



MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, JULY 18, 2024, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:01 PM, July 18, 2024. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Sarah Lindenbaum	Commissioner	Present
Mark Adams	Commissioner	Present (Arrived at 5:04PM)
Emma Meyer	Commissioner	Present
John Elterich	Commissioner	Present
Paul Scharnett	Commission Vice Chair	Present
Dawn Peters	Commissioner	Present
Greg Koos	Commission Chair	Present

City Staff present included Jon Branham, City Planner; John Myers, Assistant City Planner; Kelly Pfeifer, Assistant Director of Economic & Community Development; and Eric Veal, Director of Parks, Recreation & Cultural Arts.

Public Comment

Micheal Cardinal (615 E. Empire Street) provided public comments. He stated that he is the requestor for the demolition permit that is slated for next month. He is requesting the Commission review the case and expedite the decision at tonight's meeting. He noted that he believes the property does not have any historic significance or architectural significance and is not within the character of the surrounding homes. Additionally, he stated the property meets all the criteria for derelict property, which subtracts from the historic nature of surrounding homes.

Chair Koos stated that the case is not on the formal agenda and the Commission cannot conduct business on that item.

Mr. Cardinal responded that the procedure for demolition permits of buildings older than 50 years old needs to be reviewed. He stated that the Historic Preservation Commission review should have been earlier in the process.

Ms. Pfeifer stated the agenda has not been published and the Chair may consider including the building at next month's meeting based on the provided testimony.

Chair Koos stated through his research he found that the building may be historically significant and wants to include it on next month's agenda. He noted that he was surprised to find that it was built in c.1865 and has some association with the community. Additionally, he stated the City needs to evaluate property maintenance codes and other ordinances to improve its preservation of historic properties, especially those that may have been neglected.

Commissioner Adams arrived at 5:04PM.

Chair Koos closed public comment.

Consent Agenda

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

Commissioner Adams made a motion, seconded by Commission Vice Chair Scharnett, to approve the consent agenda as presented.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion passed viva voce.

Item 4.A. Review and approval of the minutes of the June 20, 2024, regular meeting of the Bloomington Historic Preservation Commission.

Regular Agenda

The following item was presented:

Item 5.A. **BHP-29-24** Consideration, review and action on a request submitted by City of Bloomington, for **Demolition Review** for a structure known as the Meyer Brewery Stable Building located on the property at 1613 S. Main Street (Part of PIN: 21-09-351-004).

Mr. Branham presented that staff report with a recommendation to find that the building is significant, both architecturally and historically, but is not suitable for preservation or restoration, motion to not oppose the Demolition Request, with the condition that Applicant prepare, and provide to the City and History Museum As-Built Documentation. He provided a brief history of the subject structure and property, noting it was built c.1908, acted as a horse stable for Meyer Brewery, and was later converted to a clubhouse for Highland Golf Course. Over time, the building has fallen into disrepair and asbestos has been identified. Mr. Branham stated that the Parks and Recreation Department requested to demolish the structure and has begun abating the asbestos.

Chair Koos opened the Public Hearing.

David Davenport (1711 S. Center Street), stated he lives next to the 9th hole green and has seen the building for years. He noted it has looked worse this year compared to previous years. Mr. Davenport stated that he is curious about the viability of the structure beyond today and wondered if the City attempted to solicit private investment. He wished

the City put in more effort to save the building. Additionally, he stated that the Public Notice standards need to be adjusted to reach more people, noting he knew one person who saw the public notice in the *Pantagraph*.

Chair Koos closed the Public Hearing.

Chair Koos stated that the Historic Preservation Commission is tasked with preserving the history of our community. He noted that they are usually involved with private property, but now the City of Bloomington is in the same chair. He stated the City of Bloomington should engage in historic preservation of its structures if it requires private citizens to do so, noting there needs to be an evaluation of the preservation ordinances. Regarding the subject structure, he stated, in his view, demolition has already taken place.

Commissioner Lindenbaum asked about the general guidelines for a derelict property. Apart from the asbestos, she wants to know the specific concerns for rehabilitation or what is cost prohibited for rehabilitation. Additionally, she wanted to know what recommendations the Commission can make.

Eric Veal, Director of Parks, Recreation & Cultural Arts Department, provided a brief history of the project, noting that the existing structure would be replaced with a new structure. He stated that their department does not currently have funds allocated to rehabilitate the building.

Commissioner Peters stated that it is absurd that no feasibility study has been completed. She stated that the City of Bloomington should not be exempt from its own property maintenance and historic preservation ordinances.

Commissioner Lindenbaum stated we need to find better ways to notify the public of demolitions of historic properties. Additionally, she stated that she wants a feasibility study to be conducted, noting that she needs to know if the structure is unfit for rehabilitation.

Vice Chair Sharnett noted a similar demolition project took place 6 years ago. He stated that the Commission cannot prevent the property owner from demolishing the structure but can enact a 60-day delay to identify potential alternatives. Chair Koos added that it is a courtesy.

Commissioner Meyer stated she would like to see an archeological study conducted on the site. Chair Koos responded there are no federal dollars for a survey. Commissioner Meyer responded that a remediation archaeological could be beneficial.

Commissioner Peters stated that the demolition of the building is the antithesis of the Community Preservation Plan.

Vice Chair Scharnett stated that he votes to oppose the demolition. Commissioner Adams supports Vice Chair Scharnett's opinion.

Commissioner Elterich stated during the 60-day delay, the Commission should identify potential alternatives.

Mr. Veal stated that the Parks, Recreation & Cultural Arts Department will adhere to the recommendation made by the Commission.

Commissioner Lindenbaum made a motion, seconded by Commissioner Peters, to find that the building is significant, both architecturally and historically, but do not agree to the demolition of the structure and recommend a feasibility study is conducted, 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: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion passed.

The following item was presented:

Item 5.B. **BHP-30-24** - Consideration, and action on a request submitted by Lee Wu for a **Certificate of Appropriateness** for roof and chimney restoration for the property at 812 N. Prairie Street, PIN 21-04-208-004.

Mr. Branham stated that the application was unclear about certain material and methods. Due to the Applicant not being present, he recommended that the Commission continue the hearing to the August Historic Preservation Commission meeting.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Adams, to continue the item to the August meeting.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion carried.

The following item was presented:

Item 5.C. **BHP-31-24** - Consideration, and action on a request submitted by Lee Wu for a **Funk Grant** in the amount of \$7,500.00, for roof and chimney restoration on the property at 812 N. Prairie Street, PIN: 21-04-208-004.

Mr. Branham stated that the application was unclear about certain material and methods. Due to the Applicant not being present, he recommended that the Commission continue the hearing to the August Historic Preservation Commission meeting.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Adams, to continue the item to the August meeting.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion carried.

The following item was presented:

Item 5.D. **BHP-32-24** - Consideration, and action on a request submitted by Howard & Debra Rodgers for a **Certificate of Appropriateness** for painting for the property at 510 S. Mason Street, PIN 21-04-362-010.

Mr. Branham presented the Staff Report with a recommendation to approve the Certificate of Appropriateness and consider allocating Funk grant funding. He noted the paint damage on the home and stated that the paint would match the existing. He found the painting method appropriate for the structure.

Howard Rodgers (510 S Mason Street), Applicant, stated that he tries his best to keep the appropriate and historic. He noted they repainted in 2017 with a sub-par contractor. He stated this time they will be using a City Approved contractor.

Vice Chair Scharnett asked Mr. Rodgers about the type of primer that will be used. Mr. Rodgers responded he was unsure about what primer the contractor plans on using.

Vice Chair Scharnett stated that the damaged paint looks to be a bonding issue and that moisture is being expelled improperly. He provided a brief history of vapor control in older homes. He recommended allowing the gas to naturally leave the primer, chemically remove it, or mechanically remove it.

Chair Koos noted that the project may be eligible for a “Major Restoration” project under the grant guidelines if the Applicant waits for the primer to naturally release the gas.

Mr. Rodgers asked how much more would the project cost if they were to wait. Chair Koos responded around \$20,000 to \$30,000.

Mr. Rodgers asked the Commission how he would determine the primer was the problem. Vice Chair Scharnett responded that he could conduct paint testing.

Mr. Rodgers asked the Commission to vote on the Certificate of Appropriateness and Funk grant with the understanding that he may return to amend his project if he decides to let the gas naturally release.

Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Howard & Debra Rodgers, for painting, on the property at 510 S. Mason Street.

AYES: Koos; Peters; Lindenbaum; Elterich; Meyer; Adams

ABSTAINED: Scharnett

Motion passed.

The following item was presented:

Item 5.E. **BHP- 33-24** - Consideration, and action on a request submitted by Howard & Debra Rodgers for a **Funk Grant** in the amount of \$6,900.00, for painting on the property at 510 S. Mason Street, PIN: 21-04-362-010.

Commissioner Peters 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 \$6,866.50 for the project.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion passed.

New Business

Commissioner Lindenbaum stated, that considering the proposed brewery demolition item, the City should survey historic city-owned properties.

Vice Chair Scharnett stated that the Commission could potentially use Certified Local Government funds to conduct the survey.

Ms. Pfiefer stated to place a discussion for this item on the next agenda.

Adjournment

Commissioner Peters made a motion, seconded by Commission Vice Chair Scharnett, to adjourn the meeting.

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

Adams

Motion passed viva voce.

The Meeting Adjourned at 6:27PM

CITY OF BLOOMINGTON



Greg Koos, Chair



Jon Branham, Staff Liaison