



**HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
COMMUNITY ROOM 1, 2ND FLOOR, BLOOMINGTON PUBLIC LIBRARY
205 E. OLIVE ST., BLOOMINGTON, IL 61701
THURSDAY, JULY 17, 2025, 5:00 PM**

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

A. Review and approval of the minutes of the May 15, 2025, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

B. Review and approval of the minutes of the June 26, 2025, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

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 St., PIN 21-04-440-014. *(Recommended Motion: Motion to approve or deny the scope of work and request for a Certificate of Appropriateness, with or without conditions.)*

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. *(Recommended Motion: Motion to establish findings that the project is or is not eligible, and to approve or deny the request for a Funk Grant, with or without Conditions.)*

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.

(Recommended Motion: Motion to approve or deny the scope of work and request for a Certificate of Appropriateness, with or without conditions.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR HISTORIC PRESERVATION COMMISSION: July 17, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the May 15, 2025, regular meeting of the Bloomington Historic Preservation Commission.

RECOMMENDED MOTION: Motion to accept the minutes, as presented.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: In compliance with the Open Meetings Act, Commission Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

ATTACHMENTS:

[HPC Draft Minutes 2025-05-15](#)



DRAFT 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:

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).

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 discussed 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 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, Chair

Alissa Pemberton, Staff Liaison



REGULAR AGENDA ITEM NO. 4.B.

FOR HISTORIC PRESERVATION COMMISSION: July 17, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the June 26, 2025, regular meeting of the Bloomington Historic Preservation Commission.

RECOMMENDED MOTION: Motion to accept the minutes, as presented.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: In compliance with the Open Meetings Act, Commission Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

DRAFT Minutes to be provided in a future addendum to this packet.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: July 17, 2025

WARD IMPACTED: Ward 6

SUBJECT: **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., PIN 21-04-440-014.

RECOMMENDED MOTION: Motion to approve or deny the scope of work and request for a Certificate of Appropriateness, with or without conditions.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods
Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4c. Preservation of property/home valuations
Objective 4b. Upgraded quality of older housing stock

BACKGROUND:

The Applicant is requesting a Certificate of Appropriateness for replacement of the wooden porch floor, addition of railings (assistance with design/appropriate character requested), and replacement of an area of missing wood. Work will be followed by repainting. Material proposed is tongue and groove (material not specified); pressure treated stringers and step treads; and, PVC sleeve railing. No materials for finishing (prime/paint) have been proposed. A Funk Grant has also been requested for this project.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

ATTACHMENTS:

[BHP-25-25 - Staff Report - 703 E Grove St](#)
[Attachment 4A - Quote Page 1](#)
[Attachment 4B - Quote Page 2](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: July 17, 2025
CASE NO: BHP-18-25, Certificate of Appropriateness (COA)
REQUEST: 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.



Above: Subject property, 2021

PROPERTY INFORMATION

Subject property: 703 E. Grove Street
Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Two-Family Dwelling (Duplex)
Property Size: 50' x 170' (8,500 square feet)

HISTORIC 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 DESCRIPTION

Background

According to the National Register nomination report for the East Grove Street Historic District, the residence was constructed c. 1886. The nomination notes that the enclosed porch dates to c. 1925, but the screen and supports are no longer present, allowing more of the original detail to be viewed from the public street. The details around the doors and windows are original (or close replicates). The property was zoned S-4 in 1997 (Ord. No. 1997-84).

This property has received the following Certificates of Appropriateness (CoA) and Funk Grants:

- CoA and grant for roof repair (BHP-21-98, BHP-22-98)
- CoA for reroofing asphalt with asphalt (BHP-01-05)
- CoA and grant for window replacement (BHP-33-15, BHP-34-15) - Denied
- CoA and grant for wood repair (BHP-15-20, BHP-16-20)

Request

The Applicant is requesting a Certificate of Appropriateness to replace the wooden porch floor, add railings (assistance with design/appropriate character requested), and replace an area of missing wood. Work will be followed by repainting. Material proposed is tongue and groove (no material specified); pressure-treated stringers and step treads; PVC sleeve railing. No materials for finishing (prime/paint) have been proposed. A Funk Grant has also been requested for this project.

STANDARDS FOR REVIEW

For each Certificate of Appropriateness awarded, the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**

No change is being made to the property's current use.

- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.**

No changes to the distinctive architectural features of the home are proposed. Original historic features will be retained. It is unclear whether the materials proposed for replacement are original, but it is unlikely.

- 3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.**

The proposed work would not alter the appearance of the building to an earlier period.

- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

N/A.

- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.**

No stylistic features are proposed for removal. The addition of porch railings is permitted, so long as they “use materials and [are] designed in style similar in appearance to historic balusters and railings characteristic of the style of the historic building” (Architectural Guidelines, p. 9).

- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

Original historic features are not proposed for removal. 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). While no images were identified of the home prior to the addition of the “L” shaped porch that replaced the original front porch, there are a few very similar homes identified in the survey documents (310 E. Walnut, 709 and 711 E. Grove) that can shed light on what an appropriate design might look like (see attachments).

- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

N/A.

- 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.**

N/A.

- 9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.**

N/A.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

If historic porches which have been enclosed in the past are proposed to be remodeled or altered, they shall be restored to their appearance during the period of significance, unless the enclosure, by nature of its age, architectural significance, or other special circumstance, has achieved historic significance of its own...

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)...

Do not use transparent or opaque stains on surfaces which have been historically painted.

The scope of work proposed by the applicant **does not comply with the subject policies** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible. Inappropriate materials (PVC) have been proposed, or materials have not been specified to allow appropriate review.

STAFF RECOMMENDATION

Staff finds that the scope of work **meets some of the relevant standards and policies** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take one 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.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

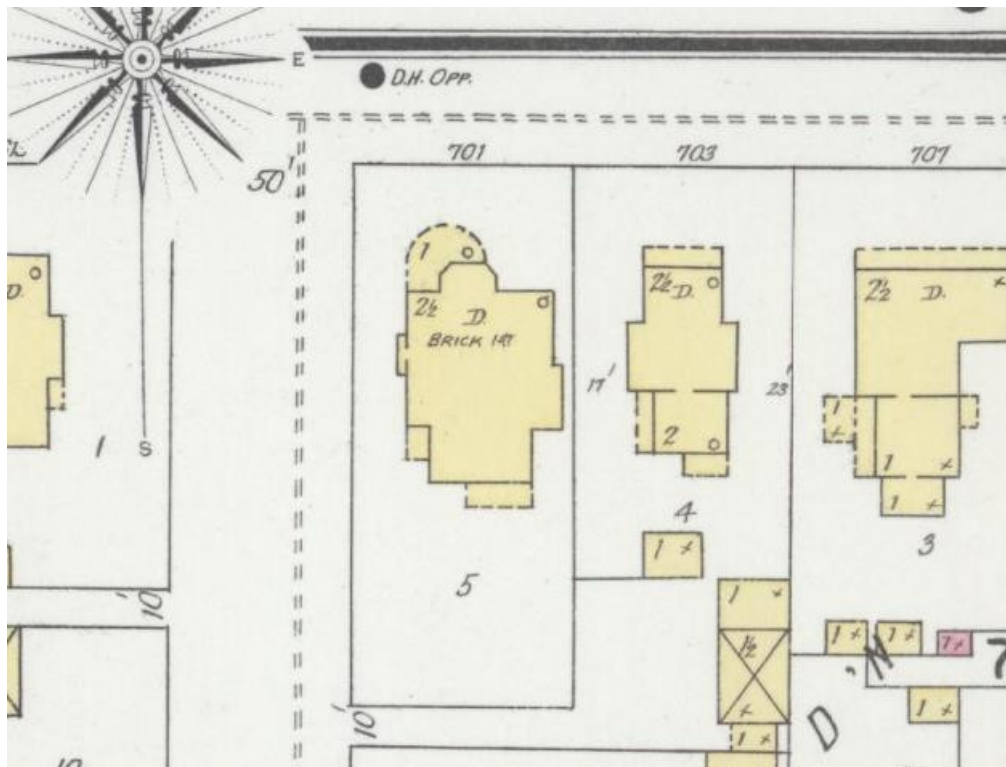
1. Images of area where work is to be performed
2. Original home footprint from 1901 Sanborn Map
3. Image of "close match" house at 709 E. Grove St.
4. Scope of Work (Separate Attachment)

Attachment 1: Images of area where work is to be performed





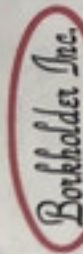
Attachment 2: Original home footprint from 1901 Sanborn Map



Attachment 3: Image of "close match" house at 709 E. Grove St.

House at 709 E. Grove Bloomington, IL, 1939





BUILDERS & RENOVATORS

Melenia Appel Porch
Division Price Totals Estimate

Prepared For:
Melenia Appel
703 E Grove St Bloomington, IL 61701-

DESCRIPTION	PRICE
Phs: 1 Porch	
Div: 02 Site Preparation	
PORCH FLOORING: Remove tongue and groove porch flooring. Remove tongue & groove porch flooring	
Div: 02 Site Preparation	
Div: 10 Exterior Trim, Decks	
STEPS TO DECK: Install deck steps, including:	
• 3 - 2" x 12" stringers.	
• 2x12 tread.	
Pressure treated fir/pine steps.	
PORCH RAILING OR STEP RAILING: Install deck railing or step railing, including	
• 4" x 4" end and intermediate posts, extending to 42" above surface of deck, 48" OC.	
Deck railing, PVC.	
Install porch railing or step railing.	
Deck posts, PVC sleeve over PT 4x4	
WOOD REPAIR: Repair rotten base cap.	
Wood repair	
Div: 10 Exterior Trim, Decks	
Div: 23 Floor Covering	
FLOOR: Lay floor with T&G flooring, 25/32" x 2-1/4".	
Porch T&G floor, clear	
Division Total: 1,100.00	1,100.00
Division Total: 17,837.75	17,837.75

Sand porch floor
CAULK: Caulk trim.
Caulk trim
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DESCRIPTION	PRICE
PAINT WOOD DECK OR PORCH FLOOR, TOP SIDE: Paint with brush, roller.	
Paint porch fir, w/roller, prime, 2 coats	
Div: 24 Painting	DivisionTotal: 5,665.0
Div: 25 Clean-up	
PORCH: Removal of scrap lumber and masonry.	
Porch clean-up charge	
Div: 25 Clean-up	DivisionTotal: 229.
1 Phase Total:	12,463.
Grand Total	12,463.

All materials are guaranteed to be as specified and to carry manufacturer's warranty. All work will be completed in a neat and workmanlike manner conforming to and intended as per the NIBS Quality Standards For The Professional Remodeling Industry manual. In the event a dispute arises regarding satisfaction of workmanship, materials and/or other, both parties agree to first discuss same to resolution by a qualified arbitrator chosen by the Better Business Bureau and will abide by the findings and resolutions. Our work comes with a one (1) year warranty.

Any alteration or deviation from above specifications involving extra items and/or material cost will become an extra charge over the below agreed amount. Agreements made with mechanics or subcontractors on the job are not recognized. No submittal, arrangement or work pending, approved or implied not considered herein will be recognized.

Each holder has, is not responsible for things that he/she is not liable or circumstances beyond our control. We promise to furnish and install our work complete in accordance with the above specifications for the sum of \$12,463.00.

Payment to be made as follows: 100% cash with execution of the contract and within 30 days from completion, mutually agreed upon below. Any notes will be made through a charge order. The charging order, specifications and conditions are satisfactory and are hereby agreed to. You are authorized to act for work as contractor and you may will be as stated above. The owner upon signed the agreement represents and warrants that he/she is the owner of the premises, and that he/she has read the agreement and understands the same, after thirty (30) days of completion, a 1-10% service charge will remain on any notes issued.

[Signature] *[Signature]*

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REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: July 17, 2025

WARD IMPACTED: Ward 6

SUBJECT: 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.

RECOMMENDED MOTION: Motion to establish findings that the project is or is not eligible, and to approve or deny the request for a Funk Grant, with or without Conditions.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4c. Preservation of property/home valuations

Objective 4b. Upgraded quality of older housing stock

BACKGROUND: Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A Certificate of Appropriateness is requested as case BHP-18-25 and has been recommended for approval with conditions. The property last received a Funk Grant in 2022.

The Applicant is requesting a Funk Grant in the amount of \$6,323.00 for porch flooring replacement and porch railing addition. Costs include labor, equipment and materials. 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.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

ATTACHMENTS:

[BHP-19-25- Staff Report Funk](#)

[Contractor Quote p 1](#)

[Contractor Quote p 2](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: July 17, 2025
CASE NO: BHP-19-25, Funk Grant
REQUEST: 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.



Above: Subject property, 2021

PROPERTY INFORMATION

Subject property: 703 E. Grove Street
Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Two-Family Dwelling (Duplex)
Property Size: 50' x 170' (8,500 square feet)

HISTORIC 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 DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-18-25 and has been recommended for approval with conditions**. The property last received a Funk Grant in 2022.

Request

The Applicant is requesting a **Funk Grant in the amount of \$6,323.00** for porch flooring replacement and porch railing addition. Costs include labor, equipment and materials. 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.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

- 1. Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.**

This property is locally-designated (S-4).

- 2. The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

The proposal addresses exterior restoration of a key visual element of the residence.

- 3. Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

N/A

- 4. Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10 year period regardless of how much the structure is to be painted or stained.**

This property does not appear to have received funding for any prior painting or staining project.

- 5. Project expenses are those eligible for funding, according to Funk Grant program criteria.**

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.

STAFF RECOMMENDATION

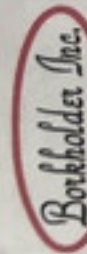
Staff finds that—if a Certificate of Appropriateness is awarded in case BHP-18-25—the scope of work **meets the eligibility criteria, conditions, and limitations** as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take the following action(s):

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.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments: Project Quotes from Contractors



BUILDERS & RENOVATORS

Melania Appel Porch
Division Price Totals Estimate

Prepared For:
Melania Appel
703 E Grove St Bloomington, IL 61701-

DESCRIPTION		PRICE
Phs: 1	Porch	
Div: 02	Site Preparation	
PORCH FLOORING: Remove tongue and groove porch flooring. Remove tongue & groove porch flooring		
Div: 02	Site Preparation	
Div: 10	Exterior Trim, Decks	1,100.00
STEPS TO DECK: Install deck steps, including: <ul style="list-style-type: none"> • 3 - 2" x 12" stringers. • 2x12 tread. Pressure treated fir/pine steps.		
PORCH RAILING OR STEP RAILING: Install deck railing or step railing, including <ul style="list-style-type: none"> • 4" x 4" end and intermediate posts, extending to 42" above surface of deck, 48" OC. Deck railing, PVC.		
Install porch railing or step railing.		
Deck posts, PVC sleeve over PT 4x4		
WOOD REPAIR: Repair rotten base cap. Wood repair		
Div: 10	Exterior Trim, Decks	
Div: 23	Floor Covering	17,837.75
FLOOR: Lay floor with T&G flooring, 25/32" x 2-1/4". Porch T&G floor, clear		
6/10/2025 4:16 PM		

Sand porch floor
CAULK: Caulk trim
Caulk trim
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DESCRIPTION	PRICE
PAINT WOOD DECK OR PORCH FLOOR, TOP SIDE: Paint with brush, roller.	
Paint porch fir, w/roller, prime, 2 coats	
Div: 24 Painting	DivisionTotal: 5,665.0
Div: 25 Clean-up	
PORCH: Removal of scrap lumber and masonry.	
Porch clean-up charge	
Div: 25 Clean-up	DivisionTotal: 229.
1 Phase Total:	12,463.
Grand Total	12,463.

All materials are guaranteed to be as specified and to carry manufacturer's warranty. All work will be completed in a neat and workmanlike manner conforming to and intended as per the NIBS Quality Standards For The Professional Remodeling Industry Manual. In the event a dispute arises regarding satisfaction of workmanship, materials and/or other facts parties agree to first discuss same in person to a qualified arbitrator chosen by the Better Business Bureau and will abide by the findings and resolutions. Our work comes with a one (1) year warranty.

Any alteration or deviation from above specifications involving extra items and/or material cost will become an extra charge over the below agreed amount. Agreements made with mechanics or subcontractors on the job are not recognized. No submittal, arrangement or work pending, approved or implied not considered herein will be recognized.

Builder has, is not responsible for items that he/she ordered, installed or circumstances beyond our control. We promise to furnish and install our work complete in accordance with the above specifications for the sum of \$12,463.00.

Payment to be made as follows: 10221.00 with execution of the contract and within 30 days from completion, balance agreed upon below. Any extras will be made through a change order. The changing order, specifications and conditions are satisfactory and are hereby agreed to. You are authorized to be the work as specified and payment will be as agreed above. The owner upon sign the agreement represents and warrants that he/she is the owner of the premises, and that he/she has read the agreement and understands the same, after 140 days of completion, a 1-10% service charge will apply on any extra orders.

[Signature] *[Signature]*

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REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: July 17, 2025

WARD IMPACTED: Ward 4

SUBJECT: **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.

RECOMMENDED MOTION: Motion to approve or deny the scope of work and request for a Certificate of Appropriateness, with or without conditions.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods
Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4e. Strong partnership with residents and neighborhood associations
Objective 4c. Preservation of property/home valuations

BACKGROUND:

The Applicant is requesting a Certificate of Appropriateness to demolish the non-original detached garage in order to rebuild a new detached garage in approximately the same location. The construction of any new structure will require a separate Certificate of Appropriateness prior to the issuance of building permits and will be required to meet all current Code requirements.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, Planning Manager

ATTACHMENTS:

[BHP-27-25 - Staff Report - 1009 E Jefferson St](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Development Services Department
DATE: July 17, 2025
CASE NO: BHP-27-25, Certificate of Appropriateness (COA)
REQUEST: 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.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1009 E. Jefferson St
Existing Zoning: R-1C (Single Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 91' x 140' (12,740 square feet)

HISTORIC 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 DESCRIPTION

Background

According to the National Register nomination report for Davis-Jefferson Historic District, the residence was constructed about 1873. The nomination notes that the structure has undergone a significant number of alterations over the years, including the removal of a central window on the main façade, a large porch, and at least one decorative window and cornice area. The addition of the detached garage occurred sometime between 1907 and 1950 (see attachments); building permits for the structure were not found. In 2018 a fire damaged part of the primary structure and significant repair and restoration was done to the interior and exterior of the home. The property was zoned S-4 in 1984 (Ord. No. 1984-113).

This property has received the following Certificates of Appropriateness (CoA) and Funk Grants:

- CoA for reroofing (BHP-09-12)
- CoA for exterior covering, shingles, windows, and porch installation (BHP-24-18) – Partial denial
- CoA for installation of a fence (BHP-10-22)

Request

The Applicant is requesting a Certificate of Appropriateness to demolish the detached garage in order to rebuild a new detached garage in approximately the same location. The construction of any new structure will require a separate Certificate of Appropriateness prior to the issuance of building permits and will be required to meet all current Code requirements.

STANDARDS FOR REVIEW

For each Certificate of Appropriateness awarded, the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**

No change is being made to the property's current use.

- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.**

No changes to the distinctive architectural features of the home are proposed. The detached garage is neither original nor distinguishing, and was not constructed in the period of significance or designed to appear as such.

- 3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.**

The proposed work would not alter the appearance of the building to an earlier period.

- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

While it could be argued that the material itself of this structure is historic (50+ years old), the remaining standards for consideration would not be met to determine this structure as historically significant and worthy of preservation or restoration.

- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.**

N/A

- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

N/A

- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

N/A.

- 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.**

N/A.

- 9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.**

N/A.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be

typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant **does comply with the subject policies** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

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

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

STAFF RECOMMENDATION

Staff finds that the scope of work **meets the relevant standards and policies** as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

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.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Images of area where work is to be performed
2. Historic documentation of structure

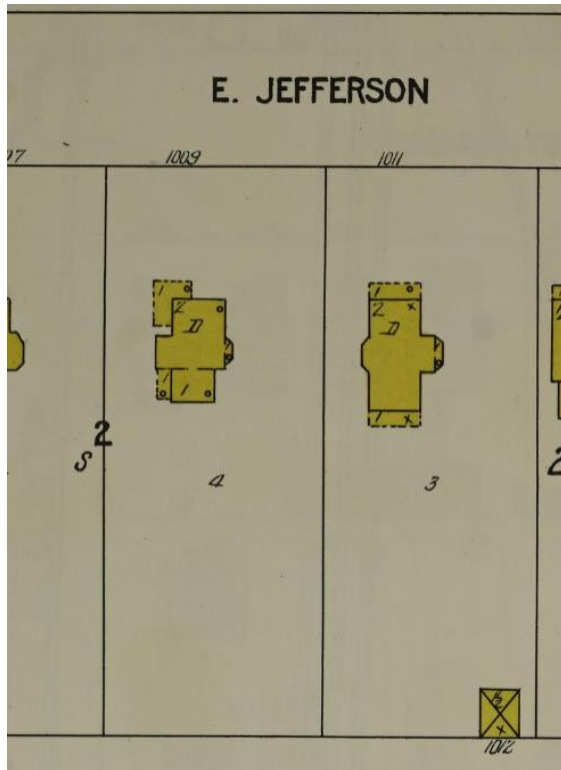
Attachment 1: Images of area where work is to be performed



Attachment 2: Historic Documentation of the Structure



Illustrated Bloomington and Normal, 1896



Sanborn Maps, 1907 and 1950