



MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, JULY 17, 2025, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:01 PM, July 17, 2025. Chair Sarah Lindenbaum called the meeting to order.

Roll Call

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

Staff Present: Jon Branham, Planner II; Marcus Ricci, Planner III; Alissa Pemberton, Planning Manager.

Public Comment

No public comment was provided.

Consent Agenda

Item 4.A. Review and approval of the minutes of the May 15, 2025, regular meeting of the Bloomington Historic Preservation Commission.

Commissioner Elterich made a motion, seconded by Commissioner Lessoff, to approve the minutes from May 15, 2025, as presented.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams

Motion carried (viva voce).

Item 4.B. Review and approval of the minutes of the June 26, 2025, regular meeting of the Bloomington Historic Preservation Commission.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to table review and approval of the June 26, 2025, meeting minutes until the August 21, 2025, Regular Meeting of the Commission.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams

Motion carried (viva voce).

Regular Agenda

The following item was presented:

Item 5.A. **BHP-18- 25** - Consideration, review and action on a request submitted by Melanie Appel, for a **Certificate of Appropriateness** for porch flooring replacement and porch railing addition, for the property located at 703 E. Grove Street, PIN 21-04-440-014.

Ms. Pemberton presented the staff report, summarizing the request to replace the front porch and add a porch railing, and providing a history of the property including the structure's historic characteristics, and previous requests for Certificates. She reviewed photographs of the current poor condition of portions of the porch. Rather than tongue-and-groove planking, the proposed material is fir planking, which would be acceptable under the City's Architectural Review Guidelines.

In addition to the porch repair and replacement, the Applicant proposed to install a porch railing made of PVC (vinyl). Ms. Pemberton stated that a railing of this time period would have been painted wood, and recommended that, if a railing was approved, it would be required to be made of wood.

Melanie Appel, property owner, provided additional background on the need for the project. Ms. Appel agreed to the requirement that the railing be made of painted wood. She discussed the two project options that were submitted: one for \$18,937.75 for repairing the porch floor and base caps, and installing a porch railing and steps; and one for \$12,463.00 for the same work without a new railing. She stated she plans to pursue the reduced scope of work in the coming year, and requests a grant for half of the \$12,463, or \$6,231.50 to repair the porch and add steps.

The Commission discussed the appropriateness of the scope of work and materials; discussion centered around the appropriate material for the structural components of the porch that would come into contact with the ground.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve a Certificate of Appropriateness for the replacement of the stairs and porch flooring (using pressure-treated structure/support with fir treads, floorboards), and replacement of any necessary existing rail caps using fir, and the painting of such, for 703 E. Grove Street.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams
Motion passed.

The following item was presented:

Item 5.B. **BHP-19- 25** - Consideration, review and action on a request submitted by Melanie Appel, for a **Funk Grant** in the amount of \$ 6,323.00, for porch flooring replacement and porch railing addition, for the property located at 703 E. Grove St., PIN 21-04-440-014.

Following the previous agenda item, discussion continued regarding what items had been included for funding under the current Funk Grant application. It was determined that

painting had not been included, and that the Applicant could amend the grant application itself to include the painting expenses. Work must be completed by qualified professionals to be eligible for funding; homeowners cannot perform their own work. Additional painting work estimates should be submitted to support an amended application.

Commissioner Lessoff made a motion, seconded by Commissioner Peters, to award a Funk Grant of up to \$6,241.50, with the possibility of future amendment, up to the full award amount, for additional project cost.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams
Motion passed.

The following item was presented:

Item 5.C. **BHP-27-25** - Consideration, review and action on a request submitted by Erin Carmean, for a **Certificate of Appropriateness** for demolition of a detached garage on the property located at 1009 E. Jefferson St., PIN 21-03-304-009.

Chair Lindenbaum asked for any public comment in favor of the request.

Brad Carmean, one of the property owners, spoke on behalf of the request. He described the current poor condition of the sides and rear of the garage, as well as the deterioration of the concrete slab floor. Animals and water can infiltrate the garage, causing additional damage. The cost to repair the garage, which is not original to the construction of the home – is not worth the benefit; their plans are to not replace the garage and use the area for additional greenspace.

Chair Lindenbaum commented that, due to its post-house-construction date and its condition, she believes the request is reasonable. No other public comment was provided.

Ms. Pemberton presented the staff report, providing a history of the property including the garage's construction date of sometime between 1907 and 1950. She explained that, although the garage itself is old enough to be considered "historic," it does not have other characteristics or meet the criteria that would merit historic designation.

Commissioner Peters commented that, when the property was designated in 1984, the garage was present and if it had been reviewed using current practices the Commission would have explicitly stated that the garage could be demolished without Commission review due to its date of construction, and we would not be having this conversation today.

Ms. Pemberton added that the demolition permit had not been applied for because the Applicant was informed they would need to obtain the Certificate of Appropriateness.

Commissioner Lessoff made a motion, seconded by Commissioner Elterich, to approve the Certificate of Appropriateness for demolition of the detached garage at 1009 E. Jefferson Street.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams
Motion passed.

New Business

Ms. Pemberton introduced Marcus Ricci as the new Planner III for the City, with eight years of experience at the City of Urbana. Mr. Ricci gave a brief history of his work at Urbana, and members of the Commission welcomed him to the City.

Commissioner Peters asked about the recent damage at the Reconcile Church when a storm caused its roof to collapse. Ms. Pemberton responded that the church had to be demolished quickly due to public safety concerns and, in those circumstances, demolition requests are not required to be reviewed by the Commission. Commissioner Elterich commented that, in 1995, the roof needed \$200,000 worth of work, according to a Farnsworth & Wylie report. Discussion ensued about the difficulty of small congregations taking on properties that are financially difficult for them to maintain. Ms. Pemberton mentioned the Joshua Tree Project in Bloomington as an example of a good partnership.

Ms. Pemberton stated that within the next few months she may be coming to the Commission with a request for assistance in conducting surveys to gather information for the next adoption of the City Building Code. She also noted that the new Director of the Community Impact & Enhancement Department, Cordaryl Patrick, spoke at the June Committee of the Whole meeting about the work his staff is doing to address rehabilitation and vacancy.

Adjournment

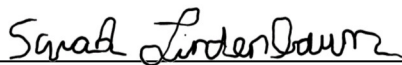
Commissioner Elterich made a motion, seconded by Commissioner Peters, to adjourn the meeting.

AYES: Lindenbaum; Lessoff; Peters; Elterich; Meyer; Adams

Motion carried (viva voce).

The Meeting Adjourned at 5:43 P.M.

CITY OF BLOOMINGTON



Sarah Lindenbaum, Chair



Alissa Pemberton, Staff Liaison



City of Bloomington
Historic Preservation Commission
July 17, 2025





CITY OF BLOOMINGTON
HISTORIC PRESERVATION COMMISSION
JULY 17, 2025

Agenda

Item	Case Number	
4A	N/A	Review and approval of the minutes of the May 15, 2025, regular meeting of the Bloomington Historic Preservation Commission..
4B	N/A	Review and approval of the minutes of the June 26, 2025, regular meeting of the Bloomington Historic Preservation Commission..
5A	BHP-18-25	Consideration, review and action on a request submitted by Melanie Appel, for a Certificate of Appropriateness for porch flooring replacement and porch railing addition, for the property located at 703 E. Grove St.
5B	BHP-19-25	Consideration, review and action on a request submitted by Melanie Appel, for a Funk Grant in the amount of \$ 6,323.00, for porch flooring replacement and porch railing addition, for the property located at 703 E. Grove St.
5C	BHP-27-25	Consideration, review and action on a request submitted by Erin Carmean, for a Certificate of Appropriateness for demolition of a detached garage on the property located at 1009 E. Jefferson St.
6	N/A	New Business
7	N/A	Adjourn

BHP-18-25 703 E. Grove St.

Consideration, review and action on a request submitted by Melanie Appel, for a Certificate of Appropriateness for porch flooring replacement and porch railing addition, for the property located at 703 E. Grove St., PIN 21-04-440-014.



BHP-18-25 703 E. Grove St.

HISTORICAL INFORMATION

- Year Built: 1886
- Architectural Style: Queen Anne with Eastlake details
- Architect: Henry Miner (likely)
- Historic District: East Grove Street Historic District
- Alternate Name: The Elijah Horr House

PROJECT

- Replace wooden porch floor
- Add porch railings
- Replace an area of missing wood
- Repaint

Architectural Guidelines

- *Proposed new railings and balusters on existing and new porches shall use materials and shall be designed in style similar in appearance to historic balusters and railings characteristic of the style of the historic building...*
- *New and existing wood which is visible from the street shall be painted unless it can be documented that the original wood was unpainted or stained (unpainted, pressure-treated wood will not be permitted)...*

Key Standards for Review

- No changes to the distinctive architectural features of the home are proposed. Original historic features will be retained.
- No stylistic features are proposed for removal. The addition of porch railings is permitted, with conditions, in the Guidelines
- It will be important to select the appropriate profile and materials for the added railings to retain visual consistency with the rest of the structure without resulting in false historicity by adding details that were not originally present (the porch itself is not original).

BHP-19-25 703 E. Grove St.

Consideration, review and action on a request submitted by Melanie Appel, for a Funk Grant, in the amount of \$6,323.00, for porch flooring replacement and porch railing addition on the property located at 703 E. Grove St., PIN 21-04-440-014.

Key Standards for Review

- The proposal addresses exterior restoration of a key visual element of the residence.
- This property does not appear to have received funding for any prior painting or staining project.
- Costs associated with this project are skilled labor and materials.
- Prevailing Wage is not required for 50% of this project, as half of this property is an owner-occupied 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 for project, as well as providing communication from a second contractor who chose not to bid on the project, and from one who provided information on recommended materials and methods but was unable to accept the work himself.. Sole source justification is appropriate in this instance.



Recommendation
CASE BHP-18-25 & BHP-19-25

Certificate of Appropriateness & Funk Grant

Staff recommends the Historic Preservation Commission take the following actions:

Motion to deny the request for a Certificate of Appropriateness, as submitted by Melanie Appel, for a Certification of Appropriateness for porch flooring replacement and porch railing addition, on the property at 703 E. Grove Street.

OR

Motion to approve the request with (any, or all, of the following) Conditions:

- Wooden railings and balusters must be used and must be painted after installation;
- Materials specification for porch flooring may be appropriate;
- Specific profile(s) recommendations or restrictions for the railing and balusters may be imposed;
- Other conditions, as the Commission chooses to impose, based upon additional information acquired during the public review.

Motion to establish findings that the project is eligible and to approve the request by Melanie Appel, for a Funk Grant in the amount of \$6,323.00 for porch flooring replacement and porch railing addition on the property located at 703 E. Grove Street.

Possible amendment: You may consider increasing the total award amount to compensate for the fact that half of this project will require Prevailing Wage work and increase the overall cost.

BHP-27-25 1009 E. Jefferson St.

Consideration, and action on a request submitted by Erin Carmean, for a Certificate of Appropriateness for demolition of a detached garage on the property located at 1009 E. Jefferson St., PIN 21-03-304-009.



BHP-27-25

1009 E. Jefferson St.

- HISTORICAL INFORMATION
- Year Built: c. 1873
- Architectural Style: Italianate Variation
- Architect: Unknown (Pilsbury alterations c. 1909)
- Historic District: Davis-Jefferson Historic District
- Alternate Name: David H. Perrigo House

- PROJECT
- Demolish non-original detached garage

Architectural Guidelines

Maintain and repair historic garages visible from the street...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...

Demolition of accessory structures is not addressed, nor is the treatment of non-historic garages.





Recommendation
CASE BHP-27-25

Certificate of Appropriateness

Staff recommends the Historic Preservation Commission take the following action:

Motion to approve the request for a Certificate of Appropriateness, as requested by Erin Carmean, for demolition of the detached garage on the property located at 1009 E. Jefferson St.



NEXT MEETING

Historic Preservation Commission

August 21, 2025

