



**MINUTES**  
**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF**  
**BLOOMINGTON, ILLINOIS**  
**REGULAR MEETING**  
**BLOOMINGTON POLICE STATION, OSBORN ROOM**  
**305 S EAST STREET, BLOOMINGTON, IL 61701**  
**THURSDAY, JULY 21, 2022 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Osborn Room of the Bloomington Police Station at 5:04 p.m., Thursday, July 21, 2022.

The meeting was called to order by Chair Scharnett.

**ROLL CALL**

| <b>Attendee Name</b>        | <b>Title</b>                                        | <b>Status</b> |
|-----------------------------|-----------------------------------------------------|---------------|
| Mr. Paul Scharnett          | Chair                                               | Present       |
| Mr. Greg Koos               | Vice Chair                                          | Present       |
| Ms. Georgene Chissell       | Commissioner                                        | Not Present   |
| Ms. Sherry Graehling        | Commissioner                                        | Present       |
| Ms. Dawn Peters (via phone) | Commissioner                                        | Present       |
| Mr. John Elterich           | Commissioner                                        | Present       |
| Ms. Kim Miller              | Commissioner                                        | Present       |
| Mr. George Boyle            | Assistant Corporate Counsel                         | Present       |
| Ms. Kimberly Smith          | Assistant Economic & Community Development Director | Present       |
| Ms. Alissa Pemberton        | Assistant City Planner                              | Present       |
| Mr. Jon Branham             | City Planner                                        | Present       |

Mr. Elterich made a motion to allow Commissioner Peters to participate via phone. The motion was seconded by Ms. Graehling. All were in favor (5-0).

**PUBLIC COMMENT**

None.

## MINUTES

The Commission reviewed the minutes of the June 16, 2022, Historic Preservation Commission meeting. Mr. Elterich made a motion to accept the minutes as amended. The motion was seconded by Ms. Graehling. All were in favor (6-0).

## REGULAR AGENDA

- A. BHP-17-22 Consideration, review and action on a request submitted by Greg Shaw for a Certificate of Appropriateness for siding and soffit repairs on the property located at 1104 N Roosevelt Street (PIN: 14-33-361-004), c. 1870, (Ward 7).**

Mr. Branham presented the case with a staff recommendation for approval of the Certificate of Appropriateness.

Mr. Greg Shaw, applicant, provided additional background information. He stated similar work had been reviewed and approved by the Commission a couple years ago.

The Commission discussed aspects of the proposal and expressed concern regarding the type of paint, moisture impact, and overall insulation. They stated the Certificate could be approved and they should consider further requirements with relation to the Funk Grant.

Mr. Koos motioned to accept the findings of fact as presented by staff and approve a Certificate of Appropriateness, as submitted. Ms. Graehling seconded. All were in favor. (6-0)

- B. BHP-18-22 Consideration, review and action on a request submitted by Greg Shaw for a Funk Grant in the amount of \$1,964.56 for siding and soffit repairs on the property located at 1104 N Roosevelt Street (PIN: 14-33-361-004), c. 1870, (Ward 7).**

Mr. Branham presented the case with a staff recommendation for approval of a Funk Grant in the amount of \$1,964.56.

The Commission continued discussion of the insulation concerns. They stated a third party should review the items prior to the moving forward with the repairs. This could be an experienced architect, restoration specialist, or a waterproofing specialist. They stated this would benefit the applicant in the long run.

Ms. Graehling motioned to accept the findings of fact as presented by staff and award a Funk Grant, subject to a contingency that it be reviewed by a third party whose costs and recommendation will be covered at 50%, up to a maximum of \$5,000.00. Additional costs will be reviewed by a Commission member prior to approval. Mr. Elterich seconded. All were in favor. (6-0)

- C. BHP-19-22 Consideration, review and action on a request submitted by Leigh & Ron Troyer for a Certificate of Appropriateness for façade and stone repairs on the property located at 701 E Grove Street (PIN: 21-04-440-013), c. 1886, (Ward 1).**

Mr. Branham presented the case with a recommendation for approval of a Certificate of Appropriateness.

Mr. Brad Williams, contractor for the applicant, provided additional information, and provided details about replacement façade materials. He also elaborated on the proposed stone work.

The Commission discussed the application and agreed it met the standards of review.

Ms. Graehling motioned to accept the findings of fact as presented by staff and approved a Certificate of Appropriateness. Mr. Elterich seconded. All were in favor. (6-0)

- D. BHP-14-22 Consideration, review and action on a request submitted by Leigh & Ron Troyer for a Funk Grant in the amount of \$5,000.00 for façade and stone repairs on the property located at 701 E Grove Street (PIN: 21-04-440-013), c. 1886, (Ward 1).**

Mr. Branham presented the case with a recommendation for approval of a Funk Grant in the amount of \$5,000.00.

The Commission discussed the application and agreed it met the standards of review.

Mr. Koos motioned to accept the findings of fact as presented by staff and award a Funk Grant in the amount of \$1,890.00. Mr. Elterich seconded. All were in favor. (6-0)

- E. BHP-14-22 Consideration, review and action on a request submitted by Cindy Grieves and Molly Bradle for a Rust Grant in the amount of \$25,000.00 for façade repairs on the property located at 106 Front Street (PIN: 21-04-339-013), c. 1870, (Ward 6).**

Mr. Branham presented the case with a recommendation for approval of a Rust Grant in the amount of \$25,000.00.

The applicants were not present.

The Commission discussed the application. They were interested in obtaining additional information regarding the façade behind the existing storefront. There was concern about the structural integrity of the building.

Ms. Peters motioned to continue the application to the next meeting date. Mr. Koos seconded. All were in favor. (6-0)

- F. BHP-16-22 Consideration, review and action on a request submitted by Bruce Breitweiser for a Rust Grant in the amount of \$11,750.00 for window repairs on the property located at 202 N Center Street (PIN:21-04-370-005) (Ward 6).**

Chair Scharnett recused himself from the review of the case. Mr. Koos assumed Chair duties.

Mr. Branham presented the case with a recommendation for approval of a Rust Grant in the amount of \$11,750.00.

Mr. Bruce Breitweiser, applicant, provided additional information related to the proposed window repair work.

The Commission discussed the application. They stated the original windows needed repair and the maintenance was important.

Ms. Graehling motioned to accept the findings of fact as presented by staff and recommend approval of the designation to the Planning Commission. Mr. Peters seconded. All were in favor. (5-0)

## **OLD BUSINESS**

There was discussion regarding updating grant applications timing and potential marketing. Any changes would need to be approved by the City Council. Ms. Smith stated staff would continue to review and provide more information at meeting in the near future.

The Commission discussed various theme updates of the Preservation Plan. Ms. Miller stated she was interested in Theme 4.

Mr. Koos provided an update regarding the National Register nomination for Miller Park.

Mr. Koos left the meeting at 7:15pm.

## **NEW BUSINESS**

Mr. Branham inquired if the Commission had interest in changing the meeting day and/or time moving forward. The Commissioners expressed satisfaction with the current meeting schedule.

Mr. Branham stated Ms. Chissell indicated she would be stepping down from the Commission. He noted there would therefore be two vacancies.

## **ADJOURNMENT**

Mr. Elterich motioned to adjourn. Ms. Graehling seconded. All were in favor. The meeting was adjourned at 7:21pm.