CITY OF Bloomington ILLINOIS

MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, JULY 20, 2023, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:01 PM, July 20, 2023. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Sarah Lindenbaum	Commissioner	Present (5:05)
Emma Meyer	Commissioner	Present
Dawn Peters	Commissioner	Present
Greg Koos	Commission Chair	Present
Paul Scharnett	Commission Vice Chair	Present
John Elterich	Commissioner	Present
Kim Miller	Commissioner	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; Melissa Hon, Director of Economic & Community Development.

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.

City Staff introduced John Myers, new Assistant City Planner and provided an update on Jordan Buffington moving to a permanent position within the Department.

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.

Item 4.A. Review and approval of the minutes of the June 15, 2023, regular meeting of the Bloomington Historic Preservation Commission.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to approve the consent agenda as presented.
AYES: Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Elterich.
Motion carried (viva voce).

Regular Session

Chair Koos changed the Regular Agenda order to have BHP-38-23 presented and heard first, to accommodate those in attendance for the public hearing.

The following item was presented:

Item 5.E. BHP-38-23 Consideration, review and action on a request submitted by Catalyst Construction, on behalf of City of Refuge Ministries, for Demolition Review for the property located at 401 E. Jefferson Street (PIN: 21-04-407-007).

Ms. Pemberton presented staff report with a recommendation to find the building significant, but not oppose the demolition permit. She noted key items related to the background of the First Baptist Church, design of the building, and history of alterations.

Commissioner Lindenbaum arrived 5:05PM

Ms. Pemberton continued the staff report, discussing the current condition of the building and important architectural elements, such as the existing stained glass and site-specific pews. She stated the Developer's proposed mitigation measures include providing the original corner stone and some pieces of the stained-glass to the remaining Bloomington First Baptist Church congregation, salvage of other stained-glass components, and allowing architectural salvage companies to access the site and retrieve any desired components prior to demolition. She stated the building is definitively significant, but is not suitable for preservation or restoration, given the deteriorated condition.

Commissioner Scharnett recused himself from case and left the dais.

Chair Koos opened the public hearing.

Robbie Osenga (Applicant) provided additional background on the building's condition, history, and research on changes that have occurred over time. He stated he agrees the building is significant, however after showing the building to multiple prospective buyers, all had stated they could not afford the cost to repair and practical upkeep, so declined to purchase it for continued use as a place of worship.

Chair Koos inquired about the leading cause for deterioration of the building.

Mr. Osenga responded that moisture is the leading cause, particularly in the corners of the original structure.

Kyle Glandon (Applicant's Architect) provided additional background and details about the deterioration and mitigation efforts. He elaborated on the deficiencies he identified during his review of the property a number of times over the last few years, including inappropriate foundation modification during utility and mechanical system modification. He quoted public comments from the Commission's Architect, Mr. Scharnett, "the costs required to substantively improve or even maintain a facility of this magnitude are probably well beyond any group likely to occupy it." He noted that original discussions of what to do with the property included the possibility of removing the additions and finding a new use for the original structure. Subsequent review showed that the site constraints are too extensive to permit good adaptive reuse. The long list of noncompliance issues, as related to current Codes, would need to be brought up to standards for a new use.

Melissa Hon and Kelly Pfeifer arrived at 5:19PM.

Commissioner Peters asked the Applicant about the status of development that will be occurring after demolition. Mr. Osenga stated they have every intention to move forward with the development. City Staff stated a larger site agreement has been approved, pending the approval of demolition.

Mr. Osenga elaborated on his experience with church re-use and damage repair, explaining that the way the structure was organized and structured would make repurposing it very challenging.

Commission Lindenbaum asked what will happen to the exterior materials from the building after demolition. Mr. Osenga responded that architectural salvage groups will have access to take what they want to. Anything they do not take will be reused, if feasible. If not feasible, the materials will be thrown away.

Chair Koos closed the public hearing.

Commissioner Peters asked what happens if the Commission chooses to oppose the demolition. Ms. Pemberton explained that the demolition permit will be delayed for up to 60 days, which will allow time for the Commission and City to work with Applicant to determine if there are any opportunities to save the building. She stated a vote of opposition does not stop demolition and mitigation measures are already being pursued.

Chair Koos stated the building was compromised many years ago, through a combination of poor decisions and lack of education on maintenance, resulting in the condition the building is in. He affirmed the Staff recommendation that the building is significant, but stated he believes it is past the time were salvation is possible.

Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to find that the building is significant, both architecturally and historically, but is not suitable for preservation or restoration.
AYES: Commissioner Lindenbaum; Commissioner Meyer; Commission Chair Koos; Commissioner Elterich.
NAYS: Commissioner Peters.
ABSTENTIONS: Commissioner Scharnett.
Motion passed.

Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to not oppose the Demolition request for the property located at 401 E. Jefferson Street, with the condition that the Applicant prepare, and provide to

the City and History Museum, As-Built Documentation prior to any deconstruction or demolition of the current structure.
AYES: Commissioner Lindenbaum; Commissioner Meyer; Commission Chair Koos; Commissioner Elterich.
NAYS: Commissioner Peters.
ABSTENTIONS: Commissioner Scharnett.
Motion passed.

Item 5.A. BHP-39-23 - Consideration, review and action on a request submitted by Sarah Lindenbaum, for a Certificate of Appropriateness for fence replacement on the property located at 1001 N. Evans Street (PIN: 21-04-226-008).

Vice Chair Scharnett returned to the dais. Commissioner Lindenbaum recused herself from the case and left the dais.

Ms. Pemberton presented the staff report with recommendation for approval. She noted key points from report, including: the existing fence being not original or historic; the proposed location is not easily visible from the street. The property is on a corner lot.

Sarah Lindenbaum (Applicant) provided further background on the scope of the project and history of the property.

Commissioner Peters asked for clarification and more information about location of fence replacement. Ms. Lindenbaum provided clarification on the specific portions of the fence proposed for replacement at this time.

Chair Koos asked about fence positioning, inquiring where the 6-foot fence would end, and other specifics. He also asked if she would consider changing the plan to ensure the vista view down East Walnut Street is not broken. Ms. Lindenbaum responded by explaining the current condition and heights of the fences. She explained she is open to changing plan, however she would rather invest more into repairs and restoration on the original structure than on a nonoriginal fence.

Vice Chair Scharnett asked if she would be open to a different material for the fence. He stated a different material, such as cedar, would not rot and may be more cost effective over time. Ms. Lindenbaum responded that she would be open to different materials as long as it is feasible and within budget.

Chair Koos closed public hearing.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve the request for a Certificate of Appropriateness, as submitted by Sarah Lindenbaum for fence replacement on the property located at 1001 N. Evans Street, for a dog-ear stockade up to 6-foot in height, as in compliance with relevant codes.
AYES: Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Elterich.

ABSTENTIONS: Commissioner Lindenbaum.
Motion passed.

The following item was presented:

Item 5.B. BHP-40-23 - Consideration, review and action on a request submitted by Andy Streenz, for a Certificate of Appropriateness for painting, with minor siding repair and replacement, on the property located at 611 N. Lee Street (PIN: 21-04-154-003).

Commissioner Lindenbaum returned to dais.

Chair Koos prefaced the staff report by stating that the project has already been started.

Ms. Pemberton presented staff report with recommendation for approval, stating that the project is mostly repair. She stated this project is somewhat unique in process, as it does not require a Certification of Appropriateness, but one is required to be eligible for Funk Grant funding. The Applicant is electing to acquire a CoA in order to be eligible for funding. After protocol review, Staff found the CoA to be appropriate and the project to be eligible for funding.

Andy Streenz (Applicant) provided background on the project and showed the Commission which paint and primer he was using. He also stated his thoughts on why the previous paint did not hold up well.

Vice Chair Scharnett asked petitioner about the breathability of paint and the type of insulation. Mr. Streenz responded 95% plaster with blown in cellulose. Discussion relating to the relationship ensued.

Vice Chair Scharnett asked about the type of wood. Mr. Streenz responded that he believes it is coniferous, maybe a pine.

Chair Koos closed public hearing.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to approve the request for a Certificate of Appropriateness for painting, with minor siding repair and replacement, for the property located at 611 N. Lee Street.
AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Elterich.
Motion passed.

The following item was presented:

Item 5.C. BHP -41-23 - Consideration, review and action on a request submitted by Andy Streenz, for a Funk Grant in the amount of $7,500 for painting, with minor siding repair and replacement, on the property located at 611 N. Lee Street (PIN: 21-04-154-003).

Mr. Streenz provided further background and information. He explained the order of items and the state of project.

Vice Chair Scharnett asked about what type of paint and primer was used in the past. Mr. Streenz responded that he could potentially find the exact paint but does not know the exact type.

Vice Chair Scharnett asked why the Commission only has one quote for the price of the paint. City Staff explained that they did not push for a second quote, given the scope of the project and the general difficulty of acquiring quotes in recent months. Given the consistency of the pricing with other recent paint projects reviewed Staff felt this single quote could be reasonably relied upon.

Chair Koos closed public hearing.

Chair Koos clarified possible voting options. Ms. Pemberton noted that the project does meet the requirements for being considered a “Major Restoration” project and is eligible for the increased grant amount of $15,000. The Commission discussed the current Funk Grant balance.

Commissioner Lindenbaum 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 $15,000 for painting, with minor siding repair and replacement, as a Major Restoration project.
AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Elterich.
Motion passed.

The following item was presented:

<u>Item 5.D. Consideration, review, and action on updates and amendments to the Eugene D. Funk, Jr. Historic Preservation Grant Program Guidelines.</u>

Ms. Pemberton provided the Staff Report, including background and history of why the proposed changes were needed. Ms. Pemberton reminded the Commission that they discussed these changes in the previous meeting and voted to move forward in concept. She briefly reviewed the content and reason for each change.

Commissioner Peters asked for clarification on the 10-year painting item. The Commission discussed and decided to table any changes on that section for the time being, and asked Staff to provide additional review and recommendations at future meetings, including clarification on how differentiate and fund projects that “include” painting or staining as compared to projects that are “dedicated to” painting and staining projects.

The Commission discussed Amendment 6, with no concerns identified.

The Commission discussed Amendment 5. Vice Chair Scharnett recommended changing the text related to Proposed Amendment 5 to read “substantially” complete. He explained that it is an industry term for Engineers and Architects and will add clarity to the text. The Commission discussed and concurred this would be beneficial.

The Commission discussed procedural items.

> **Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve the amendments to the Funk Grant Guidelines, as presented, with the following exceptions: excluding Proposed Amendment #2; excluding the proposed language relating to exterior painting and staining projects; with amendment of the language in "Application Process and Administrative Procedures, Section 3" to read "...is substantially complete, and has met the standard of care for the trades needed to execute the project, along with any conditions specified by the Commission."**
> **AYES:** Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Elterich.
> **Motion passed.**

The Commission discussed Amendment 2. Commissioner Peters stated that the City holds the S-4 Designated properties to a higher standard than properties on the National Register but not S-4 Designated. She stated it is her belief that the City should commit grant funding to the property owners who have made a commitment to the City through the Designation process and National Register property owners who want access to the funding can pursue S-4 Designation. Commissioner Lindenbaum noted that allowing the eligibility of non-S4 properties does not obligate the Commission to provide funding for such. Ms. Pemberton noted that the regulations related to S-4 Designation and administration were key for the City's approval as a Certified Local Government (CLG), and encouraged the Commission to consider how changing a funding program designed to support that higher standard could impact the designation and CLG status long-term, including disincentivizing the designation of new S-4 properties. She recommended considering the reimbursement of application fees associated with S-4 Designation at 100% for properties that successfully complete the process; the Commission generally supported the concept. Chair Koos asked for an evaluation of how other communities assign Historic Zoning in Districts, expressing concerns for the "non-contiguous districts" that exist in the City.

> **Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to table Amendment 2 for further evaluation.**
> **AYES:** Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Elterich.
> **Motion passed.**

The Commission discussed whether to change to the eligibility for projects that have already begun, concluding that any project that is not already "substantially complete" could be reasonably eligible, and to leave the applicable language as-is.

Old Business
None

New Business

Chair Koos discussed an item related to a **bridge on Sunset Road designed by Jens Jensen**. He stated the bridge is historically significant and is threatened due to construction of new houses that are resulting in heavy truck traffic. He asked Staff if there is an opportunity to protect this bridge. He asked if the Commission should be trying to identify and designate these types of resources, and what their powers are to protect them.

The Commission discussed the possibility of conducting a study to find and map any historic landmarks. Commission discussed if the CLG grant would be available for funding the study or protecting the landmarks. Additionally, the Commission discussed organizations that are actively studying landmarks or could in the future, such as Illinois State Archeological Survey.

Ms. Pemberton advised she has already discussed the issue with Public Works (PW) and they are planning on sending someone to review the bridge for any structural deficiencies that would result in a need for a weight limit. The Commission discussed the item further, including strategies and possible funding opportunities for surveying similar structures in the community. Ms. Pemberton explained that the likely results of S-4 Designation for the subject structure would be application of a weight limit—if appropriate—along with educational opportunities and specific maintenance planning; many of the criteria that S-4 is designed to manage are simply not present or relevant to the bridge. She advised she would speak to PW regarding the possibility of educational signage and would report back at the next meeting.

Chair Koos concluded by recommending the Commission and Staff explore the possibility of Ordinances that instruct how municipalities govern their own historic resources, since the current S-4 Ordinance is designed to govern private property.

Adjournment

> **Commission Vice Chair Scharnett made a motion, seconded by Commissioner Lindenbaum, to adjourn the meeting.**
> **AYES:** Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commission Vice Chair Scharnett; Commissioner Elterich.
> **Motion carried (viva voce).**

The Meeting Adjourned at 7:25 P.M.

CITY OF BLOOMINGTON

Paul Scharnett

Paul Scharnett, Vice Chair

Alissa Pemberton

Alissa Pemberton, Staff Liaison