



MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, AUGUST 17, 2023, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:00 PM, August 17, 2023. Commission Vice Chair Paul Scharnett called the meeting to order.

Roll Call

Attendee Name	Title	Status
Kim Miller	Commissioner	Present
Sarah Lindenbaum	Commissioner	Present (5:02)
Emma Meyer	Commissioner	Present
Dawn Peters	Commissioner	Absent
Paul Scharnett	Commission Vice Chair	Present
John Elterich	Commissioner	Present
Greg Koos	Commission Chair	Absent

City Staff present included Alissa Pemberton, City Planner; Jon Branham, City Planner; John Myers, Assistant City Planner; Kelly Pfeifer, Assistant Director of Economic & Community Development.

Public Comment

No public comment was provided.

Consent Agenda

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

Commissioner Elterich made a motion, seconded by Commissioner Miller, to approve the consent agenda as presented.

AYES: Meyer; Miller; Scharnett; Elterich.

Motion carried (viva voce).

Item 4.A. Review and approval of the minutes of the July 20, 2023, regular meeting of the Bloomington Historic Preservation Commission.

Regular Session

Ms. Pemberton provided an update on the funding status of the Funk Grant, indicating that if all Staff-recommended approvals for the evening (\$20,662.50) are approved a balance of \$4,337.50 will remain for FY24.

Commissioner Lindenbaum arrived at 5:02pm.

The following item was presented:

Item 5.A. **BHP-36-23** Consideration, review and action on a request submitted by Gerardo Castaneda, for a **Certificate of Appropriateness** for window repair and replacement, fascia/soffit/siding repair and replacement, and painting on the property located at 310 E. Walnut Street (PIN: 21-04-202-016).

Ms. Pemberton presented the staff report with recommendation for approval of siding/fascia/soffit repair and painting, as presented, and that vinyl be allowed as the material for replacement windows. She noted key points from report including: that some windows are missing and/or beyond repair; that most of those are on the second story and are one-over-one; existing external storm windows diminish the visual impact of the windows themselves; and, that Architectural Review Guidelines Sections H.5.f(2) and H.5.f(3) would allow vinyl in this situation. She advised that the decorative trim surrounding the windows provides most of the architectural interest related to windows and recommended conditioning the approval of vinyl replacements on retention and repair of the decorative trims. She explained that the staff recommendation for approval of the CoA does not mean that windows proposed for replacement with vinyl should be considered for Funk Grant funding, as the purpose of the grant is to provide resources for projects that require historic materials or methods.

Commissioner Elterich asked for an estimate on how many windows need to be addressed. Commission Vice-Chair Scharnett made a statement that vinyl and vinyl clad are different.

Gerardo (Jerry) Castaneda, Applicant, provided additional background on the request. He explained the additional structural work that was identified once the roof project began. He stated the home has a total of 37 windows; about seven (7) need to be replaced, three (3) are missing and the rest need repair. The trim will not be removed; it will be scraped and painted. Window placement or replacement will be done from the inside and the existing storm windows will be retained. He expressed difficulty in finding contractors to complete work at a reasonable price due to current demand in the community.

Commissioner Scharnett stated he was comfortable with the siding/soffit repair and painting. He inquired about how many windows the Applicant believes can be repaired. Mr. Castaneda replied that he believes maybe 25 can be repaired, he knows for sure that four (4) need to be replaced, generally on the rear façade of the home.

Commissioner Scharnett inquired whether the existing storm windows are aluminum. Mr. Castaneda confirmed. The Commissioner inquired whether the storms were on all the windows and whether there is any trim that is obscured behind them. Mr. Castaneda explained the windows behind the storms are plain and that he believes it will be difficult to tell if windows are replaced since the profile is mostly hidden behind the storm windows which he intends to keep.

Brad Williams (613 E. Grove Street) stated another option would be to have new sashes or components of the windows built by a craftsman or cabinet maker, rather than replacing an entire window.

No other public input was provided on the matter.

Commissioner Scharnett expressed his concern about the window component of the project; he is opposed to fully vinyl windows due to the expected lifespan and noted that vinyl clad windows are different from extruded (fully vinyl) and preferable to such. He stated he liked Mr. Williams suggestion of rebuilding components and sashes, if possible.

The Commission discussed procedural items.

Commissioner Lindenbaum made a motion, seconded by Commissioner Elterich, to approve the request for a Certificate of Appropriateness for the property located at 310 E. Walnut Street, as submitted by Gerardo Castaneda for: 1) Siding, soffit, and fascia repair with minor replacement, 2) Whole structure painting, and 3) Window repair with selective replacement using vinyl windows that appear the same as the historic windows from the street, including specifically having the same size, lite-configuration, and with the condition that the exterior decorative window trim is retained, repaired, and replaced after any window replacement, and with the condition that the Applicant seek information and opportunity on rebuilding sashes rather than replacing entire windows when feasible.

AYES: Lindenbaum; Meyer; Miller; Scharnett; Elterich.

Motion passed.

The following item was presented:

Item 5.B. BHP-37-23 Consideration, review and action on a request submitted by Gerardo Castaneda, for a Funk Grant in the amount of \$15,000 for soffit, fascia, and siding work on the property located at 310 E. Walnut Street (PIN: 21-04-202-016).

Ms. Pemberton provided additional detail on options and budget. She noted the current project budget is not eligible for consideration as “Major Restoration” so the maximum eligible award amount is \$7,500.

Brad Williams stated it was a beautiful home and appreciated the effort of the Applicant. Commissioner Elterich echoed the sentiment. Mr. Castaneda noted it has turned out to be a little more work than he expected, but it is coming along.

Commissioner Meyer asked for clarification that the proposal is to approve funds for repair and painting work now, with an option for applicant to come back and request an increase in funding once acquiring quotes for window repair. Staff confirmed.

Commissioner Scharnett expressed concern about creating a precedent for amending existing Funk Grants. Staff noted that Funk Grants were amended twice during the last fiscal year and that the Applicant has made a good faith effort to get estimates.

Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$7,500 for painting, with siding, soffit, and fascia repair and replacement, with a recommendation that the Applicant revisit a future

amendment to increase the amount or include funding for window repair based on the receipt of additional estimates.

AYES: Lindenbaum; Meyer; Miller; Scharnett; Elterich.

Motion passed.

Commissioner Lindenbaum recused herself and joined the audience.

The following item was presented:

Item 5.C. **BHP-42-23** Consideration, review and action on a request submitted by Sarah Lindenbaum, for a **Certificate of Appropriateness** for rear porch and window repair and restoration on the property located at 1001 N. Evans Street (PIN: 21-04-226-008).

Ms. Pemberton presented the staff report with recommendation for approval. She noted key points from report, including that the rear porch is visible from the public right-of-way.

Sarah Lindenbaum, Applicant, provided additional background on the request. She indicated that some original materials are beyond the scope of reasonable repair, but the goal is to repair or restore the materials can be salvaged, then replicate those that cannot.

Brad Williams provided additional information on the plans for reconstruction of the rear porch, condition of the existing materials, and process for repairing the subject windows.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to approve the request for a Certificate of Appropriateness, as submitted by Sarah Lindenbaum for rear-porch and window repair and restoration on the property located at 1001 N. Evan Street.

AYES: Meyer; Miller; Scharnett; Elterich.

Motion passed.

The following item was presented:

Item 5.D. **BHP-43-23** Consideration, review and action on a request submitted by Sarah Lindenbaum, for a **Funk Grant in the amount of \$5,662.50** for rear porch and window repair and restoration on the property located at 1001 N. Evans (PIN: 21-04-226-008).

Commissioner Meyer made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$5,662.50 for rear-porch and window repair and restoration.

AYES: Meyer; Miller; Scharnett; Elterich.

Motion passed.

Commissioner Lindenbaum returned to the dais.

The following item was presented:

Item 5.E. **BHP-44-23** Consideration, review and action on a request submitted by Pam Kowalewski, for a **Certificate of Appropriateness** for stained glass restoration on the property located at 701 E. Taylor Street (PIN: 21-04-481-005).

Ms. Pemberton presented the staff report with recommendation for approval, highlighting the details of the restoration and the difference in the existing and proposed storm glaze, as well as how the project complies with the Secretary of the Interior's guidelines. She noted that Funk Grant applicants are not typically required to pay Prevailing Wage since there is an exemption for owner-occupied residences, but this property may not fit that description and so may be required to pay Prevailing Wage as a condition of funding.

Commissioner Scharnett asked for clarification how Funk Grants relate to Prevailing Wage. Ms. Pemberton explained that this property is not a residence so Staff is seeking additional information on how the exemption for "owner-occupied residences" is applied in practice; if the exemption can be provided it will be, if not they will be required to pay such.

Commissioner Lindenbaum asked for clarification on whether this property would be eligible for a Rust Grant. Staff responded it is not within the Rust Grant boundary.

Commissioner Elterich inquired where it states the property needs to be owner occupied to be funded. Staff explained that the Prevailing Wage requirement comes from the fact that the Funk and Rust Grants are funded from the City's General Fund and therefore may be considered "Public Works" under the IL Prevailing Wage Act. The history of previous projects and funding at the location was discussed.

Mr. Brad Williams noted that the Applicant has living quarters within the premises; someone lives there, full-time. Staff noted there is a homestead exemption on the property, but it is also income generating and would not be qualified as a "residence" in most cases. Staff committed to coordinating with Finance to identify the appropriate way forward and reporting back to the Commission on the result.

Commissioner Meyer made a motion, seconded by Commissioner Lindenbaum, to approve the request for a Certificate of Appropriateness for stained glass restoration for the property located at 701 E. Taylor Street.

AYES: Lindenbaum; Meyer; Miller; Scharnett; Elterich.

Motion passed.

The following item was presented:

Item 5.F. BHP-45-23 Consideration, review and action on a request submitted by Pam Kowalewski, for a Funk Grant in the amount of \$10,000 for stained glass restoration on the property located at 701 E. Taylor Street (PIN: 21-04-481-005).

Commissioner Lindenbaum made a motion, seconded by Commissioner Meyer, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$7,500 for stained glass restoration, with the condition that prevailing wage is paid if required.

AYES: Lindenbaum; Meyer; Miller; Scharnett; Elterich.

Motion passed.

Old Business

The following item was presented:

Item 6.A. Distribution of updated Funk Grant Guidelines, adopted July 20, 2023.

Staff distributed final, signed copies of the current Funk Grant Guidelines and notified the Commission they were now up to date on the City's website.

Staff reported several Rust Grants awarded for the fiscal year have already begun work. Projects that were not funded, or those that require additional funding have been directed to ARPA grant funding resources.

Commissioner Elterich inquired about the status of the foot bridge on Sunset Road. Staff reported Engineering review indicated additional weight limit is not required for protective reasons. There was further discussion on educational signage that could be added. Commissioner Meyer stated she would make a connection with Illinois State Archaeological Survey.

New Business

None.

Adjournment

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

AYES: Lindenbaum; Meyer; Miller; Scharnett; Elterich.

Motion carried (viva voce).

The Meeting Adjourned at 6:02 P.M.

CITY OF BLOOMINGTON



Greg Koos, Chair



Alissa Pemberton, Staff Liaison