



MINUTES
PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, OCTOBER 20, 2022 5:00 P.M.

The Historic Preservation Commission convened in regular session in-person in the 4th Floor Council Chambers of the Government Center at 5:05 p.m., Thursday, October 20, 2022.

The meeting was called to order by Chair Scharnett.

ROLL CALL

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Georgene Chissell	Commissioner	Absent
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner (arrived 5:10pm)	Present
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Jon Branham	City Planner	Present
Mr. Glen Wetterow	City Planner	Present

PUBLIC COMMENT

None.

MINUTES

The Commission reviewed the minutes of the August 18, 2022, Historic Preservation Commission meeting. Commissioner Koos made a motion to accept the minutes as submitted. The motion was seconded by Commissioner Elterich. All were in favor (6-0).

REGULAR AGENDA

- A. BHP-15-22 Consideration, review and action on a request submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$25,000.00 for gutter repairs on the property located at 102-116 W Locust Street (PIN: 21-04-196-001) (Ward 6).**

Mr. Branham presented the case with a staff recommendation for approval of a Funk Grant in the amount of \$6,282.30. He stated this item had been originally continued from the May meeting. He stated the applicant is returning with a revised quote for rounded downspouts and gutters as suggested by the Commission.

Melissa Moody, applicant, provided additional background information. She stated the rounded gutters and downspouts doubled the cost of the project. She stated the continued concern is addressing water runoff, which was affecting the property.

Commissioner Peters arrived at 5:10pm.

The Commissioner discussed the proposed materials and capacity. They stated that the gutters could be non-rounded, which could help capacity and decrease the cost.

Chair Scharnett suggested the case be tabled so that applicant could get a new quote and revise the request for the Funk Grant.

Ms. Graehling made a motion to continue the case to the next meeting. Ms. Peters seconded. All were in favor. (6-0)

- B. BHP-23-22 Consideration, review and action on a request submitted by Daniel Platt for a Certificate of Appropriateness for window repair on the property located at 24 Whites Place (PIN: 14-33-479-033) (Ward 4).**
- C. BHP-26-22 Consideration, review and action on a request submitted by Daniel Platt for a Funk Grant in the amount of \$787.50 for window repair on the property located at 24 White Place. (PIN: 14-33-479-033) (Ward 4).**

The Commissioners stated they would review Case Items B and C together.

Mr. Branham presented the cases with a staff recommendation for approval of a Certificate of Appropriateness and a Funk Grant. He stated the COA case had originally been continued from the August meeting.

Mr. Daniel Platt, applicant, provided additional background information. He stated since the August meeting he had identified a contractor to repair the window rather than replace it. He voiced his concerns with the application review process.

The Commission thanked Mr. Platt for his patience and comments. Chair Scharnett stated part of the issue involved meeting legal requirements and unexpected meeting cancellations.

Chair Scharnett inquired if the cost was less expensive. Mr. Platt stated it was about the same cost.

Mr. Platt inquired if the Commission could reject the previous COA proposal to replace the window so he could obtain his deposit back from the window company.

The Commission further discussed the applications.

Commissioner Peters motioned to accept the findings of fact as presented by staff and reject the previous request for a Certificate of Appropriateness for window replacement. Commissioner Graehling seconded. All were in favor. (6-0)

Commissioner Peters motioned to accept the findings of fact as presented by staff and approve the current request for a Certificate of Appropriateness for window repair. Commissioner Graehling seconded. All were in favor. (6-0)

Commissioner Koos made a motion to award a Funk Grant in the amount requested. Commissioner Peters seconded. All were in favor. (6-0)

D. BHP-27-22 Consideration of the historical or architectural significance for buildings located at 401 Brock Drive, in accordance with the demolition review procedures (PIN: 21-06-277-002) (Ward 7).

Mr. Branham presented the case with a recommendation for approval of the demolition request.

Craig Queen, representing the applicant, provided additional information. He stated the buildings presented a safety risk and had been inviting illicit activities in the recent past. He stated the current owners are trying to create a new hotel on the site and demolish the older structures. He added the cost to repair the facilities were astronomical. He stated it would be a benefit to the community to have these structures demolished.

The Commissioners discussed the history of the hotel and some of the recent issues that had occurred at the site.

Chair Scharnett inquired if any notable people were associated with the property. Mr. Queen stated not to his knowledge.

Chair Scharnett inquired if any Commissioner knew of any historical significance associated with the location. Commissioner Koos stated the building did not hold any architectural or historical significance.

The Commission further discussed the demolition request. They agreed it currently did not meet the standards of review for landmark and demolition was acceptable.

Mr. Koos motioned to accept the findings of fact as presented by staff and approve the demolition request. Mr. Graehling seconded. All were in favor. (6-0)

E. BHP-28-22 Consideration, review and action on a request submitted by Terry Fitts for a Certificate of Appropriateness for garage repairs on the property located at 1003 Park Street. (PIN: 21-04-203-011.) (Ward 4.)

Mr. Branham presented the case with a recommendation for approval of a Certificate of Appropriateness.

Terry Fitts, applicant, provided additional background information. He stated he was attempting to have the garage repaired so that he can store his vehicle properly.

Commissioner Koos inquired about the permit issuance and the Certificate of Appropriateness process for this case. Mr. Branham stated the permit had been issued in advance of the COA application.

Jeremy Rickers, contractor for the applicant, provided additional perspective.

The Commissioners discussed the existing and proposed materials of the garage and the existing house.

Mr. Fitts stated he was trying to match appearance of surrounding garages. He added he desires to have the home match eventually.

Chair Scharnett inquired whether there was a code requirement that required garage and home siding materials to match. Staff stated there was no code requirement.

Commissioner Koos stated he disagreed that siding of home and garage need to match. The current siding of the home is not original, and thus making the siding match would not be historically accurate.

Commissioner Elterich inquired if the Commission was acceptable to vinyl siding. The Commissioners discussed whether they were acceptable with the proposal in this situation.

Chair Scharnett added the composite materials used for garage do not match the home and are no longer available. He stated with that in mind, he would be supportive.

Commissioner Graehling stated the applicant was not requesting any funding.

Ms. Peters motioned to accept the findings of fact as presented by staff and approved the application for a Certificate of Appropriateness. Graehling seconded. (5-1) Eltrich dissented.

F. BHP-09-22 Consideration, review and action on a request submitted by Stan Thompson and Fred Wollrab for a Rust Grant in the amount of \$16,478.70 for awning replacement on the property located at 102 W Washington Street (PIN: 21-04-338-006) (Ward 6).

Mr. Branham presented the case with a recommendation for approval of a Rust Grant in the amount of \$16,478.70. He stated the case was originally approved at the May, 2022 meeting. He stated the applicant has requested to modify the proposal.

Derrick Sample, representing the applicant, provided additional information. He stated they are seeking to have two separate awnings with a conical piece connecting the two above the entry area.

Commissioner Peters reviewed the previous meeting minutes and stated it was clear they approved two separate awnings without a connection. The Commission discussed what had previously been approved.

Commissioner Koos stated the rounded item would be historically accurate.

Chair Scharnett stated it would be acceptable to have two awnings with a conical connecting piece with alternating colors with no signage on the awnings. He added the Commission does not review signage.

The Commission inquired about the materials and colors. Mr. Sample stated the awnings would remain vertically striped and the conical piece would be charcoal/green color.

Chair asked petitioner if they have enough information to proceed. Mr. Sample stated he had enough information and thanked the Commission.

Commissioner Peters expressed concern regarding exactly what was being approved as it was not specifically presented in the materials. Commissioner Eltrich agreed and suggested they have a formal vote.

Mr. Eltrich made motion to clarify what was previously approved and approve the proposal submitted today, including two awnings with conical piece connecting with materials and colors previously approved. Mr. Koos seconded. All were in favor. (6-0)

OLD BUSINESS

The Commission continued discussion of various theme updates of the Preservation Plan. The Commission stated interest in holding a special meeting to workshop and prioritize several of the items, and to review the overall Code. They discussed correcting the recent challenges regarding permits issued on S-4 properties. They also discussed reviewing items with staff and legal and to confirm potential meeting space and timing.

NEW BUSINESS

The Commission discussed proposed changes to the Rust Grant guidelines regarding the annual timeline. The Commission stated that it would be important to have media attention and offer notification to owners and tenants alike. They discussed offering a meeting for a public question and answer session. The Chair suggested to sit in on the review process with staff.

Commissioner Koos provided an update on the Miller Park nomination.

ADJOURNMENT

Mr. Elterich motioned to adjourn. Ms. Peters seconded. All were in favor. The meeting was adjourned at 7:02pm.