



MINUTES
PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION
OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, APRIL 20, 2023 5:00 P.M.

The Historic Preservation Commission convened in regular session in-person in the Osborn Room at the Bloomington Police Department, at 5:00 p.m., Thursday, April 20, 2023, with the following physically present staff members: Ms. Melissa Hon, Director of Economic & Community Development; Ms. Alissa Pemberton, City Planner; Mr. Jon Branham, City Planner; Ms. Jordan Buffington, Miscellaneous Tech.

The meeting was called to order by Chair Koos at 5:02 p.m.

ROLL CALL

| Attendee Name | Title | Status |
|----------------------|--------------|-------------------|
| Mr. Greg Koos | Chair | Present |
| Mr. Paul Scharnett | Vice Chair | Present |
| Ms. Sherry Graehling | Commissioner | Present |
| Ms. Dawn Peters | Commissioner | Present (5:02 pm) |
| Mr. John Elterich | Commissioner | Present |
| Ms. Kim Miller | Commissioner | Present |

PUBLIC COMMENT

None.

Ms. Peters arrived at 5:02pm.

MINUTES

The Commission reviewed the minutes of the February 16, 2023, Historic Preservation Commission meeting. Commissioner Graehling noted grammatic corrections. Commissioner Elterich made a motion to accept the minutes, as amended. Seconded by Commissioner Graehling. Voice vote. All were in favor (6-0).

REGULAR AGENDA

5A. BHP-04-23 - Consideration, review and action on a request submitted by Vicki James for a Certificate of Appropriateness for gutter and fascia replacement on the garage at the property located at 1301 N. Clinton Boulevard. PIN: 14-33-479-019.

Ms. Pemberton presented the staff report, with recommendation for approval of the Certificate of Appropriateness and associated Funk Grant.

Mr. Koos opened the floor for testimony.

Brad Williams (613 E. Grove Street) provided further information on the project, including the methods and materials planned for usage in the project. The garage is original to the home, with a stucco soffit and tile roof. Bulk of the cost is materials.

Commissioner Scharnett asked for clarification on how this project is different from the one approved in recent years. Mr. Williams noted that those repairs, while similar, were on the main house and the subject repairs are for the detached garage.

Commissioner Scharnett made a motion to approve the scope of work and request for a Certificate of Appropriateness. Seconded by Commissioner Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5B. BHP-06-23 - Consideration, review and action on a request submitted by Vicki James for a Funk Grant in the amount of \$1,460 for gutter and fascia replacement on the garage at the property located at 1301 N. Clinton Boulevard. PIN: 14-33-479-019.

Commissioner Scharnett made a motion to establish findings that the project is eligible and to approve the request by Janina King for a Funk Grant in the amount of up to \$1,460 for gutter and fascia replacement on the garage at the property located at 1301 N. Clinton Blvd. Seconded by Commissioner Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5C. BHP-07-23 - Consideration, review and action on a request submitted by Gerardo Castaneda, for a Certificate of Appropriateness for roof repair and replacement on the property located at 310 E. Walnut Street (PIN: 21-04-202-016)

Ms. Pemberton presented the staff report, with recommendation for approval of the Certificate of Appropriateness and associated Funk Grant.

Gerardo Castaneda (808 E. Jefferson Street) provided further information on the project and future plans for improvements on the property. He recently purchased the property and is looking forward to restoring it. Willing to adjust materials, as needed, and interested in taking feedback and information from the Commission as he moves forward with the repairs.

Commissioner Scharnett inquired about the “low sloped roof” part of the quote. Ms. Pemberton pointed out the flat roof section of on the property pictures. Mr. Castaneda noted there is an approximately 50 square foot flat roof with vent at the top of the home. He noted that additional venting will be added to ridges as part of this project. Mr. Scharnett recommended evaluating alternate materials for the flat roof surfacing since the proposed membrane is a 2-year maximum life span, where others can be up to a 30-year lifespan.

Chair Koos recommended reviewing the materials before submitting the scope of work for the damaged fascia and soft wood. He provided background on the construction materials and process during the time when this property was constructed. Cedar or cypress would be more appropriate than plywood.

Commissioner Scharnett noted that the termination of the roof at widow’s walk should be flashed in something that matches with rest of the roof and retains the details of the roof edge.

Commissioner Graehling made a motion to approve the scope of work—with modifications, including reevaluating the kind of membrane planned for use on the flat roof needs and the condition that the edge detail/flashing along the “widows walk” be constructed of a non-contrasting color and material—and the request for a Certificate of Appropriateness. Commissioner Scharnett seconded.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5D. BHP-08-23 - Consideration, review and action on a request submitted by Gerardo Castaneda for a Funk Grant in the amount of \$10,000 for [major restoration] roof repair and replacement on the property located at 310 E. Walnut Street. PIN: 21-04-202-016.

Commissioner Scharnett made a motion to establish findings that the project is eligible and to approve the request by Gerardo Castaneda for a Funk Grant in the amount of up to \$10,000 for [major restoration] roof repair and replacement on the property located at 310 E. Walnut Street. Seconded by Commissioner Graehling.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5E. BHP-09A-23 - Consideration, review and action on a request submitted by Adkisson Construction for a Certificate of Appropriateness for fence replacement for the property located at 1101 E. Jefferson Street. PIN: 21-03-328-001.

Ms. Pemberton noted that the applicant has withdrawn the application, opting to replace like with like of the same profile and material, and therefor a CoA is not required.

5F. BHP-09A-23 - Consideration, review and action on a request submitted by Adkisson Construction for a Certificate of Appropriateness for fence replacement for the property located at 1101 E. Jefferson Street. PIN: 21-03-328-001.

Ms. Pemberton noted that the applicant has withdrawn the application; since a CoA is no longer required funding is no longer available.

5G. BHP-10-23 - Consideration, review and action on a request submitted by Clayton Jefferson, LLC, for a Certificate of Appropriateness for storm door replacement on the property located at 317 E. Chestnut Street (PIN: 21-04-209-019)

Ms. Pemberton presented the staff report, with recommendation for approval of the Certificate of Appropriateness and associated Funk Grant. She explained that the reason for the initial recommendation of denial was based on the lack of information regarding whether the storm doors are original and if repair has been attempted prior to proposing replacement. New information indicates the current storm doors were added in the 1980s and are not historic materials.

Mr. Koos opened the floor for testimony.

Brad Williams (613 E. Grove Street) provided further information on the project, including continuing issues with the condition and repair of the current wooden doors. He explained that the new aluminum doors would be similarly shaped and sized and will serve to better protect the original French Doors that are interior to the storms. No indication of original home having storm doors, 1970s images do not show storm doors present.

Commissioner Koos and Mr. Williams discussed the history and architecture of the property. Commissioner Graehling concurred that she does not remember there being storm doors earlier than the 1980s.

Commissioner Scharnett asked whether the aluminum doors would be pre-painted. Mr. Williams confirmed and elaborated on the source and specifications. Commissioner Scharnett expressed concerns about the visual of the material and sheen, compared to what is present, but emphasized the importance of preserving the interior doors which the proposal will do. Chair Koos noted that there are sometimes concerns with muntins not lining up with storm doors. Mr. Williams stated the new doors will closely match and have a better visual than the current.

Ms. Pemberton highlighted the architectural review standards for storm door replacement, as well as the criteria for approving “Architecturally compatible additions to the original structure” in the Funk Grant guidelines.

Chair Koos inquired whether there has been an attempt to see if wood storm door replacements were available. Mr. Williams explained that the cost of replacing the current wood with a new would be cost prohibitive. He noted the Commission had recently approved aluminum storm doors for the property next door.

Commissioner Graehling stated she felt the current proposal is a good way of meeting the objectives and made a motion to approve the scope of work and request for a Certificate of Appropriateness. Seconded by Commissioner Elterich, who noted storm doors can always be removed. Commissioner Scharnett noted that he is supportive of the motion as a means to preserve the interior original historic materials (a preservation measure).

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5H. BHP-11-23 - Consideration, review and action on a request submitted by Clayton Jefferson, LLC, for a Funk Grant in the amount of \$4,750 for storm door replacement on the property located at 317 E. Chestnut Street (PIN: 21-04-209-019) Graehling.

Commissioner Graehling made a motion to establish findings that the project is eligible and to approve the request by Clayton Jefferson, LLC, for a Funk Grant in the amount of up to \$4,750 for storm door replacement on the property located at 317 E. Chestnut Street. Seconded by Commissioner Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5I. BHP-12-23 - Consideration, review and action on a request submitted by Jeffrey Deaver, for a Certificate of Appropriateness for installation of a perimeter fence on the property located at 1007 E. Jefferson Street. PIN: 21-03-304-008.

Ms. Pemberton presented the staff report, with recommendation for approval of the Certificate of Appropriateness. She noted that the profile of the fence selected is appropriate for the architectural style of the home.

Jeff Deaver (1007 E. Jefferson Street) provided further background on the desire and design of the proposed fence.

Commissioner Elterich inquired whether the applicant also owned the carriage house behind the house. Mr. Deaver confirmed.

Chair Koos asked for clarification that the fence meets required setbacks. Ms. Pemberton confirmed that the proposed location and height meet the subject zoning code requirements.

Commissioner Scharnett made a motion to approve the scope of work and request for a Certificate of Appropriateness. Seconded by Commissioner Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5J. BHP-15-23 - Consideration, review and action on a request submitted by Zac Alvis, for a Certificate of Appropriateness for priming and painting on the property located at 809 N. Mclean Street. PIN: 21-04-210-001.

Ms. Pemberton presented the staff report, with recommendation to continue the case until additional information on the materials and methods to be used can be provided to Staff for review. She explained the property has been recently sold, but the prior owners continue to be involved in the ownership and associated projects. Information provided as part of the application included a broad scope of work, but details related to the kinds of materials, methods to be used for cleaning, preparation, and painting, or the number and kind of materials and windows that cannot be repaired and will need to be replaced have not been provided. Staff can not recommend approval or denial at this time.

Dan Burkhart (1409 Butchers Lane) explained that the work they are currently trying to complete is related to a Compliance Order from the City. He provided background on the process and reason for recent property transfer and related Code Enforcement processes. Plans are to relist and sell the house again, but they are trying to address existing compliance issues now. He provided additional detail on the repairs that needed to be completed on the property.

Commissioner Scharnett explained that more information was needed to be able to evaluate whether the proposed repairs are appropriate. He gave the example of needing to know how the siding was going to be prepared and what kind of paint would be used to complete the task.

Chair Koos stated that Mr. Burkhart needed to provide a written description of the types and locations of repairs they plan, including the materials they plan to use and how they plan to complete the repairs. He noted that the property is eligible for Funk Grant assistance for the work.

Mr. Burkhart stated he is willing to use the materials and methods recommended by the Commission. He is not interested in obtaining Funk Grant funding.

The Commission and applicant discussed additional requirements for providing a complete application for a Certificate of Appropriateness and options for assistance and relief. Mr. Burkhart noted time constraints for completing the projects. Staff offered to meet and work with the applicant and contractor to identify methods and materials that meet the subject standards and guidelines.

Commissioner Miller made a motion to create a special subcommittee to review an updated scope of work and approve a Certificate of Appropriateness, prior to the next Regular Meeting of the HPC, if the applicant can reach the point of readiness prior to that date. Commissioner Elterich seconded. Commissioner Scharnett and Commissioner Graehling volunteered to staff the subcommittee.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

Commissioner Scharnett made a motion to continue to case to the next meeting. Commissioner Graehling seconded.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5K. BHP-13-23 - Consideration, review and action on a request submitted by Jamison Mathy, for a Rust Grant in the amount of \$12,207.50 for glass restoration and entryway work on the property located at 301 N. Main Street. PIN: 21-04-329-002.

Ms. Pemberton presented the staff report, with recommendation for approval of the Rust Grant. She noted the unique history and various alterations that occurred at the property over the years.

Jamison Mathy (611 E. Washington Street) provided further information on the project to rehabilitation the space and develop a game store and potential other uses. He stated the building was a former Woolworth's department store for many years and several other uses following the

closure of Woolworth's. He added details about the history of building. He described details about the vision of the building restoration.

The Commission discussed additional details of the project. Commission Scharnett inquired how the Petitioner was handling accessibility alterations. Mr. Mathy explained the adjustments. Commissioner Scharnett also had questions regarding the existing types of materials. Mr. Mathy provided further details. There was additional discussion about the windows at the property.

Ms. Pemberton inquired about the total cost of the project and how it related to the amount being requested. Mr. Mathy stated the total cost was closer to \$1.5 million. He stated there were challenges identifying amounts appropriate for grant purposes.

The Commission discussed adjusting the total cost of the grant, given the larger total cost and adjustments needed for accessibility. They reviewed the grant guidelines to confirm this was acceptable. They stated this was a good case to provide the maximum amount.

Commissioner Elterich mad a motion to approve a Rust Grant in the amount of up to \$28,700.00 for glass restoration and entryway work. Seconded by Commissioner Peters.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5L. BHP-14-23 - Consideration, review and action on a request submitted by the Ensenberger Board of Directors for a Rust Grant in the amount of \$7,800 for tuckpointing, brick repair, and replacement on the property located at 212 N. Center Street. PIN: 21-04-325-000.

Ms. Pemberton presented the staff report, with recommendation for approval of the Rust Grant. She explained the subject area is not on the primary façade of the structure but is visible from the street. She noted that she has spoken with the applicant's preferred contractor who has proposed a type "N" mortar but is willing to use an alternate mortar if recommended by the Commission.

Ryan Prevo (2006 Oakwood Avenue) explained the need for repair and tuckpointing in the area. Additional minor repairs are needed outside the project area visible in the submitted image, but a majority of the repairs are on the upper elevator tower shown in the Staff Report. Have worked with Illini Brick who provided additional guidance on historically appropriate mortar and brick options and matching.

Commissioner Scharnett inquired which proposal the applicant prefers. Mr. Prevo explained they have chosen the higher bid because the portions of the estimate related to safety items are more complete and appropriate; this is key for this project which requires working at 6-7 stories in the air. Commissioner Scharnett pointed out that selection of the lesser estimate is typical but he concurred with the importance of safety in this case.

Commissioner Scharnett expressed concerns about the use of "hard brick" to replace damaged bricks; today's "hard brick" is much harder than what is likely present which could cause long-term issues with differential compression and additional spalling around the project area. Mr. Prevo noted that the information obtained from Illini Brick reflects what Mr. Scharnett is saying. Discussion with Illini has been since receipt of the original quotes for the work. Commissioner

Scharnett requested they try to match structural integrity and recommended formal testing of the bricks before selecting a replacement type.

Commissioner Scharnett asked for clarification that they are not intending to seal the brick. Mr. Prevo confirmed. Scharnett recommended reviewing other brick in the area (above and below particularly) for damage, given the poor condition of the subject area.

Commissioner Scharnett made a motion to approve a Rust Grant in the amount of up to \$7,800.00, with the condition that the applicant have the mortar and brick tested to ensure replacement materials match the rigidity of the existing materials. Seconded by Commissioner Elterich. Chair Koos noted that documentation of the testing should be provided to Staff.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5M. BHP-16-23 - Consideration, review and action on a request submitted by Donny Bounds for a Rust Grant in the amount of \$25,000 for roof repair and replacement on the property located at 206 N. Gridley Street. PIN: 21-04-406-005.

Ms. Pemberton presented the staff report, with recommendation for approval of the Rust Grant. She explained the consideration of the grant for residential properties within the target area.

Paul Stoffer (1920 Dunraven Road) provided further details on the request and explained the nature of the existing roofing materials and the proposed scope of work.

Commissioner Scharnett inquired how the Petitioner was complying with energy codes. Mr. Stoffer stated how the project would meet code requirements.

The Commission discussed additional details about the application, including the size of the roof, cap detail, drainage, and insulation. The Commission stated the color of the coping should be era appropriate, which would likely be brownish-red or chocolate brown.

Commissioner Scharnett stated the project would need to meet energy code criteria.

Commissioner Scharnett made a motion to approve a Rust Grant in the amount of up to \$25,000.00, with the condition that the applicant meet current energy codes. Seconded by Commissioner Graehling.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

Chair Koos stated the Commission would take a five-minute recess.

The Commission returned to order with the same quorum present.

OLD BUSINESS

Ms. Pemberton provided updates on various projects related to the Community Preservation Plan. Staff has identified Ordinances zoning 102 properties to the S-4 (Historic Preservation District) overlay. The public GIS layer is now accurate for historic overlay. A proactive communication process has been initiated for new owners of historic properties.

A request for feedback on the best way to pursue amendment and recordation of designating ordinances was made of the Commission. Discussion ensued. The decision was made to identify all amendments that need to be made and initiate them as a single update, then record. Chair Koos stated this method would build community good will and help talk about investment and disinvestment by discussing all of the properties together. Commissioner Scharnett stated his hope that by drawing attention through a large amendment they may be able to leverage additional funding.

Ms. Pemberton noted that Staff is still looking into Ordinances related to deconstruction and demolition by neglect.

NEW BUSINESS

Chair Koos provided an update on the National Register nomination for Miller Park. A draft of the nomination should be ready for HPC review in the near future.

ADJOURNMENT

Ms. Peters motioned to adjourn. Mr. Scharnett seconded. All were in favor (6-0).

The meeting was adjourned at 7:50 pm.

CITY OF BLOOMINGTON



Chair Greg Koos



Staff Liaison Alissa Pemberton