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

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

ROLL CALL

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

PUBLIC COMMENT

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

MINUTES

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

REGULAR AGENDA

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

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

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

Chairperson Scharnett had two questions for Mr. Tilton. The Chairperson wanted to know the duration of the longevity of the recoating of the roof. Mr. Tilton stated it is recommended this recoating occur every 10 years and the material being used has outperformed other materials in terms of its longevity and durability. The Chairperson asked if sound tests have been done. Mr. Tilton had not heard of such a test Mr. Tilton stated there is no proposal to do that type of testing on the roof. The Chairperson encouraged him to have this testing done.

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

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

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

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

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

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

Chairperson Scharnett asked if the ellipses were original to the home. Mr. Williams stated they were not.

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

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

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

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

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

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

OLD BUSINESS

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

Mr. Scharnett asked for clarification on how the Historic Preservation Plan fits into the larger plans in the community. Ms. Smith stated that the Plan aligns with the City's Comprehensive Plan and the work already being done at the City. Mr. Scharnett asked for clarification on the next steps for the Plan. Ms. Smith stated that first, the Plan needs to be approved by the Commission and then by City Council. From there, the Commission can begin evaluating the Plan and creating a work plan. Ms. Peters asked for clarification on who is in charge of implementing the Plan. Mr. Scharnett stated that it's a big plan and multiple partners will be in charge of implementing it. Ms. Smith stated that the Plan can be an ongoing item for the Commission so the City and the Commission can continue to discuss their efforts on the Plan with each other. Ms. Smith will discuss with the rest of staff for more clarification on how the Commission should move forward with this Plan. Mr. Koos suggested individual Commission members discussing the Plan with Council members.

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

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

NEW BUSINESS

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

ADJOURNMENT

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