owned the property for the last 20 plus years.

Chairperson Scharnett had two questions for Mr. Tilton. The Chairperson wanted to know the duration of the longevity of the recoating of the roof. Mr. Tilton stated it is recommended this recoating occur every 10 years and the material being used has outperformed other materials in terms of its longevity and durability. The Chairperson asked if sound tests have been done. Mr. Tilton was unaware and stated there is no proposal to do that type of testing on the roof. The Chairperson encouraged him to have this testing done.

Mr. Koos asked is there is a way for the Commission to ensure prevailing wages are paid. Chairperson Scharnett stated there is, as receipts are required to be provided for reimbursement.

Chairperson Scharnett indicated there is a precedent for funding foam roofs. His only concern is with the longevity of the product. Ms. Graehling indicated the petitioner mentioned this product being vastly superior to the previous rubber roof that was on the building. There was no further discussion.

Ms. Chissell motioned to accept the findings of fact as presented by staff and approve the petition for a Rust Grant. Mr. Koos seconded. Roll call vote: Ms. Chissell - Yes, Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion carried (5-0-0).

- B. BHP-24-21** Consideration, review and action on a petition submitted by Terri Clemens & Chris Eisele for a Certificate of Appropriateness for repairs to the side porch, second floor balcony and gables for the property located at 606 E. Grove Street (PIN:21-04-435-009), East Grove Street Historic District, late Victorian style, Charles Stevenson House, c. 1903, (Ward 1).

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

**THURSDAY, AUGUST 19, 2021**

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Joe Hennerfiend, interim City Planner, presented the staff report on the case. There are three distinct areas where work is being done to the home. The intent is to repair and reuse first and replace as a last resort. The work meets the intent of the Secretary of Interior standards to reuse materials. Mr. Hennerfiend then went into detail on the proposed work to be done. Staff indicated all standards for a certificate of appropriateness were met. Staff finds the application meets the requirements for a COA and staff recommends the Commission make the following motions, establish finding of fact, and approve the certificate of appropriateness for 606 E. Grove St.

Brad Williams spoke on behalf of the petitioner. Mr. Williams is the contractor for the proposed work. Mr. Williams went into detail on the proposed work to be done to the home. Mr. Williams emphasized how he encourages clients to not replace items as the original materials tend to hold up better than the newer materials.

Chairperson Scharnett asked about repairs to the columns. Mr. Williams stated they intend to reuse the existing columns. The new columns will be built around the existing columns.

Mr. Koos motioned to accept the findings of fact as presented by staff and approve the Certificate of Appropriateness. Ms. Peters seconded. Roll call vote Ms. Chissell - Yes, Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion carried (5-0-0).

- C. **BHP-25-21** Consideration, review and action on a petition submitted by Terri Clemens & Chris Eisele for a Funk Grant in the amount of \$3,075.00 for repairs to the side porch, second floor balcony and gables for the property located at 606 E. Grove Street (PIN:21-04-435-009), East Grove Street Historic District, late Victorian style, Charles Stevenson House, c. 1903, (Ward 1).

Joe Hennerfiend, interim City Planner, presented the staff report on the case. This is the corresponding Funk Grant to the COA that was just approved. The bid provided by Mr. Williams was \$6,150 so the request is \$3,075. Mr. Hennerfiend went over the standards for a Funk Grant. Mr. Hennerfiend indicated the petition meets all the applicable standards for a Funk Grant. Staff finds the application meets the eligibility requirements. Staff recommended the Commission take the following actions, motion to establish finding of fact and motion to approve the petition for the Funk Grant in the amount of \$3,075.00, for the property located at 606 E Grove St.

Mr. Williams spoke on behalf of the petitioner. He is the contractor for the proposed work. Mr. Williams emphasized the bid he provided was from December of 2019 and that it has been a long process to get where they are today with the project. Mr. Williams stated he will get to the project likely next Spring. Chairperson Scharnett asked if the costs are still in alignment with what is actually going to be. Mr. Williams stated they are.

Mr. Koos motioned to accept the findings of fact as presented by staff and approve the petition for a Funk Grant. Ms. Chissell seconded. Roll call vote Ms. Chissell - Yes, Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion carried (5-0-0).

## **OLD BUSINESS**

The Lakota Group presented on the background of the development of and the content of the Historic Preservation Plan.

Mr. Scharnett asked for clarification on the next steps for the Plan. Ms. Smith stated that first, the Plan needs to be approved by the Commission and then by City Council. From there, the Commission can begin creating a work plan. Ms. Peters asked for clarification on who is in charge of implementing the Plan. Mr. Scharnett stated that it's a big plan and multiple partners will be included. Ms. Smith stated that the Plan can be an ongoing item on the agenda so the City and the Commission can continue to discuss their efforts on the Plan with each other. Mr. Koos suggested individual Commission members discussing the Plan with Council members.

Mr. Williams suggested the Historic Preservation Plan include the Franklin Square Plan. He also reiterated the importance of having someone to lead efforts to encourage work on the Plan to get implemented. The Lakota Group stated that it is up to the Commission whether to include the Franklin Square Plan, but that it was excluded because it was not a municipally adopted plan. The Commissioners discussed the Franklin Square Plan. Mr. Boyle suggested that since the full Commission has not reviewed the Franklin Square Plan, that it is not added to the Historic Preservation Plan. He added that just because the Franklin Square Plan is not mentioned, does not mean the Commission can not address it in the future. The Commission decided to postpone a decision on adding the Franklin Square Plan.

Mr. Koos motioned to adopt the Historic Preservation Plan with the condition that minor edits can be made with the approval of the Historic Preservation Commission Chair. Ms. Chissell seconded. Roll call vote: Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Vice Chair Koos – Yes, Chairperson Scharnett – Yes. The motion carried (5-0-0).

## NEW BUSINESS

Ms. Graehling suggested that the Franklin Square Plan be discussed at a future meeting. Mr. Scharnett assented and added a suggestion to discuss the Brick Streets Plan and the Historic Preservation Plan at a future meeting as well.

## ADJOURNMENT

Ms. Graehling motioned to adjourn. Ms. Chissell seconded. Voice Vote - All were in favor. The meeting was adjourned at 7:15 PM."

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**DRAFT**  
**MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
THURSDAY, OCTOBER 21, 2021 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Government Center Chambers on the 4<sup>th</sup> floor, Room #400 at 5:06 p.m., Thursday, October 21, 2021. City Planner Glen Wetterow, Assistant Director Kimberly Smith, and Assistant City Attorney George Boyle were present. The meeting was called to order by Chairperson Scharnett.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mr. Paul Scharnett	Chair	Present
Mr. Bobby Castillo	Commissioner	Resigned
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Economic & Community Development Assistant Director	Present
Mr. Glen Wetterow	City Planner	Present

**PUBLIC COMMENT**

No public comment.

**MINUTES**

The Commission reviewed the minutes of the September 14, 2021 regular Historic Preservation Meeting. There were some suggested edits, but none of substance. A motion was made to accept the minutes as amended. The motion was seconded. All were in favor. The

minutes of the August 19, 2021 regular Historic Preservation Meeting will be included in the next meeting

## REGULAR AGENDA

- A. **BHP-27-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Certificate of Appropriateness for repairs to the gutters, roof, windows, downspouts, and addition of a deck on the rear of the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).

Staff introduced the case.

Stephen Agge, the petitioner, was sworn in. The petitioner reiterated the need for these repairs and explanations for the specific types of repairs chosen. The petitioner also stated that the backyard does not have a fence, but significant foliage currently covers the backyard from view.

Chairperson Scharnett inquired what work has been done on the house to date. Mr. Agge stated that no work has been done on the house to date.

Mr. Scharnett inquired if the petitioner has had any contractors look at the windows in the home. Mr. Agge stated that they had not. Mr. Scharnett inquired whether the wood of the fascia or the wood underneath the fascia is what needs to be replaced. Mr. Agge stated that the wood underneath the fascia is what is deteriorating. Mr. Scharnett inquired about the additional downspouts. Mr. Agge stated that there was a request for additional downspouts that match the current downspouts, potentially in aluminum. Mr. Scharnett inquired about the soffit with the fascia. Mr. Agge stated that it would have to be completely replaced, preferably with wood.

Mr. Koos stated that he did not feel as though he had enough information to make a decision on any of the cases except for the roof. Mr. Koos asked if the petitioner would be amenable to amending the case by separating the roof project from the other projects so that repairs on the roof can move forward while the petitioner collects the additional information for the other projects. Mr. Scharnett agreed with the statements made by Mr. Koos. Mr. Agge asked for some clarification on the window requirements.

Ms. Peters asked if it was possible to replace the roof separately from the gutters. Mr. Scharnett stated that it was possible but depends on how the petitioner wants the repairs done. The petitioner stated that he has two separate companies for the gutters and the roof. Options for the windows were discussed.

Mr. Scharnett disagreed with the findings of fact as presented. Mr. Scharnett stated that he did not believe the standard of "The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed" was met. He stated that removing



the slate roof will do that. He also did not believe the standard of “Deteriorated architectural features shall be repaired rather than replaced, wherever possible” was met. He stated that it appears to be a prohibitive cost involved, making the repair of the roof infeasible, not impossible. He also did not believe the standard of “Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment” was met. He stated that he believed the asphalt shingles would not be appropriate to meet this criterion. Mr. Koos and Ms. Graehling assented.

Mr. Scharnett asked if the Commission would prefer to separate the roof project from the other projects and postpone a decision on the other projects until a later meeting. There was discussion on whether to include the gutters project. The Commission determined that since the petitioner has a separate contractor for the gutters project, it can be postponed with the other projects.

Mr. Koos motioned to accept the findings of fact as modified and confined to the roof and to accept the reroofing with asphalt shingles that mimic the slate style as presented by the petitioner and to issue a Certificate of Appropriateness. Mr. Scharnett clarified that they are motioning to accept fiberglass shingles, not asphalt shingles. Ms. Chissell seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion carried (5-0-0).

- B. **BHP-28-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Funk Grant in the amount of \$5,000.00 repairs to the gutters, roof, windows, downspouts, and addition of a deck on the rear of the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).

Mr. Scharnett asked whether this case should be amended or postponed considering the decision on the previous, related case. Mr. Koos stated that since the roof is the majority of the cost of this grant request, it would be appropriate to proceed as is.

Mr. Scharnett stated that he is unsure whether funding can be provided for a project that is replacing with an inferior building material. Mr. Koos stated that it was his understanding that the Commission has in the past funded replacement projects of a similar nature. Mr. Scharnett clarified that he believes those past cases were for roofs that had already removed the slate roofing. There was discussion about whether the requirement “The project is a repair or replacement using modern materials which mimic historic materials in appearance and increase durability and useful life” is being met. Mr. Scharnett stated that the new material would not increase durability more than the original slate. Ms. Peters stated that it would increase the durability of the house as a whole, however. There was discussion about how to apply the criterion.

Mr. Scharnett reiterated the request for postponing the decision on granting funding for the project. Ms. Peters requested to table the decision to allow time for staff to review past decisions on asphalt roofing. Mr. Koos asked the petitioner if he had a start date for the project yet. The petitioner stated that it would not start for a few months.

Ms. Peters motioned to table the discussion until the next meeting, in which time staff will provide additional information on past decisions on asphalt roofing. Ms. Graehling seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion carried (5-0-0).

## **OLD BUSINESS**

Mr. Scharnett stated that the Historic Preservation Plan was approved by council.

Ms. Graehling reiterated that the minutes for the August 19, 2021 regular Historic Preservation Meeting still need to be completed and approved.

## **NEW BUSINESS**

Mr. Scharnett stated that the first goal is to create subcommittees to focus on each theme of the Plan. He noted that decisions will need to be made on how best to work with the City Staff throughout this work. Mr. Scharnett reminded the Commission that because of the Open Meetings Act, no more than two Commissioners can be on a subcommittee, but Commissioners can work on multiple subcommittees. Mr. Scharnett noted the importance of working with a variety of partners. Mr. Scharnett suggested that each subcommittee would be chaired by a Commissioner and said Commissioner would report back to the Commission on progress each regular meeting. Mr. Koos expressed concern considering the Commission's recent trouble with filling Commission seats. Mr. Scharnett stated that efforts are being made to fill these seats. Clarification for the requirements for these seats were discussed. Mr. Scharnett discussed the need for resources, especially funding. Ms. Chissell asked about the importance of making a detailed work plan before beginning work. Mr. Scharnett discussed the need for human resources as well. Mr. Koos suggested using an online public forum where Commissioners can discuss between meetings without violating the Open Meetings Act. Mr. Scharnett asked staff to research the option with legal. Mr. Scharnett stated the importance of not moving forward on major projects without approval by the rest of the Commission.

Mr. Scharnett asked for volunteers to head each subcommittee. The Theme 5 subcommittee chair will be Ms. Peters. Theme 4 does not have any Opportunities for Year One so that one was passed. The Theme 3 subcommittee chair will be Ms. Graehling. The Theme 2 subcommittee chair will be Ms. Chissell. The Theme 1 subcommittee chair will be Mr. Koos. Mr. Scharnett will act as a secondary for Theme 1 and Theme 2. Ms. Peters will act as secondary for Theme 3. Ms. Chissell will act as a secondary for Theme 5.

Ms. Graehling noted that she will be required to leave her seat at the Commission in the spring and at that point anew subcommittee chair would have to be appointed.

Mr. Scharnett opened up discussion to determine what work should be done by the next meeting. Mr. Koos suggested identifying potential partners and committee members for the next meeting. Ms. Peters suggested also identifying other resources and beginning working on a work plan. Ms. Smith offered to provide help and clarification during this process.

#### **ADJOURNMENT**

Ms. Peters motioned to adjourn, Seconded by Mr. Koos. All were in favor. The meeting was adjourned at 7:10.

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**DRAFT**  
**MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
THURSDAY, NOVEMBER 18, 2021 5:00 P.M.**

The Historical Preservation Commission convened in Regular Session in person with Assistant Director Kimberly Smith and Assistant City Attorney George Boyle present in the Government Center Chambers on the 4<sup>th</sup> floor, Room #400 at 5:04 p.m., Thursday, November 18, 2021.

The meeting was called to order by Chairperson Scharnett.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Mr. Glen Wetterow	City Planner	Absent

**PUBLIC COMMENT**

No public comment.

**MINUTES**

No minutes were available for this meeting. The minutes from the previous meeting will be reviewed and approved at the next regularly scheduled meeting of the Historic Preservation Commission.

## REGULAR AGENDA

- A. **BHP-27-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Certificate of Appropriateness for repairs to the box gutters, downspouts, and windows on the property located at 202 Davis Avenue (PIN: 21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).

*Continued from 10/21/2021 meeting.*

- B. **BHP-28-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Funk Grant in the amount of \$5,000.00 repairs to box gutters, downspouts, and windows on the property located at 202 Davis Avenue (PIN: 21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).

*Continued from 10/21/2021 meeting.*

Mr. Koos motioned that both items be tabled to the December 16<sup>th</sup>, 2021 Historic Preservation Commission meeting. Ms. Chissell seconded. The motion was approved by voice vote.

## OLD BUSINESS

Ms. Peters asked if there was any precedence for how to proceed with a request for a grant for an asphalt roof. Mr. Scharnett stated that they were not necessarily bound to precedents and that they have the flexibility to make these decisions. However, he also stated that some consistency in their decision-making is useful for the public. Chairperson Scharnett stated that he believes that a request to repair a roof that was previously asphalt shingles with more asphalt shingles qualifies more as a maintenance item. Mr. Boyle stated that he did not believe this was appropriate to discuss without the client present. Chairperson Scharnett agreed to move the discussion until a more appropriate time.

Ms. Peters discussed her notes on where the Commission should prioritize their efforts from the Historic Preservation Plan and discussed her progress on developing a subcommittee to focus on Section 5 of the Historic Preservation Plan.

Mr. Koos gave an update on the research toolkit. He stated that the Museum has an intern working on updating the toolkit currently, with most of the additions being focused on increased access and an increased effort to digitize records. Ms. Peters asked where the digitized resources are going to be found and who owns them. Mr. Koos stated that for the work the Museum is going, they are keeping backups on their own servers, but also providing these records to more permanent and widespread locations, like Archive.org and the State of Illinois. Ms. Peters asked for clarification on how the Commission should view work done by outside organizations in terms of the Historic Preservation Plan. Mr. Koos stated that this is

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MEETING MINUTES

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where collaboration between organizations will be important for completing the Plan. Chairperson Scharnett stated that he has had discussion with staff and continued discussion is still needed to determine how the work done with the Historic Preservation Plan will be disseminated and accessible to the community, especially in coordination with the City.

Ms. Graehling discussed her work for the subcommittee working on Theme 3 of the Historic Preservation Plan. Ms. Graehling noted that the Plan also states that Bloomington uses an S-4 Overlay which is uncommon for Illinois, though more common in other states. Ms. Graehling suggests that it might be beneficial to review those ordinances to determine if they need to be updated. Chairperson Scharnett asked Mr. Graehling if she has thought about who she wants to try to collaborate with to accomplish the steps in Theme 3 of the Plan. Ms. Graehling stated that she hopes to collaborate with people who have Historic Preservation and/or policy knowledge. Ms. Graehling stated that she will try to have a subcommittee together by the December 16, 2021 Historic Preservation Meeting.

Chairperson Scharnett discussed his work for the subcommittee working on Theme 2 of the Historic Preservation Plan. Ms. Chissell discussed some of the people she talked with for potential membership. Mr. Scharnett discussed the potential for using a property that the City recently came into ownership (701 W Market St) for a Rehaborama event (Opportunity 2.5 in the Plan). Chairperson Scharnett discussed updating requirements for the Harriett Fuller Rust Grant (Opportunity 2.1), specifically regarding the recurring issue of funding roofing options. Discussed points of consideration for this issue.

Chairperson Scharnett has had meetings with several people to determine how to survey the historical resources in Bloomington. Also stated that there have been having discussions on using GIS for this purpose. Mr. Koos discussed a tool called Ruskin. Mr. Koos and Mr. Scharnett will continue to have conversations with Mr. Wetterow to determine if this is the best tool for this project.

Mr. Scharnett discussed the White Place Steam Heating Plant and stated that some final notices about the demolition request for the property will soon be moving forward. Mr. Koss suggested an open discussion on this topic at the next Historic Preservation Commission meeting.

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MEETING MINUTES

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**THURSDAY, NOVEMBER 18, 2021**

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## **NEW BUSINESS**

No new business items.

## **ADJOURNMENT**

Ms. Peters motioned to adjourn. Mr. Koos seconded. Voice Vote - All were in favor. The meeting was adjourned at 7:22 PM.

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## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission

**FROM:** Economic & Community Development Department

**DATE:** December 16, 2021

**CASE NO:** BHP-27-21, Certificate of Appropriateness

**REQUEST:** Consideration, review, and action on a petition submitted by Stephen W. Agge for a Certificate of Appropriateness for repairs to the gutters, downspouts, and windows for the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).

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The request for a Certificate of Appropriateness was reviewed by the Historic Preservation Commission on October 21, 2021. The roof was approved for a Certificate of Appropriateness at the October meeting. However, the Commission requested additional information related to the remaining items. The petitioner has modified his original request for a Certificate of Appropriateness to only include the following items: fascia, 27-27

The petitioner has provided the following additional information:

1. Revised petitioner statement indicating scope of work.
2. Updated photos.
3. Updated Quotes

Attachments:

- Revised Scope of Work, (A)
- Updated Photos, (B)
- Updated Quotes, (C)



11-7-2021

## 202 Davis Ave

Gutter, downspout, and Window application for appropriateness.

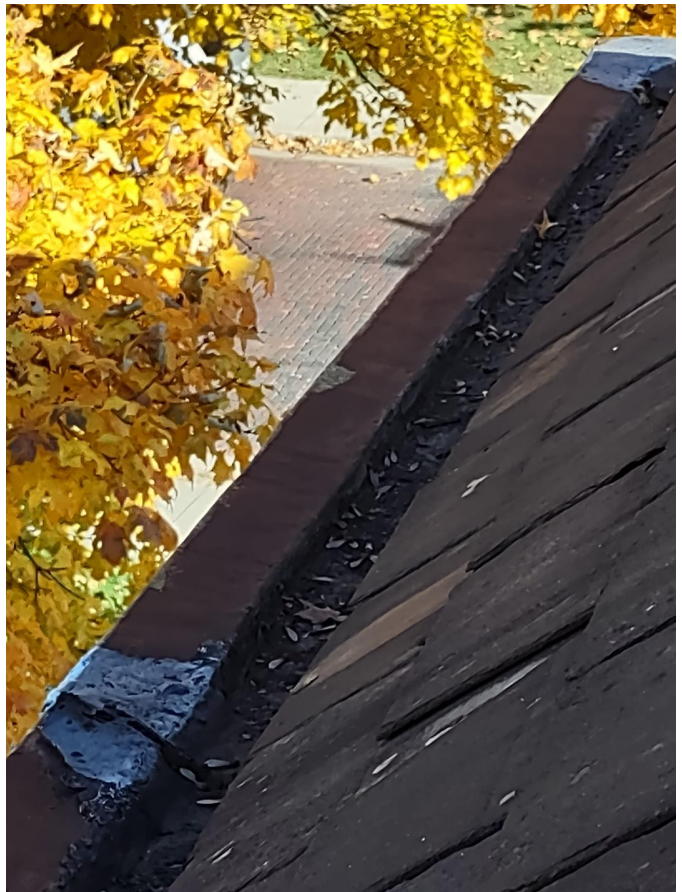
### Current Problems and Approval Needed Solutions

1. Current home box gutters in need of protection from the elements, current aluminum metal sheathing/skirting protecting gutters is wearing out on top, cracks in sheathing have developed; certain areas have been patched with caulk but it is wearing out. Certain areas of gutters on all sides of home have had aluminum fascia torn off by heavy wind and are leaving the wood underneath exposed.
  - A. Owner of home would like to protect box gutters by having the 7 1/2" wide aluminum fascia replaced and reattached to sides of box gutters. Owner will repaint fascia to matching color of home. If there is any front facing wood panels that have rotted away they will be replaced with similar or matching wood panels of the exact same size and shape and covered by fascia.
  - B. Current Top of gutters will be protected by an aluminum metal skirting/sheathing that will be extended from the edge of the roof under the first row of shingles down and wrapped over top of gutters, then connected to the fascia protecting the box gutters from further element exposure. This will be done during new roof installation.

2. Current home has only two downspouts and is in need of four downspouts. Due to the settling of the home over time certain areas of home have settled uneven causing water to settle in the areas that do not have a downspout causing standing water and improper runoff. Due to this; areas of the box gutters require repair and the home has had foundational issues. The two current downspouts have rusted completely through and require replacement.
  - a. Owner of home would like to have 2 additional downspouts installed within the box gutter system on each side of home to improve drainage. Each downspout will be connected to an aluminum tube that is inserted into a drilled out portion of the box gutter; sealed and protected by an aluminum gasket/attachment that is attached to the newly installed aluminum metal skirting/sheathing system.
  - b. Current metal downspouts are cylindrical shaped and will require to be replaced with matching white square/rectangle aluminum shaped downspouts to match home. Each added downspout will duplicate the same direction of drainage as the current two downspouts.

3. Attic windows of home have either broken due to heavy wind or have been removed by former home owners. Currently attic windows have been boarded up to protect inside of home from outside elements. One downstairs living room window was replaced by former home owners with and unapproved vinyl exterior window that has worn out.
  - a. Owner of home is seeking approval to replace attic windows with matching wood windows of the exact same size and shape. Owner has attempted to find these specialty windows at the old house society warehouse, only to be unsuccessful. These specialty wood windows are available to be special ordered through Anderson windows or from the website [woodenwindows.com](http://woodenwindows.com) and will match the current attic windows. The wooden grid pattern on inside of window will be duplicated to match current windows if possible, otherwise a grid pattern very similar will be applied. Wood will be constructed of pine wood, primed and painted white.
  - b. Downstairs Living room Vinyl window will be removed from home and replaced with an antique window from the old house society warehouse that matches the same one that was replaced prior. If not available a specialty matching window of same construction ordered through Anderson windows or [Woodenwindows.com](http://Woodenwindows.com) will be purchased. These windows are constructed with the availability for the rope and weight inserts as well.







# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking  
613 East Grove Street  
Bloomington, IL 61701  
Home ph: 309-828-1506  
Cell: 309-830-1706

Stephen Agge  
swagge@yahoo.com  
ph. 309-262-0078

202 Davis Ave., Bloomington, IL 61701  
**Window repairs**

Date: 11-17-2021

- Re-rope bottom sash on 2<sup>nd</sup> floor on 7 windows.....\$630.00
- Re-rope bottom sash on first floor on 6 windows.....\$540.00
- Replace glass on upper sash on dining room window..... \$135.00
- Replace vinyl window in living room with new or old sash to match existing windows in the rest of the house.....\$1,200.00
- Weatherstrip dining room door..... \$250.00

**Total for labor and materials: \$2,755.00**

This proposal is valid for 365 days.

**Authorized signature:** \_\_\_\_\_

**Acceptance of Proposal:**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

# ESTIMATE



#7 Westport Court, Suite A  
Bloomington, IL 61704

**DATE:** November 3, 2021

**REP:** *Travis Schmidt*

**MOBILE:** (309) 660-0879

**CUSTOMER INFO:**

Stephen Agge  
202 Davis Ave  
Bloomington, IL  
(309) 262-0078  
Swagge@yahoo.com

DESCRIPTION	AMOUNT
<p><b><u>2nd Story House Roof Project</u></b></p> <p>*Remove Slate Tiles Down to the Decking. *Check For Any Rot or Damage</p> <p>*Synthetic Felt To Be Installed with Ice and Water Shield on all Eaves and Valleys</p> <p>*Install GAF SLATELINE Asphalt Shingles including starter and ridge</p> <p>*Box Vents to be Cut and Installed Per Code</p> <p>*Install necessary flashing on roof, including but not limited to drip edge, gutter apron, pipes</p> <p>*Gutter Apron to be installed over existing gutter lining on eaves.</p> <p>*Haul away all debris. *Magnetic rolling of property to pick up loose nails</p> <p>*Lifetime warranty on GAF shingles / Unlimited Wind Warranty</p> <p><b>2nd Story House Roof GAF SLATELINE</b></p> <p><b>Downspout and Fascia Repair</b></p> <p>*Upon Final Payment 10yr Craftmanship Warranty On All Work Done By Aloha Construction</p>	<p><b>\$19,365.00</b></p> <p><b>\$1,150</b></p>
<p>Plywood Replacement \$80 per 4X8 Sheet / \$3.50LF for Replacement of 1X (Not Included)</p>	

**LOOK FORWARD TO WORKING WITH YOU!**





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<p><b>2nd Story House Roof GAF SLATELINE</b></p>	<p><b>\$19,365.00</b></p>
<p><b>House Downspout Repair</b></p>	<p><b>\$850.00</b></p>
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#7 Westport Court, Suite A  
Bloomington, IL 61704

# ESTIMATE

**DATE:** September 24, 2021

**REP:** Travis Schmidt

**MOBILE:** (309) 660-0879

**CUSTOMER INFO:**

Stephen Agge  
202 Davis Ave  
Bloomington, IL  
(309) 262-0078  
Swagge@yahoo.com

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*Lifetime warranty on GAF shingles / Unlimited Wind Warranty	
<b>2nd Story House Roof GAF Timberline HDZ</b>	<b>\$13,725.00</b>
<b>New House Gutters and Downspouts</b>	<b>\$2,825.00</b>
<b>Downspout and Fascia Repair</b>	<b>\$1,150</b>
*Upon Final Payment 10yr Craftmanship Warranty On All Work Done By Aloha Construction	
Plywood Replacement \$80 per 4X8 Sheet / \$3.50LF for Replacement of 1X (Not Included)	

**LOOK FORWARD TO WORKING WITH YOU!**



## HISTORIC PRESERVATION COMMISSION

---

**TO:** City of Bloomington Historic Preservation Commission

**FROM:** Economic & Community Development Department

**DATE:** December 16, 2021

**CASE NO:** BHP-28-21, Funk Grant

**REQUEST:** Consideration, review and action on a petition submitted by Stephen W. Agge for a Funk Grant in the amount of \$3,365.00 repairs to the fascia, gutters, downspouts, and windows, for the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).

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The request for a Funk Grant was reviewed by the Historic Preservation Commission on October 21, 2021. At that time the Commission requested additional information related to the items presented. The petitioner has modified his original request of \$5,000 to \$3,365. This is based upon the change in the scope work the petitioner is seeking a Certificate of Appropriateness for. The petitioner is now seeking funding to cover only fascia, gutters, downspouts, and windows.

The petitioner has provided the following additional information:

- Revised quotes
- Updated Photos

Attachments:

- Revised Quotes, (A)
- Updated Photos, (B)

# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking  
613 East Grove Street  
Bloomington, IL 61701  
Home ph: 309-828-1506  
Cell: 309-830-1706

Stephen Agge  
swagge@yahoo.com  
ph. 309-262-0078

202 Davis Ave., Bloomington, IL 61701  
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Date: 11-17-2021

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**Total for labor and materials: \$2,755.00**

This proposal is valid for 365 days.

**Authorized signature:** \_\_\_\_\_

**Acceptance of Proposal:**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

# ESTIMATE



#7 Westport Court, Suite A  
Bloomington, IL 61704

**DATE:** November 3, 2021  
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**MOBILE:** (309) 660-0879

**CUSTOMER INFO:**

Stephen Agge  
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(309) 262-0078  
Swagge@yahoo.com

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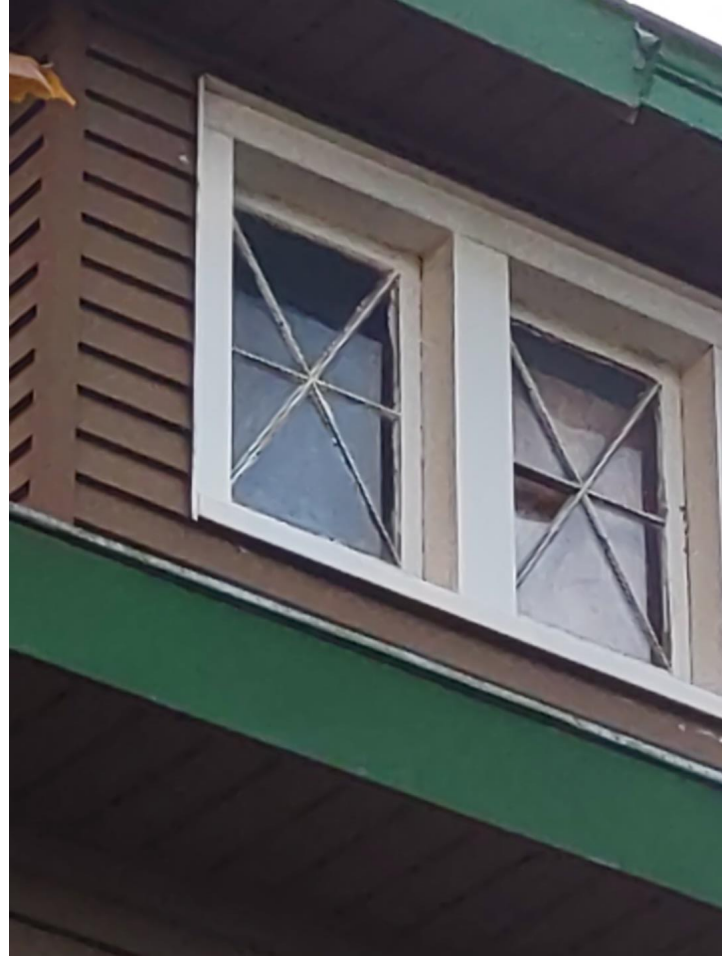
**LOOK FORWARD TO WORKING WITH YOU!**





Agenda Item 5B  
Case BHP-28-21  
Attachment B









## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** December 16, 2021  
**Agenda Item:** Discussion regarding Demolition Notice of 702 E Emerson Street, White Place Steam Plant

---

### *Background*

At the December 16, 2021, Historic Preservation Commission, there will be discussion of the White Place Steam Plant at 702 E Emerson Street, as per discussion during the November 18, 2021, Historic Preservation Commission. The attached letter, which has additional information about the history of the site, was mailed to property owners within 500 feet of the property. This information was also sent to relevant organizations and posted on social media.

### Attachments:

- Outreach Letter, (A)



Department of Economic and  
Community Development  
115 E Washington St, Ste 201  
Bloomington IL 61701

December 3, 2021

Subject: Demolition Notice for 702 E Emerson Street, White Place Historic District Steam Plant

Dear Property Owner or Resident:

You are receiving this letter because you have been identified as a person owning property or residing within 500 feet of the above referenced structure. This letter is also being sent to persons who may have a historic or civic interest in the structure.

In June of 2019, the owner of 702 E Emerson Street submitted to the City a request for a demolition permit for the structure that had once served as the White Place steam plant. There is also a residence and a shed on the site that would remain after the demolition. The structure met the criteria outlined in Section 44.17-11 of the Bloomington Zoning Ordinance that requires further review for historic significance before a demolition permit could be issued. The Historic Preservation Commission met on July 18, 2019 and found that the structure had historic significance. Therefore, pursuant to code requirements, alternatives to demolition were discussed with the owner.



These discussions have not been successful. The demolition process was delayed in part due to the COVID-19 pandemic. City Staff are now reaching out to notify the community that the demolition process will now continue. Absent an alternative solution, a demolition permit will be issued on or after February 1, 2022. If you have questions or concerns, this matter will be discussed at a meeting of the **Historic Preservation Commission on December 16, 2021, at 5:00 P.M.** The Commission meets on the fourth floor of the Government Center located at 115 E Washington Street. You may also contact me at [planning@cityblm.org](mailto:planning@cityblm.org).

Respectfully,

Glen Wetterow, City Planner  
Department of Economic and Community Development