MINUTES

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

THURSDAY, MARCH 18, 2021, 5:00 P.M.

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

Members of the public may also attend the meeting at City Hall. Attendance will be limited to the lesser of 10 persons or 10% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER

2. ROLL CALL

The Historic Preservation Commission convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, Economic & Community Development Assistant Director, Kimberly Smith, and Chairperson Paul Scharnett in-person in City Hall's Council Chambers at 5:07 p.m. Thursday, March 18, 2021. The meeting was live streamed to the public at www.cityblm.org/live.

Five members were present and quorum was established. The meeting was called to order by Chairperson Scharnett.

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Bobby Castillo	Commissioner	Present
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Mr. Greg Koos	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Economic & Community Development Assistant Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

This meeting was held virtually via live stream. Public comment was accepted up until 15 minutes before the start of the meeting.

3. PUBLIC COMMENT

No public comment

4. MINUTES

The Commission reviewed the minutes of the January 21, 2020 meeting. Ms. Graehling made a motion to approve the minutes as written. Mr. Castillo seconded. Roll call vote: Mr. Castillo – Yes, Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The motion was approved (6-0-0)

5. REGULAR AGENDA

A. BHP-01-21 Consideration, review and action on a petition submitted by Christopher and Carolyn Stucky for a Certificate of Appropriateness for roof replacement and repairs, for the property located at 1212 E Washington St (PIN:21-03-329-014), late Victorian, William Gooding Residence, c. 1892. (Ward 4).

Ms. Kelly provided the staff report and summarized the case, explaining the scope of the work and stating that the existing shingles are in disrepair. She mentioned that staff was supportive of the Certificate of Appropriateness. She provided a photo of the proposed style of shingle.

Christopher Stucky, the applicant, was sworn in for testimony. He stated that in the time he has lived at the house, wind events cause the shingles to blow off. He presented a sample of the shingles he proposes to use in replacing the roofing.

Mr. Koos asked whether the porch roof is part of the project, as it would not historically have a slate roof, and if it would be possible for the applicant to consider a square-end shingle on the lower roof. Other commissioners echoed his statement. Mr. Stucky asked for clarification as to whether the shape of the shingle is what would differentiate it. Mr. Scharnett stated that the rounded edges give it a weightier appearance. Mr. Koos expressed a preference for a shingle that would be of the same color and texture, but that would have a smaller footprint on the roof.

Mr. Koos motioned to approve the Certificate of Appropriateness for the upper roof with the condition that the lower roof be replaced with a material of similar size and color, but with less visual impact to be approved by staff or the Chair. Ms. Graehling seconded. Roll call vote: Mr. Castillo – Yes, Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The motion was approved (6-0-0)

B. BHP-02-21 Consideration, review and action on a petition submitted by Brad Williams for a Certificate of Appropriateness for roof replacement and repairs, for the property located at 702 E Grove St (PIN: 21-04-436-007), Queen Anne Variant, Augustus Elbe House, c. 1882 (NC) (Ward 1).

Ms. Kelly provided the staff report, mentioning that staff recommended approval of the Certificate of Appropriateness. She stated that this is a continuation of reroofing work started in 2018 under a separate Certificate of Appropriateness. She described the proposed material.

Brad Williams, the applicant, was sworn in for testimony. He stated that he is completing the roof in sections, and that the east and south portions have been completed.

Mr. Scharnett clarified if the requested Certificate of Appropriateness is just for the upper roof. Mr. Williams confirmed the cone roof and porch have been completed. He stated that he redid the cone roof with individual shingles and that slate will remain on the turret. He explained the garage is also being completed and described the flat roof on the rear and the widow's walk, which are not visible from the street.

Mr. Koos motioned to approve the Certificate of Appropriateness. Mr. Castillo seconded. Roll call vote: Mr. Castillo – Yes, Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The motion was approved (6-0-0)

C. **BHP-03-21** Consideration, review and action on a petition submitted by Tim Maurer of Clayton Jefferson LLC for a Certificate of Appropriateness for storm windows at 319 E Chestnut Street (PIN: 21-04-209-007), Italianate Variation, Francis Funk House, c. 1875 (Ward 4).

Ms. Kelly provided the staff report and recommendation of approval. She described the existing storm windows, explaining that many are inoperable or missing. The proposed replacement would be same size and color, but with a white rather than a mill (aluminum) finish.

Tim Maurer, the applicant, was sworn in. He stated the project is a continuation of restoration and rehabilitation projects centering on this property. He clarified that the proposed replacements are to take place on half of the north, half of the south, and all of the east façade of the building. He estimated the storm windows are approximately 50 years old, and mentioned the difficulty involved in operating the windows due to oxidation. He described the proposed windows and attachment methods, commenting that the proposed replacements are blind-stop windows. He stated he feels it will produce a better appearance, furthering the long-term preservation of the building.

Chairperson Scharnett asked about the condition of the window casing trim. Mr. Maurer confirmed the casings are in good condition. He stated that scrapping, painting, caulking and rotten material will be replaced. Chairperson Scharnett asked about the net visible area. Mr. Maurer stated that the net visible area will not be reduced.

Mr. Scharnett clarified that there would not be less visibility looking out from the windows. Mr. Maurer explained the interior windows are operable double hung windows with existing muntins and mullions that currently obstruct visibility. Mr. Scharnett clarified these are operable double sash with a screen.

Mr. Brad Williams, the contractor, was sworn in. He stated the proposed replacement windows are the Larson premium two-track window series. He explained there is one operating sash on the inside, and that the aluminum is a heavy gauge and will not expand in the center.

Mr. Koos asked if the scope of work proposed involves the removal of the sash or repair of the house. Mr. Williams stated that some stops may need additional fasteners. Chairperson Scharnett explained the storm windows would protect the underlying windows.

Ms. Graehling motioned to approve the Certificate of Appropriateness. Ms. Graehling then withdrew the motion in order to further discuss the net area of the windows. Ms. Peters shared her screen, displaying the type of window proposed. Ms. Graehling motioned to approve the Certificate of Appropriateness. Mr. Castillo seconded. Roll call vote: Mr. Castillo – Yes, Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The motion was approved. (6-0-0)

D. BHP-04-21 Consideration, review and action on a petition submitted by Tim Maurer of Clayton Jefferson LLC for a Funk Grant in the amount of $5,000.00 for storm windows at 319 E Chestnut Street (PIN: 21-04-209-007), Italianate Variation, Francis Funk House, c. 1875 (Ward 4).

Ms. Graehling stated that the storm windows will help support the longevity of the structure. Mr. Koos stated that the reason why this project would be getting grant money is because it protects the original windows and structure. The windows themselves are not original and can be easily removed without detriment. He also suggested that the historic records be updated to indicate that Arthur Pillsbury was the architect.

Mr. Koos moved to approve the Funk Grant. Ms. Graehling seconded. Roll call vote: Mr. Castillo – Yes, Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The motion was approved (6-0-0)

6. OLD BUSINESS

No items.

7. NEW BUSINESS

A. Election of a Vice Chair

Mr. Scharnett nominated Mr. Koos as Vice Chair. Ms. Graehling seconded the nomination. Mr. Koos accepted the nomination. Roll call vote: Mr. Castillo – Yes, Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The nomination was approved (6-0-0).

B. Adoption of a Resolution recommending City Council pass an Ordinance and Resolution to facilitate the reallocation of unawarded Rust and Funk Grant funding to brick street preservation and restoration.

Mr. Koos stated his desire to underscore that the amount of funding remaining is unusually high due to the slow construction and economic issues caused by the COVID-19 pandemic. He suggested that a Whereas statement be included that mentions this is a unique situation related to COVID-19 and the fact that construction has suffered through all forms within our community.

Ms. Graehling motioned to approve the Resolution as amended. Ms. Peters seconded. Roll call vote: Mr. Castillo – Yes, Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The nomination was approved (6-0-0).

C. Heritage Month

Mr. Scharnett and Mr. Koos discussed yard signs for National Preservation Month to honor last year's Heritage Award winners. The Commission discussed a virtual awards ceremony and determined that a subcommittee should be formed in order to plan any National Preservation Month activities to take place in May. Mr. Scharnett appointed Ms. Chissell, Ms. Peters, and Ms. Graehling as subcommittee members.

8. ADJOURNMENT

The meeting was adjourned at 6:45 PM.

CITY OF BLOOMINGTON	**ATTEST**
Paul Scharnett, Chairperson	Katie Simpson, City Planner