MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, MAY 15, 2025, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:00 PM, May 15, 2025. Chair Sarah Lindenbaum called the meeting to order.

Roll Call

Attendee Name	Title	Status
Alan Lessoff	Commissioner	Present
Paul Scharnett	Commission Vice Chair	Present
Sarah Lindenbaum	Commission Chair	Present
Dawn Peters	Commissioner	Present
John Elterich	Commissioner	Present
Mark Adams	Commissioner	Absent
Emma Meyer	Commissioner	Absent

Staff Present: Jon Branham, City Planner; Alissa Pemberton, Planning Manager.

Public Comment

No public comment was provided.

Consent Agenda

Item 4.A. Review and approval of the minutes of the April 17, 2025, regular meeting of the Bloomington Historic Preservation Commission.

Commissioner Peters made a motion, seconded by Commission Vice Chair Scharnett, to postpone the item to the next regular meeting on June 26, 2025.
AYES: Lindenbaum; Scharnett; Lessoff; Peters; Elterich
Motion carried (viva voce).

Regular Agenda

The following item was presented:

Item 5.A. **BHP-07-25** Consideration, review, and action on a request submitted by Green Building, LLC, for a **Rust Grant** in the amount of $ 25,000 for tuckpointing with brick repair and replacement on the property located at 115 E. Monroe Street (PIN: 21-04-194-006).

Chair Lindenbaum opened the floor for public input on the project.

Bobby Varicella, Representative for the Applicant, explained that they had done the western wall last year and plan to complete the southern wall this year. He highlighted the main components of the projects, including joint grinding, tuckpointing, and sealing.

Chair Lindenbaum noted that the project included possible brick replacement and asked how they plan to identify the replacements to use. Mr. Varicella explained that they try to match them as closely as possible; they have a pile of salvaged bricks that they try to use first.

Vice Chair Scharnett asked for clarification on whether the brick would be sealed after the work was completed. Mr. Varicella explained that they do need to seal the bricks after the work is completed; the bricks being worked on were originally part of a party wall and were not meant to be exposed so they would degrade without protection. A parge coat is already present. Mr. Scharnett asked for clarification that the sealer was only being applied to the area of work and not to any of the brick that retained the fire skin; Mr. Varicella confirmed.

> **Commissioner Elterich made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider approval of the request by Green Building, LLC, for a Rust Grant in the amount of up to $25,000.00 for the tuckpointing and brick repair/ replacement, with the condition that Type O mortar is used.**
>
> **Vice Chair Scharnett offered an amendment to the motion, that a breathable sealer is used, subject to pre-approval by staff. The motion maker and seconder accepted the amendment.**
>
> **Chair Lindenbaum directed the clerk to call roll:**
> **AYES:** Lindenbaum; Scharnett; Lessoff; Peters; Elterich
> **Motion passed.**

The following item was presented:

> <u>Item 5.B. **BHP-08-25** Consideration, review, and action on a request submitted by Partners for Community D/B/A Recycling Furniture for Families, for a **Rust Grant** in the amount of $25,000 for flat roof replacement on the property located at 515 N. Center Street (PIN: 21-04-182-002).</u>

Chair Lindenbaum opened the floor for public input on the project.

Frank Downes, Applicant's Representative, explained that they had the roof repaired about 10 years ago and it was not done well. There are multiple layers of roof present, the roof needs to be re-sloped to improve drainage, gutters and drains need to be replaced. They have received multiple bids to address the issues in different ways. The bid they propose to accept has a 30-year warrantee and good track record of assisting other nonprofits in the area.

Ms. Pemberton noted that this project meets the criteria for "extreme and dangerous state of disrepair" that would qualify for consideration of up to $50,000 in funding instead of the typical $25,000.

Vice Chair Scharnett and the Applicant discussed options for material and color choices, insulation, and the importance of proper ventilation to prevent condensation and structural issues. They also discussed the need for a specific hail warranty and the differences in performance between proposed roofing systems. The Commission emphasized the importance of ensuring the new roof system would be durable, well-ventilated, and appropriately warrantied.

> **Commissioner Elterich made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider approval of the request by Partners for Community D/B/A Recycling Furniture for Families, for a Rust Grant in the amount of up to $50,000.00 for flat roof replacement on the property located at 515 N. Center Street, with the condition that the Applicant work with Staff to evaluate whether appropriate ventilation will be provided with the new installation.**
> **Chair Lindenbaum directed the clerk to call roll:**
> **AYES:** Lindenbaum; Scharnett; Lessoff; Peters; Elterich
> **Motion passed.**

The following item was presented:

Item 5.C. **BHP-09-25** Consideration, review, and action on a request submitted by Rosie's Pub, for a **Rust Grant** in the amount of $13,250 for flat roof repair and resurfacing on the property located at 106 E. Front Street (PIN: 21-04-339-014).

Chair Lindenbaum opened the floor for public input on the project.

Bobby Varicella (RJV Construction), Representative for the Applicant, explained that the roof is in poor shape with many different levels, slopes and intrusions.

Commission Elterich asked what kind of coating is currently present. Mr. Varicella stated it was coated with an elastomeric coating about 10 years ago.

Vice Chair Scharnett asked whether the roof needs a full replacement at this time. Mr. Varicella stated he believes it could last another 10 years or so, appropriately coated. Ms. Pemberton clarified that the proposal includes some repair items, a self-leveling agent, and then a top coating. Mr. Varicella explained that there are ponding areas that need to be addressed before any new coating is applied.

Chair Lindenbaum asked for clarification on whether the bids included Prevailing Wage. Ms. Pemberton explained that additional information had not been provide from the second bidding company, but that she speculates it is not included due to the significantly lower cost of work as compared to the bid that does state inclusion of the rate.

Commissioner Peters proposed splitting the total cost of the combined bid(s) for the subject and following case out by the square footage of each roof to determine the appropriate award amounts, rather than dividing equally when one building is larger than the other. The Commission seemed to generally accept the concept. Ms. Peters provided the calculations.

Vice Chair Scharnett asked whether there was any interior evidence of damage. Mr. Varicella answered in the negative.

> **Commissioner Peters made a motion, seconded by Commission Vice Chair Scharnett, to establish findings that the project is eligible and to consider approval of the request by Rosie's Pub, for a Rust Grant in the amount of up to $5,940.00, with the condition that the contractor completing the work evaluate and provide a statement about the condition of the substrate, and allow for reevaluation if it is not in sound condition which would allow the project to successfully move forward.**
> **Chair Lindenbaum directed the clerk to call roll:**
> **AYES:** Lindenbaum; Scharnett; Lessoff; Peters; Elterich
> **Motion passed.**

The following item was presented:

Item 5.D. **BHP-10-25** Consideration, review, and action on a request submitted by Rosie's Pub, for a **Rust Grant** in the amount of $13,250 for flat roof repair and resurfacing on the property located at 105 N. Main Street (PIN: 21-04-339-007).

Chair Lindenbaum opened the floor for public input on the project. No input was provided.

Vice Chair Scharnett clarified that the proposed roof system, while less expensive and with a shorter lifespan, is suitable for the building's current needs and is easier to maintain. The commission acknowledged that this type of repair is likely to be needed again in the future.

> **Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to consider approval of the request by Rosie's Pub, for a Rust Grant in the amount of up to $7,310.00, with the condition that the contractor completing the work evaluate and provide a statement about the condition of the substrate, and allow for reevaluation if it is not in sound condition which would allow the project to successfully move forward.**
> **Chair Lindenbaum directed the clerk to call roll:**
> **AYES:** Lindenbaum; Scharnett; Lessoff; Peters; Elterich
> **Motion passed.**

The following item was presented:

Item 5.E. **BHP-11-25** Consideration, review, and action on a request submitted by McBarnes Real Estate, LLC, for a **Rust Grant** in the amount of $ 24,689 for tuckpointing with minor brick repair/replacement, and exterior painting on the property located at 201 E. Grove Street (PIN: 21-04-350-002).

Chair Lindenbaum opened the floor for public input on the project.

Chad Parker, Applicant, described the need for repairs, including replacing approximately 200 bricks and repainting the back wall. Commissioners discussed the sourcing of replacement bricks, emphasizing the importance of matching the compressive strength of the new bricks to the existing ones to maintain structural integrity.

Vice Chair Scharnett noted that the type of brick is less important than matching the compressive strength of the existing brick and selecting a breathable coating. Ms. Pemberton pointed out the proposed coating which meets the high vapor permeability preference of the Commission. The Applicant and Commission reviewed the multiple contractor bids, ultimately favoring the lower bid due to its thoroughness and cost-effectiveness.

Commissioner Peters made a motion, seconded by Commission Vice Chair Scharnett, to establish findings that the project is eligible and to consider approval of the request McBarnes Real Estate, LLC, for a Rust Grant in the amount of up to $ 12,344.50, with the condition that the replacement bricks have similar compressive strength to the original.
Chair Lindenbaum directed the clerk to call roll:
AYES: Lindenbaum; Scharnett; Lessoff; Peters; Elterich
Motion passed.

The following item was presented:

Item 5.F. **BHP -12-25** Consideration, review, and action on a request submitted by XI Vixens LLC, for a **Rust Grant** in the amount of $19,311.25 for marquee sign updating and improvement on the property located at 209 E. Washington Street (PIN: 21-04-420-005).

Chair Lindenbaum opened the floor for public input on the project.

Rory O'Connor, Applicant, explained that the current marquee is outdated, difficult to maintain, and poses safety hazards due to the need for frequent manual letter changes. The proposal involves replacing the manual system with modern LED panels, which would improve safety, allow for easier updates, and maintain the theater's historic appearance.

The Commission discussed the appropriateness of using LED technology in historic settings, referencing similar successful projects at other historic theaters. Ms. Pemberton provided examples of other theaters on the National Register of Historic Places that have completed similar projects. The bids provided were reviewed to confirm that the grant request represented half the total cost and that the preferred bid was the most cost-effective.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider approval of the request by XI Vixens LLC, for a Rust Grant in the amount of up to $19,311.25 for marquee sign updating and improvement.
Chair Lindenbaum directed the clerk to call roll:
AYES: Lindenbaum; Scharnett; Lessoff; Peters; Elterich
Motion passed.

The following item was presented:

Item 5.G. **BHP-13-25** Consideration, review, and action on a request submitted by Heritage Operations, for a **Rust Grant** in the amount of $13,120.28 for window replacement on the property located at 115 W. Jefferson St., Unit 200 (PIN: 21-04-369-003).

Chair Lindenbaum opened the floor for public input on the project.

Matt Martinez, Applicant, provided background on the request, explaining that two large windows were severely rotted and could not be repaired due to unavailable parts and extensive wood damage.

Bobby Varicella, Contractor for the project, explained that the three-panel window would come out in one piece and has to come out/in from the outside so a lift is required. He noted the windows present are not original and were replaced about 25 years prior.

Vice Chair Scharnett asked for an explanation of the total cost estimate which seemed high for the extent of the project, expressing concern about the selection of the window supplier. He noted the work is appropriate, but there may be better options for providing the same scope and materials for a better cost.

The Commission discussion the challenges of sourcing suitable replacement windows, the high cost due to the size and installation complexity, and the need for multiple bids to ensure cost-effectiveness.

> **Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to consider approval of the request by Heritage Operations, for a Rust Grant in the amount of up to $13,120.28 for window replacement.**
>
> **Vice Chair Scharnett offered an amendment to the motion that an additional bid—or even the same bids—be provided, using a different window product. The motioner and seconder did not accept the amendment.**
>
> **Commissioner Peters called the question. Chair Lindenbaum directed the clerk to call roll:**
> **AYES:** Lindenbaum; Lessoff; Peters; Elterich
> **NAYS:** Scharnett
> **Motion passed.**

The following item was presented:

> Item 5.H. **BHP-14-25** Consideration, review, and action on a request submitted by Valerie Parker, for a **Rust Grant** in the amount of $ 35,715 for roof replacement on the property located at 109 W. Mulberry (PIN: 21-04-178-004).

Ms. Pemberton presented the staff report with recommendation for approval, noting concerns about the lack of comparable scopes of work in the provided different bids.

Chair Lindenbaum opened the floor for public input on the project. No input was received.

Vice Chair Scharnett expressed concern about whether the quotes were provided at Prevailing Wage rate. Ms. Pemberton noted that a multiplier could be applied to get an approximation of what the same projects would cost with Prevailing Wage.

The Commission discussed the provided scopes of work and the project was recognized as eligible, but Commissioners expressed concerns about the sufficiency of the bids, the lack of clear prevailing wage documentation, and the high cost of the proposed work. The unique challenge of the property—being a residential structure used for commercial purposes—was noted as a factor complicating both the bidding process and project costs. Commissioners debated whether to approve, defer, or conditionally fund the project, considering the need for more information on prevailing wage compliance and the possibility of postponing the project to a future grant cycle. Commitment to fairness and due diligence in allocating limited resources were noted as key factors in appropriate project review for the grant program.

Commissioner Peters made a motion, seconded by Commission Vice Chair Scharnett, to establish findings that the project is eligible and to consider approval of the request by Valerie Parker, for a Rust Grant in the amount of up to $17,000.00 for roof replacement, with the condition that proof of prevailing wage is included.
Chair Lindenbaum directed the clerk to call roll:
AYES: Lindenbaum; Scharnett; Lessoff; Peters; Elterich
Motion passed.

The following item was presented:

Item 5.I. **BHP-15-25** Consideration, review, and action on a request submitted by ComeTogetherSpace, for a **Rust Grant** in the amount of $ 6,365 for non-original window replacement on the property located at 212 N. Roosevelt Avenue (PIN: 21-04-307-002).

Chair Lindenbaum opened the floor for public input on the project.

Matt Erickson, Applicant, provided background on the project, explaining that the existing windows, likely installed in the 1980s, were in poor condition, with issues such as broken glass, failed seals, and poor energy efficiency. The applicant sought to replace seven windows to match those previously replaced on the building's first floor, citing positive experience with the contractor and improved building performance.

Commissioners compared the scope and cost of this project to other window replacement applications, noting differences in window size and construction. After confirming the appropriateness of the proposed work and the funding request, Commissioner Peters clarified the requested amount and appropriate funding amount based on the scope of work.

Commissioner Peters made a motion, seconded by Commissioner Lessoff, to establish findings that the project is eligible and to consider approval of the request by ComeTogetherSpace, for a Rust Grant in the amount of up to $3,182.50 for non-original window replacement.
Chair Lindenbaum directed the clerk to call roll:
AYES: Lindenbaum; Scharnett; Lessoff; Peters; Elterich
Motion passed.

The following item was presented:

Item 5.J. **BHP-16-25** Consideration, review, and action on a request submitted by Underground, Inc., for a **Rust Grant** in the amount of $35,000 for facade and roof repairs, updates, and ADA improvements on the property located at 211 N. Prairie St (PIN: 21-04-406-002).

Vice Chair Scharnett recused himself from the case since he had worked on the project in a former iteration.

Chair Lindenbaum opened the floor for public input on the project.

Davin Garrett, Applicant, described the property's history, the challenges faced due to asbestos abatement, and the urgent need for repairs to address water damage and make the building occupiable. He reviewed the scope of work, which included roof repairs, tuckpointing, facade updates, ADA ramp and railing improvements, and window and door replacements.

Chair Lindenbaum noted that they had seen the same request the prior year and it had not been funded. Ms. Pemberton explained that, since that time, the Applicant had conducted additional property research, gained a more full understanding of the scope of work needed, and provided additional information on costs and plans.

Chair Lindenbaum highlighted the indications of imminent—if not already occurring—damage due to water intrusion, shown in the provided pictures, as well as the ponding issues occurring in front of the property. Mr. Garrett explained that he has been working with the City to plan for improvements to the street at the same time as the improvements to his property so they can be coordinated effectively.

Chair Lindenbaum asked how the research conducted on the property would impact the project. Ms. Pemberton stated that there is not enough evidence at this time to designate the property on a purely social basis, and much of the historic materials have been removed due to the asbestos abatement. Additional funding for historic preservation purposes is unlikely given only the current research.
Commissioner Peters sought clarification on which contractor bids were being considered and emphasized the importance of having an itemized breakdown of the work and responsible contractors.

Matthew Deason, QAC Construction, explained the breakdown of items included in the different quotes, as well as plans for how different components of the project would be completed.

The Commission discussed the eligibility of specific work items, the urgency of addressing structural and accessibility issues, and the need to prioritize repairs that would stabilize the building and prevent further deterioration. The Commission explained that the decision aimed to ensure the building's immediate safety and accessibility while allowing for future improvements as additional funding becomes available.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to o establish findings that the project is eligible and to consider approval of the request by Underground, Inc., for a Rust Grant in the amount of up to $21, 218.50 for facade and roof repairs, updates, and ADA improvements, covering

the complete scope of work listed in the QAC Construction bid and the exterior concrete work.
Chair Lindenbaum directed the clerk to call roll:
AYES: Lindenbaum; Lessoff; Peters; Elterich
ABSTAIN: Scharnett
Motion passed.

The following item was presented:

Item 5.K. **BHP- 17-25** Consideration, review, and action on a request submitted by the McLean County Historical Society, for a **Rust Grant** in the amount of $6,700 for exterior door and jamb maintenance on the property located at 101-103 N. Main St (PIN: 21-04-339-034).

Ms. Pemberton presented the staff report with recommendation for approval. She explained the proposed project involves removing the doors, performing necessary repairs and repainting off-site, and then reinstalling them with original hardware and unique historic weather stripping.

Chair Lindenbaum opened the floor for public input on the project. No input was provided.

Chair Lindenbaum noted the likely historical significance of the doors, possibly dating back to the 1840s, and the care being taken to preserve original features. Vice Chair Scharnett pointed out the attention to detail and historic accuracy of the work proposed.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to consider approval of the request by the McLean County Historical Society, for a Rust Grant in the amount of up to $ 7,518.40 for exterior door and jamb maintenance.
Chair Lindenbaum directed the clerk to call roll:
AYES: Lindenbaum; Scharnett; Lessoff; Peters; Elterich
Motion passed.

The commission reviewed and clarified the historic priority status of properties applying for grant funding. Commissioners and staff went through each property, identifying which were contributing structures within the national historic district, which were individually designated, and which were simply over 50 years old but not in the district. This information is used to help rank and score projects, as historic significance is a key criterion in funding decisions.

Chair Lindenbaum granted a recess at 6:33 PM
The Commission returned to session at 6:46 PM
Roll call for attendance: Commissioner Peters, Commissioner Elterich, Commissioner Lessoff, Vice Chair Scharnett, Chair Lindenbaum were present.

The commission engaged in detailed deliberations on how to allocate the grant funds among the various projects that were determined to be eligible. Commissioners discussed different strategies for distributing funds, including fully funding smaller projects, partially funding lower-priority or higher-cost projects, and using scoring and priority status to guide decisions.

The group debated the concepts of equity and proportionality, considering both the historical significance and the structural urgency of each project. The Commission also addressed the potential impact of prevailing wage requirements on project costs and the feasibility of partially funded projects.

Ultimately, the Commission agreed to adjust funding amounts for certain projects, partially fund others, and ensure that the most urgent and historically significant projects received adequate support. They considered the possibility of reallocating funds if any recipients declined their awards, directing staff to divert available returned and “under budget” funds to the roof replacement project at 515 N. Center St.

Commissioner Peters made a motion, seconded by Commissioner Lessoff, to award Rust Grant funding for the FY26 cycle as follows:

BHP-07-25	115 E MONROE ST	$ 20,000.00
BHP-08-25	515 N CENTER ST	$ 25,000.00
BHP-09-25	106 E FRONT ST	$ 5,900.00
BHP-10-25	105 N MAIN ST	$ 7,300.00
BHP-11-25	201 E GROVE ST	$ 12,300.00
BHP-12-25	209 E WASHINGTON ST	NOT FUNDED
BHP-13-25	115 W JEFERSON ST UNIT 2	$5,000.00
BHP-14-25	109 W MULBERRY	$ 17,800.00
BHP-15-25	212 N ROOSEVELT AVE	$ 3,000.00
BHP-16-25	211 N PRAIRIE ST	$ 21,200.00
BHP-17-25	101 N MAIN ST	$ 7,500.00
TOTAL		$ 125,000.00

Chair Lindenbaum directed the clerk to call roll:
AYES: Lindenbaum; Scharnett; Lessoff; Peters; Elterich
Motion passed.

New Business

Staff confirmed that the next meeting would be rescheduled to June 25th to accommodate members’ availability.

Adjournment

Commissioner Peters made a motion, seconded by Commission Vice Chair Scharnett, to adjourn the meeting.
AYES: Lindenbaum; Scharnett; Lessoff; Peters; Elterich
Motion carried (viva voce).

The Meeting Adjourned at 7:21 PM.

CITY OF BLOOMINGTON

Sarah Lindenbaum

Sarah Lindenbaum, Chair

Alissa Pemberton

Alissa Pemberton, Staff Liaison