



Historic Preservation Commission - Regular Session Agenda
Community Room 1, 2nd Floor, Bloomington Public Library
205 E. Olive St., Bloomington, IL 61701
Thursday, July 16, 2026 - 5:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

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

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda are listed and voted on separately.

- A. **Review and approval of the Minutes of the May 21, 2026, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department.** (Recommended Motion: The Minutes be approved.)
- B. **Review and approval of the Minutes of the May 29, 2026, Regular Meeting of the Historic Preservation Commission, as requested by the Development Services Department.** (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **BHP-23-26 - Consideration, and action on a request submitted by Shelley Pysell for a Certificate of Appropriateness for roof repair/replacement on the carriage house on the property at 410 E. Walnut St., PIN 21-04-203-016., as requested by the Development Services Department.** (Recommended Motion: Motion to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Shelley Pysell, for roof repair/replacement on the carriage house, on the property at 410 E. Walnut Street.)
- B. **BHP-24-26 - Consideration and action on a request submitted by Shelley Pysell, for a Funk Grant in the amount of \$5,500.00 for roof repair/replacement on the carriage house on the property at 410 E. Walnut St., PIN 21-04-203-016., as requested by the Development Services Department.** (Recommended Motion: Motion to that the project is not eligible for a Funk Grant; or Motion that the project is partially eligible and to approve a Funk Grant award in the amount of up to \$2,157 (labor and fees only).)
- C. **BHP-25-26 - Consideration, and action on a request submitted by Melissa Teagarden for a Certificate of Appropriateness for front porch repair (north half**

or west wide) on the property at 809 N. McLean St., PIN 21-04-210-001., as requested by the Development Services Department. (Recommended Motion: Motion to approve, or to not approve, with or without conditions, the scope of work for the Certificate of Appropriateness, as presented.)

- D. **BHP-26-26 - Consideration and action on a request submitted by Melissa Teagarden, for a Funk Grant in the amount of \$7,250 for front porch repair (north half on the west side) on the property at 809 N. McLean St., St., PIN 21-04-210-001., as requested by the Development Services Department.** (Recommended Motion: Motion that the project is, or is not, eligible and to approve, or not approve, a Funk Grant award in the amount of up to \$7,250.)
- E. **BHP-27-26 - Consideration, and action on a request submitted by James Wellman for a Certificate of Appropriateness for exterior painting on the property at 903 E. Jefferson St., PIN 21-03-303-002., as requested by the Development Services Department.** (Recommended Motion: Motion to approve, or to not approve, with or without conditions, the scope of work for the Certificate of Appropriateness, as presented.)
- F. **BHP-28-26 - Consideration and action on a request submitted by James Wellman, for a Funk Grant in the amount of \$4,500 for exterior painting on the property at 903 E. Jefferson St., PIN: 21-03-303-002., as requested by the Development Services Department.** (Recommended Motion: Motion that the project is, or is not, eligible and to approve, or not approve, a Funk Grant award in the amount of up to \$4,500.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



For Historic Preservation Commission: July 16, 2026

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the May 21, 2026, Regular Meeting of the Historic Preservation Commission.

Recommended Motion: The Minutes be approved.

Strategic Plan:

Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: In compliance with the Open Meetings Act, Commission Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later. This is the second meeting after the May 21, 2026, meeting of the Board; all other Regular Meetings have been cancelled.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. 5-21-2026 Draft Minutes



DRAFT MINUTES
Historic Preservation Commission - Regular Session
Thursday, May 21, 2026 - 5:00 PM

The Historic Preservation Commission convened in regular session in Community Room 1 at the Bloomington Public Library at 5:01 PM. Chair Lindenbaum called the meeting to order.

Roll Call

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

Staff Present: Hannah Horn and Taylor Kern, Downtown Development Specialists; Alissa Pemberton, Planning Manager; Marcus Ricci, Planner III.

Public Comment

There was no public comment presented.

Consent Agenda

There were no Consent Agenda items to review.

Regular Agenda

The following item was presented:

Item 5.A. **BHP-11-26** – Consideration, review and action on a request submitted by Robert Vericella for a Rust Grant in the amount of \$25,000 for awning repair and painting, siding repair and replacement, and tuckpointing of the lower portion of the west elevation at 217 W. Jefferson St., PIN: 21-04-327-004.

Ms. Pemberton reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget. In summary, the existing awning and

gutter need to be scraped and painted, with minor repairs required to the copper.

Chair Lindenbaum opened the floor for public input on the project.

The Applicant was not present; Ms. Pemberton attempted to contact the application phone to answer questions. Commissioner Meyer asked if there was any water infiltration from the gutter; Ms. Pemberton responded she was not aware of any. Chair Lindenbaum asked if it was the original copper material; Ms. Pemberton responded that they are proposing to repair the gutter, not replace it. Vice-Chair Scharnett asked about prevailing wage; Ms. Pemberton responded that only one of the two proposals included prevailing wage. Vice-Chair Scharnett asked to confirm whether the copper was proposed to be repaired or replaced; Ms. Pemberton responded that the quote says "Repair/replace". He then asked about getting a third quote; she responded that it could be reviewed with the condition of getting a third quote.

Chair Lindenbaum moved Item 5.A. to the end of the agenda in order to provide time for the Applicant to be available to speak on the request.

The following item was presented:

Item 5.B. **BHP-12-26** – Consideration, review, and action on a request submitted by Robert Rewerts, for a Rust Grant in the amount of \$50,000 for roof replacement at 501-503 N. East St., PIN: 21-04-185-004.

Ms. Pemberton reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget. She noted that staff observed, during a site visit that day, some evidence that water may be getting under the roofing material and causing problems along the rear of the building, and that the proposed roof replacement may help, but that additional work may be required beyond the scope of the proposed work. She noted tuckpointing along the upper roof line and that one of the lighter-colored [likely] limestone panels on the upper roof line at the southwest corner is popping out from the building and is at risk of falling off.

Chair Lindenbaum opened the floor for public input on the project.

Chair Lindenbaum opined that it would then be prudent to make approval of the full amount of the request contingent on addressing the stone that is at risk of falling. Vice-Chair Scharnett asked about the condition of the tongue-and-groove roof deck and asked if the new material would be mechanically fastened or a fully adhered system. Mr. Rewerts, the Applicant, responded that the wood itself was in good condition; the new EPDM material would be adhered to the new insulation which would itself be attached to the roof deck with special screws. Vice-Chair Scharnett expressed concerns about gaps from the tongue-and-groove; Mr. Rewerts responded that one section has plywood on top of the tongue-and-groove roof deck; he is not sure about the lower story. Vice-Chair Scharnett discussed available vapor barriers. He then asked about the parapet condition. Mr. Rewerts responded that the fifth floor has three sides of clay (vitrolite) and that the fourth side would be flashed. Ms. Pemberton clarified that the rear side has the clay tile. Vice-Chair Scharnett asked if they would maintain that coping; Mr. Rewerts responded that they would reuse what they can and

use flashing where they cannot.

Vice-Chair asked which proposal appeared to be the lowest, or the optimal proposal. Chair Lindenbaum stated it makes sense to fully fund the project because it is a roof project. Commissioner Lessoff commented that the prospects for this building are good. Mr. Rewerts responded that another issue is that a fire suppression system would be required for many future uses, which may determine what use is proposed. Vice-Chair Scharnett stated that \$79,000 is the cheapest quote, and uses mechanical fasteners; if the ceilings are left open, you will see all of those fasteners. Mr. Rewerts responded that those floors are fully used for cold storage. Commissioner Lessoff and Mr. Rewerts discussed the history of the building and the challenges that future tenants might find, including a lack of a fire suppression system.

Commission members discussed the proposal options: all were 20-year[-warrantied] roof systems; EPDM is easier to work with and the TPO may be a little more energy efficient. The Popejoy quote was only for the 5th floor, so it did not meet the same criteria as the Central (\$180,000; fully adhered; both floors) and Union (\$155,000 for only 5th floor) quotes. Discussion continued about future options for insulating the ceiling, and getting additional quotes to supplement the upper-roof-only quotes. Vice-Chair Scharnett asked for confirmation that the vote at this time was only for establishing the findings of fact and accepting the recommendation to approve the project for up to the maximum \$50,000; Ms. Pemberton confirmed that that is correct, as well as setting any conditions.

Commissioner Meyer made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider approval of the request by Robert Rewerts for a Rust Grant in the amount of up to \$50,000 for roof replacement, with two conditions: that 1) the limestone panel on the southwest corner be reviewed and stabilized if needed, and 2) that a second quote for replacing the lower roof is obtained and reviewed by staff.

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

Motion passed.

*Discussion returned to Item 5.A. **BHP-11-26** – Consideration, review and action on a request submitted by Robert Vericella for a Rust Grant in the amount of \$25,000 for awning repair and painting, siding repair and replacement, and tuckpointing of the lower portion of the west elevation at 217 W. Jefferson St., PIN: 21-04-327-004.*

Ms. Pemberton stated that Mr. Vericella confirmed the proposal did not plan to remove or to decrease any copper on the facility, but to fix what is damaged and replace any overly damaged material with new copper. Vice-Chair Scharnett expressed his dissatisfaction with that answer, as all copper is not equal: it comes in different weights and qualities. Vice-Chair Scharnett expressed serious concerns about safety issues that should be addressed.

Bobby Vericella, Applicant, joined the meeting by telephone at 5:49 p.m.

Vice-Chair Scharnett and Mr. Vericella discussed concerns about structural integrity; Mr. Vericella was not aware of any structural issues but has not had a structural engineer review the awning. Vice-Chair Scharnett asked him about the copper's weight; Mr. Vericella thinks it might be 26-28

gauge. Commissioner Peters asked how much of the copper needs replaced versus repaired; Mr. Vericella responded that between 20-33% of it needs to be replaced. He stated that the internal anchor points are intact.

Chair Lindenbaum stated that both quotes received are not sufficiently itemized; Ms. Pemberton also noted that a third quote was still needed. Members discussed the Commission's role in ascertaining the integrity of the awning, and the option of requiring a structural review, which could cost around \$1,500, as a condition of providing grant funds. Discussion continued about concerns about City liability if a project is funded without having done due diligence. Ms. Pemberton stated that funding of \$1,500 at 100% for could be approved under the condition that allows for additional funding for structural inspection costs, and make inspection it a condition of the grant being approved.

Commissioner Meyer made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to consider approval of the request by Robert Vericella for a Rust Grant in the amount of up to \$25,000 for awning, repair, paint, and siding repair and replacement, and tuckpointing of the lower portion of the west elevation, with two conditions: 1) that an acceptable structural assessment is completed prior to work commencing; the structural assessment would be funded up to an additional \$1,500 at 100%; and 2) one additional work quote be submitted.

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

Motion passed.

The following item was presented:

Item 5.C. **BHP-13-26** – Consideration and action on a request submitted by the McLean County Historical Society, for a Rust Grant in the amount of \$2,730.88 for exterior stair repair and replacement, and drainage enhancement at 101-103 N. Main St., PIN: 21-04-339-034.

Ms. Pemberton reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget.

Chair Lindenbaum opened the floor for public input on the project.

Vice-Chair Scharnett asked if it was possible to re-condition the existing old-growth wood rather than replace it. Julie Emig, representative for the Historical Society said she would ask the contractor. Vice-Chair Scharnett said there are some consolidant products that may be useful for applications like this, but replacement may still be the best option if it is not an original piece of wood. Ms. Pemberton noted that this area had been part of the restoration in the early 1980s, so we may be talking about a component that is not old growth anyway.

Commissioner Meyer asked if this was the only entry; the Applicant responded that there are two entry ways, one slightly further north than the example shown in the packet. She also mentioned that the current barrel is a replacement – a liquor barrel – and not the original; it was donated by Prairie Woodworks, who also restored it.

Commissioner Lessoff made a motion, seconded by Vice-Chair Scharnett, to establish findings that the project is eligible and to consider approval of the request by McLean County Historical Society for a Rust Grant in the amount of up to \$2,730.88 5,000 for exterior stair repair and replacement, and drainage enhancement.

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

Motion passed.

The following item was presented:

Item 5.D. **BHP-14-26** – Consideration, review, and action on a request submitted by XI Vixens LLC, for a Rust Grant in the amount of \$24,185.59 for marquee sign updating and improvement at 209 E. Washington St., PIN: 21-04-420-005.

Ms. Pemberton reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget. This request is a re-presentation of a request submitted last year; the quotes have been updated.

Chair Lindenbaum opened the floor for public input on the project.

Commissioner Peters asked if the project would still be completed if the wood repair and maintenance painting were funded but the electronic message component (EMC) was not funded. Rory O'Connor, Applicant, stated that the project would likely not be done if the EMC were not funded: the primary goal is to update the signage itself.

Chair Lindenbaum stated that she does not have any concerns or questions about the project. Vice-Chair Scharnett confirmed that the Castle sign above the marquee would remain intact as would the neon lighting and bulbs. It would keep the traditional look while allowing the convenience of remotely updating the event information. Mr. O'Connor stated that this is the third marquee and dates from the 1950's. Both quotes proposed a resolution of 0.39 dots per inch (DPI). The two sets of quotes were discussed; each quote had line items for painting, electrical, and the EMC.

Commissioner Peters made a motion, seconded by Commissioner Meyer, to establish findings that the project is eligible and to consider approval of the request by XI Vixens, LLC, for a Rust Grant in the amount of up to \$24,185.59 for marquee sign updating and improvement.

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

Motion passed.

The following item was presented:

Item 5.E. **BHP-15-26** – Consideration, review and action on a request submitted by Melissa Moody on behalf of Bloomingtonian Condo Association, for a Rust Grant in the amount of \$13,000 for rear porch and stair maintenance at 102-116 W. Locust St., PIN: 21-04-196-000.

Ms. Pemberton reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget. She noted that, although residential uses are not a priority of the Rust Grant program, the project is in the eligibility area. The property

owners have been doing some piecemeal staining and repairs, but more comprehensive work still needs to be completed. These are not the original porches. Work on the porches on the front of the building was funded as a Rust Grant project last year, and that work was completed.

Chair Lindenbaum opened the floor for public input on the project, and noted that there was no one present to speak on behalf of the Applicant.

Vice-Chair Scharnett noted that these porches and stairs are used as egresses, so they are important to be maintained: is it only maintenance, or are there any structural issues? Ms. Pemberton stated there did not appear to be any structural issues. He responded that none of the proposed work is to address any of the structural elements. Commissioner Elterich asked what the structure's material was; much of it appears to be pressure-treated wood. A few pieces of railing have been replaced. Members recommended that a structural engineering review should be submitted. Vice-Chair Scharnett mentioned that the supporting brick columns were reviewed five years ago, and recommended funding up to \$3,000 for structural review. Chair Lindenbaum recommended funding the project fully contingent upon if the structure passes the structural review. Discussion continued on the various quotes, including which included prevailing wage and the desired practice of properly masking the area to prevent damage to the historic parts of the structure.

Commissioner Lessoff made a motion, seconded by Commissioner Meyer, to establish findings that the project is eligible and to consider approval of the request by Bloomingtonian Condo Association, for a Rust Grant in the amount of \$8,631.80 for rear porch and stair maintenance with two conditions: 1) that a structural assessment is completed and passed – the structural assessment would be funded up to an additional \$3,000 at 100%; and 2) proper masking techniques are used to prevent damage to the historic parts of the structure.

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

The following item was presented:

Item 5.F. **BHP-16-26** – Consideration, review, and action on a request submitted by Anthony Smith, for a Rust Grant in the amount of \$9,979.41 for tuckpointing with brick repair/replacement, and concrete repair at 116 E. Market St., PIN: 21-04-183-022.

Ms. Pemberton reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget. Ms. Pemberton requested to add a condition that the Applicant appropriately tuckpoint the breaks in the limestone along the Market street side of the storefront window.

Chair Lindenbaum opened the floor for public input on the project.

Vice Chair Scharnett pointed out that the existing mortar is a colored mortar so it may not be appropriate to specify a Type "O" mortar. They should send a mortar sample out for testing, as it is a defining characteristic of the building. He speculated that a latex-modified mortar might be more appropriate. He expressed concern that the proposed "cutting out" of the damaged concrete and

“refilling” with new concrete could lead to undermining of some of the adjacent areas; this sort of replacement work requires reinforcement in the concrete, which is nowhere specified in the proposal. The existing rebar cannot be left in place as it will expand, and pop the new concrete back off. Also, concrete does not bond to concrete particularly well; it must be doled in, and receive bonding agents, and has to be waterproofed. He believes that this concrete repair proposal has not been thought through.

Members discussed the option of doing a short-term concrete repair, along with the proposed tuckpointing work, and then the Applicant returning to a future grant cycle with a fully-researched replacement proposal. Chair Lindenbaum stated the proposal to replace the deteriorated portion of the concrete with brick is inconsistent with the historical photo documentation, and that the commission agrees that the tuck pointing needs to happen – it is a matter of accepting the lower or higher bid. Members continued to discuss how to address the deteriorated concrete for the short term. Ms. Pemberton suggested the Commission fund the lower bid amount, and not allow the brick replacement but require them to patch the concrete and investigate better repair. Members continued to discuss accessibility issues, ADA requirements, and right-of-way regulations.

Commissioner Meyer made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider approval of the request by Anthony Smith, for a Rust Grant in the amount up to \$4,989.71 with the conditions of appropriately tuckpointing the breaks in the limestone, getting the mortar tested and using appropriate replacement mortar, and repairing – not replacing – the concrete step and researching longer-term, more comprehensive concrete replacement solutions.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Meyer

NAYS: Scharnett

Motion passed.

The Commission recessed from 6:50 pm to 7:00 pm.

Chair Lindenbaum granted a recess at 6:50 PM.

The Commission returned to session at 7:00 PM.

Roll call for attendance: Adams; Elterich; Lessoff; Lindenbaum; Meyer; Scharnett

The following item was presented:

Item 5.G. **BHP-17-26** – Consideration, review and action on a request submitted by Vicki & Tim Tilton, for a Rust Grant in the amount of \$3,000 for exterior lighting at 200 W. Monroe St., PIN: 21-04-192-008.

Mr. Ricci reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget. Two quotes were submitted, and the Applicants were present to answer questions.

Chair Lindenbaum opened the floor for public input on the project.

Vice-Chair Scharnett asked about lighting in the alley, and asked if it was typical that they downtown alleys are lit. Ms. Pemberton mentioned that one example of a lit alley is between Rosie's and Government Center. In response to Vice-Chair Scharnett's question about neighbors' support of the project, Robbie Osenga, local realtor and neighbor, expressed their support of the enhanced lighting. Mr. Ricci mentioned vehicles parking in the alley; Mr. Osenga mentioned there is a freight elevator off that side that gets used by the building tenants. Ms. Pemberton suggested posting "no parking" in the alley.

Commissioner Lessoff made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider approval of the request by Vicki & Tim Tilton for a Rust Grant in the amount of up to \$2,825 for exterior lighting.

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

Motion passed.

The following item was presented:

Item 5.H. **BHP-18-26** – Consideration, review and action on a request submitted by Fari Ghahramany for a Rust Grant in the amount of \$38,856 for tuckpointing and second story window replacement at 624 N. Main St., PIN: 21-04-178-006.

Ms. Pemberton reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget. The Applicants were present to answer questions. Ms. Pemberton recommended funding only the tuckpointing because the windows are still good and clarifying that no high-pressure washing be used. She asked if Vice-Chair Scharnett could recommend an appropriate grout. She recommended not removing the parapet. Staff recommended Quote items A, B, and C; the Applicant would prefer to do Quote items A, C and the additional Option. This would bring the total to \$32,800 for a potential grant amount of \$16,400.

Chair Lindenbaum opened the floor for public input on the project.

The Applicant confirmed that the quote was offering an option to remove the multi-level parapet on the north wall, but they did not have an intention of pursuing that. He noted that the wall is bulging out at the metal lintel on the northeast side- of the property; Vice-Chair Scharnett confirmed that "rust jacking" appears to be happening along the lintel. This indicates that the lintel is rusting and pushing out the brick; it will likely need replaced and flashing added behind the lintel; all of these issues increase the cost. He recommends having the mortar tested; it may call for a lime mortar. The International Masonry Institute would have contacts qualified analysts. Ms. Pemberton suggested adding a contingency amount for the lintel replacement.

Vice-Chair Scharnett made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider approval of the request by Fari Ghahramany for a Rust Grant in the amount of up to \$18,900 for masonry and window replacement under the Devore estimate Items A, C, and Option plus lintel repair above the east window on the north façade, with the conditions of retaining the parapet wall architectural feature, and that only non-high pressure washing is allowed.

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

The following item was presented:

Item 5.I. **BHP-19-26** – Consideration, review and action on a request submitted by Frank Hoffman for a Rust Grant in the amount of \$4,610 for awning cover replacement at 401 N. Main St., PIN: 21-04-189-011.

Ms. Pemberton reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget. She noted that the awning had four cuts in it when staff inspected the site on the day of the meeting. There is a sole-source justification for the awning replacement based on the availability of vendors. The existing fabric will be matched, and the awning has reached its service lifetime.

Chair Lindenbaum opened the floor for public input on the project.

The Applicant was present to answer questions. The Chair expressed support for the request.

Vice-Chair Scharnett made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider approval of the request by Frank Hoffman for a Rust Grant in the amount of \$4,610 for awning cover replacement.

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

The following item was presented:

Item 5.J. **BHP-20-26** – Consideration, review and action on a request submitted by Catalyst Construction for a Rust Grant in the amount of \$50,000 for masonry repair and stabilization work at 307 E. Grove St., PIN: 21-04-417-005.

Vice-Chair Scharnett recused himself from the discussion, as his firm is the architect of record for the project. Ms. Pemberton reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget. Robbie Osenga, Catalyst Construction, applying on behalf of 307 East Road, LLC, was present to answer questions. There is a sole-source justification for the project based on the availability of vendors qualified to execute the project to the proposed level of detail, which is the former Clay Dooley Garage. All of the project's activities appear to be eligible, and will exceed \$100,000, bringing the request to the maximum \$50,000. The Applicant has the owner's approval to proceed with the project.

Chair Lindenbaum opened the floor for public input on the project.

Mr. Osenga reviewed the history of the property, and stated that this would be a multi-year, multi-grant request project, due to the deferred maintenance over many years. Much of the currently proposed work will focus on stabilization. They are currently in the middle of asbestos abatement. Ms. Pemberton noted that this property is in the Industrial Survey but is not individually listed on a historic register. In response to Commission Peters' question, Mr. Osenga responded that they are not seeking any historic tax credits that would be available to commercial properties. Ms. Pemberton stated that there are resources available, including Landmarks Illinois (Quinn Adamowski).

Chair Lindenbaum stated that, if Paul Scharnett is involved in the project, she is confident that the

appropriate materials will be used. Mr. Osenga stated that all of the lintels will be removed and re-flashed, and the transom windows will be re-installed. Chair Lindenbaum asked if the chimney would be removed; Mr. Osenga responded that it would be reduced in height; it is no longer a necessary component of the HVAC system. Ms. Pemberton noted that the chimney is not visible from the front of the property. Chair Lindenbaum expressed her support for the project, and Ms. Pemberton stated she had no concerns.

Commissioner Meyer made a motion, seconded by Commissioner Lessoff, to establish findings that the project is eligible and to consider approval of the request by Catalyst Construction for a Rust Grant in the amount of \$50,000 for masonry repair and stabilization work.

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

The following item was presented:

Item 5.K. **BHP-21-26** – Consideration, review and action on a request submitted by Paul Brown for a Rust Grant in the amount of \$14,250 for masonry repair on the parapet wall at 101 W. Jefferson St., PIN: 21-04-328-028.

Ms. Pemberton reviewed the grant request, including the background of the proposal, the proposed materials and construction details, and the proposed budget. Robbie Osenga, Catalyst Construction, representing the Applicant, was present to answer questions.

Chair Lindenbaum opened the floor for public input on the project.

Members discussed how the skim coat would be removed, and whether or not this was the parge coat. Vice Chair Scharnett had questions and concerns. The use of skim coat type NP1 is not the most appropriate. Both quotes called for scaffolding and a lift: where would scaffolding be put?

Discussion continued about options. Vice-Chair Scharnett suggested an alternate scope: grind off the loose skim coat and bring the roofing material up the side of the parapet; don't bother with the parge coating because it never works due to freeze/thaw effects and ice builds up in that juncture between the roof and the parapet. Ms. Pemberton asked how one monitors roof condition if you bring the roofing up? Vice-Chair Scharnett replied that one can remove the roofing material and inspect, and one will also see salting on the other side when enough moisture moves through. There would be more material cost, and less labor cost since there would be no parge coating applied. This option might give a 25-year lifetime rather than a 20-year lifetime. He is most concerned that they are using the appropriate products, and recommended not using a sealant but using a crystalline waterproofing mortar admixture such as XYPEX. Mr. Osenga recommended that they bring the roofing up the parapet side. No adjustment to the request amount would be needed.

Vice-Chair Scharnett made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to consider approval of the request by Paul Brown for a Rust Grant in the amount of \$14,250 for masonry repair.

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

The following item was presented:

Item 5.L. – Review, consideration, and action on the award of the \$200,000 allocated to the Harriet Fuller Rust Grant Program for FY27.

Members discussed how to allocate the grant funds among the various projects that were determined to be eligible. Commissioners discussed different strategies for distributing funds, including fully funding smaller projects, partially funding lower-priority or higher-cost projects, and using scoring and priority status to guide decisions. Members debated the concepts of equity and proportionality, considering both the historical significance and the structural urgency of each project, and also addressed the potential impact of prevailing wage requirements on project costs and the feasibility of partially funded projects. Ultimately, the Commission agreed to adjust funding amounts for certain projects, partially fund others, and ensure that the most urgent and historically-significant projects received adequate support.

Commissioner Peters made a motion, seconded by Vice Chair Scharnett, to award Rust Grant funding for the FY27 cycle as follows:

BHP-11-26	217 W JEFFERSON ST	\$21,500.00
BHP-12-26	501-503 N EAST ST	\$50,000.00
BHP-13-26	101-103 N MAIN ST	\$2,730.88
BHP-14-26	209 E WASHINGTON ST	\$19,185.59
BHP-15-26	102-116 W LOCUST ST	\$11,008.82
BHP-16-26	116 E MARKET ST	\$4,989.71
BHP-17-26	200 W MONROE ST	\$2,825.00
BHP-18-26	624 N MAIN ST	\$18,900.00
BHP-19-26	401 MAIN ST	\$4,610.00
BHP-20-26	307 E GROVE ST	\$50,000.00
BHP-21-26	101 W JEFFERSON ST	\$14,250.00
TOTAL		\$200,000.00

New Business

While the slate of projects was discussed (see above), Ms. Pemberton reported that she was able to deliver the news to the staff at Recycling Furniture for Families that they were being awarded additional funding from the funds that were rescinded from the Center Street project. She was pleased to report that the work that had been funded had been completed and that no moisture issues were noted during a visit to the building.

Commissioner Peters asked about the status of the requested Certificate of Appropriateness for a large greenhouse accessory structure at 1009 E. Jefferson St. (BHP-05-26). Ms. Pemberton stated that the Applicant had withdrawn their Application.

Mr. Ricci reported that staff are discussing collaboration opportunities with Dr. Kathryn (Kate) Holliday, University of Illinois at Urbana-Champaign Landscape Architecture professor. Options for projects include a historic preservation certification program at UIUC or working with an intern or zoning technician on various historic preservation initiatives like property surveys, a property database, a historic preservation trades program, or a general public education program. Parkland College in Champaign has a really good construction trades program; perhaps classes or workshops in historic preservation trades could be offered there. In addition, UIUC has a Preservation Planner for campus buildings, which offers an opportunity to work with campus historic buildings. Having grown up with a construction program in high school where they built a new house from scratch, perhaps a program could be designed where high school students renovated historic housing, getting people interested in doing it at that age who then work their way into a preservation trades program at Parkland, or studying it academically at UIUC. There are preservation trades programs like this around the nation. The intern or zoning technician could be a revolving or recurring position where the Department kept the same person for a year or more. He worked with an intern while in Urbana that created an online walking tour for the Downtown Historic District; this position was to be funded by a Certified Local Government grant from the State Historic Preservation Office. Commissioner Peters stated she would be interested in speaking with Dr. Holliday. Ms. Pemberton expressed her thanks to Mr. Ricci for continuing to make connections with other people and programs. Mr. Ricci stated that another project opportunity is to put together a database of local preservation trades people that can do work like glazing windows, repair masonry, etc.

Also, there is a Mid-Century Modern House Tour in Champaign-Urbana on May 23, 2026, sponsored by the Champaign County History Museum.

Adjournment

Commissioner Peters made a motion, seconded by Vice-Chair Sharnett, to adjourn the meeting.

AYES: Elterich; Lessoff; Lindenbaum; Meyer; Peters; Scharnett
Motion carried (viva voce).

The Meeting Adjourned at 8:24 P.M.

CITY OF BLOOMINGTON

ATTEST

Sarah Lindenbaum, Chair

Alissa Pemberton, Staff Liaison



For Historic Preservation Commission: July 16, 2026

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the May 29, 2026, Special Meeting of the Historic Preservation Commission.

Recommended Motion: The proposed Minutes be approved.

Strategic Plan:

Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: In compliance with the Open Meetings Act, Commission/Board Minutes must be approved within thirty (30) days after the meeting or at the second subsequent regular meeting, whichever is later. This is the first meeting after the May 29, 2026, meeting of the Board; all other Regular Meetings have been cancelled.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. 5-29-26 Special Meeting Minutes



DRAFT MINUTES
Historic Preservation Commission - Special Session
Friday, May 29, 2026 - 5:00 PM

The Historic Preservation Commission convened in regular session in the Government Center Boardroom. At 5:01 PM, Chair Lindenbaum called the meeting to order. She noted that Vice-Chair Scharnett would not be in attendance but had submitted his feedback on tonight's cases.

Roll Call

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

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

Public Comment

There was no public comment presented.

Consent Agenda

Item 4.A. Review and approval of the Minutes of the March 19, 2026, Regular Meeting of the Bloomington Historic Preservation Commission.

Commissioner Lessoff made a motion, seconded by Commissioner Peters to approve the minutes from March 19, 2026, as presented.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Peters

Motion carried (viva voce).

Regular Agenda

The following item was presented:

Item 5.A. **BHP-06-26** – Consideration and action on a request submitted by Christopher Stucky, for a Certificate of Appropriateness for masonry foundation repair, on the property at 1212 E. Washington St., PIN 21-03-329-014.

Ms. Pemberton presented the staff report, summarizing the history of the property, the background

of the proposal, the proposed materials and construction details, and the standards for review. Chair Lindenbaum read the emailed comments from Vice Chair Sharnett, indicating his support of the request on the condition that lime mortar be used in lieu of Type "O" given the extreme softness and previous repairs of the brick. It appears PMI's proposal is more thoroughly researched, so that might be the preferred proposal. Ms. Pemberton theorized that the brickwork may be of two vintages.

Upon Commissioner Peters inquiry, Ms. Pemberton clarified that the Commission does not have to make the award to the lowest bid amount, and that it can specify which bid's scope of work the award would be based on. The Applicant wanted to go with the lower bid – PMI Masonry – which, in Ms. Pemberton's opinion, was the more appropriate quote. Upon Chair Lindenbaum's inquiry, Ms. Pemberton confirmed that the maximum possible award is \$7,500.00.

Commissioner Elterich made a motion, seconded by Commissioner Adams, to approve a Certificate of Appropriateness for the scope of work outlined in the PMI estimate submittal.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Peters

Motion passed.

The following item was presented:

Item 5.B. **BHP-07-26** – Consideration and action on a request submitted by Christopher Stucky, for a Certificate of Appropriateness for masonry foundation repair, on the property at 1212 E. Washington St., PIN 21-03-329-014.

Ms. Pemberton reiterated that the Commission's next step was to make a motion on whether or not to approve a Funk Grant for up to the maximum \$7,500 amount, and that they were to use the scope of work of the PMI estimate but were not required to select the PMI proposal itself.

Commissioner Peters made a motion, seconded by Commissioner Lessoff, to find the project is eligible and to award a Funk Grant up to \$7,500.00.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Peters

Motion passed.

The following item was presented:

Item 5.C. **BHP-08-26** – Consideration and action on a request submitted by Joe Strano for a Certificate of Appropriateness for clay tile roof restoration on the property at 2 White Place, PIN 14-33-480-024.

Ms. Pemberton presented the staff report, summarizing the history of the property, the background of the proposal, the proposed materials and construction details, and the standards for review.

Joe Strano, Applicant, gave a brief recap of the application, stating they are trying to address the failing roof underlayment on the west and north sides of the roof that allows water to infiltrate when there are rain and high winds from those directions. They would prefer to accept the bid from Renaissance since it includes repairing or refabricating the damaged base of the roof vent. Chair Lindenbaum summarized Vice-Chair Sharnett's comments of approval for the project on the condition that a sealer is not applied on the chimney: when chimneys are sealed, it accelerates

deterioration of the chimney due to moisture trapping. Instead of a sealer, stone cap replacement should be considered. Alternatively, a precast concrete panel could be considered. Ms. Pemberton reviewed the application's scope of work photos showing the subject vent.

Commissioner Lessoff commented that they are having the same issues with their roof. Mr. Strano clarified that the project was to repair the west side of the roof and the *vent* on the north side of the roof; repairing the north side of the roof itself will be submitted in a future grant application. Ms. Pemberton noted that a similar multi-year, multi-grant approach was undertaken at 1305 N. Clinton.

Commissioner Lessoff made a motion, seconded by Commissioner Peters, to approve a Certificate of Appropriateness as presented, with the removal of the chimney work from the scope of work.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Peters

Motion passed.

The following item was presented:

Item 5.D. **BHP-09-26** – Consideration and action on a request submitted by Joe Strano Stucky, for a Funk Grant in the amount of \$7,500.00 for clay tile roof restoration, on the property at 2 White Place, PIN 14-33-480-024.

Ms. Pemberton stated that staff believe the request is appropriate and recommends approval of the funding request.

Commissioner Peters made a motion, seconded by Commissioner Lessoff, to award the Funk Grant in the amount of up to \$7,500.00.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Peters

Motion passed.

Ms. Pemberton recommended switching Items 5.F and 5.G, since the Applicant was present for Item 5.F. Chair Lindenbaum agreed to the recommendation.

Item 5.F. **BHP-22-26** – Consideration and action on a request submitted by Joseph Gibson for a Certificate of Appropriateness for exterior painting, on the property at 5 White Place, PIN 14-33-479-008.

Chair Lindenbaum summarized the scope of the request: repainting the exterior including the detached garage, the front concrete porch, and the rear wood deck. Vice-Chair Scharnett's input is that the paint system seems appropriate. The caulking should be an appropriate polyurethane caulk system, not silicone; this was not specified in the report. The approval is for \$7,500, not \$75,000, which was an error in the report. Joe Gibson, the Applicant, expressed his preference for the Oscar quote. Ms. Pemberton recommended that the Commission specify that soft-pressure washing be used. Mr. Gibson confirmed that the existing color scheme would be replicated.

Commissioner Peters asked if the paint quote should be removed from the scope of work; Ms. Pemberton confirmed.

Commissioner Lessoff made a motion, seconded by Commissioner Adams, for the scope of work and materials in the CertaPro bid, with the use of polyurethane caulk and low-pressure washing.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Peters

Motion passed.

Item 5.G. **BHP-23-26** – Consideration and action on a request submitted by Joseph Gibson for a Funk Grant in the amount of \$7,500.00 for exterior painting, on the property at 5 White Place, PIN 14-33-479-008.

Ms. Pemberton recommended that the non-original back deck work be removed from the scope of work, and noted that the two bids were similar in amount.

Commissioner Peters made a motion, seconded by Commissioner Adams, to award up to \$7,500.00 for the scope of work, with the removal of the deck work from the scope of work.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Peters

The following item was presented:

Item 5.E. **BHP-10-26** – Consideration and action on a request submitted by Fred Woolrab, for a Certificate of Appropriateness for enclosure of a historically recessed entryway in the D-1 (Central Business) District, pursuant to § 44-505B(1)(d), for the property at 116 W. Washington St., PIN 21-04-338-002.

Chair Lindenbaum mentioned that this was the site of Windy City Wieners restaurant. Ms. Pemberton confirmed this is the Dr. Crothers Building. Chair Lindenbaum read Vice-Chair Scharnett's support and strong concerns: "Yes, but not without additional visual considerations. When Reality Bites extended their porch doing the same thing, we had requested more architecturally compatible designs, although I believe they also sought a Rust Grant. The design presented appears to be just storefront aluminum framing and does little to add to the streetscape. Additionally, consideration should be made for the sidewalk elevation at this location, as there is a slight pitch that may make water coming into the threshold at this location a problem. It is also unclear if additional seating is being added inside this location, which could have impacts to the egress elements, including door hardware and lighting." Chair Lindenbaum summarized that Vice-Chair Scharnett would like more information about the visual elements.

Ms. Pemberton reminded the Commission that the earlier version of the Zoning Ordinance required a recessed entry for properties in the D-1 district; recent amendments removed this requirement, but with guardrails including requiring a Certificate of Appropriateness for enclosing a recessed entry on a Contributing Structure. She stated that the current recessed entry is not part of the historic configuration of the property. The proposal is to retain the existing planters, capping them in stone and using that as the base of the enclosure. Commissioner Peters asked if they were planning to keep the awning; Ms. Pemberton stated that was not specified but she believed they planned to keep it.

Chair Lindenbaum opined that they might want to get a second bid. Ms. Pemberton said that the

Applicant planned to go with this bid, but they could request additional considerations. Commissioner Peters concurred that this was in keeping with her thought about what potential there might be to improve the streetscape. Ms. Pemberton thought they may need to remove the awning during construction, allowing the façade to be reviewed for renovation options.

Commissioner Adams expressed an interest in tabling the item until the Applicant could be present to discuss options with the Commission. Ms. Pemberton opined that the proposal as presented would help improve the streetscape, even if the awning were not removed. Commissioner Lessoff stated that some of the historical phases that the building has been through are uglier than the proposed entry. Ms. Pemberton stated that that is why she is comfortable recommending approval of the proposal, because the recessed entryway itself is not historic. She also confirmed that the one-page design submittal satisfies a building permit application submission.

Ms. Pemberton reviewed the Zoning Ordinance design criteria for the D-1 (Central Business) District zoning. She noted that a distinctive feature of the adjacent storefront is the extended cap over the transom windows. Chair Lindenbaum summarized this as “emphasizing the horizontal elements of the window design.” Ms. Pemberton added “continuing the horizontal elements from the adjacent DeWenter Building.” Commissioner Elterich added “Horizontal elements that are more historically compatible.” Commissioner Lessoff asked if the commission has the authority to require the Applicant to come back with a more historically-appropriate design.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to issue the Certificate of Appropriateness on the condition that more historically-cohesive options be approved administratively by Vice-Chair Scharnett, including removal of the awning.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Peters

Motion passed.

New Business

There was no New Business.

Adjournment

Chair Lindenbaum a motion, seconded by Commissioner Peters, to adjourn the meeting.

AYES: Adams; Elterich; Lessoff; Lindenbaum; Peters

Motion carried (viva voce).

The Meeting Adjourned at 6:01 P.M.

CITY OF BLOOMINGTON

ATTEST

Sarah Lindenbaum, Chair

Alissa Pemberton, Staff Liaison



For Historic Preservation Commission: July 16, 2026

Ward Impacted: Ward 4

Subject: BHP-23-26 - Consideration, and action on a request submitted by Shelley Pysell for a Certificate of Appropriateness for roof repair/replacement on the carriage house on the property at 410 E. Walnut St., PIN 21-04-203-016.

Recommended Motion: Motion to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Shelley Pysell, for roof repair/replacement on the carriage house, on the property at 410 E. Walnut Street.

Strategic Plan:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: According to the Local Designation nomination report, the residence was constructed c. 1987/1985 by local business owner, John A. Kerr. The property was designated as part of the Franklin Square National Register Historic District, then zoned S-4 in 1979 (Ord. No. 1979-11). Specific architectural details called out in the nomination are: Spindlework (East Lake Subtype), hipped/mansard roof, front facing dormer, matching moulding that spans all stories, and patterned gables. The carriage house is not mentioned in the designation information.

The Applicant is requesting a Certificate of Appropriateness (CoA) for roof repair/replacement on the carriage house. This work would not typically require a CoA since: 1) the carriage house is not necessarily a designated part of the property, 2) the proposal is for existing (non-original) asphalt shingle for replacement asphalt shingle, and 3) no change in architectural appearance is proposed. However, a CoA is required for any work to be eligible for a Funk Grant and the Applicant has applied for funding for the proposed work. The proposal is for removal of the existing covering, removal and rebuild of the baseboards, sistering of any necessary joists, and reapplication of weather sheeting, Timberline HD (architectural) shingles, and related flashing. The Applicant will also be repainting the structure, but the scope of work for the CoA does not extend to this effort.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. BHP-23-26 - Staff Report

2. Attachment 1 - Images of the Locations for Proposed Work
3. Attachment 2 - Scope of Work

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: July 16, 2026

CASE NO: BHP-23-26, Certificate of Appropriateness (COA)

REQUEST: Consideration and action on a request submitted by Shelley Pysell, for a Certificate of Appropriateness for roof repair on the carriage house, on the property at 410 E. Walnut St., PIN 21-04-203-016.



Above: Subject property

PROPERTY INFORMATION

Subject property: 410 E. Walnut St.

Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-Family Dwelling

HISTORIC INFORMATION

Year Built: c. 1875
Architectural Style: Victorian-era Queen-Anne
Architect: Unknown
Historic District: Franklin Square
Alternate Name: John A. Kerr/Frank Hamilton House

PROJECT DESCRIPTION

Background

According to the Local Designation nomination report, the residence was constructed c. 1987/1985 by local business owner, John A. Kerr. The property was designated as part of the Franklin Square National Register Historic District, then zoned S-4 in 1979 (Ord. No. 1979-11). Specific architectural details called out in the nomination are: Spindlework (East Lake Subtype), hipped/mansard roof, front facing dormer, matching moulding that spans all stories, and patterned gables. The carriage house is not mentioned in the designation information.

The Applicant or previous property owners have received Certificates of Appropriateness for:

- Minor work, subject not documented – Administrative Review (BHP-09-91);
- Flat roof replacement (BHP-34-99);
- Minor repair work, subject not documented – Administrative Review (BHP-08-01);
- Front porch, handrail, spindle, skirting, steps, and foundation work re: hit by a car (BHP-21-01);
- Front/side entry steps, handrails, front/rear doors, driveway to carriage house, including Funk Grants (BHP-20-05, BHP-21-05, BHP-22-05);
- Painting, install fence in west rear yard, including Funk Grant (BHP-01-06, BHP-06-06);
- Repairs to the front porch, including Funk Grant (BHP-14-12, BHP-15-12);
- Install fence, including Funk Grant (BHP-03-15, BHP-04-15);
- Roof replacement on the main house (asphalt shingle), including Funk Grant (BHP-01-20, BHP-06-20), only labor covered by grant.

Request.

The Applicant is requesting a Certificate of Appropriateness (CoA) for roof repair/replacement on the carriage house. This work would not typically require a CoA since: 1) the carriage house is not necessarily a designated part of the property, 2) the proposal is for existing (non-original) asphalt shingle for replacement asphalt shingle, and 3) no change in architectural appearance is proposed. However, a CoA is required for any work to be eligible for a Funk Grant and the Applicant has applied for funding for the proposed work. The proposal is for removal of the existing covering, removal and rebuild of the baseboards, sistering of any necessary joists, and reapplication of weather sheeting, Timberline HD (architectural) shingles, and related flashing. The Applicant will also be repainting the structure, but the scope of work for the CoA does not extend to this effort.

STANDARDS FOR REVIEW

For each Certificate of Appropriateness awarded, the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. **Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**

No change is being made to the property's current use.

2. **The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.**

The proposed roofing replacement, using asphalt shingles, is replacement of an already non-original material. Restoration is not proposed and the original roofing on the primary structure has also been replaced using asphalt shingle. The proposed replacement materials for the carriage house will match the existing materials on the primary structure; the primary structure roof was replaced in 2020 using the same covering material proposed for use on the carriage house.

3. **All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.**

The proposed work would not alter the appearance of the building to an earlier period.

4. **Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

The proposed work would not alter the appearance of the building.

5. **Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.**

This scope of work addresses only an accessory structure and does not impact distinctive stylistic features or examples of skilled craftsmanship.

6. **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

The scope of work does not impact architectural features.

7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

N/A.

8. **Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.**

N/A.

9. 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.

N/A.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant ***complies with the subject policies*** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria are provided:

If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so.

Historic or existing roofing materials shall be maintained and repaired in place, or replaced with the following approved substitute roofing materials, retaining the same size, shape, and texture as the existing materials: ... Asphalt Shingles, Asphalt Shingles of similar size, shapes and colors.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the relevant standards and policies*** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to ***approve*** the scope of work and request for a Certificate of Appropriateness, as submitted by Shelley Pysell, for roof repair/replacement on the carriage house, on the property at 410 E. Walnut Street.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Images of the Locations for Proposed Work (Separate Documents)
2. Scope of Work (Separate Document)





















Scope of Work



Company

Homeowner

Tjs Roofing

9428 Bucks Road, Heyworth 61745
+1 (309) 706 0252

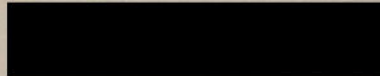
Tyler Wolf

Contractor's Representative
T: +13097060252
tjsroofing82@yahoo.com

Address

410 East Walnut Street, Bloomington, IL
61701

Shelley Pysell



Project scope

Description

Price

ROOF - GAF Timberline HDZ

\$10,486.37

Steep Charge (10/12)	\$2,225.87
GAF StainGuard Timberline High Definition	\$1,790.78
Sheeting 24 sheets	\$1,680.00
7/16" OSB - 4' x 8'	\$1,209.23
Rafter Joist Sistering	\$875.00
Dump	\$800.00
3 Layer Tear Off	\$307.02
GAF Cobra Ridge Runner	\$303.68
GAF Tiger Paw	\$270.31
ProStart Starter	\$226.09
GAF - Timbertex Hip & Ridge	\$216.91
GAF - Weatherwatch	\$141.83
Drip Edge	\$113.46
Trip Fee - Boom Truck	\$100.11
Gutter Apron	\$99.28
1 1/4" Coil Roofing Nails	\$91.77
Plastic Cap Nails 1"	\$35.02

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GENERATED 05/08/2026 09:16PM



For Historic Preservation Commission: July 16, 2026

Ward Impacted: Ward 4

Subject: BHP-24-26 - Consideration and action on a request submitted by Shelley Pysell, for a Funk Grant in the amount of \$5,500.00 for roof repair/replacement on the carriage house on the property at 410 E. Walnut St., PIN 21-04-203-016.

Recommended Motion: Motion that the project is not eligible for a Funk Grant; or Motion that the project is partially eligible and to approve a Funk Grant award in the amount of up to \$2,157 (labor and fees only).

Strategic Plan:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The Applicant is requesting a Funk Grant to assist with roof repair/replacement; a Certificate of Appropriateness for the subject work has been requested and recommended for approval via BHP-23-26. The project is not eligible for a Funk Grant under strict interpretation of the Grant Guidelines (historically accurate materials, or mimic material), but the project may be partially eligible based upon the precedent set for the property in BHP-06-20 where the *labor* for replacement of a non-historic material was covered. Appropriate maintenance and repair of roofs are one of the best guards against the degradation of underlying structures.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: The FY27 Funk Grant budget does have sufficient funding to award the full amount requested; prior to any approvals of the July Regular Meeting the Funk Grant budget has \$32,500 remaining.

Attachments:

1. BHP-24-26- Staff Report
2. Attachment 1 - Quote #1

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: July 16, 2026
CASE NO: BHP-24-26, Funk Grant
REQUEST: Consideration and action on a request submitted by Shelley Pysell, for a Funk Grant in the amount of \$5,500.00 for roof repair/replacement on the carriage house on the property at 410 E. Walnut St., PIN 21-04-203-016.



Above: Subject property

PROPERTY INFORMATION

Subject property: 410 E. Walnut St.
Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling

HISTORIC INFORMATION

Year Built: c. 1875
Architectural Style: Victorian-era Queen-Anne
Architect: Unknown
Historic District: Franklin Square
Alternate Name: John A. Kerr/Frank Hamilton House

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-23-26 and has been recommended for approval**. The property last received a Funk Grant in 2020 for roofing replacement on the primary structure; this award was for labor only.

Request

The Applicant is requesting a **Funk Grant in the amount of \$5,500** for roof repair/replacement on the carriage house in the rear of the property. Costs include labor, equipment and materials. The Applicant provided two (2) quotes but one was unreadable; the Applicant is seeking an updated version of this quote, but reported it to be slightly higher than the one attached to this report, for the same scope of work.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic District, to be eligible for funding under this program.**

This property is locally-designated (S-4).

2. **The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

The proposal addresses exterior maintenance of structural and visual elements of an accessory structure.

3. **Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

The project is not eligible for a Funk Grant under strict interpretation of the Grant Guidelines (historically accurate materials, or mimic material), but the project may be partially eligible, based upon the precedent set for the property in BHP-06-20 where the *labor* for replacement of a non-historic material was covered. Appropriate maintenance and repair of roofs are one of the best guards against the degradation of underlying structures.

4. **Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10 year period regardless of how much the structure is to be painted or stained.**

N/A.

5. **Project expenses are those eligible for funding, according to Funk Grant program criteria.**

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied, single-family residence. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

The request meets all eligibility criteria and conditions; no limitations apply.

The project *is not eligible* for additional funding as “**Major Restoration**” project, defined as any project costing at least 45% of the subject property’s EAV.

STAFF RECOMMENDATION

Staff finds that the scope of work *meets the eligibility criteria, conditions, and limitations* as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take the following action:

Motion that the project is *not eligible* for a Funk Grant; *or*

Motion that the project is *partially eligible* and to approve a Funk Grant award in the amount of up to **\$2,157** (labor and fees only), subject to the provision of a second quote and staff review of such.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments: Project Quote #1

Scope of Work



Company

Homeowner

Tjs Roofing

9428 Bucks Road, Heyworth 61745
+1 (309) 706 0252

Tyler Wolf

Contractor's Representative
T: +13097060252
tjsroofing82@yahoo.com

Address

410 East Walnut Street, Bloomington, IL
61701

Shelley Pysell



Project scope

Description	Price
ROOF - GAF Timberline HDZ	\$10,486.37
Steep Charge (10/12)	\$2,225.87
GAF StainGuard Timberline High Definition	\$1,790.78
Sheeting 24 sheets	\$1,680.00
7/16" OSB - 4' x 8'	\$1,209.23
Rafter Joist Sistering	\$875.00
Dump	\$800.00
3 Layer Tear Off	\$307.02
GAF Cobra Ridge Runner	\$303.68
GAF Tiger Paw	\$270.31
ProStart Starter	\$226.09
GAF - Timbertex Hip & Ridge	\$216.91
GAF - Weatherwatch	\$141.83
Drip Edge	\$113.46
Trip Fee - Boom Truck	\$100.11
Gutter Apron	\$99.28
1 1/4" Coil Roofing Nails	\$91.77
Plastic Cap Nails 1"	\$35.02

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For Historic Preservation Commission: July 16, 2026

Ward Impacted: Ward 6

Subject: BHP-25-26 - Consideration, and action on a request submitted by Melissa Teagarden for a Certificate of Appropriateness for front porch repair (north half of west wide) on the property at 809 N. McLean St., PIN 21-04-210-001.

Recommended Motion: Motion to approve, or to not approve, with or without conditions, the scope of work for the Certificate of Appropriateness, as presented.

Strategic Plan:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The residence was built as a two-and-one-half story, irregular-framed, shiplap-sided structure. It had been significantly altered by the time it was zoned S-4, but still retains many of the elements addressed in the National Register of Historic Places 1970s survey documentation including: wood siding, cornice-boxed eaves and (most) brackets, and decorative wood lintels. The property is one of the 16 contributing buildings listed in the Franklin Square Historic District, which was nationally designated in 1976. The property originally received S-4 zoning in 1979 (Ord. No. 1979-11); the R-2 (Mixed Residence) District base zoning was added in 1983.

The Applicant is requesting a Certificate of Appropriateness to allow repair and reconstruction of the north end of the front porch, including foundation, deck and railings. The existing flooring, ceiling, railings, posts, and corbels will be removed and retained, or restored for replacement to the greatest extent possible. Replacement material, when needed, will be cedar, except tongue-and-groove which will be replaced with similar material. New framing, a double header, and 4x4 posts will be installed to provide structural support; these are proposed for construction using pressure-treated wood and new concrete footings per current Building Code. The decorative skirting will be restored or replaced to maintain a consistent visual with the side porch and to hide modern materials used in structural work.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. BHP-25-26 - Staff Report
2. Attachment 1 - Images of Area of Work

3. Attachment 2 - Scope of Work

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: July 16, 2026

CASE NO: BHP 25-26, Certificate of Appropriateness (COA)

REQUEST: Consideration, review, and action on a request submitted by Melissa Teagarden for a Certificate of Appropriateness for front porch repair (north half of west side) on the property at 809 N. McLean Street, PIN 21-04-210-001.



Above: Subject property

PROPERTY INFORMATION

Subject property: 809 N. McLean Street

Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay) District

Existing Land Use: Single-Family Residence

HISTORIC INFORMATION

Year Built: c. 1882
Architectural Style: Mid-American Victorian
Architect: George Miller
Historic District: Franklin Square Historic District
Alternate Name: Kerrick-Barry House
Location: Lots 2 and 3 in Block 9, Durley Addition

PROJECT DESCRIPTION

Background

The residence was built as a two-and-one-half story, irregular-framed, shiplap-sided structure. It had been significantly altered by the time it was zoned S-4, but still retains many of the elements addressed in the National Register of Historic Places 1970s survey documentation including: wood siding, cornice-boxed eaves and (most) brackets, and decorative wood lintels. The property is one of the 16 contributing buildings listed in the Franklin Square Historic District, which was nationally designated in 1976. The property originally received S-4 zoning in 1979 (Ord. No. 1979-11); the R-2 (Mixed Residence) District base zoning was added in 1983, and an attempt at “re-designation” was made in January of 2023 (BHP-30-22) but determined to be invalid.

This property has received the following Certificates of Appropriateness (CoA) and Funk Grants:

- CoA and grant for gutter repair (BHP-07-04, BHP-09-04);
- CoA and siding repair and painting (BHP-06-04, BHP-08-04);
- CoA and grant for painting (BHP-11-06, BHP-12-06);
- CoA and grant for chimney and roof repair and replacement (BHP-02-19, BHP-03-19) - DENIED due to a lack of sufficiently-detailed information;
 - Resubmitted and approved (BHP-20-19 & BHP-21-19);
- CoA for painting, gutters, and exterior trim repair (BHP-15-23);
- CoA for side porch restoration (BHP-29-25).

Request

The Applicant is requesting a Certificate of Appropriateness to allow repair and reconstruction of the north end of the front porch, including foundation, deck and railings. The existing flooring, ceiling, railings, posts, and corbels will be removed and retained, or restored for replacement to the greatest extent possible. Replacement material, when needed, will be cedar, except tongue-and-groove which will be replaced with similar material. New framing, a double header, and 4x4 posts will be installed to provide structural support; these are proposed for construction using pressure-treated wood and new concrete footings per current Building Code. The decorative skirting will be restored or replaced to maintain a consistent visual with the side porch and to hide modern materials used in structural work.

STANDARDS FOR REVIEW

For each Certificate of Appropriateness awarded, the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**

No change is being made to the property’s current use.

2. **The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.**

No changes to the distinctive architectural features of the home are proposed. Original historic features will be retained, and historic materials repaired/restored to the greatest extent possible. Certain areas of damage that will require replacement have been called out and are limited. Missing items, or those beyond feasible restoration will be built to replicate the existing style.

3. **All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.**

No alterations to create an earlier appearance are proposed.

4. **Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

N/A.

5. **Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.**

Original historic features will be retained; any replaced items or materials will replicate the current style.

6. **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

As many as possible of the original historic features will be retained, including the roof eaves, soffits and brackets. New railings and columns will be made of Douglas fir, replicating the existing period-specific style, and then painted.

7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

N/A.

8. **Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.**

N/A.

9. **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.

N/A.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant **does comply with the subject policies** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria are provided:

Historic porches visible from the street shall be maintained and repaired.

If existing historic porches have deteriorated or become badly damaged, they may be replaced in the same size and shape with appropriate new materials. Retain as much of the existing porch materials unless it is technically infeasible to do so.

Porch floors shall be of a type characteristic of the style of the historic building. Spaced planks shall not be used where painted tongue-and-groove boards would have been used historically.

STAFF RECOMMENDATION

Staff finds that the scope of work **meets the relevant standards and policies** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following action:

Motion to **approve** the request for a Certificate of Appropriateness by Melissa Teagarden for a Certificate of Appropriateness for front porch repair (reconstruction), on the property at 809 N. McLean Street.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Images of area where work is to be performed (Separate Attachment)
2. Scope of Work (Separate Attachment)



















Starkey Construction & Renovation

2110 Skyline Ct.

309-310-8787

kstarkey@starkeyconstructionandrenovation.com

ESTIMATE NUMBER 81	DATE 5-May-26
JOB NUMBER	
JOB NAME Front Porch Rebuild	
JOB LOCATION 809 N Mclean St Bloomington	PERIOD
CUSTOMER NAME Melissa Teaagarden	
CONTACT PERSON	
EMAIL [REDACTED]	PHONE [REDACTED]
JOB DESCRIPTION	
REMARKS	
VALID THROUGH	
PREPARED BY	DATE
REVIEWED & APPROVED BY	DATE

ESTIMATE

Description	Unit	Qty	Price	Total
Repairs to 10'x15' north side of front porch				
Remove ceiling and flooring material back to steps				
Install temporary header to allow for footings and permanent header install inside current box header				
Remove railings/posts/large and small corbells/outside 1x12 of box header				
Install double 2x10 header w/ 4x4 posts down to new footings				
Material removed from porch will be removed with the intention to be salvaged for reinstallation after work is completed				
Install new treated framing for 10'x15' north side of porch deck wrap				
Reinstall original tongue and groove flooring and ceiling. Material to match original will be used to replace material that could not be salvaged				
Upper half of original post will be reinstalled. Trim pieces and lower half of posts that are in poor condition will be replicated out of cedar				
Railings will be reinstalled. 10 rotten 3x3 spindles will be replicated from cedar				
2-10' and 1-4' skirting sections will be made to replicate the 1 existing section left on south side of porch				14,700.0
Total				14,700.0
Other				Amount
Total				0.0
	Sub Total			14,700.0
	Discount		0%	0.0
	Tax		0%	0.0
Grand Total				14,700.0



For Historic Preservation Commission: July 16, 2026

Ward Impacted: Ward 4

Subject: BHP-26-26 - Consideration and action on a request submitted by Melissa Teagarden, for a Funk Grant in the amount of \$7,250 for front porch repair (north half on the west side) on the property at 809 N. McLean St., PIN 21-04-210-001.

Recommended Motion: Motion that the project is, or is not, eligible and to approve, or not approve, a Funk Grant award in the amount of up to \$7,250.

Strategic Plan:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The Applicant is requesting a Funk Grant in the amount of \$7,250 for repair/restoration on the north end of the front porch (west side of the home). Costs include labor, equipment and materials. The Applicant sought to provide two (2) quotes but the details of the second estimate have not been returned yet (the visit for the estimate occurred in June) and the contractor stated they would only take the job if the full porch was completed as one project, likely making the quote significantly higher and financially infeasible for the Applicant. The quote provided is from the same contractor who completed the work on the side porch on the north side of the home and appears reasonable for the scope that has been presented; sole source justification should be considered in this instance.

A Certificate of Appropriateness was recommended for the proposed work, via BHP-25-26.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: The FY27 Funk Grant budget does have sufficient funding to award the full amount requested; prior to any approvals of the July Regular Meeting the Funk Grant budget has \$32,500 remaining.

Attachments:

1. BHP-26-26- Staff Report
2. Attachment 1 - Project Quote #1

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: July 16, 2026
CASE NO: BHP-26-26, Funk Grant
REQUEST: Consideration and action on a request submitted by Melissa Teagarden, for a Funk Grant in the amount of \$7,250 for front porch repair (north half on the west side) on the property at 809 N. McLean St., St., PIN 21-04-210-001.



Above: Subject property

PROPERTY INFORMATION

Subject property: 809 N. McLean Street
Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay) District
Existing Land Use: Single-Family Residence

HISTORIC INFORMATION

Year Built: c. 1882
Architectural Style: Mid-American Victorian
Architect: George Miller
Historic District: Franklin Square Historic District
Alternate Name: Kerrick-Barry House
Location: Lots 2 and 3 in Block 9, Durley Addition

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-26-26 and has been recommended for approval**. The property last received a Funk Grant in 2019.

Request

The Applicant is requesting a **Funk Grant in the amount of \$7,250** for repair/restoration on the north end of the front porch (west side of the home). Costs include labor, equipment and materials. The Applicant sought to provide two (2) quotes but the details of the second estimate have not been returned yet (the visit for the estimate occurred in June) and the contractor stated they would only take the job if the full porch was completed as one project, likely making the quote significantly higher and financially infeasible for the Applicant. The quote provided is from the same contractor who completed the work on the side porch on the north side of the home and appears reasonable for the scope that has been presented; sole source justification should be considered in this instance.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic District, to be eligible for funding under this program.**

This property is locally-designated (S-4).

2. **The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

The proposal addresses exterior maintenance of structural and visual elements of the primary structure.

3. **Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

N/A

4. **Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10 year period regardless of how much the structure is to be painted or stained.**

N/A

5. **Project expenses are those eligible for funding, according to Funk Grant program criteria.**

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied, single-family residence. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

The request meets all eligibility criteria and conditions; no limitations apply.

The project ***is not eligible*** for additional funding as “**Major Restoration**” project, defined as any project costing at least 45% of the subject property’s EAV.

STAFF RECOMMENDATION

Staff finds that the scope of work ***meets the eligibility criteria, conditions, and limitations*** as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take the following action:

Motion that the project ***is eligible*** and to approve a Funk Grant award in the amount of up to **\$7,350** for the work approved by BHP-25-26.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments: Project Quote #1



Starkey Construction & Renovation

2110 Skyline Ct.

309-310-8787

kstarkey@starkeyconstructionandrenovation.com

ESTIMATE NUMBER 81	DATE 5-May-26
JOB NUMBER	
JOB NAME Front Porch Rebuild	
JOB LOCATION 809 N Mclean St Bloomingotn	PERIOD
CUSTOMER NAME Melissa Teaagarden	
CONTACT PERSON	
EMAIL [REDACTED]	PHONE [REDACTED]
JOB DESCRIPTION	
REMARKS	
VALID THROUGH	
PREPARED BY	DATE
REVIEWED & APPROVED BY	DATE

ESTIMATE

Description	Unit	Qty	Price	Total
Repairs to 10'x15' north side of front porch				
Remove ceiling and flooring material back to steps				
Install temporary header to allow for footings and permanent header install inside current box header				
Remove railings/posts/large and small corbells/outside 1x12 of box header				
Install double 2x10 header w/ 4x4 posts down to new footings				
Material removed from porch will be removed with the intention to be salvaged for reinstallation after work is completed				
Install new treated framing for 10'x15' north side of porch deck wrap				
Reinstall original tongue and groove flooring and ceiling. Material to match original will be used to replace material that could not be salvaged				
Upper half of original post will be reinstalled. Trim pieces and lower half of posts that are in poor condition will be replicated out of cedar				
Railings will be reinstalled. 10 rotten 3x3 spindles will be replicated from cedar				
2-10' and 1-4' skirting sections will be made to replicate the 1 existing section left on south side of porch				14,700.0
Total				14,700.0
Other				Amount
Total				0.0
	Sub Total			14,700.0
	Discount		0%	0.0
	Tax		0%	0.0
Grand Total				14,700.0



For Historic Preservation Commission: July 16, 2026

Ward Impacted: Ward 4

Subject: BHP-27-26 - Consideration, and action on a request submitted by James Wellman for a Certificate of Appropriateness for exterior painting on the property at 903 E. Jefferson St., PIN 21-03-303-002.

Recommended Motion: Motion to approve, or to not approve, with or without conditions, the scope of work for the Certificate of Appropriateness, as presented.

Strategic Plan:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: The residence was built as a two-storey, balloon framed structure, with clapboard siding and a prominent shingle-accented front gable, for an associate of Carlock Brothers and Company. Features called out in documentation from shortly after designation (early Designation ordinances did not require features to be identified upon zoning) include: hipped, cross-gabled roof; cornice boxed eaves; ornate brackets; select stained glass windows; and a large front verandah.

The Applicant is requesting a Certificate of Appropriateness for exterior painting on the entire primary structure. The scope of work includes pressure washing, scraping loose paint, spot priming, and painting using a single color scheme. One scope of work (CertaPro) specifies caulking as needed, and the use of "Emerald" latex in satin, two coats; the other scope of work does not include materials.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. BHP-27-26 - Staff Report
2. Attachment 2 - Scope of Work from CertaPro
3. Attachment 2 - Scope of Work from Wes

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: July 16, 2026

CASE NO: BHP 27-26, Certificate of Appropriateness (COA)

REQUEST: Consideration, review, and action on a request submitted by James Wellman for a Certificate of Appropriateness for exterior painting on the property at 903 E. Jefferson Street, PIN 21-03-303-002.



Above: Subject property

PROPERTY INFORMATION

Subject property: 903 E. Jefferson Street

Existing Zoning: R-3A (Multiple-Family Residence) District with S-4 (Historic Preservation Overlay) District

Existing Land Use: Single-Family Residence

HISTORIC INFORMATION

Year Built: c. 1903
Architectural Style: Queen-Anne Variation
Architect: Unknown
Historic District: Davis Jefferson Historic District
Alternate Name: Jesse B. Jordan House

PROJECT DESCRIPTION

Background

The residence was built as a two-storey, balloon framed structure, with clapboard siding and a prominent shingle-accented front gable, for an associate of Carlock Brothers and Company. Features called out in documentation from shortly after designation (early Designation ordinances did not require features to be identified upon zoning) include: hipped, cross-gabled roof; cornice boxed eaves; ornate brackets; select stained glass windows; and a large front verandah.

This property has received the following Certificates of Appropriateness (CoA) and Funk Grants:

- Heritage Award (Sensitive Modern Addition for Rear Porch), 1991;
- CoA for gutter/fascia/soffit replacement (BHP-07-01);
- CoA and grant for roof replacement using architectural asphalt shingle (BHP-01-04, BHP-02-04);
- CoA and grant for front door replacement (BHP-22-14, BHP-23-14); and
- CoA for exterior painting with historic detail preservation (BHP-18-17, BHP-19-17).

Request

The Applicant is requesting a Certificate of Appropriateness for exterior painting on the entire primary structure. The scope of work includes pressure washing, scraping loose paint, spot priming, and painting using a single color scheme. One scope of work (CertaPro) specifies caulking as needed, and the use of “Emerald” latex in satin, two coats; the other scope of work does not include materials.

STANDARDS FOR REVIEW

For each Certificate of Appropriateness awarded, the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**

No change is being made to the property’s current use.

- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.**

No permanent changes to the distinctive architectural features of the home are proposed. The current paint scheme includes variation to highlight different features, the proposal includes painting in a single color; the Commission does not have purview over paint color for a CoA.

3. **All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.**

No alterations to create an earlier appearance are proposed.

4. **Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

N/A.

5. **Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.**

N/A.

6. **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

N/A.

7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

Neither scope indicates “soft” pressure wash, though this is typically the intent. May be worth qualifying any approval to prevent the use of pressure washing to remove paint rather than just remove surface dirt.

8. **Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.**

N/A.

9. **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.**

N/A.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be

typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant **may comply with the subject policies** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria are provided:

Use only breathable paints (such as latex or acrylic latex paints)...

Do not use sandblasting or high-pressure water blasting to remove paint from masonry or wood surfaces (it is acceptable to use these methods for paint removal from cast iron or steel surfaces).

Prior to repainting remove only loose paint from surfaces that have been historically painted. Complete removal of all paint from a surface is not necessary prior to re-painting.

STAFF RECOMMENDATION

Staff finds that the scope of work **meets the relevant standards and policies** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following action:

Motion to **approve** the request for a Certificate of Appropriateness by James Wellman for a Certificate of Appropriateness for exterior painting of the primary structure, on the property at 903 E. Jefferson Street, **with the condition** that the scope of work and materials from the CertaPro quote be used.

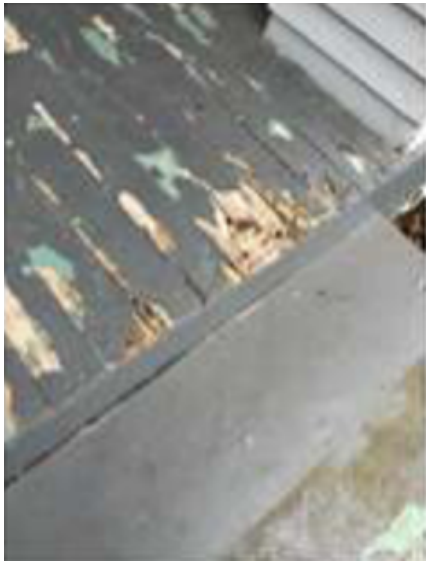
Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Images of area where work is to be performed
2. Scope of Work (Separate Attachment)

Attachment 1 - Images of area where work is to be performed





PREPARED FOR

Jim Wellman

903 E Jefferson St
Bloomington, IL 61701



PREPARED BY



Luke Wielgopalan
Residential Sales Associate

(309) 824-1804
lwielgopalan@certapro.com

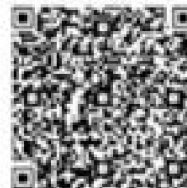
CertaPro Painters of Central IL
(309) 808-3980
centralil@certapro.com
<https://certapro.com/central-il>
1613 Commerce Pkwy, Unit E
Suite E
Bloomington, IL 61704

Full Worker's Compensation Coverage
\$2,000,000 General Liability Coverage

PRICE SUMMARY

Exterior	\$19,400.00
Subtotal:	\$19,400.00
Total:	\$19,400.00
Deposits Due	\$4,850.00
Balance	\$14,550.00

Monthly Payment Options powered by Acorn Finance
*To get securely pre-qualified with no impact to your credit score, scan this code with your camera:



From **\$227/month** [Click to Start](#)

PROJECT SUMMARY

This proposal is for the prep and painting of the exterior of the home. The prep process will include pressure washing all surfaces to be painted, caulk gaps where necessary, scrape any failing or peeling paint, prime areas where the bare substrate has been exposed if needed, and tape and mask off where necessary. After prep is complete CertaPro will apply two coats of paint to the exterior walls. All materials are included in the price above. The estimate is based on a single color scheme. If additional colors are needed, additional costs will incur.

Included in the price above: Exterior siding (wood, cedar shake, brick foundation), fascia, white trim, soffit, corbels, front porch floor, front porch ceiling, front porch pillars, window frames, door frames

Excluded in the price above: Doors, front porch railing and spindles (getting replaced), back porch, any other surface not mentioned above

Notes:

Please have all vegetation cut back prior to the painters arrival.

Please have all items moved away from the side of the home prior to the painters arrival.

CertaPro will remove downspouts prior to painting and return them once painting has been completed.

CARPENTRY: We can perform carpentry (wood replacement) on an hourly basis of \$80/manhour. Any material receipts will get added together with 25% added to it and billed along with the hours.

PROJECT DETAILS

	Paint / Primer	Sheen	Color	Paint / Primer Coats
Exterior \$19,400.00				
Siding - Wood - Spray & Backroll	Emerald-Acrylic Latex Fast Drying Primer	Flat	TBD	2 / spot prime
Siding - Cedar Shake - Brush	Emerald-Acrylic Latex	Satin	TBD	2 / 0
Siding - Brick - Spray & Backroll	Emerald-Acrylic Latex	Satin	TBD	2 / 0
Soffit	Emerald-Acrylic Latex Fast Drying Primer	Satin	TBD	2 / spot prime
Fascia	Emerald-Acrylic Latex Fast Drying Primer	Satin	TBD	2 / spot prime
Window Frame(s)	Emerald-Acrylic Latex	Satin	TBD	2 / 0
Door Frame(s)	Emerald Trim Enamel-Urethane Modified	Satin	TBD	2 / 0
Front Porch Ceiling	Emerald-Acrylic Latex	Satin	TBD	2 / 0
Porch Floor	Porch & Floor-Latex	Satin	TBD	2 / 0
Wash				
Corbel	Emerald-Acrylic Latex	Satin	TBD	2 / 0
Front Porch Pillars	Emerald-Acrylic Latex	Satin	TBD	2 / 0
Paint Brands:				
Sherwin-Williams				

NOTES

CUSTOMER SERVICE COMMITMENT: The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the customer feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property. **WARRANTY ON ALL WORK:** We warranty all of our work for 2 years against blistering and peeling. This is not just a "handshake" warranty, this is a legal document.

THIS PROPOSAL SERVES AS A DEPOSIT INVOICE: 25% of the total job cost is due prior to scheduling. Remaining balance will be billed separately.

PAYMENT TERMS: All final payments are due upon job completion. Any outstanding balance will be subject to a 1.5% monthly finance fee.

PAYMENT OPTIONS: We accept cash, check, or credit card. If a credit card is used a 3.00% convenience fee will be added for processing.

SIGN: We typically place a sign on the property. Please notify us if for some reason we should not put up a sign.

PICTURES: We may take before, during and/or after pictures as the project progresses to be used for marketing. We do not use names or addresses on the pictures. Please let us know if you would rather not have us use pictures of your project.

JOB COMPLETION SURVEY: We would appreciate your feedback and strive to be the best at what we do! You will be contacted by an independent survey company, asking one question (so its a quick one!). It's very important to us, that we receive a 10 out of 10 rating. If for some reason, during your project, you feel that we are performing at less then a 10 out of 10, please let us know, so we can give you the best service you deserve! Thank you and we appreciate you honoring us with your business.

EXISTING PEELING PAINT: If you currently have peeling paint, we will remove what is currently failed and spot prime where bare substrate has been exposed. Please bare in mind that the existing paint may fail more in the future which is out of our control.

GREENERY/VEGETATION: Our crews take every effort to maintain the integrity of your landscaping as they work around your home. If there is greenery directly against paintable surfaces or in the vicinity in which ladders need to be placed we cannot guarantee that no damage will occur. Please have all greenery trimmed back 12-18 inches from any paintable surfaces prior to our arrival. CertaPro will not be liable for damaged greenery that is directly adjacent to the areas being painted.

CAULKING: We include caulking areas that were previously caulked only. We will remove loose/failing caulking and replace. Full recaulk is not included in the price.

4:06

66 photos



12

WU

Wes >



I'll work on a price and get it to you in the next couple of days

Sat, Mar 14 at 11:30 AM



For us to Power Wash spot prime scrape prep, and paint would be 9000 with us buying paint and materials

Wed, Mar 18 at 2:50 PM

Just let me know if you're interested. Our schedule is getting pretty busy.



I am interested. I have some repair work that needs to be



iMessage





For Historic Preservation Commission: July 16, 2026

Ward Impacted: Ward 4

Subject: BHP-28-26 - Consideration and action on a request submitted by James Wellman, for a Funk Grant in the amount of \$4,500 for exterior painting on the property at 903 E. Jefferson St., PIN: 21-03-303-002.

Recommended Motion: Motion that the project is, or is not, eligible and to approve, or not approve, a Funk Grant award in the amount of up to \$4,500.

Strategic Plan:

Priority Area 2: Housing. As a component of community revitalization, this includes addressing blight, preserving existing housing, supporting rehabilitation, advancing housing affordability, promoting proactive code enforcement, and improving residents' sense of safety and stability in their homes and neighborhoods. The need for additional housing within the community includes but is not limited to affordable housing, market-rate housing, and housing for seniors.

Background: A Certificate of Appropriateness is requested as case BHP-27-26 and has been recommended for approval. The property last received a Funk Grant in 2017. The Applicant is requesting a Funk Grant in the amount of \$4,500 for exterior painting of the entire primary structure. Costs include labor, equipment and materials. The Applicant has provided two quotes that are significantly different in their level of detail and cost.

Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10 year period regardless of how much the structure is to be painted or stained. The last Funk Grant funding of a staining or painting project was in 2017, only nine (9) years ago. The scope of work included painting of the entire exterior of the structure; very little information was provided on methodology and no materials information was provided or identified in the case file.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: The FY27 Funk Grant budget does have sufficient funding to award the full amount requested.

Attachments:

1. BHP-28-26- Staff Report
2. Quote for Painting, Wes
3. Quote for Painting, CertaPro

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: July 16, 2026
CASE NO: BHP-28-26, Funk Grant
REQUEST: Consideration and action on a request submitted by James Wellman, for a Funk Grant in the amount of \$4,500 for exterior painting on the property at 903 E. Jefferson St., PIN: 21-03-303-002.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 903 E. Jefferson Street
Existing Zoning: R-3A (Multiple-Family Residence) District with S-4 (Historic Preservation Overlay) District
Existing Land Use: Single-Family Residence

HISTORIC INFORMATION

Year Built: c. 1903
Architectural Style: Queen-Anne Variation
Architect: Unknown
Historic District: Davis Jefferson Historic District
Alternate Name: Jesse B. Jordan House

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-27-26 and has been recommended for approval**. The property last received a Funk Grant in 2017.

Request

The Applicant is requesting a **Funk Grant in the amount of \$4,500** for exterior painting of the entire primary structure. Costs include labor, equipment and materials. The Applicant has provided two quotes that are significantly different in their level of detail and cost.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.**

This property is locally-designated (S-4).

2. **The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

The proposal addresses exterior visual elements of the residence that also help to preserve the building envelope.

3. **Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

N/A

4. **Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10 year period regardless of how much the structure is to be painted or stained.**

The last Funk Grant funding of a staining or painting project was in 2017, only nine (9) years ago. The scope of work included painting of the entire exterior of the structure; very little information was provided on methodology, no materials information was provided or identified in the case file.

5. **Project expenses are those eligible for funding, according to Funk Grant program criteria.**

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements,

terms, or conditions.

The request does not meet all eligibility criteria and conditions.

The project ***is not eligible*** for additional funding as “**Major Restoration**” project, defined as any project costing at least 45% of the subject property’s EAV.

STAFF RECOMMENDATION

Staff finds that the scope of work ***does not meet the eligibility criteria, conditions, and limitations*** as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take one of the following actions:

Motion to establish findings that the ***project is not eligible*** for a Funk Grant for exterior painting on the property located at 903 E. Jefferson Street since it has been less than 10 years since the last painting or staining project was funded, per the Funk Grant Guidelines.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments: Project Quotes from Contractors

4:06

66 photos



12

WU

Wes >



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iMessage



PREPARED FOR

Jim Wellman

903 E Jefferson St
Bloomington, IL 61701



PREPARED BY



Luke Wielgopalan
Residential Sales Associate

(309) 824-1804
lwielgopalan@certapro.com

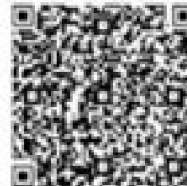
CertaPro Painters of Central IL
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centralil@certapro.com
<https://certapro.com/central-il>
1613 Commerce Pkwy, Unit E
Suite E
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Full Worker's Compensation Coverage
\$2,000,000 General Liability Coverage

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