



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, MARCH 17, 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 5:08 p.m., Thursday, March 17, 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	Present
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Absent
Mr. John Elterich	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. Jon Branham	City Planner	Present

PUBLIC COMMENT

No public comment.

MINUTES

The Commission reviewed the minutes of the December 16, 2021, Historic Preservation Commission meetings. Minor corrections were noted. A motion was made to accept the minute as amended. The motion was seconded. All were in favor. Commissioner Peters abstained from the vote.

REGULAR AGENDA

- A. BHP-01-22 Consideration, review and action on a petition submitted by Vicki James for a Certificate of Appropriateness for repairs to the roof tiles on the property located at 1301 N Clinton Boulevard (PIN:14-33-479-019), White Place Historic District, Craftsman / Prairie Style, c. 1914, (Ward 4).**

Mr. Branham provided an introduction and background on the application.

Ms. Vicki James, applicant, provided additional background. She stated the repairs were necessary due to leaks in the roof.

The Commission discussed aspects of the application, including details regarding the soffit and watershield.

Ms. Graehling motioned to accept the findings of fact as presented by staff and approve the Certificate of Appropriateness as submitted. Ms. Chissell seconded. All were in favor. (6-0)

- B. BHP-02-22 Consideration, review and action on a petition submitted by Vicki James for a Funk Grant in the amount of \$3,365.00 for repairs to the roof tiles on the property located at 1301 N Clinton Boulevard (PIN:14-33-479-019), White Place Historic District, Craftsman / Prairie Style, c. 1914, (Ward 4).**

Mr. Branham provided an introduction and background on the application.

Ms. James stated additional work may be considered and the exact amount may change as the roof tiles are removed.

Mr. Brad Williams, contractor for the applicant, added perspective on the project.

The Commission discussed the application. They agreed the work total should not exceed \$5,000.00, the maximum grant amount.

Ms. Graehling motioned to accept the findings of fact as presented by staff and award the Funk Grant not to exceed \$5,000.00. Ms. Chissell seconded. All were in favor. (6-0)

- C. BHP-03-22 Consideration, review and action on a petition submitted by Melanie Appel for a Certificate of Appropriateness for repairs to the windows on the property located at 703 E Grove Street (PIN:21-04-440-014), East Grove Historic District, Victorian Style, c. 1886, (Ward 1).**

Mr. Branham provided an introduction and background on the application.

Mr. Williams, contractor for the applicant, provided additional background on the application and provided additional photos of the kitchen windows.

Commissioner Koos inquired about asbestos that may be within the siding of the residence. Mr. Williams stated any asbestos would not be disrupted.

Chair Scharnett requested the photos be added to the record as Exhibit A.

Ms. Graehling motioned to accept the findings of fact as presented by staff and approve the Certificate of Appropriateness as submitted. Mr. Elterich seconded. All were in favor. (6-0)

D. BHP-04-22 Consideration, review and action on a petition submitted by Melanie Appel for a Funk Grant in the amount of \$1,686.88 for repairs to the windows on the property located at 703 E Grove Street (PIN:21-04-440-014), East Grove Historic District, Victorian Style, c. 1886, (Ward 1).

Mr. Branham provided an introduction and background on the application.

Mr. Williams stated he was there to represent the applicant, who could not attend, on the item reviewed in the last case.

Ms. Graehling motioned to accept the findings of fact as presented by staff and award the Funk Grant in the amount requested. Ms. Chissell seconded. All were in favor. (6-0)

E. BHP-05-22 Consideration, review and action on a petition submitted by Green Building LLC for a Rust Grant in the amount of \$25,000.00 for tuckpointing repairs on the property located at 115 E Monroe Street (PIN:21-04-196-006), (Ward 4).

Mr. Branham provided an introduction and background on the application.

Mr. Bobby Vericella, representing the applicant, provided additional background. He stated he was representing all the remaining petitions on the agenda.

Chair Scharnett inquired about applicants submitting a third bid if they may be involved in building ownership. The Commission and the City Attorney discussed the item.

The City Attorney reviewed the current Rust Grant Guidelines, which requires two bids and allows an applicant to act as his own contractor if applicant is owner of company regularly doing business as a building contractor. He stated the Commission may request additional information, but an amendment would likely be required to change the Guidelines.

The Commission discussed the amount remaining in the current fiscal year budget. Mr. Branham provided updates figures.

The Commission further discussed details of the application.

Mr. Koos motioned to accept the findings of fact as presented by staff and award the Funk Grant in the amount requested. Ms. Chissell seconded. All were in favor. (6-0)

F. BHP-06-22 Consideration, review and action on a petition submitted by RJV Property for a Rust Grant in the amount of \$23,181.00 for exterior painting and repairs on the property located at 413 N Main Street (PIN:21-04-189-005), (Ward 4).

Mr. Branham provided an introduction and background on the application.

Mr. Vericella provided additional details about the project.

The Commission discussed details of the application, including the types of paint being proposed, and paint breathability.

Ms. Chissell commended Mr. Vericella for his work in the downtown area.

Ms. Graehling motioned to accept the findings of fact as presented by staff and award the Funk Grant in the amount requested. Ms. Peters seconded. All were in favor. (6-0)

G. BHP-07-22 Consideration, review and action on a petition submitted by 414 N Main Street, LLC for a Rust Grant in the amount of \$16,794.88 for tuckpointing repairs on the property located at 414 N Main Street (PIN:21-04-188-014) (Ward 6).

Mr. Branham provided an introduction and background on the application.

Mr. Vericella provided additional details about the project.

Chair Scharnett inquired if a structural engineer had reviewed the project. Mr. Vericella said no but could have it reviewed, if needed. Chair Scarnett stated it could affect design and was required for life-safety purposes.

The Commission further discussed details of the application, including the brick replacement.

Mr. Koos motioned to accept the findings of fact, subject to the review/approval of the project by a qualified structural engineer, that the brick relay be completed in the existing manner, and award the Funk Grant in the amount requested. Ms. Chissell seconded. All were in favor. (6-0)

H. BHP-08-22 Consideration, review and action on a petition submitted by Drew Barnett for a Rust Grant in the amount of \$7,358.00 for awning replacement on the property located at 406-410 N Main Street (PIN:21-04-188-022) (Ward 6).

Mr. Branham provided an introduction and background on the application.

Mr. Vericella provided additional details about the project. He stated the existing retractable awning will be maintained and repaired.

The Commission discussed the application. Mr. Koos stated the awning was popular downtown from the 1910s-1960s. He added the project would be an improvement.

Mr. Koos motioned to accept the findings of fact as presented by staff and award the Funk Grant in the amount requested. Mr. Graehling seconded. All were in favor. (6-0)

I. BHP-09-22 Consideration, review and action on a petition submitted by Stan Thompson for a Rust Grant in the amount of \$13,492.00 for awning replacement on the property located at 102 W Washington Street (PIN:21-04-338-006) (Ward 6).

Mr. Branham provided an introduction and background on the application.

Mr. Vericella provided additional background on the project.

The Commission discussed the application. They discussed the existing awning system and business advertising. They agreed the awning was not historic in relation to the building. They stated something more traditional should be considered. They suggested two non-connected linear awnings for each side of the building and providing space for a hanging sign above the door.

Mr. Koos motioned to not accept the findings of fact as presented by staff and not award the Funk Grant in the amount requested. He encouraged the applicant to work with City staff and return in the next fiscal year with an awning project which addressed the items raised by the Commission. Mr. Graehling seconded. All were in favor. Ms. Peters abstained. (5-0)

OLD BUSINESS

Updates Regarding Historic Preservation Plan

Chairperson Scharnett stated he received further guidance from the City regarding the Open Meetings Act and how it applies to communication in subcommittees.

The Commissioners provided updates on the various subcommittee themes and workplans.

Commissioner Koos left the meeting at 7:01pm.

NEW BUSINESS

The Commission discussed grant funding budgets and parameters, particularly accessibility.

Chair Scharnett requested the Rust Grant Guidelines be placed on the next agenda. He suggested including contractor selection as a sub-item.

ADJOURNMENT

Ms. Graehling motioned to adjourn. Ms. Chissell seconded. All were in favor. The meeting was adjourned at 7:13 PM.