



**HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
BLOOMINGTON PUBLIC LIBRARY, COMMUNITY ROOM, 2ND FLOOR
205 E. OLIVE ST. BLOOMINGTON, ILLINOIS 61701
THURSDAY, NOVEMBER 21, 2024, 5:00 PM**

1. Call to Order

2. Roll Call

3. Public Comment

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

4. Consent Agenda

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

- A. Review and approval of the minutes of the September 19, 2024, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. **BHP-36-24** - Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for **Demolition Review**, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 604 IAA Drive, PIN 14-35-377-022. (Recommended Motion: Motion to find that the building is not significant (specify how).
- OR -
Motion to find that the building is significant, (specify how), and/but is/is not suitable for preservation or restoration.
- AND -
Motion to not oppose the Demolition request for the structure located on the property at 604 IAA Drive, with or without conditions.
- OR -
Motion to oppose the Demolition request for the structure located on the property at 604 IAA Drive, and request a meeting per § 44-1711D(2) of the City Code.
)
- B. Discussion of grant and incentive possibilities for Downtown Bloomington, including asbestos remediation and fire suppression sprinkler systems, as requested by Vice-Chair Scharnett. (Recommended Motion: None. Discussion only.)

- C. Discussion of process and priorities for identifying and surveying City-Owned Historic Structures, as requested by Chair Lindenbaum. (Recommended Motion: None. Discussion only.)

6. New Business

7. Adjournment

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



REGULAR AGENDA ITEM NO. 4.A.

FOR HISTORIC PRESERVATION COMMISSION: November 21, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the September 19, 2024, regular meeting of the Bloomington Historic Preservation Commission.

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

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

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

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

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[Draft HPC Minutes 2024-09-19](#)



**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, SEPTEMBER 19, 2024, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:00 PM, September 19, 2024. Vice Chair Scharnett called the meeting to order.

Roll Call

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

City Staff present included Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; Laura Keeran, Stevenson Fellow.

Public Comment

No public comment was provided.

Consent Agenda

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

Item 4.A. Review and approval of the minutes of the August 15, 2024, regular meeting of the Bloomington Historic Preservation Commission.

Commissioner Elterich made a motion, seconded by Commissioner Adams, to approve the consent agenda as presented.

Roll call.

AYES: Scharnett; Elterich; Meyer; Adams

Motion passed (viva voce).

Regular Agenda

The following item was presented:

Item 5.A. **BHP-34-24** - Consideration, review and action on a request submitted by Matthew Hany, for a **Certificate of Appropriateness** for removal of the existing concrete porch, and replacement with a wooden porch, on the property located at 1205 N. Lee Street, PIN 14-33-356-008.

Ms. Pemberton presented the Staff Report with a recommendation for approval, with the condition that the wooden porch be painted upon completion and a recommendation that turned porch posts be used instead of squared beams. She noted the porch is not original to the structure and there is no specific research on the designation of the subject property. She described the scope of work and explained the conditions in the motion.

Matthew Haney, Property Owner, explained the state of the concrete porch, noting a huge crack and the sinking steps. He stated his goal is to save the porch from further damage.

Vice Chair Scharnett inquired about the condition of the roof and methods of construction. Mr. Haney responded the roof was in good condition and the contractor plans to prop up the roof. He noted some of the fascia may need to be repaired.

Commissioner Elterich inquired whether the footprint of the porch would be changed. Mr. Haney stated the porch would be replaced in the same footprint, as he hopes to reuse much or all of the existing foundation.

Vice Chair Scharnett inquired about the construction method of the foundation. Mr. Haney responded that the foundation of the home is brick and the concrete of the porch butts right up against the house, but he is unsure what the composition of the foundation is under the slab.

Vice Chair Scharnett inquired about the type of skirt boards he plans on using. Mr. Haney responded that he was unsure what kind of skirting the contractor was planning on using but assumed it would be lattice like on many surrounding properties. He noted that he intends to pursue removal of the S-4 zoning overlay from the property since he is the only house on Lee street that is part of the District and there is almost no original character left of the home.

Commissioner Eltrich asked about the siding on the house. Mr. Haney responded there is aluminum siding on the home, but there may still be some wood siding underneath.

Commissioner Eltrich asked about the remaining original detail on the home, noting there does not appear to be much. Mr. Haney responded there is little original detail or material remaining.

Commissioner Eltrich inquired if the windows were original. Mr. Haney stated they have all been replaced, starting prior to his purchase of the home.

Commissioner Adams inquired about when the concrete porch was installed. Mr. Haney stated he does not know; it has been in place for the 20 years he has owned the home. Vice Chair Scharnett noted the metal work is indicative of post-war architecture. Mr. Haney noted the rear and side porches are also concrete with similar metal work.

Ms. Pemberton elaborated on the character of other porches in the area, referring to wood construction with turned posts. She stated if the foundation underneath is not repairable, they will replace with wood.

Vice Chair Scharnett stated the primary concern would normally be the apron and trim detail, but since the porch is not original it does not take anything away from the property by making it something different. He expressed concern about requiring details like turned posts resulting in false historicity since there is little visual detail on the rest of the home and neither the Applicant nor Staff was able to find pictures of the original porch.

Commissioner Meyer inquired about the reason for designation of the property. Ms. Pemberton explained that the original designation case identified approximately 70 properties to be proposed as the new North Roosevelt Avenue Historic District, with 10 listed as noncontributing (which addresses were not identified). About a dozen properties initially signed on to the application; they expected another 15 to be quickly added once the District had been formed. In the end, only nine (9) properties were zoned S-4 and no additional properties have been added. The process resulting in the creation of this District was less than ideal.

Vice Chair Scharnett mentioned that any visual elements attributed would be conjecture, and any time-period appropriate architectural features would be additive. He stated that since the proposed porch is not negatively impacting other architecture of the property, and the Applicant will be removing of the S-4 Designation from the property, that no additional restrictions be imposed as related to visual details of the construction.

Commissioner Adams stated there were clearly structural integrity issues with the porch than need to be addressed.

Commissioner Meyer made a motion, seconded by Commissioner Adams, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Matthew Hany, for removal of an existing concrete porch and replacement with a wooden front porch, on the property located at 1205 N. Lee. Roll call.

AYES: Scharnett; Eltrich; Meyer; Adams

Motion passed.

The following item was presented:

Item 5.B. **BHP-34-24** - Consideration, review and action on a request submitted by Lea Cline, for a **Certificate of Appropriateness** for exterior siding repair and replacement on the property located at 931 W. Macarthur Avenue, PIN 21-08-226-035.

Ms. Pemberton presented the Staff Report with a recommendation for approval, noting the request is retroactive due to the severity of conditions discovered during the initial review of the work. A bid was requested due to identification of siding issues and leaks near windows. A small area of paint was removed to review the condition of the siding and the siding behind simply fell off; the work needed to be completed immediately to restore a waterproof envelope on the home. She explained the applicant used cedar for replacement siding materials and no changes occurred to architectural features.

Leah Klien, Property Owner, requested forgiveness. She stated that it was her intention to pursue the work the normal route, but as the contractor scraped some of the paint away the wall underneath collapsed. She discussed the belt siding around the central part of the house which was deteriorating under the window. She noted they replaced like with like as best they could, matched sizes and cuts, then resealed and repainted. She also discussed a small hole on the porch roof in one of the valleys which they filled and leveled. She elaborated on repairs made to the non-original porch.

Vice Chair Scharnett inquired whether there are plans to permanently correct the termination of the upper roof into the valley with flashing. Ms. Klein noted that the void is filled with supporting material and sealed with roof sealant that has addressed the problem. The Vice Chair recommended addressing it comprehensively next time they reroof, as the roofing sealant will eventually fail. Ms. Klein noted that there are brand new gutters that are appropriately removing water now which will help improve the duration.

Vice Chair Scharnett asked what they use to repaint. Ms. Klein stated they used an oil-based primer then exterior paint, after placing vapor barrier and siding. Scharnett asked about black paper in the pictures. Ms. Klein stated that when they pulled the damaged siding off the struts were also rotted so they replaced those, put vapor barrier and then rebuilt the siding. They continued discussing corner blocking, flashing, and maintenance.

Vice Chair Scharnett asked whether they were able to resolve the root cause of the issue. Ms. Klein answered in the affirmative, explaining the loose siding on the window casing seems to have been the source; it has been removed, repaired, replaced, and sealed and painted. That area and that window will now appropriately shed water.

Vice Chair Scharnett stated that while the way repairs were completed is not perfect, but were necessary, and he saw no reason not to approve of the Certificate of Appropriateness. For properties like this they typically prefer certain paint and waterproofing systems to ensure breathability and prevent negative impacts further down the road, but this project is not requesting funding, so the higher standard is not required.

Commissioner Adams made a motion, seconded by Commissioner Meyer, to approve the item as presented.

Roll call.

AYES: Scharnett; Elterich; Meyer; Adams

Motion passed.

New Business

Ms. Pemberton stated that the **2023 Certified Local Government report** has been submitted to SHPO and an on-site audit was completed to their satisfaction.

Ms. Pemberton provided an update on the status of **updating the existing S-4 Designating Ordinances**. All Ordinances identified, supporting case documentation identified, now ready for documentation to be reviewed and have “the significant exterior architectural features; the types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that should be reviewed for appropriateness,” as per § 44-804B(6)(d), described. The plan is to draft these items for all existing Ordinances that are insufficient, pursue a single case and public hearing to amend all of the existing Ordinances to include the descriptive items, then record the Ordinances against the subject properties, per § 44-804B(6)(e).

Commissioner Adams inquired whether staff could send out list of properties. Ms. Pemberton elaborated on the proposed process. Staff will send list of properties and sample Ordinance. Commissioners to respond with properties they would like to work on.

Ms. Pemberton noted that staff had just attended the **National Preservation Law conference**. She mentioned items related to affordable housing and preservation, as well as local law topics

CPP Opportunity 5.1 (Training) Ms. Pemberton related conversations with Town of Normal and Old House Society (OHS) about creating a list of resources for historic property owners. The Town and City can not endorse specific contractors, but can train people on the appropriate process of working with historic properties. The Town and City are working together to develop and sponsor training on the process, including how to ID property, what a CoA is, funding resources, etc. After that training occurs, the Town, City, and OHS can retain a copy of the list of trained contractors which would equivocate a list of contractors interested in the work and aware of the special requirements for such.

Vice Chair Scharnett asked about certification options for historic partners in other municipalities, like the Association for Preservation Technology (APT) Recognized Professional or similar. Ms. Pemberton stated they have not reviewed any and a significant concern is the lack of specific training available, in general. Some National Parks Service grants are available to fund trades programs, but certification is not available for the full breadth of trades required to complete the work needed. IMI has a Historic Masonry Preservation Certificate Program, but staff has been unable to identify an equivalent program for master craftsman, etc. Should these programs be identified staff has discussed how scholarships for attendance might be funded and structured.

Vice Chair Scharnett noted that he has seen McLean County provide lists of third-party registered or certified resources. Ms. Pemberton stated that third-party certification is more appropriate for these types of initiatives and will discuss further internally.

John Myers provided an update on the current **Certified Local Government (CLG) grants** cycle that was expected this fall but has not yet been noticed. He noted that previous discussions had surrounded the application of funds to new survey areas, but that discussions during the last visit with SHPO staff indicated the possibility of using funding to further the

conversion of physical records and resources into digital resources that could become publicly available might be appropriate.

Ms. Pemberton inquired whether the provision of resources for the public or acquisition of survey data is of higher priority for the Commission. Vice Chair Scharnett asked whether the public resources could be presented in a GIS format so you can click on a property and get links for the different documents that apply. Ms. Pemberton stated that is the ultimate goal for the Department's **records retention project**. She introduced Stevenson Fellow, Laura Keeran, the primary researcher on the records retention project.

Vice Chair Scharnett invited Ms. Keeran to share her opinion. Ms. Keeran stated she believes it is important to get everything into a place where it can be used. She is focusing on getting it organized and easily accessed so research can be completed more easily in the future. The Commission further discussed the goals for the project.

Ms. Pemberton asked them to start thinking about overall funding goals. She stated that since no grant cycle had been announced there is no action being requested at this time.

Ms. Pemberton outlined some **ways the Commission may be able to assist in moving the priorities of the Communication Preservation Plan forward**, in coordination with current staff efforts. She particularly highlighted: 1) the need to identify grant funding for survey work, 2) update older National Register nominations and work on new local designations, 3) build positive community support for local designation, 4) have a point person to learn about and find resources for adaptive reuse and housing rehabilitation, 5) assist in updating the HP Ordinance, and 6) reactivating the Heritage Awards.

The commission discussed what those different activities and priorities would require. Ms. Pemberton stated an Awards Chair could be created to determine how we want to proceed on nomination and selection of awardees; staff would like to restart awards in early 2025 for presentation during Historic Preservation month in May. Commissioner Meyer advised that the development department at the Museum might be able to help do grant research; she will make that connection.

Adjournment

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

Chair Koos directed the clerk to call roll:

AYES: Scharnett; Elterich; Meyer; Adams

Motion passed.

The Meeting Adjourned at 5:50 PM

CITY OF BLOOMINGTON

Paul Scharnett, Vice Chair

Alissa Pemberton, Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: November 21, 2024

WARD IMPACTED: Ward 4

SUBJECT: **BHP-36-24** - Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for **Demolition Review**, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 604 IAA Drive, PIN 14-35-377-022.

RECOMMENDED MOTION: Motion to find that the building is not significant (specify how).

- OR -

Motion to find that the building is significant, (specify how), and/but is/is not suitable for preservation or restoration.

- AND -

Motion to not oppose the Demolition request for the structure located on the property at 604 IAA Drive, with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 604 IAA Drive, and request a meeting per § 44-1711D(2) of the City Code.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 4c. Preservation of property/home valuations

Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a demolition permit from the City to demolish most of the structure, reusing portions of the existing foundation. The structure exceeds 500 square feet of gross floor area and was constructed more than 50 years before the date of the application for a such permit, so it is subject to administrative review by the Chairperson of the Historic Preservation Commission, per Chapter 44, 17-11 of the City Code. In this case, the Chairperson noted the building is potentially significant and a public hearing was scheduled.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public Notice was published in The Pantagraph on Thursday, October 31, 2024. Courtesy notices were sent to 16 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[BHP-36-24 Staff Report](#)

[BHP-36-24 Demolition Review Findings](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: November 21, 2024

CASE NO: BHP-36-24, Demolition Review

REQUEST: Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 604 IAA Drive, PIN 14-35-377-022.



Above: The subject property at 604 IAA Drive

PROPERTY INFORMATION

Subject Property 604 IAA Drive
Existing Zoning: B-1 (General Commercial) District
Existing Land Use: Vacant
Property Size: 0.52 acres

HISTORICAL INFORMATION

Year Built:	1968
Architectural Style:	A-frame, Alpine-style
Architect:	Unknown
Significant Name	The Beef Place / Title Loan
Historic District:	None

PROJECT DESCRIPTION

The structure was constructed in 1968 as part of the short-lived Heap Big Beef franchise. It was operated as restaurant uses for the next 20 years, then as a title loan business for another approximately 20 years; it has been vacant since. The current owner purchased the structure in 2021 with the intent to move one of their existing restaurant locations onto this property. Multiple iterations of the project have existed over time, including an approved Site Plan Review (Ord. No. 2022-31) and a more recent review and attempt for adaptive reuse of the existing structure.

Due to size and cost restrictions that prevent adaptive reuse in pursuit of their concept the property owner proposes to demolish most of the structure, reusing portions of the existing foundation. Since demolition has been proposed, Demolition Review by the Historic Preservation Commission was sought upon receipt of an application for a permit. The building was added to City's Neighborhood Preservation & Vacant Commercial Building Registration in 2023.

DEMOLITION REVIEW GUIDELINES

The structure exceeds 500 square feet of gross floor area and was constructed more than 50 years before the date of the application for a demolition permit, so it is subject to administrative review by the Chairperson of the Historic Preservation Commission, per Chapter 44, 17-11 of the City Code.

The Code states if the chairperson determines that the building is potentially significant, it shall schedule an administrative public hearing before the Preservation Commission to consider the building's historical or architectural significance.

In this case, on October 18, 2024, the Chairperson noted the building is potentially significant, and a public hearing was scheduled.

Public Notice was published in The Pantagraph on Thursday, October 31, 2024. Courtesy notices were sent to 16 property owners within 500 feet of the subject property.

Staff submits that, while the A-frame style and prominent red roof do make it a familiar visual feature for Generation X/Millennials that grew up seeing it as part of the Veterans Parkway commercial corridor, the connection for the broader community and with the criteria for review does not rise to the level of historically significant. The alpine-style characteristic is iconic for certain restaurant chains, including Heap Big Beef, but it is not a style of significance for the local community, nor is the specific franchisee significant to the brand that is tied closely to Connecticut and Texas.¹ The traffic on Route 66 had been significantly reduced by the time this restaurant was constructed so the connection to is minimized. Due to the restrictive footprint of the design, many other former Heap Big Beef structures have been demolished (Oklahoma City, Albuquerque) or significantly altered, as by the removal of the angled side roofs or expansion through additions (Grand Rapids, Greensboro, Albuquerque, Los Angeles, Reseda) to accommodate new uses.²

¹ Restaurant-ing through history. *Franchising: Heap Big Beef*. <https://restaurant-ingthroughhistory.com/2019/09/29/franchising-heap-big-beef/>

² RoadsideArchitecture.com. *A-Frame Chains & Other Eateries*. <https://www.roadarch.com/eateries/aframe.html>

STANDARDS FOR REVIEW – LANDMARK NOMINATION CRITERIA

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria, which are provided for discussion purposes to assist with determining significance:

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

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

STAFF RECOMMENDATION

Staff finds that the structure ***does not meet the Standards of Review for Landmark Nomination Criteria***. Sample motions for the Commission are below:

Motion to find that the building is not significant (specify how).

- OR -

Motion to find that the building is significant, (specify how), and/but is/is not suitable for preservation or restoration.

- AND -

Motion to not oppose the Demolition request for the structure located on the property at 604 IAA Drive, with or without conditions.

- OR -

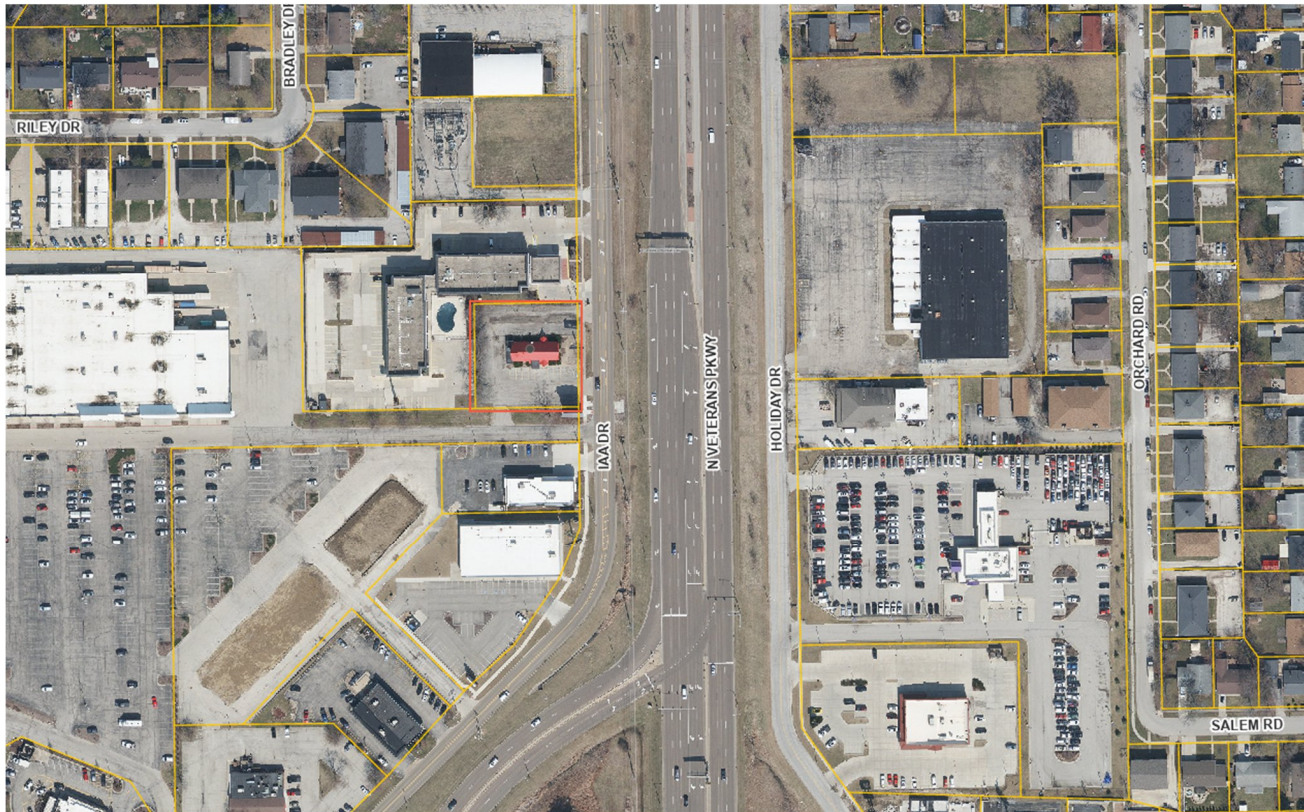
Motion to oppose the Demolition request for the structure located on the property at 604 IAA Drive, and request a meeting per § 44-1711D(2) of the City Code.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Demolition Review Findings (separate attachment)

Attachment 1 – Aerial Map



Demolition Review Findings, 604 IAA Drive (Former Heap Big Beef, The Beef House, and Dabney's Restaurants)

Sarah Lindenbaum, November 1, 2024

History

Six hundred and four IAA Drive was constructed in 1968 as part of the short-lived Heap Big Beef franchise. The March 21, 1967 edition of *The Pantagraph* advertised a “new profit opportunity,” and by spring of 1968, plans for the restaurant were announced.

A photograph from the paper of May 26, 1968 (below) shows a teepee-shaped sign in the foreground with a distinctive A-frame building of the type still extant at 604 IAA Drive in the background. The accompanying article noted that the restaurant was being opened by Franchise Consultants with Gerald “Jerry” Harmon and David Eads of Lexington as president and vice president, respectively. Construction costs were estimated between \$40,000 and \$50,000. The building was to be 1,500 square feet with seating for 37 diners and parking for 44 vehicles. Said *The Pantagraph*: “The restaurant will serve only roast beef, french fries and soft drinks.” Hiring began as soon as the building was finished in September 1968. At the time of construction, the restaurant would have been along Route 66, and the owners no doubt hoped to capitalize on its location to the Mother Road.

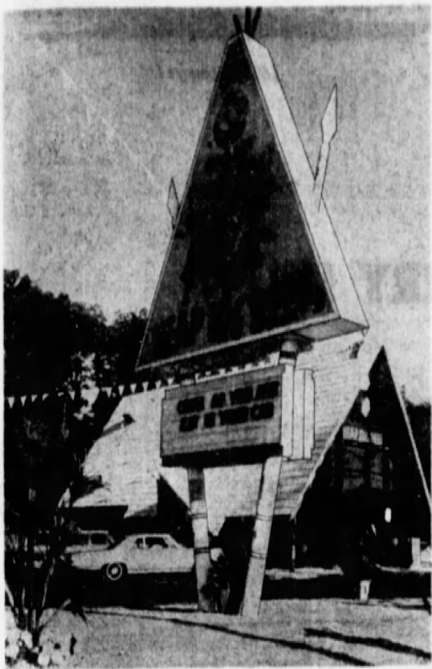
NEW PROFIT OPPORTUNITY!

See Wednesday, March 22 Wall St. Journal for 1/2 page ad with details on all new profit proven business opportunity in the booming fast food industry. HEAP BIG BEEF features giant roast beef sandwiches at 59c and 99c.

Read our WALL ST. JOURNAL ad. Then call us for further information on how you can best fit the TOP PROFIT HEAP BIG BEEF PICTURE! Your Area Representative for

FRANCHISES INTERNATIONAL
Franchise Consultants, Inc.

2310 East Oakland Ave.
Bloomington, Illinois
Phone: 309-829-1108
or 309-828-0529



New Restaurant
Opening on IAA Drive.

The decor and menu item names of the Heap Big Beef franchise were distinguished by racist stereotypes of Native Americans. For reasons unknown, perhaps its uninspired theme or quality of food, the franchise fizzled out by the early 1970s. The restaurant at 604 IAA Drive lasted only a year as Heap Big Beef: a *Pantagraph* advertisement of September 2, 1969 announced “We’ve Picked Our New Name ‘The Beef Place.’” Their Christmas advertisement of that year shows that the rebrand came with a greater variety of sandwiches.

LABOR DAY WEEKEND SPECIAL
Buy 5 Sandwiches . . .
Get the 6th FREE
 Offer Expires Weds., Sept. 3
Try Our New Hardings Corn Beef Sandwich

HEAP BIG BEEF
 Look for the big yellow roof on Rt. 9 and U.S. 66. Open 11 A.M. to 12 midnight 7 days a week.

We’ve Picked Our New Name
“The Beef Place”
Watch For The Official Change

The Beef Place is playing Santa Claus with a gift of savings every day this week.



Monday Turkey Sandwich, nearly 1/4 lb. of hot tender turkey, sliced thin and piled high on a buttered bun, a heaping order of french fries, and your favorite soft drink.
 \$1.25 Value **\$1 04**

Tuesday Ham Sandwich, nearly 1/4 lb. delicious ham, sliced thin and piled high on a buttered bun, heaping order of french fries, and your favorite soft drink.
 \$1.25 Value **\$1 04**

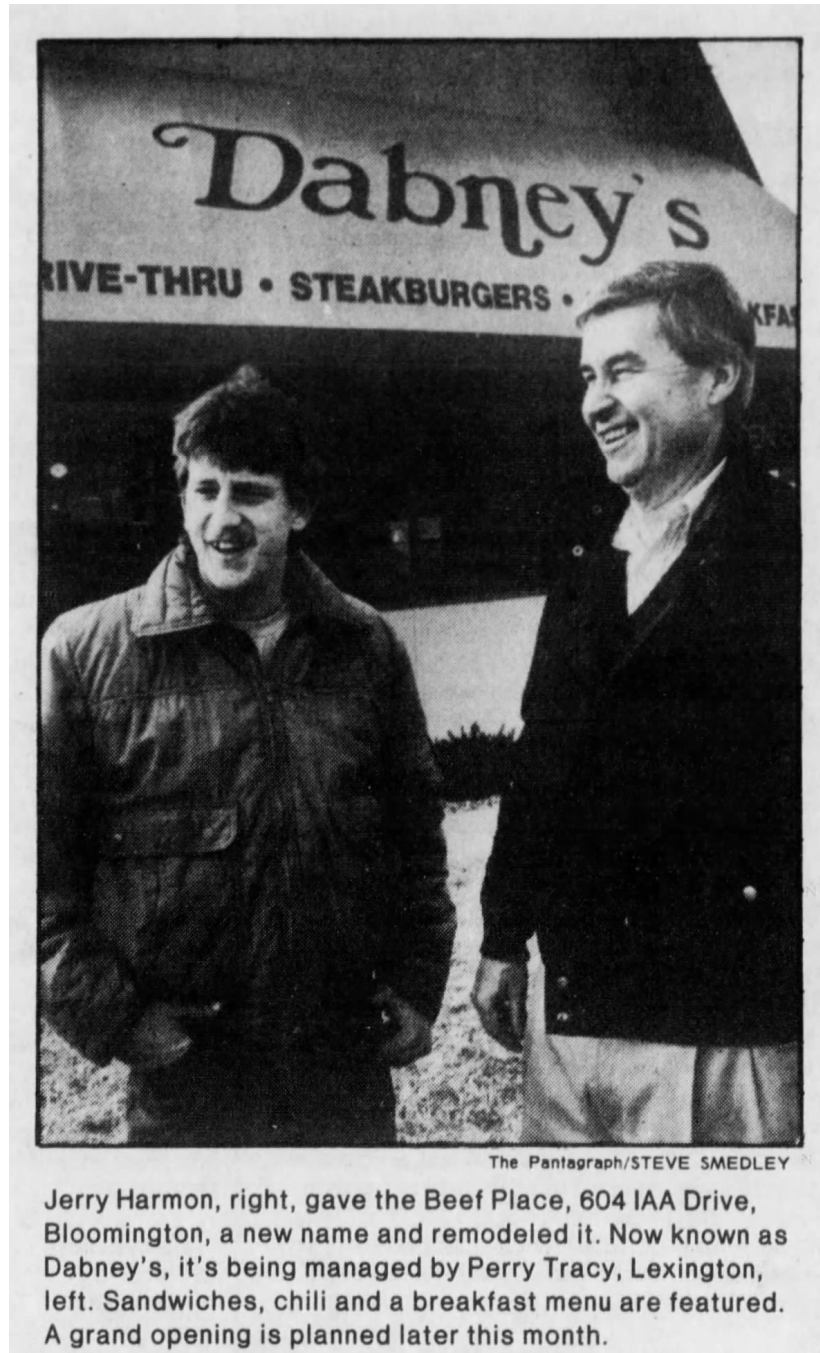
Wednesday . . . Corn Beef Sandwich, delicious corn beef unmatched in flavor, piled high on a hot buttered bun, heaping order of french fries and your favorite soft drink.
 \$1.35 Value **\$1 14**

Thursday Roast Beef Sandwich, nearly 1/4 lb. of tender hot roast beef, sliced thin and piled high on a buttered bun, heaping order of french fries and your favorite soft drink.
 \$1.25 Value **\$1 04**

Week end Special
Buy 5 get the 6th one FREE!!
 When you buy five of any item on our menu, you get the sixth item FREE. There is no limit to the number of items you can buy. You can feed a family of six for the price of five, Friday, Saturday, and Sunday only.

The Beef Place
 Look for the big yellow roof at Rte. 9 and U.S. 66
 Open 11 A.M. to 11 P.M. Sun.-Thurs.
 11 A.M. to 12 Midnight Fri. & Sat.

The Beef Place endured for the next 18 years and continued to be owned by Jerry Harmon. In 1988, following extensive remodeling, Harmon reopened the restaurant as Dabney's, which was noteworthy for 69-cent steakburgers and featured the same menu items as The Beef Place. Ownership later passed to Harmon's son Steve, who closed the restaurant in May 1988 due to poor sales. From 2000 until a few years ago, 604 IAA Drive was a title loan business.



Jerry Harmon, right, gave the Beef Place, 604 IAA Drive, Bloomington, a new name and remodeled it. Now known as Dabney's, it's being managed by Perry Tracy, Lexington, left. Sandwiches, chili and a breakfast menu are featured. A grand opening is planned later this month.

Image courtesy the March 7, 1988 edition of The Pantagraph.

Architectural Features

Heap Big Beef restaurants were A-frame, Alpine-style structures of the type also utilized by the [Californian Wienerschnitzel](#) franchise. The one formerly located at 604 IAA Drive has attracted [modest interest on YouTube](#) through a video by a user called Mall Aholi Retail Adventures.

HE-MAN SIZED ROAST BEEF SANDWICHES GET STAR BILLING AT HEAP BIG BEEF

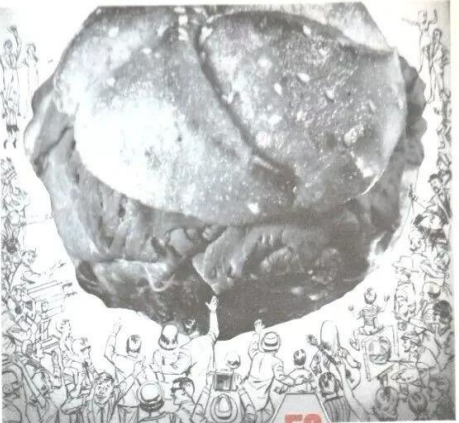
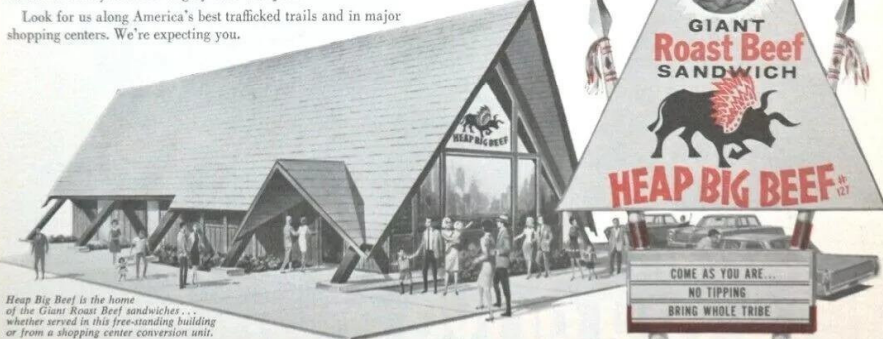
Coast To Coast Chain of Roast Beef Restaurants

An All-American favorite... heaping roast beef sandwiches at 59¢ and 99¢ are featured. U.S. choice beef, sliced hot before your eyes, and piled high on a butter-toasted roll, make a mouth watering meal that inspires the heartiest appetites. Idaho fries, wholesome Shawnee Shakes and beverages fill out the super simple menu.

Drive in... take out... or eat in amidst sparkling Indian decor.

No tipping. No deciding. No waiting. Heap Big Beef's swift and courteous service make your dining stop a relaxing refresher for the entire family. And for mighty little wampum.

Look for us along America's best trafficked trails and in major shopping centers. We're expecting you.

Heap Big Beef is the home of the Giant Roast Beef sandwiches... whether served in this free-standing building or from a shopping center conversion unit.

HE-MAN PROFITS CAN BE YOURS WITH THE OWNERSHIP OF YOUR OWN HEAP BIG BEEF RESTAURANT...

In this region, the men at the right are licensed Area Distributors for Heap Big Beef. These men can help you secure active or absentee ownership of your own restaurant anywhere in the zone of operations defined under each man's name. Call the Distributor in your area for details on how to become part of our booming national chain.

FOR HEAP BIG BEEF INFORMATION ON ANY OTHER CITY IN THE U.S.A., CONTACT F.I. DIRECT

FRANCHISES INTERNATIONAL
285 Central Ave., White Plains, N. Y.
Phone (516) 949-5800

 PHIL VISSAR Greater Chicago Area Call: (312) 263-1880	 E. N. CHRISTENSEN Western Ill. — E. Iowa Area Call: (319) 329-0552	 JOHN J. MYERS New Haven & Middlesex Co's Call: (203) 268-8081	 R. L. RICHARDSON, JR. San Antonio Area Call: (512) 942-7042 (San Antonio)	 RICHARD E. WHITE W. Indiana — Midwest Ill. Call: (317) 374-2142 (Tore Route)
 ALLAN BENSON Alameda Area Call: (404) 767-7986	 ALAN D. COLLIER Richmond, N. C. Area Call: (716) 344-6886	 CHUCK WORTHLEY Indianapolis Area Call: (304) 334-7881	 JEFF SAMILL Wash. D.C. Area Call: (301) 657-4022	 RICHARD S. PASCH Mid-Atlantic Area Call: Tampa (813) 944-5873

Another Coast to Coast Profit Opportunity from Franchises International, a Subsidiary of City Investing Company

Image courtesy of eBay listing by user "Mad Ads."

Findings

The structure at 604 IAA Drive meets the following criteria for landmark status as defined in §44-804B of the Bloomington City Code:

- “Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation).”

Specifically, the building is a part of the Route 66 Corridor. Route 66 is a culturally and historically significant part of 20th-century American history.

- “Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.”

Specifically, the building is an Alpine-style, A-frame building popular in mid-century American restaurants.

- “Its unique location or singular physical characteristics that make it an established or familiar visual feature.”

Specifically, the building is located along the heavily trafficked Veterans Parkway/Business Loop I-55 and is seen by tens of thousands of commuters and drivers per day. Its A-frame style and prominent red roof make it a familiar visual feature.

- “Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.”

Specifically, the building’s Alpine-style, A-frame construction make it an architecturally noteworthy commercial structure.

- Its suitability for preservation or restoration.

Specifically, the building was occupied until recently and appears, at least from exterior images, to be structurally sound.



REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: November 21, 2024

WARD IMPACTED: Ward 6

SUBJECT: Discussion of grant and incentive possibilities for Downtown Bloomington, including asbestos remediation and fire suppression sprinkler systems, as requested by Vice-Chair Scharnett.

RECOMMENDED MOTION: None. Discussion only.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

BACKGROUND: Resources to guide discussion:

- Link to Northern Illinois Fire Sprinkler Advisory Board's *Local Incentives* page:
<https://firesprinklerassoc.org/local-incentives/>
- Link to information on the City of Elgin's *Fire Sprinkler Assistance Grant*:
<https://elginil.gov/2383/Fire-Sprinkler-Assistance-Grant>
- Link to Fort Walton Beach Community Development Agency's *Asbestos Mitigation Grant* information: <https://www.fwb.org/DocumentCenter/View/226/Asbestos-Mitigation-Program-PDF>
- Link to Iowa DNR's *Derelict Building Grant Program*:
<https://www.iowadnr.gov/Environmental-Protection/Land-Quality/Waste-Planning-Recycling/Derelict-Building-Program#Apply-to-the-Program-329>
- Link to information on Wisconsin Economic Development Corporation's *Blight Elimination and Brownfield Redevelopment Program*:
<https://wisconsinhistory.org/Records/Article/CS4178>

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A at this time

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner



REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: November 21, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Discussion of process and priorities for identifying and surveying City-Owned Historic Structures, as requested by Chair Lindenbaum.

RECOMMENDED MOTION: None. Discussion only.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

BACKGROUND: Purpose: To ensure timely intervention for vulnerable City-owned historic structures to prevent their deterioration and demolition.

See attached document.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A at this time

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[Discussion Guidance for Survey of City-Owned Historic Structures](#)

RE: Survey of City-Owned Historic Structures, November 2024

Purpose

To ensure timely intervention for vulnerable City-owned historic structures to prevent their deterioration and demolition.

Relevance to current Community Preservation Plan

- Aligns with the five themes: 1. Protecting and Preserving the Next Generation of Bloomington Historic Landmarks and Places 2. Promoting Community Sustainability, Livability and Vitality through Historic Preservation 3. Enhancing the Local Historic Preservation Program 4. Telling the Bloomington Heritage Narrative 5. Building Local Awareness and Capacity.
- The second goal of the Community Preservation Plan is to “Prioritize significant historic resources for designation and preservation”
- Identified as Opportunity 3.5 (p. 188): “Explore Landmarks Designation for Eligible Municipal-Owned Buildings”
- Related to the following Opportunities:
 - Opportunity 1.8 (p. 173), “Designate New Local Landmarks and Historic Districts” and Opportunity 1.9 (p. 173), “Create a Significant Property Inventory”
 - Opportunity 2.2 (p. 177), “Explore the Development of a Formal Bloomington Adaptive Reuse Program”
 - Opportunity 3.6 (p. 188), “Maintain an Ongoing Training and Orientation Program for Municipal Staff and the Historic Preservation Commission”

Key questions

- How do we identify City-owned structures?
- Do we conduct a reconnaissance-level or intensive-level survey of historic structures?
- Will the survey include special features of historic places (e.g. streets, parks, etc.)?
- Who will be responsible for the survey of structures?
- What is the time frame for identifying structures?
- What characteristics will determine the structures that are at the greatest risk? (Suggestion: Use Rust Grant scoring sheet)
- What interventions will be taken with structures identified to be at greatest risk?
- What interventions will be taken with structures identified to be less at risk to prevent future deterioration?
- What partners will need to be included in any action plans (e.g. Planning Commission, Parks & Recreation Department, et al.)? [Note: There is a list of potential partners on p. 201 of the Community Preservation Plan]
- What surveys and initiatives have other cities taken to protect municipal-owned historic structures?
- What are the budgetary constraints in preserving / rehabilitating these structures?

Additional sources

<https://www.citylandnyc.org/city-announces-plan-to-protect-vulnerable-landmarks/>

Submitted by Sarah Lindenbaum, 10/28/24