



MINUTES
HISTORIC PRESERVATION COMMISSION - SPECIAL SESSION
THURSDAY, JUNE 26, 2025, 5:00 PM

The Historic Preservation Commission convened in special session at 5:01 PM, June 26, 2025. Chair Sarah Lindenbaum called the meeting to order.

Roll Call

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

Staff present included: Jon Branham, Planner; Alissa Pemberton, Planning Manager.

Public Comment

Brad Williams, local Master Craftsman, discussed his concerns related to the increasing use of plastic in housing, including historic housing work. He discussed the negative impacts of plastics on health and the environment, advocating instead for sustainable materials like masonry and quality prefabricated products. Williams emphasized that the trend toward plastics is not a viable solution for the future of housing.

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 Elterich made a motion, seconded by Commissioner Meyer, to approve the Minutes of April 17, 2025, with the addition of the written testimony submitted by Robbie Osenga as Exhibit A, and the amendment that Ms. Lindenbaum--not Mr. Elterich--had opposed the motion to find the building at 120 N. Center Street not historic (BHP-05-25).

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion carried (viva voce).

Regular Agenda

The following item was presented:

Item 5.A. **BHP- 20-25** - Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St., PIN 21-04-331-009.

Vice-Chair Scharnett recused himself due to an economic relationship with the Applicant and left the Commission to sit with the audience.

Ms. Pemberton presented the Staff Report, with recommendation for approval of the Local Historic Landmark designation, as well as application of the S-4 Zoning overlay. She outlined the building's history, noting its origins as a newspaper facility dating back to 1875, with the current Art Deco structure constructed in 1935 and subsequent additions in 1965 and 1975. The building was designed by James William Thomas, a notable architect specializing in newspaper buildings. Key architectural features include its steel frame, concrete and stone construction, Bedford limestone veneer, and distinctive Art Deco elements such as symmetrical facades, carved stonework, and metal spandrels and sills. Ms. Pemberton detailed the building's primary facades, emphasizing the preservation of original Art Deco stonework, symmetrical design, and distinctive carved elements, such as the "Pantagraph" carvings. She also highlighted how later additions were designed to visually integrate with the original structure, maintaining architectural cohesion.

Ms. Pemberton elaborated on the building's significant social history, including its role in local journalism, its support of prominent historical figures, and its progressive employment of women reporters. She emphasized that the building meets multiple criteria for landmark status, both architecturally and sociologically, and recommended its designation as a local historic landmark. She outlined the process for S-4 designation, including the requirement to specify which exterior features will be protected under the Designating Ordinance.

Chair Lindenbaum opened the public hearing.

Paul Scharnett, Hewn Studio, spoke as representative for the applicant. He discussed the adaptive reuse plans for The Daily Pantagraph building. He clarified that the south and east facades are considered primary due to their historical and architectural significance, while the west and north facades are secondary and will undergo more substantial changes, particularly as part of the building's new use. Scharnett emphasized that the project aims to preserve key architectural features, such as the massing and window arrangements, while making necessary repairs and updates, including masonry restoration. The approach is to maintain the building's historic character where most significant, while adapting less notable areas to meet current needs.

Scharnett explained that site grading issues are causing drainage problems, leading to water intrusion and erosion at the building's basement. As a result, significant re-grading will be necessary, which may require covering or altering some site elements. He clarified that the most visible changes to the building's appearance will occur on the north and, to a lesser extent, the west facades—areas that include additions from the 1980s. These

modifications are intended to address functional needs while preserving the building's historic character where possible.

Chair Lindenbaum asked for clarification that the primary changes in appearance to the building will be to the north façade, and to a lesser degree the west side. Scharnett confirmed. He explained that these areas are less historically significant and will be adapted for new uses, while the building's overall massing and entrance locations will be preserved to maintain its historic character. Safety and egress requirements will guide some modifications, and the roof will be completely replaced due to its deteriorated condition. The approach balances necessary updates with preservation of key architectural features.

Chair Lindenbaum asked whether they found the original double leaf door mentioned in the designation report. Mr. Scharnett stated they have found pictures, but not the doors themselves. He explained that much of the interior of the building had been gutted prior to the current property owner taking possession.

Commissioner Elterich asked about the proposed use for the building. Scharnett stated the uses would be primarily healthcare and education.

Chair Lindenbaum highlighted the historical significance of the Daily Pantagraph building as it related to another renowned sports-writer, Dave Kindred, who began his journalism career there. Kindred later became a prominent columnist for the Washington Post and wrote a book about his relationship with Muhammad Ali, illustrating the building's important role in nurturing influential journalists.

Mr. Scharnett noted that, in addition to City requirements, the specific project will also have to undergo SHPO review due to related grant requirements.

Chair Lindenbaum closed the public hearing.

The Chair expressed support for designating The Daily Pantagraph building as a local landmark, highlighting its architectural and historical importance, the rarity of similar works by its architect, and its clear eligibility for S-4 Zoning. Commissioner Elterich concurred.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to establish findings of fact that The Daily Pantagraph Building meets the criteria to be classified as a Local Landmark, and to apply such status.

AYES: Lindenbaum; Peters; Elterich; Meyer

Motion passed.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to recommend application of the S-4 (Historic Preservation District) Overlay zoning for property located at 301 W. Washington Street to the Planning Commission.

AYES: Lindenbaum; Peters; Elterich; Meyer

Motion passed.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to approve the proposed Resolution.

AYES: Lindenbaum; Peters; Elterich; Meyer

Motion passed.

Vice-Chair Scharnett returned to the Commission.

The following item was presented:

Item 5.B. **BHP-21-25** - Consideration, review and action on a request submitted by Christopher Stucky, for a **Certification of Appropriateness** for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014.

Chair Lindenbaum opened the floor for public input.

Christopher Stuckey, property owner, presented his request for a Certificate of Appropriateness for restoration work. The project involves rebuilding and relining the property's extensive box gutters, as well as repainting the house. Stuckey clarified that, while only one painting estimate was included in the initial submission, he had obtained a second estimate and offered to provide it electronically.

Chair Lindenbaum asked how the second quote compared to the price of the quote the Commission had received. Mr. Stuckey stated it was more than \$20k higher.

Vice-Chair Scharnett asked why the applicant chose "Flat" paint. Mr. Stuckey explained that the current paint is flat but he is open to recommendations. Scharnett explained that exterior wood restoration can benefit from something with a sheen for durability, as long as the vapor permeability can still be met. Chair Lindenbaum thanked the Commission for making recommendations that help applicants get the best results from the projects they complete.

Vice-Chair Scharnett noted that EPDM is fine for box gutters as long as prefabricated corners and downspout transitions are used.

Brad Williams, contractor for the project, elaborated on the importance of design and attachment for box gutters, including the use of prefab sections, and the use of easily-repairable materials. He noted that EPDM allows expansion and contraction with the weather, without easily cracking or pulling apart.

Vice-Chair Scharnett asked about ventilation of the soffits. He discussed the potential benefits and challenges of adding ventilation to soffits during restoration projects. He noted that while ventilation can help control moisture and humidity, implementing it correctly can be complex due to framing and insulation factors. Scharnett recommended exploring ventilation options on a case-by-case basis, rather than making a universal recommendation.

Ms. Pemberton mentioned that the gutters had been replaced with copper by the prior homeowner 27 years ago, and that the Commission had helped fund that project. She

asked Mr. Williams if the issues he referred to are why they are already failing. Mr. Williams elaborated on the prior application of less durable materials and stock molding.

The Applicant and Commission discussed additional restoration details, including the potential replacement of decorative lattice work and the condition of attic windows. They reviewed possible future restoration projects, with an emphasis on maintaining historical accuracy and improving the property's appearance.

Chair Lindenbaum closed the floor for public input.

The Commission discussed the scope of work, the condition of the gutters, and compared the cost estimates from different contractors to ensure the project's feasibility and compliance with preservation standards.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve the Certificate of Appropriateness, with modifications to the paint item (satin rather than flat) and the EPDM items (using prefabricated inserts and corners):

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.C. **BHP-22- 25** - Consideration, review and action on a request submitted by Christopher Stucky, for a **Funk Grant**, in the amount of \$15,000.00, for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014.

Commissioner Meyer made a motion, seconded by Commissioner Elterich, to approve a Funk Grant of up to \$15,000.00.

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.D. **BHP-23-25** - Consideration, review and action on a request submitted by UEP Bloomington, LLC, for a **Certification of Appropriateness** for targeted exterior modification to permit adaptive reuse with residential and commercial occupancy, for the property located at 112 E. Washington Street, PIN 21-04-334-007.

Ms. Pemberton noted that the project had already received conditional approval from the National Park Service as related to historic tax credit approval, but local review is still required for the exterior modifications, due to the property's S-4 Designated status. The proposed work includes brickwork and roofing repairs, tuckpointing, and the installation of a new sign replicating the original State Farm sign. Additionally, an enclosure and addition will be constructed to house new mechanical equipment, with requirements to ensure these changes are visually compatible with the historic structure. The commission was advised that it could adopt the same conditions set by the National Park Service as part of its approval.

Chair Lindenbaum opened the floor for public input.

Jeff Orduno, UEP Bloomington, LLC, spoke on behalf of the request.

Commissioner Elterich asked for clarification that the copper portion of the roof was not proposed for replacement or modification. The Applicant confirmed.

Mr. Orduno elaborated on their experience with historic restorations and their commitment to using appropriate materials and skilled contractors. He described plans to install a new sign, "GJ Lofts," named after State Farm's founder, George J. Mecherle.

Jesse Carmona, UEP General Contracting, LLC, elaborated on specifics of the exterior changes and planned signage, indicating the new sign will closely replicate the style, size, and location of the original State Farm sign. Mr. Scharnett noted that the catwalks were one of the protected features of the local designation ordinance, due to the signage being an important distinctive feature of the building.

The Commission discussed exterior lighting for 112 East Washington Street. Chair Lindenbaum clarified that the conversation pertained to the lights outside the main entrance, not the sign. Vice Chair Scharnett inquired about replacing the original neon sconces with LED lighting. Mr. Carmona responded that the project aims to retain and repair the original neon fixtures whenever possible, and noted that the original installer's company may still be available to assist with repairs.

Vice-Chair Scharnett congratulated the Applicants for the level of detail and passion they have presented through their request. Chair Lindenbaum echoed the sentiment.

Scharnett asked about the cladding material for the new addition. Carmona stated they are still in the process of finalizing everything, but that SHPO will have to sign off on samples and materials, so everything matches and blends appropriately. They further discussed the importance of the new material's appearance and texture, particularly in relation to the building's brickwork, and the Applicant committed to choosing a material that is visually compatible with the original structure.

The Commission and Applicant discussed the new windows which will be non-functional and included primarily for aesthetic purposes, likely using spandrel glass to maintain the building's appearance. The Applicant also addressed ventilation needs, assuring the commission that the design will minimize the number of visible louvers or flanges, thereby preserving a clean and visually compatible exterior.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve the Certificate of Appropriateness, as submitted, including the same conditions outlined by the State Historic Preservation Office (State Parks).

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.E. **BHP-24- 25** - Consideration, review and action on a request submitted by Patricia Morin, for a **Certificate of Appropriateness** for clay tile roof restoration on the west facet of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008.

Ms. Pemberton explained that this project continues restoration work begun the previous year, now addressing the west side of the house. The work involves removing historic clay tiles, replacing any rotten deck boards and underlayment, and reinstalling or replacing tiles as necessary. The Commission confirmed their understanding of the project and checked for any additional input from the homeowner. Ms. Pemberton explained that the homeowner was unable to be present for the meeting.

Chair Lindenbaum inquired about the likelihood of losing cut field tiles along the roof hips during restoration at 1405 North and Boulevard, due to excessive tar and mortar buildup, and whether sealed field tiles would need to be reused. Vice Chair Scharnett confirmed that such challenges are common in historic tile roof restorations.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Patricia Morin roof restoration on the western face of the home, on the property at 1405 N. Clinton Boulevard, with the condition that the practices outlined in the roofing manual from NRCA (National Roofing Contractors Association) and Preservation Brief #30 (Preservation & Repair of Historic Clay Tile Roofs), are followed, according to the guidance of whichever is more stringent.

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion passed.

The following item was presented:

Item 5.F. **BHP-25-25** - Consideration, review and action on a request submitted by Patricia Morin, for a Funk Grant of \$7,500.00 for clay tile roof restoration on the west facade of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve a Funk Grant in the amount of up to \$7,500.00 for clay tile roof restoration.

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion passed.

New Business

Ms. Pemberton introduced a new business item regarding the Strategic Land Use Plan being developed collaboratively by the City of Bloomington, Town of Normal, McLean County, and other partners. The Plan is intended as an interim guide for growth, infrastructure, and development priorities until the Comprehensive Plan can be updated. The first draft is currently available for public comment, and Pemberton encouraged Commission members to review the proposed growth areas and provide feedback.

The commission discussed the strategic land use plan's implications for historic preservation. Commissioner Meyer recommended reaching out to the University of Illinois for archaeological research data from previous studies, particularly for areas where state or federal funding may require environmental or historical review. Chair Lindenbaum requested that the plan and supporting materials be shared with the Commission.

Adjournment

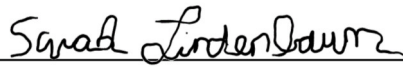
Commission Vice Chair Scharnett made a motion, seconded by Commissioner Meyer, to adjourn the meeting.

AYES: Lindenbaum; Scharnett; Peters; Elterich; Meyer

Motion carried (viva voce).

The Meeting Adjourned at 6:20 PM.

CITY OF BLOOMINGTON



Sarah Lindenbaum, Chair



Alissa Pemberton, Staff Liaison



City of Bloomington
Historic Preservation Commission
June 26, 2025





CITY OF BLOOMINGTON
HISTORIC PRESERVATION COMMISSION
MAY 26, 2025

Agenda

Item	Case Number	
4A	N/A	Review and approval of the minutes of the April 17, 2025, regular meeting of the Bloomington Historic Preservation Commission...
5A	BHP-20-25	Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St.
5B	BHP-21-25	Consideration, review and action on a request submitted by Christopher Stucky, for a Certification of Appropriateness for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street.
5C	BHP-22-25	Consideration, review and action on a request submitted by Christopher Stucky, for a Funk Grant, in the amount of \$15,000.00, for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street.
5D	BHP-23-25	Consideration, review and action on a request submitted by UEP Bloomington, LLC, for a Certification of Appropriateness for targeted exterior modification to permit adaptive reuse with residential and commercial occupancy, for the property located at 112 E. Washington Street.
5E	BHP-24-25	Consideration, review and action on a request submitted by Patricia Morin, for a Certificate of Appropriateness for clay tile roof restoration on the west facet of the home, for the property located at 1405 N. Clinton Blvd.
5F	BHP-25-25	Consideration, review and action on a request submitted by Patricia Morin, for a Funk Grant of \$7,500.00 for clay tile roof restoration on the west facade of the home, for the property located at 1405 N. Clinton Blvd.
6	N/A	New Business
7	N/A	Adjourn

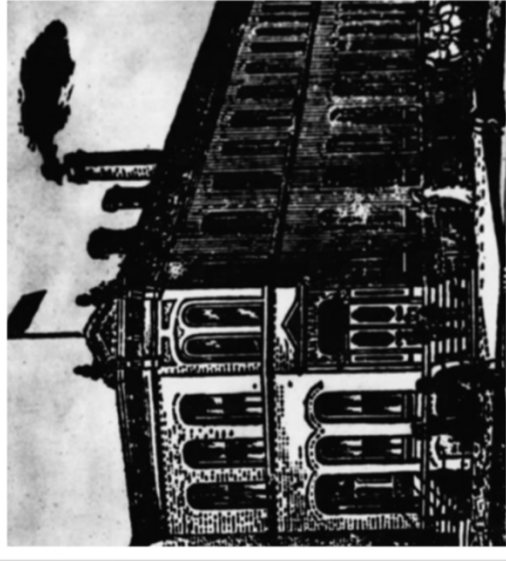
BHP-20-25 301 W. Washington St.

Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St.



BHP-20-25 301 W. Washington St.

Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St.

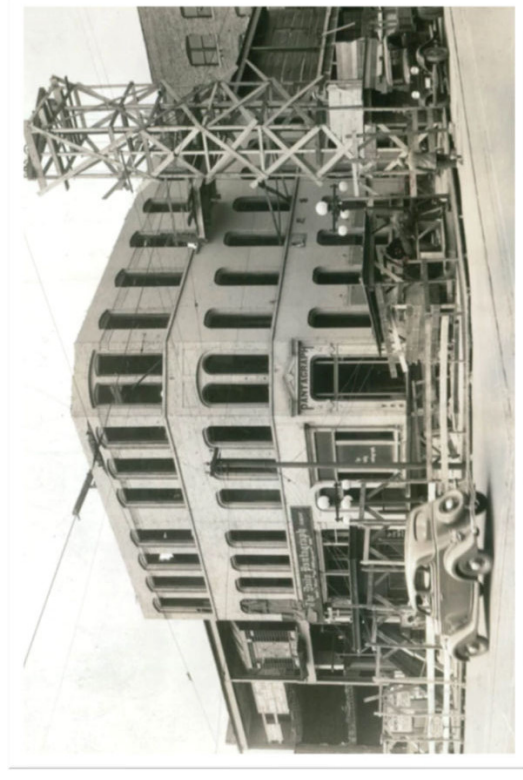


The Daily Pantagraph, as we know it today, started as *The Weekly Pantagraph*, in 1853.

The location has been a visual “bookend” to the western side of Bloomington since the first *Pantagraph* building was placed at 301 W. Washington St. in 1875.

Architect James William Thomas designed the steel-framed concrete and stone Art Deco building in 1935.

They simultaneously demolished the old and constructed the new, in the same place, to avoid shutting down during that time.



BHP-20-25 301 W. Washington St.

Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St.



The exterior walls are brick with thin stone Bedford limestone veneer

Each bay is separated by tall, thin and gracefully scalloped pilasters with simple capitals. Above the capitals is a regular coursed tooled stone parapet, with small carved shields above the pilasters.

The parapet cap is laid from three courses of carved limestone molding.

In 1965-66 the building was enlarged by five bays to the current twelve bays.

In 1975 a printing and paper storage addition which extended to Madison St. was added.

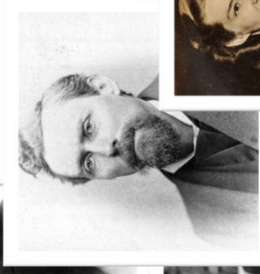
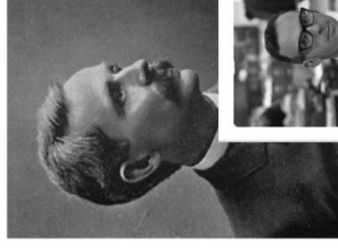
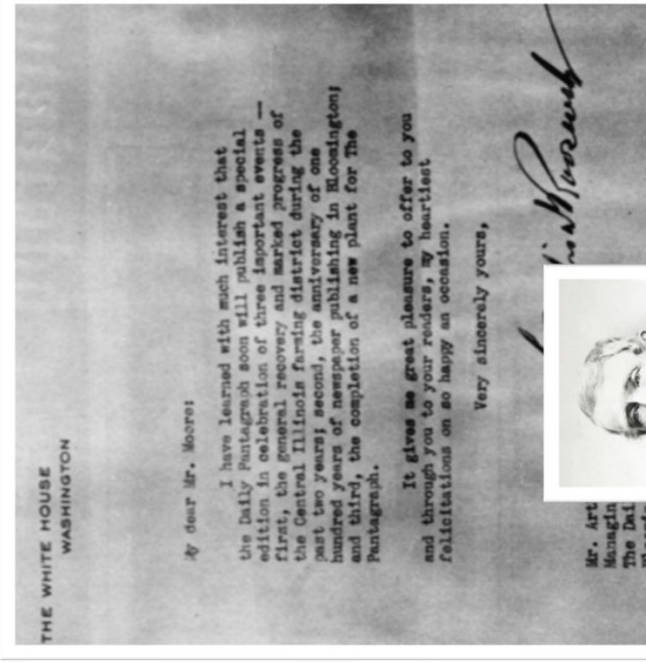


BHP-20-25 301 W. Washington St.

Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St.



- Charles Merriman
- Abraham Lincoln
- Jesse Fell
- W.O. Davis
- Joseph "Private Joe" Fifer
- Merwin and Stevenson families
- President Franklin D. Roosevelt
- H. Clay Tate
- David Broder
- Charlotte Fitzhenry Robling



STANDARDS FOR REVIEW LANDMARK NOMINATION CRITERIA

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria.

At the conclusion of the hearing, the Commission shall make findings and issue a determination as to the significance of the building.

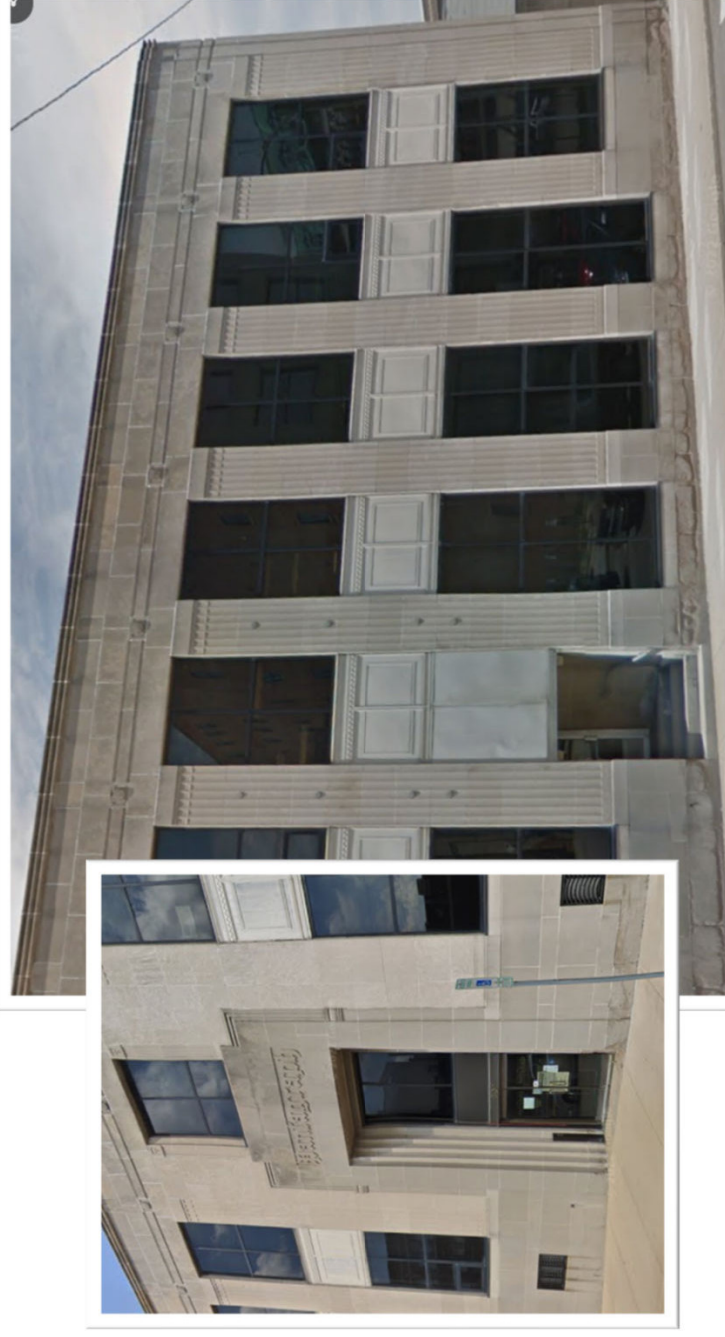
- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);
- (b) Its location as a site of a significant local, county, state, or national event;
- (c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
- (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
- (f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- (g) Its embodiment of design elements that make it structurally or architecturally innovative;
- (h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
- (j) Its suitability for preservation or restoration.

BHP-20-25 301 W. Washington St.

Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St.

The following exterior architectural features have been called out as worthy of protection during future review for Certificates of Appropriateness:

- The east and south facades are primary to the design. The west and north facades are secondary to the design. The National Park Service bulletin ITS21 should be used as a guide for changes to secondary facades.
- Stonework on primary facades, including plain ashlar blocks, pilasters, sills, water tables and cornices, including carved “Pantagraph”, shouldered architrave and stepped back stonework at Washington St. entrance.



BHP-20-25 301 W. Washington St.

Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St.

The following exterior architectural features have been called out as worthy of protection during future review for Certificates of Appropriateness:

- Metal spandrels and sills.
- Form and massing of the 1935 building; plus, the form and massing of 1965 addition, and the form and massing and solidity of the 1975 stone clad additions.

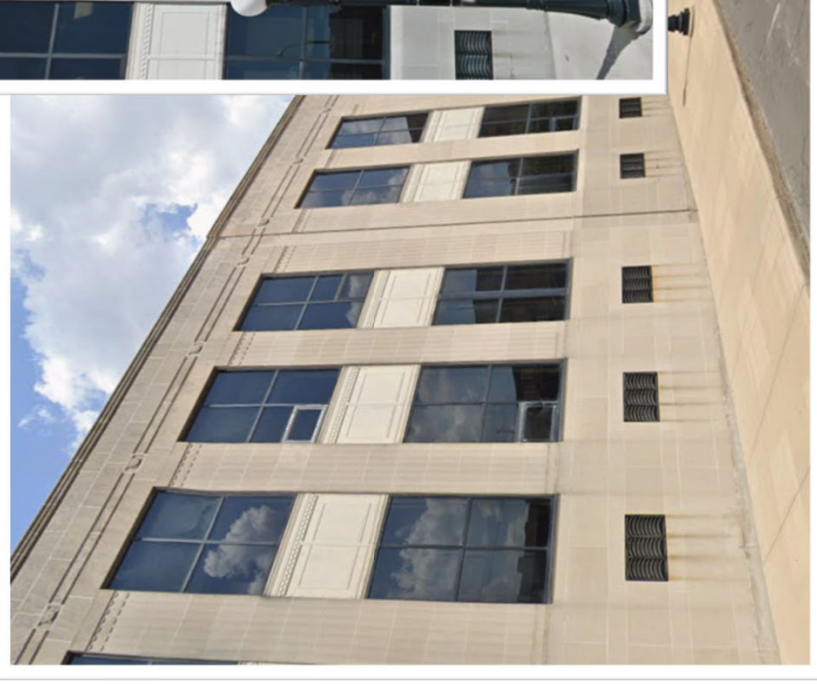


BHP-20-25 301 W. Washington St.

Consideration, review and action on a request submitted by Lifelong Access, for the Designation of The Daily Pantagraph Building as a Local Landmark, and to pursue the application the S-4 (Historic Preservation District) Overlay, for the structure located at 301 W. Washington St.

The following exterior architectural features have been called out as worthy of protection during future review for Certificates of Appropriateness:

- Window and door sizes of the 1935 building and the 1965 addition.
- Basement window grills





Recommendation CASE BHP-20-25

Historic Landmark Designation

Staff finds that the structure *does meet the Standards of Review for Landmark Nomination Criteria.*

Sample motions for the Commission are below:

- Motion to *establish findings of fact that The Daily Pantagraph Building meets the criteria to be classified as a Local Landmark, and to apply such status;* and
- Motion to *recommend application of the S-4 (Historic Preservation District) Overlay zoning for property located at 301 W. Washington Street to the Planning Commission;* and
- Motion to *approve the proposed Resolution*

BHP-21-25 1212 E. Washington St.

Consideration, review and action on a request submitted by Christopher Stucky, for a Certification of

Appropriateness for box gutter repair/rebuild/lining, soffit and fascia repair with minor materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014.



BHP-21-25

1212 E. Washington St.

HISTORICAL INFORMATION

- Year Built: 1892
- Architectural Style: Victorian (Plain, Late)
- Architect: Richard Williams
- Historic District: N/A
- Alternate Name: William A. Gooding House

PROJECT

- Repair/rebuild (cedar) and line box gutters (EPDM and metal edging)
- Repair/rebuild eaves, soffit, and any needed/related crown molding
- Soft wash, scrape, prime, and paint exterior

Architectural Guidelines

Repair rather than replace siding and soffit materials unless it is technically infeasible to do so.

If replacement of siding and soffit materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, unless it is technically infeasible to do so...

Maintain and repair existing gutters and downspouts in place. If existing gutters and downspouts are deteriorated to the extent that they must be replaced, new gutters and downspouts shall match the original historic gutters and downspouts, if such is known, or shall be of size and profile that would be characteristic of the period of significance...

Prior to repainting remove only loose paint from surfaces that have been historically painted. Complete removal of all paint from a surface is not necessary prior to re-painting.

BHP-21-25

1212 E. Washington St.

HISTORICAL INFORMATION

- Year Built: 1892
- Architectural Style: Victorian (Plain, Late)
- Architect: Richard Williams
- Historic District: N/A
- Alternate Name: William A. Gooding House

PROJECT

- Repair/rebuild (cedar) and line box gutters (EPDM and metal edging)
- Repair/rebuild eaves, soffit, and any needed/related crown molding
- Soft wash, scrape, prime, and paint exterior

Key Standards for Review

- Historic materials will be repaired when possible but mostly rebuilt, using appropriate replacement materials.
- The scope of work includes creation of a molding knife specific to this work to allow any replaced crown to match the existing trim, which is original to the structure, to the best of our knowledge.
- Appropriate methods and materials have been proposed for use; interior box gutters will be repaired/rebuilt and lined, rather than enclosed, soffits/fascia/crown will be repaired or replicated.
- The finishing plan includes (soft pressure) wash for dirt removal and hand scraping, as is the appropriate method for the preparation of historic wooden surfaces for recoating.
- High WVP exterior coatings have been researched and are available as an option for use.

BHP-22-25 1212 E. Washington St.

Consideration, review and action on a request submitted by Christopher Stucky, for a Funk Grant, in the amount of \$15,000.00, for box gutter repair/rebuild/lining, soffit and fascia repair with materials replacement, and exterior painting on the property located at 1212 E. Washington Street, PIN 21-03-329-014.

Key Standards for Review

- The proposal addresses exterior restoration of several elements of the residence.
- The project is eligible as a restoration or repair of historic, architectural features (box gutters).
- The last Funk Grant funding of a staining or painting project was in 2015. The property is eligible for another painting/staining project grant this year
- The request meets all eligibility criteria and conditions; no limitations apply.

The project **is eligible** for additional funding as “**Major Restoration**” project, defined as any project costing at least 45% of the subject property’s EAV.

2024 EAV = \$71,325
Project Cost = \$76,840

The people I've chosen to do the work were based on research of who would be available that has experience with working on and painting historic homes in the area. The box gutters, along with the wraparound porch, are the signature historic features of the house. My selection of artisans to do this work reflects my respect for the importance of having the work done properly.



Recommendation CASE BHP-21-25 & BHP-22-25

Certificate of Appropriateness & Funk Grant

Staff recommends the Historic Preservation Commission take the following action:

Motion to *approve the scope of work and request* for a Certificate of Appropriateness, as submitted by Christopher Stucky, for a Certification of Appropriateness (CoA) for box gutter repair/rebuild/lining, soffit and fascia repair with minor materials replacement, and exterior painting on the property located at 1212 E. Washington Street.

Motion to establish findings that the *project is eligible as a Major Restoration project* and to *approve* the request by Christopher Stuckey, for a Funk Grant in the amount of **\$15,000.00** for painting on the property located at 1212 E. Washington Street, with the condition that Mad Dog Primer and a top coat with a WVP rating of >30 are used.

BHP-23-25 112 E. Washington St.

Consideration, review and action on a request submitted by UEP Bloomington, LLC, for a Certification of Appropriateness for targeted exterior modification to permit adaptive reuse with residential and commercial occupancy, for the property located at 112 E. Washington Street, PIN 21-04-334-007.



BHP-23-25

112 E. Washington St.

- HISTORICAL INFORMATION
- Year Built: 1929/1947
- Architectural Style: Art Deco
- Architect: Schaeffer and Hooten
- Historic District: Bloomington Central Business District
- Alternate Name: State Farm Building

PROJECT

- Repairs with minor replacement
- New sign installation
- Addition to house mechanicals supporting the new uses
- Existing historic light fixture updates

Architectural Guidelines

- *Repair rather than replace masonry materials unless it is technically infeasible to do so.*
- *If replacement of masonry materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, unless it is technically infeasible to do so...*
- *Repair rather than replace roofing materials unless it is technically infeasible to do so.*
- *If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so...*
- *New additions in historic districts must be compatible with the size, scale, set-back, massing, material, and character of the building to which it is attached...*
- *To minimize impact of an addition on the historic building additions shall be constructed on a secondary or tertiary facade...*

BHP-23-25

112 E. Washington St.

- HISTORICAL INFORMATION
- Year Built: 1929/1947
- Architectural Style: Art Deco
- Architect: Schaeffer and Hooten
- Historic District: Bloomington Central Business District
- Alternate Name: State Farm Building

PROJECT

- Repairs with minor replacement
- New sign installation
- Addition to house mechanicals supporting the new uses
- Existing historic light fixture updates

Key Standards for Review

- Minimal changes to the exterior are required and interior changes that could impact the exterior appearance (drop ceilings, etc.) have had conditions applied by the NPS.
- Historic materials will be repaired when possible. The NPS has conditioned exterior repair work approval on the use of appropriate mortar typology and color.
- The existing lantern light fixtures will be retained but are allowed to be retrofitted for new energy efficient light sources.
- The proposed new sign will replicate a historic sign and evidence of the historic visual has been provided.
- Appropriate methods and materials have been proposed for use (historic type/color/joint profile, gentle cleaning).
- The enclosure inside the lightwell that will house the condensers (mechanicals) will be designed (in coordination with SHPO) to “mimic the rhythm of the window openings and spandrels on the west elevation” and the exterior will be painted to reduce visual impact.



Recommendation
CASE BHP-23-25

Certificate of Appropriateness

Staff recommends the Historic Preservation Commission take the following action:

Motion to *approve the scope of work and request* for a Certificate of Appropriateness, as submitted by UEP Bloomington, LLC, for targeted exterior modification to permit adaptive reuse with residential and commercial occupancy, for the property located at 112 E. Washington Street.

BHP-24-25 1405 N. Clinton Blvd.

Consideration, and action on
a request submitted by
Patricia Morin for a
Certificate of Appropriateness
for clay tile roof restoration
on the west facet of the
home, on the property at
1405 N. Clinton Boulevard,
PIN 14-33-479-008.



BHP-24-25

1405 N. Clinton Blvd.

- HISTORICAL INFORMATION
- Year Built: 1913-1917
- Architectural Style: Spanish Eclectic
- Architect: Arthur F. Moratz (modified stock plan)
- Historic District: White Place Historic District
- Alternate Name: Theodore Moratz Home

PROJECT

- Western face roof restoration
- Removal of the existing tiles, tar, mortar, battens, etc.
- Replacement of deteriorated deck boards
- Installation of new underlayment, etc.
- Reinstallation of the clay tiles

Architectural Guidelines

- *Repair rather than replace roofing materials unless it is technically infeasible to do so.*
- *If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so...*
- *Maintain and repair existing gutters and downspouts in place...*

Key Standards for Review

- Original historic features will be retained, and materials are planned for salvage and reinstallation after the structural work has been completed, when feasible.
- The proposed work would not alter the appearance of the building to an earlier period.
- Materials will be removed - repairs and additional structural support completed, then, materials reinstalled to the greatest extent possible. and lined, rather than

BHP-25-25 1405 N. Clinton Blvd.

Consideration, review and action on a request submitted by Patricia Morin, for a Funk Grant of \$7,500.00 for clay tile roof restoration on the west facet of the home, for the property located at 1405 N. Clinton Blvd., PIN 14-33-479-008.

Key Standards for Review

- The proposal addresses exterior restoration of a visual and structural component of the building.
- The project is eligible as a restoration or repair of historic, architectural features (clay tile roof).
- Costs associated with this project are skilled labor and materials.
- Prevailing Wage is not required for projects on this owner-occupied single-family residence.
- The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.
- The request meets all eligibility criteria and conditions; no limitations apply.

The Applicant has provided a single quote per project, as the project is specialized enough to limit the number of qualified professionals in the area and the quoting contractor has previously completed repairs to the property. Sole source justification is appropriate in this instance.



Recommendation CASE BHP-24-25 & BHP-25-25

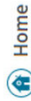
Certificate of Appropriateness & Funk Grant

Staff recommends the Historic Preservation Commission take the following action:

Motion to *approve the scope of work and request* for a Certificate of Appropriateness, as submitted by Patricia Morin for a Certificate of Appropriateness for chimney and roof repair and restoration, on the property at 1405 N. Clinton Boulevard.

Motion to establish findings that the *project is eligible* and to *approve* the request by Patricia Morin, for a Funk Grant in the amount of *up to \$7,500.00* for clay tile roof restoration on the west facet of the home, the property located at 1405 N. Clinton Blvd.

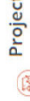
New Business: Feedback Requested



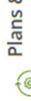
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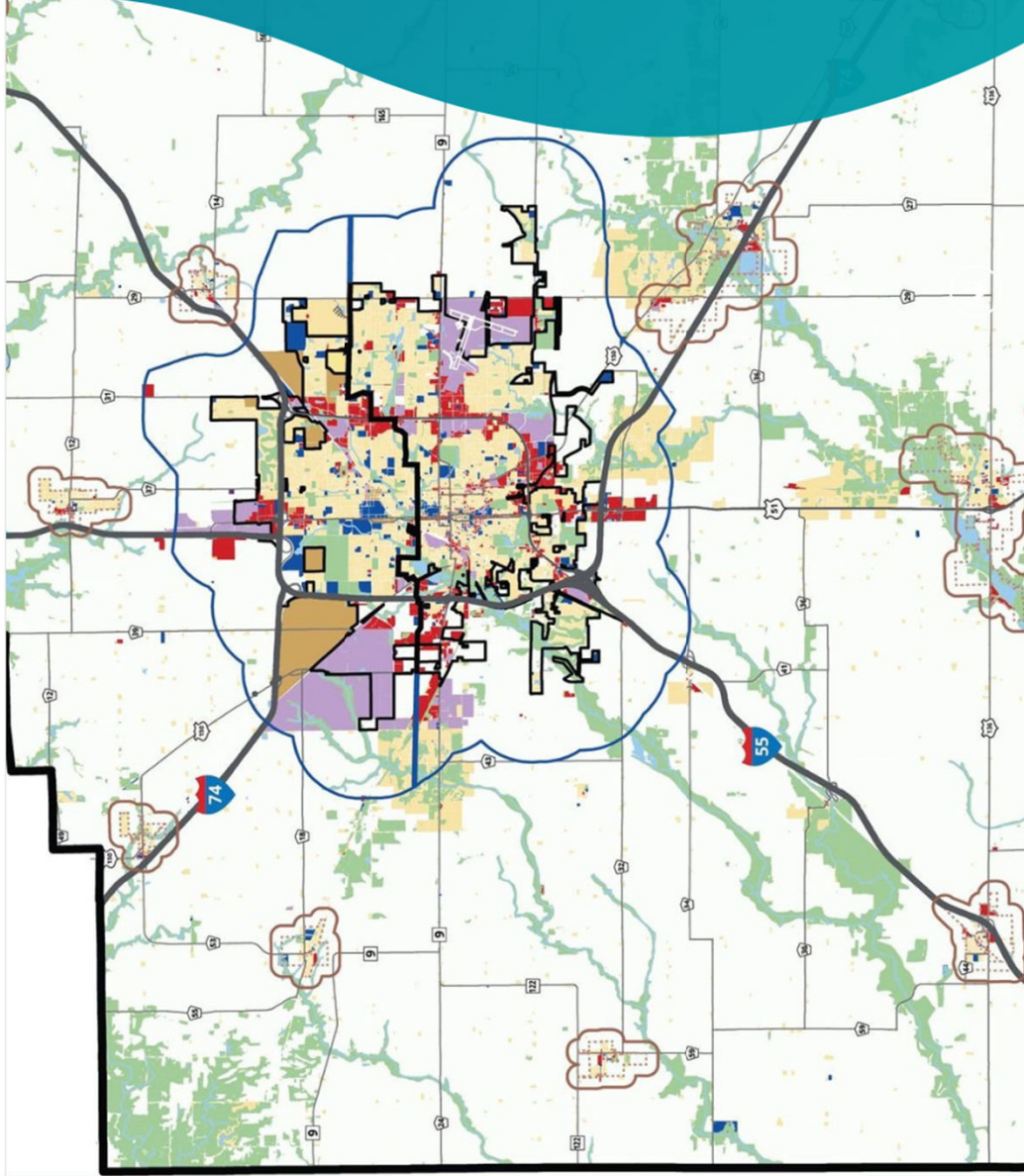
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Strategic Land Use Plan Public Comment Invitation

Members of the public are invited to provide feedback on the draft Strategic Land Use Plan for future land uses in unincorporated McLean County, the City of Bloomington, and the Town of Normal.

[REVIEW THE PLAN HERE](#)



NEXT MEETING

Historic Preservation Commission

July 17, 2025

