



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, June 16, 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, June 16, 2022.

The meeting was called to order by Chair Scharnett.

ROLL CALL

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Not Present
Ms. Sherry Graehling	Commissioner	Not Present
Ms. Dawn Peters	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. Glen Wetterow	City Planner	Present
Ms. Genevieve Rappold	City Intern / Fellow	Present

PUBLIC COMMENT

Commissioner Koos introduced Morgan Buesa (student from Illinois State University) who is interning with him and working on an application for Miller Park to be listed on the National Register of Historic Places.

MINUTES

The Commission reviewed the minutes of the May 19, 2022, Historic Preservation Commission meeting. Mr. Koos made a motion to accept the minutes. The motion was seconded by Mr. Elterich. All were in favor.

REGULAR AGENDA

- A. **BHP-13-22** Consideration, review and action on a request submitted by Howard Rodgers for a Certificate of Appropriateness for porch repairs on the property located at 510 Mason Avenue (PIN: 21-04-362-010), c. 1853, (Ward 6).
- B. **BHP-14-22** Consideration, review and action on a request submitted by Howard Rodgers a Funk Grant in the amount of \$1,140.00 for porch repairs on the property located at 510 Mason Avenue (PIN: 21-04-362-010), c. 1853, (Ward 6).

Ms. Pemberton requested to address the Certificate of Appropriateness and Funk Grant requests be reviewed together, with the Commission's approval. She presented the cases that were tabled at the last meeting, with recommendation for approval of a Certificate of Appropriateness and Funk Grant. She noted that the applicant had provided additional information since the last meeting, including images of the areas to be repaired, and a proposal from Brad Williams Construction detailing the materials to be used. Since the original request was submitted, additional degradation has occurred, and some materials must now be replaced instead of repaired; an updated quote was provided by the applicant and distributed to the Commission. Ms. Pemberton stated that the petitioner would like the Funk Grant request to be increased to \$1,890.00 to match the increased cost of work in the updated quote.

Howard Rodgers (510 Mason Avenue), applicant, spoke on behalf of the project and provided images of current condition of property and windows. He stated all the work they have done to the home thus far has been in the spirit of maintaining historical and architectural significance. He stated he was working with Brad Williams as he is known for his work on historical homes. He added Mr. Williams indicated to him that patching was not a viable solution and thus the reason for updated/revised quote. He stated the flooring and columns on the porch had significant rot.

The Commission discussed the applications and the updated information provided.

Mr. Koos inquired if the project included painting. Mr. Rodgers responded it did not.

Mr. Koos inquired if all floorboards would be included. Mr. Rodgers stated Mr. Williams recommended doing all because of the condition of wood.

Mr. Eltrich inquired as to the age of the floorboards. Mr. Rodgers stated they were there when they moved in into the home in 2004.

Mr. Koos noted the porch was not original to the 1853 construction. He stated it was likely added in 1900s. He stated it would still be considered historically significant.

Ms. Peters motioned to accept the findings of fact as presented by staff. Mr. Koos seconded. All were in favor. (5-0) Ms. Peters motioned to approve a Certificate of Appropriateness. Mr. Koos seconded. All were in favor. (5-0)

Ms. Peters motioned to accept the findings of fact as presented by staff. Mr. Eltrich seconded. All were in favor. (5-0) Ms. Peters motioned to award a Funk Grant in the amount of \$1,890.00. Mr. Elterich seconded. All were in favor. (5-0)

C. BHP-16-22 Consideration, review and action on a request submitted by Sarah Lindenbaum & Alister Smith for an S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property at 1001 N. Evans Street (PIN:21-04-226-00) (Ward 4).

Mr. Wetterow presented background on the case, with a recommendation for approval to forward with positive recommendation to the Planning Commission. This property is specifically appropriate for designation due to section c, d, and j of the subject criteria.

- Home of City Alderman in 1980s and also of the creator of “blood plasma” techniques still used today.
- Architectural significance and representation of Queen Anne style.

Mr. Wetterow reviewed the process for reporting the findings of the Commission to the Planning Commission, and further to the City Council. He reviewed key architectural features including the front porch, windows, and back porch that may warrant mentioning in the report to ensure consideration during future requests for Certificates of Appropriateness.

Sarah Lindenbaum and Alister Smith (1001 N. Evans Street), applicants, provided further background. They stated they purchased the home in 2021 from house flippers, but the owners before that had begun to restore the character of the single-family home and they would like to continue that work. They stated they would like to preserve original pieces that remain and try to restore other elements. They mentioned the possible involvement of David Davis at the property.

The Commission discussed several architectural details of the residence.

Mr. Koos stated that sufficient historic materials are present that a restoration could be possible. He also noted that he believes that spot-zoning S-4 is bad policy; the proper approach would be to look at extension of S-4 into areas and neighborhoods for more consistency. He stated he would like the Commission to consider neighborhood identity and larger impact in the future, and ways to get larger groups of people involved in preservation and restoration activities. Chair Scharnett concurred.

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

Mr. Wetterow described next steps in the process.

OLD BUSINESS

Review and vote on proposed changes and updates to Rust Grant Guidelines

Ms. Pemberton provided background on proposed updates to the Rust Grant Guidelines. She explained that Resolution 2021-40 requires the Commission to update the Guidelines to allow building owners to receive grants of up to 75% of the total cost of qualified improvements to enhance the accessibility means of building ingress or egress up to a maximum grant amount of \$50,000.

She noted that many of the other similar programs reviewed by staff use “ADA Compliance” to determine project eligibility due to the clarity of the definition, compared to “accessibility.” To meet the request of the City Council, language must be added in two sections. She noted additional clarification and prioritization could be added in other sections as well.

The Commission discussed Rust Grant funding. They also discussed differences between ADA, IAC (Illinois Accessibility Code), and IAEA. Chair Scharnett stated he liked ADA because it would require a licensed architect. Mr. Koos stated State funding options could be made available with ADA. The Commission also discussed potential coverage of elevators and parking lot areas.

Ms. Smith stated the guidelines must follow the Secretary of the Interior’s standards. She stated the Council’s intent was to expand options for funding.

The Commission discussed requiring a licensed structural engineer or architect to review. They also discussed the impact and importance of potential accessibility projects and potential timing items.

At 6:32pm Chair Scharnett asked for 5-minute recess to allow staff to update language in proposed guideline changes. The meeting resumed at 6:37pm

Chair asked what remaining text amendments need to be discussed. Ms. Pemberton listed the remaining of text amendments. The Commission further discussed permitting and professional requirements they would like to see in place. Ms. Pemberton stated the Commission could always request additional information. Ms. Smith noted that even though a permit might be issued, the Commission can still deny an application.

Ms. Smith noted that other Commissions require a pre-application conference with staff - so they could try to work this into guidelines.

The Commission reviewed the proposed language.

Mr. Koos made a motion to accept the changes to the Rust Grant Guidelines, as reported by staff. Mr. Eltrich seconded. All were in favor. (5-0)

Updates regarding Historic Preservation Plan

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, JUNE 16, 2022

Page | 4

Ms. Rappold presented the Historic Preservation Commission Map work being done to research and map the existing City survey resources.

Chair Scharnett inquired whether this could be overlayed on the MCGIS at some point so people can see it. Mr. Wetterow clarified “yes” and that it would help with public awareness as well. He stated they can take paper applications/images/etc. and scan to attach to GIS points to assist researchers.

Ms. Rappold explained she has created S-4 District layer, National Register layer, Historic Tax Credit layer; most of the information is publicly available so can be issued once the data is cleaned up.

Mr. Koos provided additional details regarding the Miller Park National Register application. The Commission discussed several items regarding Miller Park and commended Mr. Koos for his research. Ms. Smith noted that next steps are to meet with Parks regarding potential impacts, especially since there are living animals involved.

Mr. Buesa provided other details that have been discovered about the park. He stated he is currently working to establish all the pieces and then will stitch it all together. He stated he feels like the project could be successful and bring a lot of positive attention to the park and western Bloomington in general.

Mr. Koos stated he would be happy to do a research workshop on like he is conducting for Le Roy soon.

The Commission discussed various theme updates of the Preservation Plan. They also discussed how historic preservation interacts with public policy.

Ms. Smith thanked the Commission for their thoughtful discussion and time allowed for staff updates so that we are all moving forward in the same direction and in pursuit of the goals in the Preservation Plan.

NEW BUSINESS

None.

ADJOURNMENT

Ms. Peters motioned to adjourn. Mr. Koos seconded. All were in favor. The meeting was adjourned at 7:29pm.