



MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL

THURSDAY, JUNE 17, 2021 5:00 P.M.

THIS MEETING WAS HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:

www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting registered at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment emailed their comments to publiccomment@cityblm.org.

Members of the public could also attend the meeting at City Hall. Attendance was limited to 10 people including staff and Board/Commission members and required compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees were encouraged to attend remotely.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with Assistant City Planner Caitlin Kelly, Assistant Director Kimberly Smith, Commissioner Georgene Chissell, and Application Specialist Joni Gerard attending in-person in City Hall's Council Chambers at 5:04 p.m., Thursday, June 17, 2021.

The meeting was called to order by Vice Chair Koos and livestreamed to the public at www.cityblm.org/live.

ROLL CALL

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Absent
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
Ms. Caitlin Kelly	Assistant City Planner	Present

MEETING MINUTES

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COVID-19

This meeting was held virtually via live stream pursuant to the gubernatorial executive order 2021-06. Public comment was accepted up until 15 minutes before the start of the meeting.

PUBLIC COMMENT

No public comment.

MINUTES

The Commission reviewed the minutes of the May 20, 2021 regular Historic Preservation Meeting. Ms. Graehling added that more detail regarding the discussion of Historic Preservation Month activities should be reflected in the minutes, and that the website still needed to be updated with information about the winners of the 2020 Heritage Awards. Ms. Chissell motioned to accept the minutes as amended. Ms. Graehling seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

REGULAR AGENDA

- A. **BHP-10-21** Consideration, review and action on a petition submitted by Anthony Seckler for a Certificate of Appropriateness for tuckpointing, for the property located at 905 E Jefferson St (PIN: 21-03-303-003), Davis-Jefferson District, Queen Anne form, Edmond O'Connell House, c. 1893-95 (Ward 4). Tabled from 05/20/21.

Ms. Kelly introduced the case and stated that no new information had been received.

Anthony Seckler, the petitioner, was sworn in for testimony. He outlined the email he received from his contractor detailing the specifics of the work proposed. A softer, clay floater brick similar to what is currently in place on the structure would be used as a replacement where needed.

Vice Chair Koos inquired about the acid wash and mortar mix proposed in the scope of work. Mr. Seckler stated a softer mix including less Portland cement would be used. Mr. Koos requested that Mr. Seckler forward the email he received from the contractor to Ms. Kelly to be included in the record.

Mr. Koos asked about the experience of the mason. Mr. Seckler stated he had over thirty years of experience. Ms. Graehling inquired about the acid wash proposed. Mr. Seckler said that muriatic acid at a 12:1 ratio would be used.

Ms. Peters motioned to accept the findings of fact and approve the Certificate of Appropriateness. Ms. Chissell seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

- B. **BHP-11-21** Consideration, review and action on a petition submitted by Anthony Seckler for a Funk Grant in the amount of \$925.00 for tuckpointing for the property

located at 905 E Jefferson St (PIN: 21-03-303-003), Davis-Jefferson District, Queen Anne form, Edmond O'Connell House, c. 1893-95 (Ward 4). Tabled from 05/20/21.

Ms. Chissell motioned to accept the findings of fact and approve the requested Funk Grant. Ms. Graehling seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

- C. BHP-14-21** Consideration, review and action on a petition submitted by Kyle Glandon for a Rust Grant in the amount of \$25,000 for window and door replacement to storefront façade, for the property located at 236 E Front St (PIN: 21-04-409-012), National Register Central Business District, Williams Horse Hospital, c. 1883 (C) (Ward 6). **Tabled from 05/20/21.**

Mr. Glandon, the petitioner, requested that the item be tabled to the July 15th Historic Preservation Commission meeting. Mr. Koos encouraged the commissioners to visit the storefront and view the historic windows in the meantime.

- D. BHP-16-21** Consideration, review, and action on a petition submitted by Tim Maurer on behalf of Clayton Jefferson, LLC for a Certificate of Appropriateness for storm window replacement, for the property located at 319 E Chestnut Street (PIN: 21-04-209-007), Franklin Square Historic District, Italianate variation, Francis Funk House, c. 1875 (Ward 4).

Ms. Kelly presented the staff report with a recommendation of approval of the Certificate of Appropriateness.

Brad Williams, the contractor, was sworn in for testimony. He affirmed that the current request deals with the west side of the duplex, where the previous case for this address heard in March dealt with the east side. Mr. Williams mentioned that the structure has nearly 100 windows.

Ms. Graehling motioned to accept the findings of fact and approve the Certificate of Appropriateness. Ms. Peters seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

- E. BHP-17-21** Consideration, review, and action on a petition submitted by Tim Maurer on behalf of Clayton Jefferson, LLC for a Funk Grant in the amount of \$5,000.00 for storm window replacement, for the property located at 319 E Chestnut Street (PIN: 21-04-209-007), Franklin Square Historic District Italianate variation, Francis Funk House, c. 1875 (Ward 4).

Ms. Kelly presented the staff report and recommendation of approval. Ms. Chissell motioned to accept the findings of fact and approve the Funk Grant as requested. Ms. Graehling seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

- F. BHP-18-21** Consideration, review and action on a petition submitted by Mark Haggerty for a Certificate of Appropriateness for exterior painting, for the property located at 1001 E. Jefferson Street (PIN: 21-03-304-001), Davis-Jefferson District, Queen Anne form, Madison P. Carlock House, c. 1894 (Ward 4).

Ms. Kelly presented the staff report and positive recommendation.

Mr. Koos swore in Mark Haggerty, the petitioner. Mr. Haggerty spoke to his intention to repaint the house himself with the help of his children. He mentioned that the soffits must also be repaired. Mr. Koos stated that the soffits would require a separate Certificate of Appropriateness as the scope of their repair was not included in the current case.

Ms. Graehling suggested consulting with the Old House Society for assistance in repainting. Mr. Haggerty stated that he has prior experience with similar work.

Ms. Chissell asked why an acrylic rather than oil paint is proposed. Mr. Haggerty replied that he chose a combination primer and paint product but would opt for a separate oil paint if need be. Mr. Koos pointed out that the Secretary of Interior standards date to 1962, and that advancements in paint products have been made since that time; however, oil paint would adhere better to previous coats of oil paint. Mr. Haggerty was unsure of the composition of the previous coats of paint. Ms. Kelly confirmed there is no previous Certificate of Appropriateness for this property on record that might determine what kind of paint has been used.

Mr. Koos asked whether Mr. Haggerty would utilize power washing. Mr. Haggerty affirmed he would be removing peeling paint via hand scraping.

Ms. Graehling motioned to accept the findings of fact and approve the Certificate of Appropriateness. Ms. Chissell seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

G. BHP-20-21 Consideration, review and action on a petition submitted by Matt Erickson for a Rust Grant in the amount of \$1,300.00 for window replacement at 212 N. Roosevelt Ave (PIN: 21-04-307-002), National Register Central Business District, c. 1923, Architect Arthur Pillsbury. (Ward 6).

Ms. Kelly gave the staff report alongside a recommendation of approval. Mr. Koos mentioned that the building was originally constructed in 1845 and altered in 1923.

Mr. Erickson, the petitioner, was not present.

Ms. Graehling expressed concern over the longevity of the proposed vinyl windows. Mr. Koos responded that the proposal was likely related to an immediate need for sealing. Ms. Smith reviewed the Rust Grant criteria as related to the questions.

Ms. Graehling spoke to her desire to identify a higher quality window without making the project cost prohibitive for the applicant. She stated that a more comprehensive replacement project would ideally be undertaken.

Ms. Peters mentioned that the proposed vinyl windows won't rot, as opposed to wooden windows, and that they have a lifetime warranty.

Mr. Koos suggested that the grant be approved with an encouragement of a subsequent request for a structural review to be undertaken. Ms. Peters made the motion. Ms. Chissell seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

OLD BUSINESS

Ms. Graehling reiterated the importance of getting the Heritage Award information online. Staff agreed to update the website as soon as possible.

Mr. Koos requested a guidance sheet on how to run Commission meetings.

The Commission requested that the Historic Preservation Plan update be placed on the agenda for the July meeting.

Mr. Erickson, petitioner for BHP-20-21, joined the call. The Commission discussed their desire for a more comprehensive window plan to be undertaken in the future. Mr. Erickson agreed.

NEW BUSINESS

No items.

ADJOURNMENT

The meeting was adjourned at 5:30.