



**Minutes
Historic Preservation Commission - Regular Session
Thursday, February 19, 2026 - 5:00 PM**

The Historic Preservation Commission convened in regular session in Community Room 1 at the Bloomington Public Library at 5:04 PM. Vice Chair Scharnett called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mark Adams	Commissioner	Present
John Elterich	Commissioner	Present
Paul Scharnett	Commission Vice Chair	Present
Alan Lessoff	Commissioner	Present
Emma Meyer	Commissioner	Present
Sarah Lindenbaum	Commission Chair	Absent
Dawn Peters	Commissioner	Present

Staff Present: Marcus Ricci, Planner III; Alissa Pemberton, Planning Manager.

Public Comment

Mayor Dan Brady thanked the Commission for their service and expressed appreciation for their work in the community.

Consent Agenda

- A. **Review and approval of the Minutes of the November 20, 2025, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department.**

Commissioner Peters made a motion, seconded by Commissioner Elterich to approve the minutes from November 20, 2025, with the discussed correction.

AYES: Lessoff; Elterich; Meyer; Adams; Scharnett; Peters

Motion carried (viva voce).

Regular Agenda

- A. **BHP-01-26 - Consideration and action on a request submitted by Diana Kreig, for a Certificate of Appropriateness for front porch restoration, on the property at 402 E. Grove Street, PIN 21-04-415-016.**

Ms. Pemberton presented the staff report, noting the background of the history, the proposed materials and construction details, and standards for review. She explained the porch was completely removed when the home was moved from the original location and the proposed scope of work is what remains to complete the restoration.

Vice Chair Scharnett opened the floor for public input.

Diana Kreig, property owner, provided additional background on the condition of the porch and the details of the project.

Vice Chair Scharnett inquired whether all of the structural elements appear intact; Ms. Kreig responded in the affirmative.

Scharnett asked whether there were any concerns related to moisture or ventilation in the porch roof. Ms. Kreig explained that they have had some trouble with carpenter bees and they will evaluate structure and impacts when the ceiling is open.

Brad Williams, Contactor, spoke in support of the project, noting the quality of prior restoration efforts on the property owner and award-winning character of the property.

Vice Chair Scharnett inquired whether there were any concerns for moisture related to the structure. Mr. Williams explained the stone base was ventilated; the ceiling does not have any indication of existing moisture issues and the material that will be used for replacement will be more durable than current material.

Vice Chair Scharnett explained concerns related to enclosing the cavity between the roof and the ceiling without installation of venting, particularly with nicer quality materials, recommending that core vents (or similar) be added to help protect the integrity of the work, long term. Mr. Williams was familiar with the product and usage and would consider incorporating it into the project. He elaborated on historic material usage and material usage planned for the restoration.

Vice Chair Scharnett closed the public input portion of the item.

Commissioner Lessoff and Vice Chair Scharnett discussed procedural issues.

Commissioner Adams made a motion, seconded by Commissioner Elterich, to approve a Certificate of Appropriateness for front porch repair and restoration, as presented.

AYES: Elterich; Meyer; Adams; Scharnett; Peters; Lessoff
Motion passed.

- B. **BHP-03-26 - Consideration and action on a request submitted by Diana Kreig, for a Funk Grant in the amount of \$2,795.00 for front porch restoration, on the property at 402 E. Grove Street, PIN 21-04-415-016.**

Ms. Kreig noted that her request was submitted prior to the other request on the agenda. Ms. Pemberton noted staff's recommendation for full funding, with reduced funding for the other project on the agenda due to prior grant allocations and project scopes.

Commissioner Elterich made a motion, seconded by Commissioner Peters, to find that the project is eligible for a Funk Grant and to approve a grant of up to \$2,795.00.

AYES: Lessoff; Elterich; Meyer; Adams; Scharnett; Peters

Motion passed.

C. BHP-23-23 - Review, consideration, and possible action related to the continued or amended approval of the \$24,000 grant awarded in FY24, for tuckpointing and limestone windowsill replacement, at 208-210 N. Center Street.

Ms. Pemberton explained the history of the grant funding and the project to-date, noting that work has been completed. The property owner (also the project manager) communicated the methods and materials for paint removal, tuckpointing, and repainting; the work does not comply with the conditions that were placed on the award. In order to comply with the conditions of the award much of the work would need to be redone.

Vice Chair Scharnett opened the floor for public input.

Ms. Pemberton noted that the property owner and current project manager were notified of the meeting and discussion.

No public input was provided.

Vice Chair Scharnett closed the floor for public input.

Vice Chair Scharnett discussed the importance of compliance with the conditions set by the Commission to the long-term integrity of the structure and protection of the historic materials.

Commissioner Peters inquired about the precedent for withdrawing funding. Ms. Pemberton stated there is not clear precedent; previously it appears purchase orders were just closed out without Commission input. She explained that the Commission has been more involved in administration in recent years—to the benefit of the grant program—and that she felt this warranted involvement. She noted that earlier in the year the Commission had voted to allocate any available funds associated with under-budget or incomplete/withdrawn projects to the Recycling Furniture for Families project that they were unable to fully fund, and that this funding could be feasibly assigned under that existing vote, with the Commission's concurrence.

Commissioner Peters asked whether there is any risk of legal action related to withdrawing the funding. Ms. Pemberton stated they did not fulfill the terms and conditions of their funding, and staff are comfortable withdrawing the award.

Commissioner Elterich asked whether staff had spoken with the applicant. Ms. Pemberton explained that the information on the methods and materials used was received from the applicant, that staff has communicated with them on multiple occasions related to the conditions of the grant, and that new applications for building permits had been submitted that also do not comply with the grant conditions.

The Commission and staff continued discussion on the current condition and status of the subject property. They discussed the importance of balancing incentivizing downtown development with not wanting to incentivize the destruction of historic buildings.

Commissioner Meyer asked Ms. Pemberton to clarify the existing vote in support of allocating any leftover funds to the Recycling Furniture for Families project. Ms. Pemberton discussed how Fiscal Years, roll-overs, encumbrances, and purchase orders work. Commissioner Elterich asked how much could still be awarded to the other project under the grant terms. Ms. Pemberton stated they could receive up to another \$25,000. The Commission and staff continued discussion on procedural items related to grant administration, current and future.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to withdraw the \$24,000 in Rust Grant funding associated with BHP-23-23, encourage the applicants to return for funding of future projects that can comply with the requirements, and reapply the \$24,000 to Recycling Furniture for Families under the existing motion and vote related to available Rust Grant funding.

AYES: Lessoff; Elterich; Meyer; Adams; Scharnett; Peters

Motion passed.

- D. BHP-14-25 - Review, consideration, and possible action related to approval for the transfer to a new owner of the \$17,800 Rust Grant awarded in FY26, for roof replacement, at 109 W. Mulberry Street.**

Ms. Pemberton explained that the project has been completed, according to requirements set in the grant, but the applicant has not yet paid the contractor so cannot submit for reimbursement. There is now a lien on the property related to the work and the property is for sale; that lien will roll over to any new owner. Staff recommends allowing the transfer of the grant award to a new owner to encourage continued maintenance and improvement of the property.

Commissioner Adams left at 5:34 PM.

Commissioner Peters asked whether there is a precedent for this type of action. Ms. Pemberton stated there is not, but expects to see similar requests in the future due to the increased recognition and use of the program, combined with increased interest in downtown development.

Vice Chair Scharnett opened the floor for public input.

No public input was provided.

Vice Chair Scharnett closed the floor for public input.

Commissioner Peters noted that she does not want to set a precedent for any grant to be rolled over to a new owner if the work has not been done; she does not want it to become a selling point. She would like the precedent to be that grants are only automatically rolled over for already-completed work.

The Commission discussed procedural issues. Future agenda items were identified.

Commissioner Lessoff made a motion, seconded by Commissioner Peters, to allow transfer of the grant award to any new owner of the property, with the requirement that the same standards and conditions of the original grant will apply to such as well.

AYES: Lessoff; Elterich; Meyer; Scharnett; Peters

Motion passed.

Staff and the Commission discussed the process for gaining approval and the possible benefits of allowing any unused funding to roll over from one fiscal year to the next. Ms. Pemberton noted that it is typically not a significant amount of funding, but might allow full funding of more projects, rather than having to cut \$500-1,000 from projects here and there.

E. BHP-02-26 - Consideration, and action on a request submitted by Patricia Morin for a Certificate of Appropriateness for clay tile roof restoration on the east facet of the home, on the property at 1405 N. Clinton Boulevard, PIN 14-33-479-008.

Ms. Pemberton presented the staff report, noting the background of the history, the proposed materials and construction details, and standards for review. She explained the project is a continuation of a project the Commission has funded previously and has the same methods and materials proposed.

The Commission and staff discussed tile restoration procedures and details of the project. Vice Chair Scharnett noted there is a small area of the roof that will remain in asphalt shingle and that it may not meet current building code standards, even if like-for-like replacement is allowed by historic standards. Ms. Pemberton stated she would recommend that the contractor review this area for code compliance prior to completing the project. She noted that the asphalt shingle replacement is outside the scope of what the Funk Grant would fund.

Commissioner Peters made a motion, seconded by Commissioner Lessoff, to approve a Certificate of Appropriateness for clay tile roof restoration on the east facet of the home, as presented.

AYES: Lessoff; Elterich; Meyer; Adams; Scharnett; Peters

Motion passed.

- F. **BHP-04-26 - Consideration and action on a request submitted by Patricia Morin, for a Funk Grant in the amount of \$7,500.00 for clay tile roof restoration on the east facet of the home, on the property at 1405 N. Clinton Blvd., PIN 14-33-479-008.**

Vice Chair Scharnett noted that the request is for \$7,500 but that only \$5,298.50 is remaining in the FY26 budget.

Commissioner Peters made a motion, seconded by Commissioner Lessoff, to find the project is eligible and to award a Funk Grant up to \$5,298.50.

AYES: Lessoff; Elterich; Meyer; Scharnett; Peters

Motion passed.

New Business

The Commission identified and clarified items for staff to include on future agendas:

- Discussion about how and when to withdraw funds that are not used appropriately.
- Discussion of façade and/or preservation easements.
- Discussion on whether grants are/should be awarded to people or to properties, as related to how and when to allow re-assignment of awards to different parties.
- Discussion about whether there is a way to allow direct payment to contractors in certain instances to avoid the situation that occurred at 109 Mulberry.

Adjournment

Commissioner Peters made a motion, seconded by Commissioner Elterich, to adjourn the meeting.

AYES: Lessoff; Scharnett; Elterich; Meyer; Peters

Motion carried (viva voce).

The Meeting Adjourned at 5:55 P.M.

CITY OF BLOOMINGTON



Sarah Lindenbaum, Chair

ATTEST



Alissa Pemberton, Staff Liaison