

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**January 8, 2014**

**Members Present:** Chuck Pell, Chairman  
Jack Davis  
Jerry Jacobson  
Darryl Jones  
Aakash Raut  
Robert Sherman  
Norm Sims  
Dean Williams

**Members Absent:** Gabe Chiaro  
Marilyn Herbert

**Staff Present:** Abby Bybee

**Others Attending:**

**Call to Order:** A quorum being present, Chairman Chuck Pell called the January meeting to order.

**Approval of Minutes:** A motion to approve the December minutes was made by Commissioner Robert Sherman and was seconded by Commissioner Darryl Jones. The voice vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell announced that there had been a statewide conference held within the past month that was mentioned at the December meeting but no one from this Commission was able to attend. It was put on by the Illinois Association of Historic Preservation Commissions (IAHPC). Pell mentioned that something stood out when reading the invitation for the meeting; it reads "...and meet your annual CLG Continuing Education Requirement for staff and appointed commissioners." Pell indicated he did not realize that continuing education was required and verified in the *Certified Local Government Guide & Application* it is required under Section 10. Pell noted that it goes on to read "The Commission shall transmit an annual report of its activities to the State Historic Preservation Officer. Such report shall include, at a minimum..." Pell is sure that some of this falls to him to get done, but wanted to make the Commission aware of it. Pell recognized that his involvement with the AIA, Commissioner Dean Williams' involvement and others participation in various activities may count towards the continuing education requirements. He noted that we may need to collect this data at some point from the commissioners. Norm Sims asked Pell if it would be helpful to have the format that the Springfield Historic Sites Commission submits for their annual report and Pell stated it would be very helpful. Sims said part of what they do is send the form out to all the Commissioners to submit what they have done in the year that is related to various items. Bob Sherman asked if continuing education is required to be from only within the State, and Pell stated he does not believe so. Pell noted that like other continuing education, the State wants to make sure we are involved in these kinds of activities related to preservation other than one meeting a month. Pell would like this group to do their best to meet the requirements and it is more than doable in the short term.

**Old Business:** None.

**New Business:** None.

**Initial Recommendation for New Landmark Applications:** None.

**Member Reports:** Commissioner Sherman announced that the National Barn Alliance meeting will be held in Pennsylvania. Sherman will be speaking and attending the meeting, which will be held the beginning of February.

Commissioner Jack Davis noted that he will be working on the modifications from Commissioners regarding the proclamation form he submitted at the November meeting. He will make the changes and have a new draft at the February meeting.

Commissioner Dean Williams announced that once the proclamation form is approved with signatures, he plans to have a bronze plaque made for the owner of the George Power Farm, which he will pay for. Commissioner Davis noted that if Commissioner Williams doesn't have anyone to make the plaque, he knows someone from Colorado that does very good work.

Chairman Pell encouraged the group to continue survey work and urged everyone to bring a complete survey to the February meeting. Commissioner Davis asked if there was some way for each member to access the surveys and survey list. Sims noted that the County website is set up for this, and staff will look into what it would take to access the surveys online.

**Staff Reports:** None.

**Public Comment:** There will be a book signing on April 15 for the author Michael Wallace and his book about the Donner Family.

**Adjourn:** Chairman Pell entertained a motion to adjourn the meeting. Commissioner Jacobson made a motion to adjourn the January meeting with Commissioner Davis seconding this motion. The voice vote to approve was unanimous and the meeting was adjourned.

Respectively submitted,  
Abby Bybee

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**February 5, 2014**

**Members Present:** Chuck Pell, Chairman  
Jerry Jacobson  
Robert Sherman

**Members Absent:** Gabe Chiaro  
Marilyn Herbert  
Aakash Raut  
Jack Davis  
Darryl Jones  
Dean Williams  
Norm Sims

**Staff Present:** Abby Bybee

**Others Attending:**

A meeting was not held due to lack of a quorum.

Respectively submitted,  
Abby Bybee

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**March 5, 2014**

**Members Present:** Chuck Pell, Chairman  
Jack Davis  
Darryl Jones  
Aakash Raut  
Robert Sherman  
Dean Williams

**Members Absent:** Gabe Chiaro  
Merilyn Herbert  
Jerry Jacobson  
Norm Sims

**Staff Present:** Abby Bybee

**Others Attending:**

**Call to Order:** A quorum being present, Chairman Chuck Pell called the March meeting to order.

**Approval of Minutes:** A motion to approve the January minutes, as there were no February minutes due to lack of a quorum, was made by Commissioner Robert Sherman and was seconded by Commissioner Jack Davis. The voice vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell announced that last month there was no quorum to conduct a meeting and the commissioners in attendance did not receive pay. However, staff explained that this was a mistake and in the future, those that show up for a meeting where a quorum is not present will receive their stipend.

Chairman Pell reminded the group of the Commission's Preservation Plan which is a good reference for this time of year, as there are other things we can be doing besides surveys although surveys remain an important and integral part of what each commissioner should be working to complete. He wants commissioners to be conscious of this plan and in general be thinking about their strengths and what they can contribute to the commission for the benefit of the County. Staff will email a copy of the plan to the Commission before the April meeting.

Chairman Pell also indicated that he is working with fellow Commissioner Davis on a survey of a house in Cantrall.

**Old Business:** None.

**New Business:** None.

**Initial Recommendation for New Landmark Applications:** None.

**Member Reports:** Commissioner Dean Williams announced there will be a gathering at the George Power Farmstead planned tentatively for Thursday, May 15<sup>th</sup> to present the landmarking plaque to the owner who will be visiting from the state of Washington. Commissioner Williams extended an invitation to this Commission and will have more details as they become available.

Commissioner Darryl Jones has contacted Vera Humphries, the owner of the Watts House that Commissioner Jerry Jacobson surveyed. Commissioner Jones indicated that she is willing to landmark the property only if this commission can prove this will not restrict any owner from updating the structure. Chairman Pell indicated that worst case scenario if an owner did an addition that didn't pass the muster of this group, then the owner can say they wish to not be a landmark anymore. There is not anything to say that you can stop being a County landmark. Commissioner Jones indicated that if we carefully explain this to her, he thinks she'll be willing to get this done.

Commissioner Davis made the changes to the proclamation that was discussed at the January meeting. He indicated that "historical" should be changed to "historic" in three places in the document. Bronzing of this plaque could be cost prohibitive as an 8X10 piece will cost \$500-\$700; however, there are cheaper options available that he will have to report at the April meeting.

Commissioner Sherman showed photos of the Bartletti Farmstead on Buckhart Road and is working on getting them into a survey form. The barn on this property is unique in that it is a "bank barn". Commissioner Sherman indicated he plans to attend the National Barn Alliance meeting in Michigan.

Commissioner Aakash Raut noted that before the April meeting he plans to contact David Jostes regarding the Edwards Trace.

**Staff Reports:** Staff presented a document that has been created in order for all Commission members to access the survey documents online. If the group likes this format, we will continue to add surveys to the list as well as link each survey to a map to show the location of each survey. Commissioner members thought it was a very useful tool and continuing work on the documents would be a great.

**Public Comment:** None.

**Adjourn:** Chairman Pell entertained a motion to adjourn the meeting. Commissioner Davis made a motion to adjourn the March meeting with Commissioner Raut seconding this motion. The voice vote to approve was unanimous and the meeting was adjourned.

Respectively submitted,  
Abby Bybee

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**April 2, 2014**

**Members Present:** Chuck Pell, Chairman  
Gabe Chiaro  
Darryl Jones  
Aakash Raut  
Robert Sherman  
Norm Sims  
Dean Williams

**Members Absent:** Jack Davis  
Merilyn Herbert  
Jerry Jacobson

**Staff Present:** Abby Bybee

**Others Attending:**

**Call to Order:** A quorum being present, Chairman Chuck Pell called the April meeting to order.

**Approval of Minutes:** A motion to approve the March minutes was made by Commissioner Robert Sherman and was seconded by Commissioner Gabe Chiaro. The voice vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell announced that he will present a survey at the May meeting for a house in Cantrall that was the childhood home of fellow Commissioner Jack Davis.

Chairman Pell noted that Commissioner Jerry Jacobson had sent an email regarding some discussion that took place at the March meeting regarding a building owner's decision to withdraw landmark designation status. Chairman Pell again offered that an owner could request their property to no longer be identified as a landmark, and Norm Sims followed that the removal of a landmark status was a County Board decision and that County Board members would probably be sympathetic to an Owner. Chairman Pell noted that is it the hope of the Commission for this particular situation not to occur and hopefully current and future owners would welcome landmark status.

**Old Business:** None.

**New Business:** Commissioner Dean Williams invited the group to the George Power Farm for a preview on April 10<sup>th</sup> at 10 a.m. He has been trying to get volunteers from the Abraham Lincoln Presidential Library and Museum out to the farm for a tour and it is now scheduled for May 29<sup>th</sup> from noon-1p.m. Commissioner Williams noted that he will be presenting the owner, Henry Estill, a bronze landmarking plaque and would love for the Commission to be present. Commissioner Williams indicated that he needs to know how each Commissioner would like his/her name read on the plaque. This will be a great event and hopes to see everyone there. Commissioner Williams also announced that Bill Springer will be in Springfield in three weeks to announce the specific location where the Donner party left from on their journey westward.

**Initial Recommendation for New Landmark Applications:** An application from Commissioner Jerry Jacobson has been submitted to staff; however, it will be presented at the May meeting.

**Member Reports:** Commissioner Aakash Raut announced that he spoke to Mr. Jostes regarding landmarking the Edwards Trace and he plans to send the landmarking application to him to review. Sims asked how landmarking a section of road would meet the test of owner consent and there was some discussion on a similar situation when landmarking the Lincoln-VanBuren trail. Chairman Pell asked Commissioner Raut to get in touch with Mr. Jostes again to gauge what level of interest he has in landmarking.

Commissioner Sherman announced that he is working on a survey for a cemetery in Loami Township and currently still working on the final survey form for the Bartletti house he mentioned at the March meeting.

Commissioner Gabe Chiaro told the group how glad he is to be back. After a brief illness, he is feeling better and happy to see everyone again.

Norm Sims noted \$50 had been paid by his office on behalf of the commission for it to be a member of the Illinois Association of Historic Preservation Commissions.

**Staff Reports:** None

**Public Comment:** None.

**Adjourn:** Chairman Pell entertained a motion to adjourn the meeting. Commissioner Gabe Chiaro made a motion to adjourn the April meeting with Commissioner Darryl Jones seconding this motion. The voice vote to approve was unanimous and the meeting was adjourned.

Respectively submitted,  
Abby Bybee

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**May 7, 2014**

**Members Present:** Chuck Pell, Chairman  
Gabe Chiaro  
Jack Davis  
Meryllyn Herbert  
Jerry Jacobson  
Aakash Raut  
Robert Sherman  
Dean Williams

**Members Absent:** Darryl Jones  
Norm Sims

**Staff Present:** Abby Bybee

**Others Attending:** Bill Springer

**Call to Order:** A quorum being present, Chairman Chuck Pell called the May meeting to order.

**Approval of Minutes:** A motion to approve the April minutes was made by Commissioner Jerry Jacobson and was seconded by Commissioner Bob Sherman. The voice vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell announced that the Illinois Historic Preservation Agency (IHPA) will be putting on a workshop for Certified Local Governments (CLGs) on Tuesday, June 3<sup>rd</sup> from 10am-2pm. It will be held on the lower level of the Old State Capitao and this will be a great opportunity to meet other colleagues from other preservation commissions around the state. There will be a complimentary lunch; however, Pell noted that travel compensation will not be available as the workshop will be held in Springfield. He hopes to see everyone from this Commission there.

Chairman Pell also announced that there is an upcoming conference of the National Alliance of Preservation Commissions on July 16-20 in Philadelphia, PA. Pell noted that he would not be able to attend due to an American Institute of Architects (AIA) national conference the following week in Chicago. There is potential for members from this group to be reimbursed up to \$500/participant for travel, lodging, etc, however there is no guarantee. If there is any interest in attending this conference, please contact Catherine O'Connor at IHPA 217-785-5730.

Chairman Pell told the group that Abby sent him a memo she received from the National Park Service requesting information on what the group has been up to since the last update. Chairman Pell plans to fulfill the request and mail the information back ASAP.

**Old Business:** None.

**New Business:** Commissioner Dean Williams introduced Bill Springer to the group, and they presented a map of proposed trail markers for the Donner Family as they left Sangamon County. Mr. Springer went into great detail of the events that occurred and specific location of the Donner Family departure. The Commission thought this was a great information and Chairman Pell urged Commissioner Williams to proceed with a possible landmarking application. Mr.

Springer spoke of commissioning a painting by of George Donner using images of current and former family members.

**Initial Recommendation for New Landmark Applications:** A landmarking application of the Bethel Cemetery from Commissioner Jerry Jacobson has been submitted. Commissioner Jacobson indicated that this may be the oldest cemetery in Illiopolis Township. Many of the gravestones are still intact and the cemetery is in private hands as the owner, Mr. Paul Hayden, lives next door. Commissioner Jacobson noted that he plans to send a copy of the landmarking application to Dawn Cobb at IHPA as she coordinates historic cemeteries. Thanks to the Boy scouts of America as they did a lot of clean-up, took inventory of gravestones and also mapped out where the gravestones are located. They also built a bridge across the stream for highway access to the cemetery. Commissioner Jacobson noted it does not have major significance, but it certainly has its own place in history in Illiopolis Township. He invited the owner to the meeting today; however it appears he was not able to make it. Chairman Pell thanked Commissioner Jacobson for the recommendation and we will now move through the initial recommendation and establish a public hearing for the next regularly scheduled meeting of the commission.

**Member Reports:** Commissioner Jacobson came across an article in the SJ-R from December 27, 2005 that features downtown Illiopolis with pictures of cast iron store fronts. He will have more information at the next meeting and we would need an agreement with Illiopolis if the owners are interested in landmarking.

Commissioner Jack Davis announced that the proclamation will be bronzed tomorrow, thanks to fellow Commission Williams. Davis also noted that he is investigating the original architect & original plans of the Timber Ridge property that was discussed at the April meeting. He hopes to have a report in June.

Commissioner Sherman announced that he is working on two projects and should have something for the June meeting.

Commissioner Aakash Raut asked if there was a gathering at the Power Farmstead on May 15<sup>th</sup>. Commissioner Williams clarified that this date was changed to May 29<sup>th</sup> from noon-1pm.

Commissioner Jacobson noted that everyone should be doing something outside of just coming to meetings; he expressed there should be greater participation from his perspective. These things could be minimal, and he feels commissioners should be obligated to do so in order to fulfill the mission of this group. Chairman Pell noted that the ordinance does not have anything that holds anyone accountable; he did point out this may need some “legal” interpretation and indicated any change to the ordinance would have to be by vote of the County Board.

**Staff Reports:** None

**Public Comment:** None.

**Adjourn:** Chairman Pell entertained a motion to adjourn the meeting. Commissioner Gabe Chiaro made a motion to adjourn the May meeting with Commissioner Marilyn Herbert seconding this motion. The voice vote to approve was unanimous and the meeting was adjourned.

Respectively submitted,  
Abby Bybee

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**June 4, 2014**

**Members Present:** Chuck Pell, Chairman  
Jack Davis  
Jerry Jacobson  
Darryl Jones  
Aakash Raut  
Robert Sherman  
Norm Sims  
Dean Williams

**Members Absent:** Gabe Chiaro  
Marilyn Herbert

**Staff Present:** Abby Bybee

**Others Attending:** Paul Hayden

**Call to Order:** A quorum being present, Chairman Chuck Pell called the June meeting to order.

**Approval of Minutes:** A motion to approve the May minutes was made by Commissioner Robert Sherman and was seconded by Commissioner Jerry Jacobson. The voice vote to approve was unanimous.

**Hearing of Public Comment – Bethel Cemetery:** Commissioner Darryl Jones made a motion to recess the meeting to go into the public hearing portion of the meeting. The motion was seconded by Commissioner Dean Williams. Chairman Pell noted that this is the part of the meeting when we take public comment for the landmarking of the Bethel Cemetery. Commissioner Jacobson announced that unless otherwise noted, Bethel Cemetery is believed to be the oldest in Lanesville Township. The oldest gravestone dates back to 1837 and the cemetery can be easily missed since it is located back in the woods off the road on Mr. Paul Hayden's property who has been maintaining it. Commissioner Jacobson also noted that a group of Eagle Scouts also cleaned & counted gravestones, made a map and built a foot bridge after Chairman Pell asked what specifically the Eagle Scouts had completed. Mr. Hayden said they basically did some brush clearing and did not disturb any of the stones. The main part of the Eagle Scout project was to build a bridge so that visitors did not have to go down into a creek. Mr. Hayden noted that it is basically an abandoned cemetery and he has not kept up much recently with maintaining it. There are about 3 or 4 guests per year and they find him so they can access the property. He also has the original abstract that goes back to 1829. Chairman Pell asked Hayden if he was opposed to the landmarking and Hayden replied that he thinks it's a great idea; however, would this landmarking preclude the possibility of future burials. Chairman Pell indicated he hoped not, but he is not aware of the rules and regulations associated with cemeteries. Mr. Hayden has done some research and he has found out that he can pay a \$15 fee to reinstate the site as a usable cemetery. Pell thinks since that research has been done, it seems to be appropriate and a landmarking nomination will not limit future use. Mr. Norm Sims noted that nothing in County ordinance that prohibits him from using the cemetery in the future as long as stones aren't removed and the state rules are followed. Chairman Pell noted that he put together the initial report and recommendation for the landmarking of the Bethel Cemetery to move forward to the County Board to approve this nomination. This will be the Commission's sixth landmark and first cemetery. Chairman Pell entertained a motion to close the public

hearing portion of the meeting. Commissioner Sherman made the motion to close the public hearing portion of the meeting and Commissioner Jacobson seconded the motion. Commissioner Jacobson made a motion to recommend to the County Board the Bethel Cemetery be designated a County landmark. Commissioner Dean Williams seconded the motion. The vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell thanked Commissioner Williams who organized the gathering at the Power Farm to present the owner with the bronze proclamation that he so generously donated. The group got a very informative and great tour from the owner, Mr. Harry Estill. The tour was designed for the volunteers at the Abraham Lincoln Museum but Commissioner Williams invited this group to join and seemed appropriate given the recent landmarking.

Commissioner Pell attended a CLG conference yesterday, June 3<sup>rd</sup> in Springfield as required continuing education geared towards grants that we will apply for in November. He was able to meet some colleagues from other Commissions around the state and saw a common theme in discussing communication issues with building departments regarding among other issues demolition delay. It was great to hear new ideas and feedback from people in the same situation as we are.

**Old Business:** None.

**Initial Recommendation for New Landmark Applications:** Commissioner Sherman presented a landmarking application for Sulpher Springs cemetery to staff, however it has not been signed by the owner. Commissioner Sherman will give that to Abby as soon as it is signed.

**Member Reports:** Commissioner Williams wants to landmark the mansion at the Power Farm so stay tuned. He will also be inviting the group for a tour at the beginning of August.

Commissioner Sherman will be speaking in Syracuse next week on the house barns of America. Also, he will have the signed landmarking form for Sulpher Springs cemetery at the next meeting.

Commissioner Jacobson is working on a survey for a set of metal clad store fronts (Mesker) in Illiopolis that he had first mentioned at the May meeting. Hopefully this will turn into a landmarking nomination.

**Staff Reports:** None

**Public Comment:** None.

**Adjourn:** Chairman Pell entertained a motion to adjourn the meeting. Commissioner Jack Davis made a motion to adjourn the June meeting with Commissioner Jones seconding this motion. The voice vote to approve was unanimous and the meeting was adjourned.

Respectively submitted,  
Abby Bybee

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**July 2, 2014**

**Members Present:** Chuck Pell, Chairman  
Gabe Chiaro  
Jack Davis  
Jerry Jacobson  
Darryl Jones  
Tina Lathan  
Aakash Raut  
Norm Sims  
Dean Williams

**Members Absent:** Robert Sherman

**Staff Present:** Mary Jane Niemann

**Others Attending:**

**Call to Order:** A quorum being present, Chairman Pell called the July meeting to order at 4:04 PM.

Chairman Chuck Pell introduced Tina Lathan, who was recently appointed to the Sangamon County Historic Preservation Commission replacing Marilyn Herbert. Commissioner Lathan noted that she was employed by the City of Springfield in the Building & Zoning Department.

**Approval of Minutes:** Commissioner Jerry Jacobson stated he had a few minor corrections (mostly editorial) for the June minutes. Chairman Pell said he would forward a copy of Commissioner Jacobson's email regarding the changes so that the minutes could be amended. A motion to approve the June minutes with Commissioner Jacobson's corrections was made by Commissioner Dean Williams and was seconded by Commissioner Jack Davis. The voice vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell noted that he attended the American Institute of Architects national conference in Chicago last week. Chairman Pell attended a seminar at that conference regarding tax credits presented by Michael Jackson, a chief architect from IHPA that retired last year.

Chairman Pell said he has asked Darius Bryjka of the Illinois Preservation Association to speak to the Sangamon County Historic Preservation Commission at a future meeting regarding Mesker store fronts in Sangamon County. If located in municipalities, it may be possible to have intergovernmental agreements if municipalities have interest in landmarking those properties.

Chairman Pell noted that he, Commissioner Jacobson, and Norm Sims have been exchanging emails regarding ways for the Commission to be more involved. He said that Sims pointed out that there is a plan in place and that everyone should have a copy and focus on it. Commissioner Jack Davis asked that copies of the plan be recirculated, since committee membership has changed recently.

**Old Business:** Chairman Pell noted that Commissioner Sherman had presented an application for Sulphur Springs Cemetery which had not been signed by the owner at last month's meeting. The status of that application is unknown as Commissioner Sherman and Abby Bybee were absent.

**Initial Recommendation for New Landmark Applications:** None.

**Member Reports:** Commissioner Jacobson asked newly appointed Commissioner Lathan what she thought of historic preservation in general. Commissioner Lathan felt that historic preservation was needed to preserve our history and thought being on the commission provided an interesting opportunity.

Commissioner Jacobson presented and discussed Mesker manufactured storefronts from the late 1800s and early 1900s located on Mary Street and 5<sup>th</sup> Street in Illiopolis. He would like to see these properties landmarked as a district and has completed a survey form. His next step will be contacting the owners of these properties. Chairman Pell noted that if landmarking became a reality, it would be the commission's first district.

Commissioner Gabe Chiaro asked how old buildings had to be to be landmarked. Norm Sims said it is not specified in the county ordinance. Sims noted that a building has to be 50 years or older to qualify for federal tax credits.

Commissioner Darryl Jones said he spoke to Vera Humphries (Watts House) and was told she and her husband have declined the landmarking process. Commissioner Jones said Humphries indicated her neighbors, Paul and Ruth Zimmerli live in the original (adjacent) Watts house. Sims asked if Paul and Ruth Zimmerli would be interested in landmarking that house; it was clarified for the commission that the original Watts house was really a Donner house already surveyed by Commissioner Jacobson. Commissioner Jacobson said he would be concerned due to the fact that many things have been redone on the house as to it being anything other than a survey. Commissioner Jones noted that Ms. Humphries told him to contact her in August to set a date this fall to tour her home.

Commissioner Dean Williams stated that Harry Estill has agreed to start the landmark process for the 1849 mansion (George Powers home) and will definitely sign the papers.

**Staff Reports:** None

**Public Comment:** None.

**Additional Comments:** Commissioner Jacobson noted that he had sent a copy of a press release regarding Bethel Cemetery to Chairman Pell for review. Action will be taken on landmark status for Bethel Cemetery by the Sangamon County Board at their meeting on July 8, 2014.

**Adjourn:** Chairman Pell entertained a motion to adjourn the meeting. Commissioner Gabe Chiaro made a motion to adjourn the July meeting with Commissioner Jones seconding the motion. The voice vote to approve was unanimous and the meeting adjourned at 4:46 PM.

Respectively submitted,  
Mary Jane Niemann

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**August 6, 2014**

**Members Present:** Chuck Pell, Chairman  
Jack Davis  
Jerry Jacobson  
Darryl Jones  
Tina Lathan  
Aakash Raut  
Robert Sherman  
Norm Sims  
Dean Williams

**Members Absent:** Gabe Chiaro

**Staff Present:** Abby Bybee

**Others Attending:**

**Call to Order:** A quorum being present, Chairman Pell called the August meeting to order.

**Approval of Minutes:** Chairman Pell entertained a motion to approve the July minutes, with some minor changes from Commissioner Jerry Jacobson submitted via email. A motion to approve the July minutes with Commissioner Jacobson's corrections was made by Commissioner Robert Sherman and was seconded by Commissioner Jerry Jacobson. The voice vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell noted that Darius Bryjka of the Illinois Historic Preservation Agency will be speaking at the September meeting about the Mesker store fronts in Sangamon County. Commissioner Jacobson brought these types of store fronts to our attention because there are some located in Illiopolis.

Chairman Pell indicated that he received an informational document from a neighbor about Irwin Park and the not-for-profit group associated with this once thriving gathering place in Sangamon County. Commissioner Jack Davis confirmed that Irwin Park is in his township and Chairman Pell said he would scan and send him the document. Chairman Pell stated that it would be great to make a connection with this group associated with Irwin Park as it is an important part of history in Sangamon County.

Chairman Pell announced that for a couple of months now he has been exchanging emails with Commissioner Jacobson and Norm Sims about Commissioner Jacobson's concerns with fellow Commissioners' involvement in the Commission. Pell stated that many are aware of Commissioner Jacobson's passion for preservation activism. Prior to this meeting, Chairman Pell emailed the Commission a link to our ordinance from municode, and Sims followed up with an actual PDF of the ordinance, so everyone should have received it. Additionally, Abby Bybee has emailed everyone a copy of the Historic Preservation Plan for the commission. Chairman Pell indicated he would like to have a discussion about what it is that we can continue to generate interest in our activities and to generate interest for this Commission in order to continue to lift up historic preservation in Sangamon County. Commissioner Jacobson stated that emails have been exchanged about how we can get more participation from more people on the Commission

to advance the purposes and goals. Only some are enumerated in the ordinance including surveys, landmarks, historic markers, inform and educate the citizens of Sangamon County. About a year ago, Jacobson sent a letter to the Illinois Times in which he summarized what the Commission has done in the past 10 years. Jacobson went on to read a few sentences from this article that states "In almost 10 years of operation, the Commission has produced only 4 county landmarks and only recorded 29 surveyed sites. Of all 20 Commissioners since 2003, only 5 have contributed completed survey forms. For these low returns, the County taxpayers have paid more than \$65,000 in taxpayer money." Jacobson pointed out that we aren't doing enough and our ordinance tells us to do more and we should do more. Jacobson wants a discussion of means to increase participation. Jacobson's suggestion is that Pell and Sims, and anyone else who wants to be involved, to be in an Executive Committee to discuss what our responsibilities should be. Chairman Pell appreciates what Commissioner Jacobson said, and he doesn't think we need to debate any of this at the moment. Chairman Pell has no issue in having a small group of people brainstorm ideas to bring back to the larger group. Sims stated that he is not inclined to participate in a smaller forum, as staff has provided to the Commission such a document as the Preservation Plan. The intent was not to say we are doing all of these things, but like a menu we can choose things that would be advantageous to the Commission. Sims stated that this is not a large group, but noted if there is something there to be added, assign people to. We have gotten to the point that we think the ultimate measure of success is how many surveys are done, but this is not the case as surveys provide no protection to a specific site. The other issue Sims sees is asking how you start to build a constituency for historic preservation, because he does not see one. Chairman Pell said the other interesting thing about our County is that we have multiple historic preservation minded groups like the Sangamon County Historic Society and the Springfield Historic Sites Commission. There is no particular clearinghouse for all of these groups in our County. Sims stated that the point is what effort is being made for public support for the mission of historic preservation. Sims noted that the Regional Planning Commission just completed a very large survey and received surprising results with regard to historic preservation. Not one survey respondent noted that historic preservation was important to their neighborhoods, and he does not believe it is because they are taking it for granted, but because it's not being thought about at all. There are things you might want to do to advance the interest in preservation in the County.

Chairman Pell noted he hopes that everyone has an interest in preservation, and at the same time he is not asking for a two paragraph synopsis of what needs to be done by each Commission, but it needs to be thought about. It has been somewhat difficult to get all of us to produce surveys on an annual basis when there are a lot of low hanging fruit out there. However, there are many more things we can do and have been doing. Commissioner Dean Williams noted that he spent his own money to have a plaque made for an owner of a landmarked property. He is now proposing a marker to the Donner Party and will pay for it too. Commissioner Williams noted all of this discussion is great; however the County doesn't have money to do anything. Sims stated that it isn't exactly accurate the County is broke. There are things in the ordinance that allows this body to raise funds. Several years ago it was brought up that the commission should consider going to the County Board to ask for the per diem dollars that don't get used to carry forward into the next year. Sims stated it isn't large amounts of money, but it is enough that some things could get paid for. He stated there are options out there that can be discussed. It goes back to building a constituency and getting the support to carry out the things we want to get done. Sims pointed out that we shouldn't have to pay for things out of our own pockets if we can find ways to advance the agenda. Commissioner Sherman noted that he has driven every road in his township, but one thing he has seen in this commission is that everyone is providing their expertise. Chairman Pell noted that he believes everyone around the table has been contributing at different levels, and he looks forward to that continuing. As a group, it is clear that it would be nice to figure out a way to build constituency because until more people know more about

historic preservation, we will get a non-response from people in Sangamon County, similar to the surveys Sims referred to.

Pell noted that this was a great discussion and he is confident that we all have a genuine and different interest. He thinks that what we are doing is good, and to leave with the word that Sims stressed, which is constituency. Chairman Pell stressed that this is spot on with the fact that more people need to understand that there is some great history in Sangamon County.

**Old Business:** None.

**Initial Recommendation for New Landmark Applications:** None.

**Member Reports:** Sims stated that there was an issue in another meeting that came up to do with intergovernmental agreements. We have been operating under the assumption that this body can designate landmarks in another jurisdiction, absent them having a similar body or a part of a code. Sims has searched the ordinance and he does not see where it states that we can have an intergovernmental agreement. What we have been doing could be misinterpretation of the code regarding transfer of jurisdictional control. Sims interprets the code as control over an entire jurisdiction, not just one spot in a jurisdiction to exert control. Chairman Pell notes that when we had our intergovernmental agreement with Rochester, at the time he communicated with Catherine O'Connor at IHPA about some other counties that have done the same thing. She gave Pell two documents, one that talked about an intergovernmental agreement for a particular site and the other was an intergovernmental agreement to act on any site. Sims stated that those counties' ordinances may have allowed that, but he does not see that language in this body's ordinance. He does not have a problem with this occurring; he just wants to make sure we have the legal authority to do it. Chairman Pell asked Commissioner Jacobson to take this issue on and investigate further and he stated he does not feel confident to do so. Sims said he has not had time but will raise the issue with the State's Attorneys office. Commissioner Davis asked if he could be involved in this discussion as well.

Commissioner Jacobson displayed pictures that could be added to the historic district proposal in Illiopolis that he had discussed at the July meeting. He used Google Earth to find the pictures.

**Staff Reports:** Bybee stated that she does not have Open Meetings Act training certificates for Commissioner Davis and Commissioner Raut and she needs them for the file. Sims stated that 90 days after appointment the County Board office needs a copy and we need a copy for our files as well. Bybee explained to Commissioner Lathan the process for taking the test and she stated that she had completed the test as she previously served on another committee. Bybee will check with the County Board office to get a copy of Lathan's certificate.

**Public Comment:** None.

**Additional Comments:** None

**Adjourn:** Chairman Pell entertained a motion to adjourn the meeting. Commissioner Davis made a motion to adjourn the August meeting with Commissioner Sherman seconding the motion. The voice vote to approve was unanimous.

Respectively submitted,  
Abby Bybee

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**September 3, 2014**

**Members Present:** Chuck Pell, Chairman  
Jack Davis  
Jerry Jacobson  
Darryl Jones  
Tina Lathan  
Aakash Raut  
Robert Sherman  
Norm Sims  
Dean Williams

**Members Absent:** Gabe Chiaro

**Staff Present:** Abby Bybee

**Others Attending:** Darius Bryjka, IHPA

**Call to Order:** A quorum being present, Chairman Pell called the September meeting to order.

**Approval of Minutes:** Chairman Pell entertained a motion to approve the August minutes, with a minor change from Commissioner Bob Sherman and a minor change from Commissioner Jerry Jacobson. A motion to approve the August minutes with Commissioner Sherman's and Commissioner Jacobson's corrections was made by Commissioner Jack Davis and was seconded by Commissioner Sherman. The voice vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell announced that tomorrow, September 4<sup>th</sup>, at the Kankakee Public Library there will be a tax credit workshop, in which our guest, Darius Bryjka, will be presenting. This workshop on historic tax credits will be repeated in Springfield on September 29<sup>th</sup> and will be hosted by Landmarks Illinois. Chairman Pell also announced that on Saturday, October 11<sup>th</sup> is the annual meeting of the Illinois Association of Historic Preservation Commissions (IAHPC). The meeting will be held at the Centralia History Museum.

Chairman Pell indicated he is still pondering the idea of small group meeting (no larger than three people) to discuss additional ways and means to get involved with the Commission. If anyone is interested, please see Chairman Pell. An email will be sent to see if there is interest, otherwise we will continue discussions as a full commission.

**Guest:** Chairman Pell introduced our guest, Darius Bryjka with the Illinois Historic Preservation Agency (IHPA) to talk to us about Mesker storefronts, as he has become an expert over the past several years researching and learning the history of these fascinating storefronts located throughout Illinois and the country. Bryjka thanked the Commission for the invitation to speak. He noted that he works in the preservation services division of IHPA researching rehabilitation projects throughout the state, and that is how he got involved with researching Mesker buildings. IHPA launched an initiative called "Got Mesker" (a play on Got Milk) and it led to documenting and researching these storefronts beginning in the state and eventually led to an international endeavor. Bryjka presented the group with a detailed PowerPoint presentation on the history of the Mesker family and displayed various pictures from local downtown areas in Illiopolis, Williamsville and Pawnee that have some various types of Mesker storefronts. After answering various questions from the Commission and finishing up the presentation, Bryjka again thanked

the group for their time. For further information visit [www.meskerbrothers.wordpress.com](http://www.meskerbrothers.wordpress.com). Chairman Pell and the rest of the Commission thanked Bryjka for coming.

**Old Business:** Norm Sims reported on advice received from the State's Attorney about the earlier discussion the Commission had regarding entering into an inter-governmental agreement with another municipality in order to landmark a property. Sims stated that he and Commissioner Davis met with the assistant state's attorney, Dwayne Gab, on the matter. Their understanding is that SCHPC does not have standing to enter into an inter-governmental agreement with a municipality, only the County Board would have such authority. The guidance is that if this were to occur, the inter-governmental agreement would need to precede any action of landmarking. Norm stated that there should be clear indication from the municipality that they are willing to enter into an inter-governmental agreement. It would be best practice not to enter into inter-governmental agreement for individual structures, but rather to consider entering into an agreement to provide historic preservation actions for that municipality. He reported that Mr. Gab indicated that this doesn't mean that reaching an agreement concerning only portions of a community would be excluded from such an agreement, for example landmarking only a downtown historic district, but approaching this in a building-by-building basis would not be the best practice. Furthermore, the Commission might keep in mind that the County ordinance requirements – such as owner consent -- would still apply, and it would be wise to consider holding hearings on a landmark or district in the municipality with which the agreement was made rather than in the conference room where the Commission normally meets. As an operational issue, and aside from Mr. Gab's opinion, the Commission would need to determine how it would provide regulatory authority over the properties, particularly if it is being done as a historic district. The Commission may not know of actions being taken in an area for which it had authority under an intergovernmental agreement unless some mechanism was put in place to do so. For example, an inter-governmental agreement might need to establish that the municipality is going to provide SCHPC with the triggers necessary to know if changes to a regulated property are being made. This might include being kept informed about building permits and demolition permits requested for properties in the area. Otherwise, this Commission would not know if a change is being made to a property. Also, when thinking about working out an inter-governmental agreement, such agreement would need to lay out what the County is going to do and what the municipality agrees to do. For example, would this body notify surrounding property owners or would that be job of the municipality? Chairman Pell asked if there are any small municipalities in the County that get the small building permit services from the County? Sims stated that this was not being done with building permits as far as he was aware, however, building code enforcement has been offered under intergovernmental agreement. Chairman Pell stated it would seem if we take a previous landmark as an example, the water tower in Illiopolis, this was the beginning stages of an inter-governmental agreement, but clearly it was not since the County Board was not involved. Commissioner Sherman asked if it would be a good idea for the County Board to enter into inter-governmental agreements with all municipalities before we landmark so SCHPC is covered? Sims stated that the first question might be, would the County Board be willing to enter into inter-governmental agreements with all these municipalities speculatively on the basis that somebody is going to provide staff time and financial support for the actions required. Secondly, there is nothing to indicate that all of these municipalities even want to do this, because there is another option. That is for the SCHPC to talk to each municipality individually, educating them as to why Historic Preservation Commission's are important, and encouraging municipalities to form their own local commissions. Chairman Pell thanked Sims and Commissioner Davis for the valuable information and meeting with Mr. Gab to get his opinion on the matter.

**Initial Recommendation for New Landmark Applications:** None.

**Member Reports:** Commissioner Sherman announced that the individual he is working with to get a cemetery landmarked is ill, so as soon as his health gets better he will have a signed landmark form.

Commissioner Dean Williams announced that he hopes to get the Donner party papers signed next week.

Commissioner Jacobson is following up on the Illiopolis proposed historic districts with additional buildings that he displayed at the last meeting.

**Staff Reports:** None.

**Public Comment:** None.

**Additional Comments:** None

**Adjourn:** Chairman Pell entertained a motion to adjourn the meeting. Commissioner Sherman made a motion to adjourn the September meeting with Commissioner Darryl Jones seconding the motion. The voice vote to approve was unanimous.

Respectively submitted,  
Abby Bybee

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**October 1, 2014**

**Members Present:** Chuck Pell, Chairman  
Gabe Chiaro  
Jack Davis  
Jerry Jacobson  
Darryl Jones  
Tina Lathan  
Robert Sherman  
Norm Sims  
Dean Williams

**Members Absent:** Aakash Raut

**Staff Present:** Abby Bybee

**Others Attending:**

**Call to Order:** A quorum being present, Chairman Pell called the October meeting to order.

**Approval of Minutes:** Chairman Pell entertained a motion to approve the September minutes. A motion to approve the September minutes was made by Commissioner Darryl Jones and was seconded by Commissioner Tina Lathan. The voice vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell announced that unfortunately he will be leaving early today due to deadlines at work and he apologizes in advance. Chairman Pell also noted that the CLG workshop in Centralia will be held on October 11<sup>th</sup>. This is the group (Illinois Association of Historic Preservation Commissions) that represents all the preservation commissions in the state and it would be a good opportunity for commissioners to attend.

Chairman Pell stated that there have been some ongoing emails among him, Commissioner Jerry Jacobson, and Norm Sims, and many of these issues were discussed at the August meeting. Commissioner Pell sent an email to the group stating that one person has shown interest in sitting on a smaller committee with Commissioner Jacobson, however if at least one more commissioner fails to show interest by the end of the week, Chairman Pell will send an email to everyone stating that we will continue discussions regarding the issues in question in a larger group as we have. Chairman Pell also urged the group to read the Preservation Plan, as there are some really great things to potentially meet our goals and responsibilities.

Chairman Pell had to leave the meeting and Commissioner Robert Sherman as Vice Chair took over the meeting.

**Old Business:** None.

**Initial Recommendation for New Landmark Applications:** None.

**Member Reports:** Commissioner Jacobson reported on the potential for the Illiopolis Commercial Historic District that he has discussed in the past. He met a gentleman, Rod Mitchell, whose parents own the hardware store with a Metzger cornice and pressed metal ceiling. Commissioner Jacobson found out that one building was an old feed mill and the other

was an old bank. The long building he displayed was a lumber mill. Commissioner Jacobson is working on getting identifications and owners of all the buildings in the potential Commercial Historic District in Illiopolis. Commissioner Davis asked if Mr. Mitchell was involved in the village's government and Commissioner Jacobson said he may have been in the past.

Commissioner Davis asked if Commissioner Jacobson has a contact with the village and he said he has been in contact with former mayor Bob Winter. Commissioner Davis stated that perhaps we could reach out to the folks in Illiopolis to educate them on forming their own Historic Preservation Commission so we don't run into the potential problems that were discussed at the September meeting. Norm Sims stated that the SCHPC does not have standing to enter into an inter-governmental agreement with a municipality, only the County Board would have such authority. The guidance is that if this were to occur, the inter-governmental agreement would need to precede any action of landmarking. Norm stated that there should be clear indication from the municipality that they are willing to enter into an inter-governmental agreement. It would be best practice not to enter into inter-governmental agreement for individual structures, but rather to consider entering into an agreement to provide historic preservation actions for that municipality. Furthermore, the Commission might keep in mind that the County ordinance requirements – such as owner consent -- would still apply, and it would be wise to consider holding hearings on a landmark or district in the municipality with which the agreement was made rather than in the conference room where the Commission normally meets. Additionally, as an operational issue, the Commission would need to determine how it would provide regulatory authority over the properties, particularly if it is being done as a historic district. The Commission may not know of actions being taken in an area for which it had authority under an intergovernmental agreement unless some mechanism was put in place to do so. For example, an inter-governmental agreement might need to establish that the municipality is going to provide SCHPC with the triggers necessary to know if changes to a regulated property are being made. This might include being kept informed about building permits and demolition permits requested for properties in the area. Otherwise, this Commission would not know if a change is being made to a property. Also, when thinking about working out an inter-governmental agreement, such agreement would need to lay out what the County is going to do and what the municipality agrees to do. Commissioner Jacobson asked what the most feasible and easiest way of going about this issue as we have property in Illiopolis that needs to be preserved. Commissioner Davis and Sims agreed that the option of educating and training the Village of Illiopolis to establish their own Historic Preservation Commission would be the best route to take. They stressed that an initial discussion has to take place, as they are not aware of this option even existing. Commissioner Davis stated that a mutual aid agreement would need to take place as Illiopolis would form their own group and we would help them along the way. Sims agreed, as this would be the beginning of forming a strong constituency with other local municipalities by partnering to advance local interest.

Commissioner Davis announced that he did get in contact with people from Irwin Park about a possible landmarking and he indicated they are not interested. The park is owned by a not-for-profit and Davis spoke to their director, who indicated they would be willing to talk to us. Commissioner Davis also reported that he is working on a survey for a house on Old Jacksonville Road in Island Grove Township. Also, a survey is being done on an old barn on Hazlett Road that is owned by the Bunn Family Trust. Lastly, Commissioner Davis announced that he thinks this group needs business cards and would be willing to pay for them. He will follow up via email.

Commissioner Lathan announced that she is working on a survey for the Island Grove Methodist Church.

Commissioner Darryl Jones said that he was interested in landmarking a Metzger store front in Williamsville; however with the conversation regarding authority and this commission, he thinks it might be better to speak to them about forming their own commission. Sims noted that they do have an organized historical society.

Commissioner Dean Williams asked if it was required to complete a survey before a landmarking application and the answer was no, it is not necessary. Commissioner Williams also expressed concern about needing some sort of identification when looking at properties, whether it is a business card or a brochure.

**Staff Reports:** None.

**Public Comment:** None.

**Additional Comments:** None

**Adjourn:** Commissioner Sherman entertained a motion to adjourn the meeting. Commissioner Davis made a motion to adjourn the October meeting with Commissioner Gabe Chiaro seconding the motion. The voice vote to approve was unanimous.

Respectively submitted,  
Abby Bybee

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**November 5, 2014**

**Members Present:** Chuck Pell, Chairman  
Jack Davis  
Jerry Jacobson  
Darryl Jones  
Tina Lathan  
Aakash Raut  
Robert Sherman  
Norm Sims

**Members Absent:** Dean Williams, Gabe Chiaro

**Staff Present:** Steve Keenan

**Others Attending:** Bill Furry, Illinois State Historical Society

**Call to Order:** A quorum being present, Chairman Pell called the November meeting to order at 4:02 PM.

**Approval of Minutes:** Chairman Pell entertained a motion to approve the October minutes. Several minor corrections were discussed. A motion to approve the October minutes as amended was made by Commissioner Jacobson and was seconded by Commissioner Davis. The voice vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell announced that Abby Bybee left the Regional Planning Commission to pursue another position with the Illinois Department of Insurance. He thanked her for her service. Commissioner Sims introduced Steve Keenan as the new staff member writing the meeting minutes.

Chairman Pell said he did not attend the Illinois Association of Historic Preservation Commissions [IAHPC] meeting on October 11. He said the Illinois Historic Preservation Agency [IHPA] offers stipends to attend the IAHPC annual meeting.

Chairman Pell gave an overview of the fiscal year 2015 Certified Local Government [CLG] matching grant, due on November 14. He discussed two grant possibilities, including one submitted by Commissioner Williams last year. Chairman Pell said the grant is a 70/30 match. Commissioner Jacobson asked if the proposal from Commissioner Williams was for a preservation video, to which Chairman Pell said correct. Commissioner Davis asked what needs to be done to make this happen. Chairman Pell said he would go over the score sheet for the project and would go over his notes from an IHPA workshop on the grants. Chairman Pell said only one or two grants can be submitted. Commissioner Sherman asked if anyone provided comments to improve the previous submissions. Chairman Pell and Commissioner Sims indicated no specific feedback or score sheet was received. General discussion ensued regarding the number of grants awarded and the proposal score sheet.

Chairman Pell introduced Bill Furry, Director of the Illinois State Historical Society [ISHS]. He said Mr. Furry was asked to attend the meeting by Commissioner Williams, who was not in attendance. Furry discussed the state historical markers program. He said there was a proposal to construct a marker for the origin of the Donner party. Furry said the marker would be just off

Old Route 36, near the Donner farm on a two-acre triangle owned by the Illinois Department of Transportation [IDOT]. He said the question is whether IDOT would authorize placement of an historical marker. Furry discussed a marker downtown. He said trespassing is big problem on the Donner farm because of the high interest in where the Donner party originated. Furry said placement of the marker should alleviate some of the trespassing. Commissioner Sherman asked if the sign would be metal. Furry said it would be aluminum. He said he met with Larry Gregg at IDOT. He indicated Gregg said the biggest problem with most markers is the need to create an access area for people to safely pull over and observe the sign. Furry said the area cannot just be graveled. He said IDOT has liability concerns but Furry said there have been no liability concerns with any marker placed in the last 80 years. Furry said the marker would belong to the organization that commissioned it, possibly Sangamon County or the Sangamon County Historical Society. Chairman Pell asked Furry to specify what Commissioner Williams asked him. Furry replied to find out [from IDOT] whether we have a yes or a no [that a marker can be placed on the site]. He said he could not get a yes or no answer by 4:10. He said people around the world knew about the Donner farm, which is approximately 100 yards from where the trek originated. Commissioner Sherman asked if the County Historical Society or the County would be the owner. Furry said the marker belongs to the organization that sponsors it, whether that is the County or a non-profit such as the Rotarians. ISHS only facilitates the program. He said the sponsor should locate the property, should get the owner's permission to use it, should investigate liability issues, and should guarantee that it will be maintained. Commissioner Jacobson asked who would be the lead sponsor of the marker. Furry said he thought it would be the Sangamon County Historical Society, to which Jacobson asked if the organization was informed. Furry said he did not know. He said there might be money set aside for this project. Commissioner Jacobson asked about marker prices. Furry replied they range from approximately \$2,000 to \$3,500 depending on size. Chairman Pell mentioned construction work at the site could be expensive. Furry said IDOT would need to embrace the project to make it work. He discussed a recent marker project in Bronzeville, Chicago. Commissioner Sherman asked if the County Historical Society has the money for this project, to which the reply was no. Chairman Pell said he does not even know if the County Historical Society is aware of the project. Furry said the first thing that is needed is the property owner's consent to use the property, in this case IDOT. The group discussed the location of the site. Commissioner Jacobson asked what is the historical relationship of the IDOT triangle to the Donner farm. Furry said the Reed and the Donner families met in this area. He said the area chosen for the marker should be easily accessible. Chairman Pell asked if there was a list of sites in Sangamon County. Discussion ensued about the website <http://www.historyillinois.org>, which contains a list of all markers in Sangamon and other counties in Illinois. Commissioner Sherman and Furry discussed some recent instances where marker language had changed. Chairman Pell thanked Furry for his time, said Commissioner Williams would follow up, and said IDOT must sign off on the proposal or the issue is moot. Furry said an organization would need to volunteer to maintain the marker, but this would be a good marker for Sangamon County to have.

Chairman Pell discussed a request for some work at 1901 Truman Road, Springfield. He said the correspondence came to the Regional Planning Commission, who then forwarded it to members of the Historic Preservation Commission. Commissioner Sims said it was for the Commissioners. Chairman Pell asked what due diligence the Planning Commission undertakes. Commissioner Sims said does this proposed construction have any impact on an historic area. Commissioner Davis asked in which township the proposal is located. Chairman Pell said the location is near Bunn Park and the Four Seasons softball complex.

Commissioner Jacobson discussed another cellular tower request near Illiopolis. Chairman Pell said he saw a legal notice in the SJ-R for a tower going up in Illiopolis. Chairman Pell asked Commissioner Jacobson to discuss what he did. Commissioner Jacobson said the Chairman sent

him a legal notice and he called Anne Haaker to get some information. He said he also called the contractor because no location information was given in the advertisement. Commissioner Jacobson said the notice is for some type of utility or cellular tower. He said he received the latitude-longitude coordinates from the contractor and converted the point to a map on the internet. Commissioner Jacobson said the work was being done on the former Formosa plant site. He said the advertisement wanted to know if there were any known historic resources within one-half mile of the site. Commissioner Jacobson said he drew a one-half mile radius circle by observation, brought up any apparent historic buildings that would be there, and came up with zero sites. He said he wrote to the people saying we cannot find any above ground historic resources within one-half mile of the proposed installation point. Commissioner Jacobson said this does not preclude an archaeological investigation. He said the archaeological standards may state that the chance of an archaeological site in the area is so low that the archaeologist may say we can write that off. Commissioner Jacobson said another possibility is that the archaeologist under contract with the State can do a surface survey. He said we have signed off on above ground historic resources. Chairman Pell said there would need to be a response to the other request on Truman Road.

Chairman Pell thanked Commissioner Davis for getting business cards for the Commissioners.

**Old Business:** None.

**Initial Recommendation for New Landmark Applications:** None.

### **Member Reports:**

Commissioner Jones asked if the Commissioners needed to have owner information regarding the surveys they performed. After some clarification, it was determined that owner consent is not required for a windshield survey of a property that is taken from the public road. Chairman Pell said if something is to be declared a landmark, owner consent is required. He said the winter months are the best months to do windshield surveys.

Commissioner Davis followed up on two properties he mentioned at the last meeting. One is at 16550 Old Jacksonville Road. He said it is a pre-1835 farmhouse with several buildings and was part of the Underground Railroad. Commissioner Davis said he wants to try to get owner consent for landmarking. He said he has sent two letters to no avail. Commissioner Davis said he is doing the same thing for the second one.

Commissioner Lathan said she would continue doing windshield surveys from the public right of way. Chairman Pell said one-page surveys would work. Commissioner Jacobson said trying to find the property address while in the field helps identify the parcel identification number [PIN] required with the survey. Chairman Pell, Commissioner Sims, and staff briefly identified how to reach and use the tax parcel viewer on the County's website.

<http://gismaps.co.sangamon.il.us/tpv/default.htm>

Commissioner Sherman discussed the demolition of the Knox Flats building behind Iles House. Discussion ensued about the proper type of historical barn to place on the site facing the Iles House.

Commissioner Jacobson said he was informed by the Chairman that there were two other members of the Commission interested in forming a sub-committee to discuss the goals and the purposes of the Commission, Jack Davis and Dean Williams. He said he emailed a tentative outline to these Commissioners about what could be done to increase participation among all the

Commissioners. Commissioner Jacobson said we are initially going to try to do this via email. Commissioner Sims said he sent Commissioner Jacobson a note saying this cannot be done. Chairman Pell said if we have smaller groups like this one the Open Meetings Act does not allow for email meetings. Commissioner Sims said a quorum of the committee of the public body cannot meet. He said if there are three on this committee, two cannot meet. Commissioner Sims said if two meet, it is an open meeting. Chairman Pell said this triggers advance notice requirements under the Act. Commissioner Sims said this requires posting an agenda, meeting in public, and keeping minutes. Commissioner Davis asked if it would not be better to discuss this as a group. Chairman Pell said this would be done. He said he wanted to allow an opportunity to discuss this proposal without going to level that Norm brought up. Chairman Pell said 48 hours notice is generally required. Commissioner Sims said an agenda would be posted here and posted at the site where the meeting would be held.

Commissioner Jacobson also said he received a letter from the National Cemetery Administration of the Veterans Administration stating they had undertaken or planned to undertake a renovation of parts of Camp Butler Cemetery. He said the letter indicated if the Commission was interested in commenting on the renovation. Commissioner Jacobson said he called Anne Haaker with IHPA and asked her what to do. Commissioner Jacobson said he was told archaeology would be required by IHPA for the owner under federal law. He said he was informed the Commission could indicate it is interested in participating in any consultations. Commissioner Jacobson said he sent an email to the chief architect of the National Cemetery Administration indicating we agree that further archaeology should be undertaken. He said he left a message trying to get a map of the renovation area to show the Commission. Chairman Pell said there was a person who came in the second year of the Commission's existence who was very sensitive to Camp Butler and had bullet casings and other items. He said Camp Butler was a prisoner of war camp for Confederates during the Civil War. Chairman Pell said it is logical to believe there would be artifacts of historical value at the site. He said part of the expansion was the owner was sold or given about thirteen acres of land for additional places to inter people. Chairman Pell said he would look for the person's name as a possible outreach contact.

**Staff Reports:** None.

**Public Comment:** None.

**Additional Comments:** None.

**Adjourn:** Chairman Pell entertained a motion to adjourn the meeting. Commissioner Sherman made a motion to adjourn the November meeting with Commissioner Jones seconding the motion. The voice vote to approve carried with Commissioner Jacobson voting no and the meeting adjourned at 4:50 PM.

Respectively submitted,  
Steve Keenan

**Minutes of Meeting**  
**Sangamon County Historic Preservation Commission**  
**December 3, 2014**

**Members Present:** Chuck Pell, Chairman  
Jerry Jacobson  
Tina Lathan  
Robert Sherman  
Dean Williams

**Members Absent:** Gabe Chiaro, Jack Davis, Darryl Jones, Aakash Raut, Norm Sims

**Staff Present:** Steve Keenan

**Call to Order:** A quorum being present, Chairman Pell called the December meeting to order at 4:02 PM.

**Approval of Minutes:** Chairman Pell entertained a motion to approve the November minutes. Commissioner Jacobson said he sent a list of corrections to the November minutes. A motion to approve the November minutes as amended was made by Commissioner Sherman and was seconded by Commissioner Williams. The voice vote to approve was unanimous.

**Chairman's Report/Comments:** Chairman Pell discussed proposed changes to the future sub-committee agendas.

Chairman Pell discussed the Illinois Historic Preservation Agency [IHPA] CLG grants. He said two grant applications were submitted, a short "film" by Commissioner Williams, and a survey for Lincoln era structures. He said the grant is a 70/30 match, with the 30% being the responsibility of the commission and could be an in-kind contribution instead of cash. Chairman Pell said the in-kind contribution must be considered at an hourly rate equivalent to the State's minimum wage, i.e. \$8.25 per hour. He suggested the Commission look at forming a grant-writing sub-committee to think of ideas approximately one year in advance, meet once or twice, and write the grant proposals. Chairman Pell said letters of recommendation/support are highly regarded. He encouraged the Commissioners to look strategically at the grant application process. Commissioner Sherman thanked Chairman Pell and the other Commissioners for their work on the applications.

Chairman Pell discussed the proposed schedule of meetings for 2015. Chairman Pell asked Vice Chairman Sherman to chair the January 7, 2015 Commission meeting, since he would not attend. Commissioner Sherman thought he would attend. Chairman Pell asked Vice Chairman Sherman to notify him if Vice Chairman Sherman would not attend.

Chairman Pell briefly discussed several historic properties in the City of Springfield. First, there was discussion of the demolition of the Knox Flats building. He said unfortunately demolition of this property was probably inevitable as no one wanted to spend the 'X' to preserve it. Chairman Pell also asked about the progress of the Taylor House with Commissioner Jacobson. Commissioner Jacobson said The Springfield Project currently owns the house. He said the asbestos siding has been removed. The Commissioners discussed the deterioration of the Knox Flats building over the previous ten years. There was some discussion of the lot in conjunction with the Iles House. The Commission discussed the Condell House, a pre-Lincoln house. Commissioner Jacobson said one of the ideas for the Knox Flats site was to construct a barn, which was also discussed by Commissioner Sherman. Chairman Pell noted that it would be

great if Iles would also take on the Condell House, but that will not happen as their focus is on Iles and without someone or some group the Condell House will meet the same fate as the Knox Flats.

**Old Business:** None

**Initial Recommendation for New Landmark Applications:** None.

**Member Reports:** Commissioner Jacobson briefly outlined a response he made to a cellular tower company. He said he was asked to follow through with an advertisement in the legal notices section of *The State Journal-Register*. Commissioner Jacobson said the applicant wants to put in some type of electronic communications tower. He said it is on the southeast side of Truman Road. Commissioner Sherman asked in which township the property is located, to which staff replied Woodside Township. Commissioner Jacobson discussed the location of the project being in the City of Springfield versus unincorporated Sangamon County. He said the property is in fact in unincorporated Sangamon County. Commissioner Jacobson said he went through the list of eligible buildings for landmarking. He said there are 23 streets within the ½-mile radius circle. Commissioner Jacobson said he found no landmarks or potential landmarks within the search area. He said a surface survey would have been nice, but there were no resources to do it. Chairman Pell asked if a ½-mile radius is a standard target. Commissioner Jacobson said he used it as a precedent based on the other cell tower he investigated near Illiopolis. Chairman Pell asked if it was a National Park Service, or an IHPA target. Commissioner Jacobson said he thought it was an Advisory Council on Historic Preservation [ACHP] standard. Commissioner Sherman and Chairman Pell discussed the potential look of a cellular tower. Commissioner Jacobson said the signoff did not include archaeology. He said he understands an archaeology signoff is now required with cellular tower placement. Commissioner Sherman asked if the Old Lux would be in the ½-mile circle. The consensus was the Old Lux was outside the search area. Chairman Pell said there were some historic houses in the area and the Springfield Park District headquarters (which is an interesting structure) is within the search area.

Commissioner Jacobson said a letter came to his attention from the Veteran's Administration [VA] concerning a mausoleum and other changes to be constructed at Camp Butler National Cemetery. After consulting with Anne Haaker at IHPA, Commissioner Jacobson said he sent an email describing the Commission's interest in the work at the site and wanting archaeology to continue at the proposed work site. He said since this is a federal historic site [POW camp during the Civil War] a review was triggered. Commissioner Jacobson said the VA, ACHP, and IHPA are trying to work out a memorandum of agreement on what should be done to follow up on the archaeology in the area where the work is proposed. He outlined some site drawings he was provided that showed areas of archaeological importance due to the potential presence of Civil War artifacts. Chairman Pell asked about future contacts. Commissioner Jacobson said he is included in correspondence now and documents should come to the Commission's attention.

Commissioner Sherman outlined surveys he made in his three townships. He said he found some important agrarian buildings. Commissioner Sherman said one is a barn dating from approximately the 1870s located south of Loami. Discussion ensued regarding some cemeteries in the area. Chairman Pell asked about a cemetery upon which Commissioner Sherman was working. Commissioner Sherman said the owner is sick and he will attempt to contact him later.

Commissioner Lathan introduced windshield surveys she is working on of the Woodwreath cemetery (<http://www.woodwreathcemetery.org/Pages/default.aspx>) on Old Jacksonville Road. She said there is a church [Island Grove Methodist Church] that sits in the center of the cemetery. Commissioner Lathan asked if she could do a survey on both. Chairman Pell indicated

if it was one property then it could be on one survey form, but if the cemetery and church were separated they should be separate forms. Staff pointed out the property index numbers (PINs) provided indicated two different pieces of ground. Chairman Pell said it might be beneficial to have two survey forms, one could be the church building, and one could be the cemetery. He asked about age. Commissioner Lathan said the cemetery was founded in 1872. She said the oldest stone she found was someone who died in 1844. Chairman Pell asked about a name on the tombstone. Commissioner Lathan said the stone was illegible, but there was a cemetery list. Commissioner Sherman said there might be a burial at the cemetery before it was incorporated. Commissioner Jacobson asked if that was the only burial that pre-dates the establishment of the cemetery. Commissioner Lathan listed several dates. Chairman Pell asked where Commissioner Lathan obtained the photographs, to which Commissioner Lathan said online. Chairman Pell said the photographs could be attached to the survey form. Commissioner Sherman and Chairman Pell asked if the church appeared to be functional. Commissioner Lathan said she did not know, but that she would take photos of the church. Chairman Pell asked which township it was in, to which staff replied Island Grove Township. Commissioner Sherman said the whole area is worth being in a survey or the National Register. He said there are several great houses in that area. Chairman Pell said there might be an investigation if there is a church in Island Grove Township that is on the National Register. He said if it is on the National Register, it may be worthy of having a landmark. Chairman Pell asked if there is a community named Island Grove (as well as the township). Commissioner Sherman said a neighborhood would be a better description. Chairman Pell said Commissioner Jacobson was interested in an historic district in Illiopolis that was a little difficult with the intergovernmental agreement. He said this area could be a potential historic district due to the historic patterns of settlement or the significant structures.

Commissioner Williams reported on the Donner Party origination site. He said the State is reluctant to do anything because of liability concerns. Commissioner Williams said George and Don Carver would attend the next meeting to ask the Commission to request of the State to create a roadside landmark in a triangle of land the State owns. Chairman Pell said to invite the Carvers and have them address the Commission as to what they are interested in doing. Commissioner Sherman asked if people pull off the road right now to look at the site. Commissioner Williams said people pull off the road and pull onto private property. Commissioner Sherman asked if there are any objectors. Commissioner Williams said the State. Commissioner Sherman said it would be safer to put in a pull-off location. Commissioner Williams said an asphalt pull-off area could be put in with a picnic bench. He said if there is a lot of interest the State could be forced to do it. Chairman Pell asked if the family still owned some land in the area. Commissioner Williams said there are descendents to the Donners who still own the land. He said the Carvers were neighbors to the Donners. Commissioner Williams said the property owners do not want people from all over the country to drive onto their property to see the origination point, so they would like the triangle of land to be landmarked. Chairman Pell asked about a Michael Wallis book. Commissioner Williams said it will be published next year and it is a prequel to the Donner Party. He said it would generate a tremendous amount of interest in the property. Commissioner Williams said Wallis is famous for writing about Route 66.

Chairman Pell asked about the sub-committee meeting. Commissioner Jacobson said minutes were taken. Staff said the minutes from the sub-committee meeting would be distributed with the December Commission meeting minutes. Chairman Pell asked if there would be two separate minutes, to which staff said yes.

**Staff Reports:** Staff asked if there were any conflicts in the list of meeting dates distributed to the Commission. Chairman Pell said this might not be anything upon which the Commission needs to vote. He said the calendar of dates was not something the Commission voted on in the

past. Chairman Pell said the Commission established it would meet the first Wednesday of every month. He said some holidays require shifting the meetings, e.g. New Year's Day or Independence Day. Chairman Pell asked if staff saw any conflicts, to which staff replied no federal holidays. Chairman Pell said the calendar looks fine.

**Public Comment:** None.

**Additional Comments:** Commissioner Jacobson asked if non-attendees called in to say they would not attend. Staff replied there was one person who called in, Darryl Jones, and that the sub-committee indicated Jack Davis would not attend. Chairman Pell asked if there should be a policy. Commissioner Jacobson said it was a courtesy. Chairman Pell said there should be a notification if there is not a quorum to act on official business.

**Adjourn:** Chairman Pell entertained a motion to adjourn the meeting. Commissioner Lathan made a motion to adjourn the December meeting with Commissioner Sherman seconding the motion. The voice vote to approve was unanimous and the meeting adjourned at 4:44 PM.

Respectively submitted,  
Steve Keenan