



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

1. Call to Order

2. Roll Call

3. Public Comment

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

4. Consent Agenda

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

- A. Review and approval of the minutes of the March 20, 2025, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. **BHP-03-25** - 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 102 N. Center St. known as the Front and Center (Newmarket) Building, PIN 21-04-337-060. (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 102 N. Center St., with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 102 N. Center St., and request a meeting per § 44-1711D(2) of the City Code.

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- B. **BHP-04-25** - 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 110 N. Madison Street, known as the Elks Lodge (C.W. Frey) Building, PIN: 21-04-336-002. (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 110 N. Madison St., with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 110 N. Madison St., and request a meeting per § 44-1711D(2) of the City Code.

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- C. **BHP-05-25** - 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 110 N. Center Street, known as the Countermeasures Building, PIN 21-04-337-007. (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 110 N. Center St., with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 110 N. Center St., and request a meeting per § 44-1711D(2) of the City Code.

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- D. **BHP-06-25** - 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 210 W. Washington St., known as the Drive-Through of Commerce Bank, part of PIN 21-04-337-059. (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 Drive-Through structure located on the property at 210 W. Washington St., with or without conditions.

- OR -

Motion to oppose the Demolition request for the Drive-Through structure located on the property at 210 W. Washington St., and request a meeting per § 44-1711D(2) of the City Code.

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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: April 17, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the March 20, 2025, regular meeting of the Bloomington Historic Preservation Commission.

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

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

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

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

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[HPC Draft Minutes 2025-03-20](#)

[Attachment - HPC Presentation 2025-03-20](#)



**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, MARCH 20, 2025, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:01 PM, March 20, 2025. Chair Sarah Lindenbaum called the meeting to order.

Roll Call

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

City Staff present included: Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner.

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.

Commissioner Elterich made a motion, seconded by Commission Vice Chair Scharnett, to approve the consent agenda as presented.

AYES: Lindenbaum; Scharnett; Koos; Peters; Elterich; Meyer; Adams

Motion carried (viva voce).

Item 4.A. Review and approval of the minutes of the November 21, 2024, regular meeting of the Bloomington Historic Preservation Commission.

Regular Agenda

The following item was presented:

Item 5.A. **BHP -02-25** - Consideration, review and action on a request submitted by Jim Neeley, for a **Certificate of Appropriateness** for planter box replacement on the property located at 33 Sunset Road, PIN 14-34-402-016.

Ms. Pemberton presented the staff report, with recommendation for approval of the Certificate of Appropriateness, as presented. She noted the Applicant was in attendance.

Commissioner Koos asked about the material composition and Neely explained they would use leftover stone from the recent rebuild of the accent wall along the front porch. The historical context of the planter box was discussed, noting that original photos didn't show a planter box, but one had been added over time. The Applicant confirmed the proposed structure is a hardscaping feature and will not be connected to the main structure.

There was some discussion about whether the review for a Certificate of Appropriateness was strictly necessary. Ms. Pemberton explained she felt it was appropriate given the historic significance of the property's landscaping as one of the called-out features in the Designating Ordinance.

Commissioner Peters made a motion, seconded by Commission Vice Chair Scharnett, to approve the Certificate of Appropriateness, as presented.

Chair Lindenbaum directed the clerk to call roll:

AYES: Lindenbaum; Scharnett; Koos; Peters; Elterich; Meyer; Adams

Motion passed.

Old Business

The following item was presented:

Item 6.A. Update on downtown fire suppression status research (Downtown Streetscape Phase 1+)

John Myers provided an update on the Downtown Streetscape project. He reported that infrastructure mapping of Phases 1-6 and Phase 9 are completed, with Phases 7, 8, and 10 partially done. The key findings from the project include:

- 53% of downtown buildings have residential units
- 81% of buildings lack fire suppression
- 84 buildings do not have fire suppression
- Most water service lines are two inches in diameter

The update highlighted significant infrastructure and safety challenges in the downtown area, particularly relating to fire protection and water infrastructure.

Commission Vice Chair Scharnett noted that he met with the Livingston County EDC, who is having a very similar conversation about their fire suppression downtown and is working to develop a matrix for improving building safety without requiring full renovations. The goal is to create a performance compliance path that evaluates buildings based on multiple safety factors like egress capacity, separation components, and life safety features. This

approach would allow buildings to be graded on their overall safety, potentially avoiding the need for complete sprinkler system installations.

Commissioner Koos noted that building codes changed after the Great Bloomington fire, so post-fire buildings may have features that can be identified as intended for fire containment (evaluate for tin ceilings, fire shutters, etc.)

Scharnett noted the process will allow a building to be graded against a rubric, based on how great its egress components are, versus the separation components, versus the sprinklering or other life safety features, and use that “grade” to establish the safety parameters of the building, to try to bring it up to an expected level of compliance. When using these types of compliance pathways, there is an understanding that the fire department takes on a certain amount of risk, the people that are inside the building take on a certain amount of risk, but it is a nominal risk compared to even the most stringent of current buildings. This was used downtown for the Ensenberger Building. The goal is to find a pragmatic way to improve downtown building safety without making renovations prohibitively expensive or impossible for property owners.

After additional discussion, a suggestion was made to ask Staff to investigate the potential of forming a subcommittee with the Building Board of Appeals to develop a local version of the safety matrix, recognizing the need for a nuanced approach that balances historical preservation, safety requirements, and economic feasibility of renovations.

Staff agreed to fact find and report back.

New Business

The following item was presented:

Item 7.A. Discussion and planning for Heritage Awards 2025.

John Myers presented a plan for reinitiating the Heritage Awards, starting in 2025. He asked for the Commission to create an Awards Committee—of two Commission members, to which external parties may be added as appropriate—to review past practices, identify the categories for award going forward, and come up with a timeline and application review process. A slim amount of information is available as to how past awards were solicited, candidates identified, and results tabulated. Multiple unengraved plaques are still available.

Commissioner Chair Lindenbaum made a motion, seconded by Commission Vice Chair Scharnett, to form a two-member Awards Committee.

Chair Lindenbaum directed the clerk to call roll:

AYES: Lindenbaum; Scharnett; Koos; Peters; Elterich; Meyer; Adams

Motion passed.

Commission Vice Chair Scharnett nominated Commissioner Peters. Commissioner Peters nominated Commissioner Meyer. Both nominees accepted the charge.

Ms. Pemberton called for a vote on Commissioner Peters and Commissioner Meyer as the two-member Awards Committee.

AYES: Lindenbaum; Scharnett; Koos; Peters; Elterich; Meyer; Adams

Motion passed (viva voce).

Ms. Pemberton asked that the Committee to meet, discuss, and report back on ideas, needs, and timeline. She explained a potential timeline could be the creation of categories and acceptance of nominations over the summer, then review and award in the fall/winter; this would keep the entire award process in the same fiscal year. In the future, annual HP Month in May could highlight the awardees from the prior year and kick off nominations for the upcoming year.

The following item was presented:

Item 7.B. Presentation and discussion on Lead Based Paint Abatement rules, recommendations, costs, and barriers.

Ms. Pemberton reviewed the City's Lead-Based Paint Abatement Program, focusing on the complexities and challenges of addressing lead hazards in historic properties. She explained there are two different ways to address lead hazards: 1) "Abatement," or removal of the lead itself (extremely expensive and difficult), and 2) "Hazard Abatement," or reducing contact with lead through various methods.

Hazard abatement activities typical include:

- Encapsulation (painting over lead surfaces with a thick, elastomeric coating), or
- Removing and replacing materials on "friction" surfaces like windows and doors, or
- Preventing direct contact with lead-painted surfaces through coverings.

She highlighted the tension between preserving historic architectural details and implementing effective lead mitigation: materials removal can damage historic integrity, encapsulation can obscure original decorative features, replacement windows are often cheaper but destroy architectural character. She explained that full removal can easily cost over \$100,000 for just exterior work, while alternative methods like using specialized jam liners for windows can be twice as expensive as simple replacement due to material quality and labor cost differences. She noted that each property requires a unique, nuanced approach to lead mitigation, highlighting the complexity of managing lead in older buildings.

Commissioner Koos suggested a community-wide approach to lead abatement, potentially involving trade training programs and collaborative solutions. Pemberton agreed, noting

the potential for community education and proactive mitigation strategies. She recommended inviting the new Director of Community Impact & Enhancement (once hired) to join the Commission for a discussion on how efforts and interests might align.

Adjournment

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to adjourn the meeting.

AYES: Lindenbaum; Scharnett; Koos; Peters; Elterich; Meyer; Adams

Motion carried (viva voce).

The Meeting Adjourned at 6:02 p.m.

CITY OF BLOOMINGTON

Sarah Lindenbaum, Chair

Alissa Pemberton, Staff Liaison



City of Bloomington

Historic Preservation Commission

March 20, 2025



CITY OF BLOOMINGTON
HISTORIC PRESERVATION COMMISSION
MARCH 20, 2025

Agenda

Item	Case Number	
4A	N/A	Review and approval of the minutes of the November 21, 2024, regular meeting of the Bloomington Historic Preservation Commission.
5A	BHP-02-25	Consideration, review and action on a request submitted by Jim Neeley, for a Certificate of Appropriateness for planter box replacement on the property located at 33 Sunset Road, PIN 14-34-402-016.
6A	N/A	Update on downtown fire suppression status research (Downtown Streetscape Phase 1+)
7A	N/A	Discussion and planning for Heritage Awards 2025
7B	N/A	Presentation and discussion on Lead Based Paint Abatement rules, recommendations, costs, and barriers.
8	N/A	Adjourn

BHP-02-25 33 Sunset Road

Consideration, review and action on a request submitted by Jim Neeley, for a Certificate of Appropriateness for planter box replacement on the property located at 33 Sunset Road, PIN 14-34-402-016

Image of the location for proposed work



Proposed visual, after requested change



BHP-02-25

33 Sunset Road

HISTORICAL INFORMATION

- Year Built: 1948
- Architectural Style: Mid-Century Modern
- Architect: Richard Williams
- Historic District: N/A
- Alternate Name: Otto and Lucille Beich House

PROJECT

- Replace an existing low planter box on the eastern portion of the front (north) façade
- The existing box is not original and is not called out for projection and review

Architectural Guidelines

- *New hardscaping shall be either similar to historic hardscaping used at the site, or shall be characteristic of the period of significance.*
- *The purpose for architectural review is to protect the unique visual qualities of a building and its site...Siting, Massing, Scale, Materials, Street rhythm*

Key Standards for Review

- No changes to the distinctive architectural features of the home occurred.
- The planer box is not called out as one of the significant exterior architectural features that should be reviewed for appropriateness.
- Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material...

Recommendation
CASE BHP-02-25

Certificate of Appropriateness

Staff recommends the Historic Preservation Commission take the following action:

Motion to approve or deny the scope of work and request for a Certificate of Appropriateness, as submitted by Jim Neeley, for replacement on the property located at 33 Sunset Road, with or without conditions.

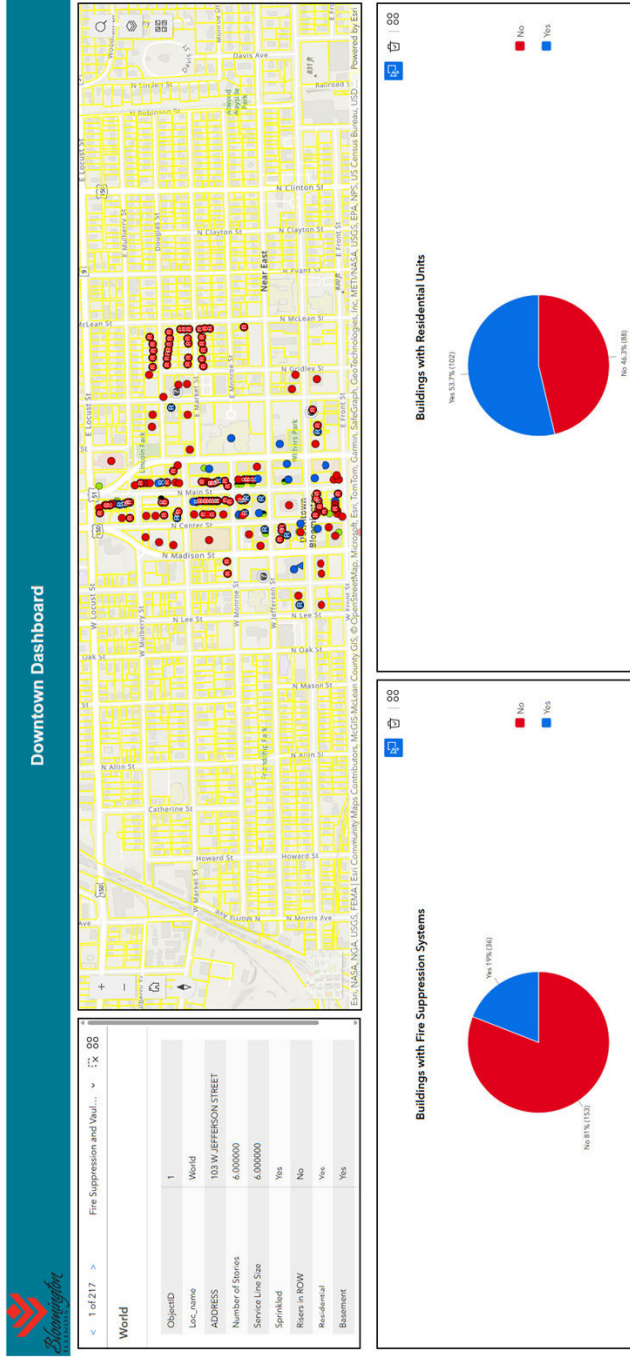
Old Business: Fire Suppression

Downtown Viewer:

<https://experience.arcgis.com/experience/f27365ef37b84fdc8cb4ad4eefbb1861>

Status:

- Completed Downtown Streetscape Phases 1, 2, 3, 4, 5, 6 & 9
- Partial Completion of Downtown Streetscape Phases 7, 8, & 10
- Residential Uses, Vaults, Fire Suppression, Size of Service Lines, Vacant Buildings



Downtown Dashboard Updates (Fire Suppression)

- Key takeaways (Phase 1-10)
 - 81% of buildings do not have fire suppression
 - 53.7% of buildings have residential units
 - 84% of buildings with residential units do not have fire suppression
 - Service line sizes
 - 13% (25) - 6 inch
 - 16% (30) - 4 inch
 - 62% (115) - 2 inch
 - 4% (7) - 1.5 inches or less

New Business

Discussion and planning for
Heritage Awards 2025



Lead Abatement Discussion

- Rules
- Recommendations
- Costs
- Barriers



- Dangers of Lead Poisoning
 - In the city of Bloomington, 1 in 20 children tested have a high lead level; several times the national average
 - The amount of lead needed to poison our system is 1/100 of a sugar packet
 - Most homes built before 1978 contain lead-based paint
 - Most common source of lead poisoning is dust from lead-based paint that has deteriorated or been disturbed while remodeling
- COB Lead-Based Paint Hazard Reduction Program (LBPHRP)
 - Addresses housing units with the 61701-zip code where a child under six (6) years old is present
 - Property built prior to 1978
 - Income eligibility based on household size
 - Priority application intake given for applications with households that have pregnant women or children with high lead blood levels.



NEXT MEETING

Historic Preservation Commission

April 17, 2025



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: April 17, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-03-25** - 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 102 N. Center St. known as the Front and Center (Newmarket) Building, PIN 21-04-337-060.

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 102 N Center St., with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 102 N. Center St., 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 the structure, which 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.

The Applicant states the structure has been vacant for 17 years, is now condemned with indication of extensive structural failure and hazardous conditions, and restoration is not feasible. Following demolition, a temporary surface parking lot will provide immediate functionality while maintaining flexibility for a future mixed-use development that contributes

positively to the economic and social fabric of the downtown area. Salvaged materials may be made available to local preservation organizations or for use in future redevelopment projects.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public Notice was published in The Pantagraph on April 1, 2025. Courtesy notices were sent to 77 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-03-25 Staff Report, Attachments 1 & 2](#)

[Attachment 3. Demolition Review Findings of the Chair](#)

[Attachment 4. Former Newmarket Department store 1919 -1938, Montgomery Ward 1938 - 1980, view from 2000](#)

[Attachment 5. Newmarket Department Store, view from 1935](#)

[Attachment 6. Newmarket Department store, view from 1920s](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: April 17, 2025

CASE NO: BHP-03-25, 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 102 N. Center St. known as the Front and Center (Newmarket) Building, PIN 21-04-337-060.



Above: The subject property

PROPERTY INFORMATION

Subject Property 102 N. Center Street
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Vacant
Property Size: 0.5 acres

HISTORIC INFORMATION

Year Built:	1919
Architectural Style:	Chicago School with Italian Renaissance Details
Architect:	Alfred S. Alschuler (Chicago)
Significant Name	Newmarket/Montgomery Ward
Historic District:	Historic Bloomington Central Business District, non-contributing

PROJECT AND PROPERTY DESCRIPTION

The structure was constructed in 1919 after the previous Newmarket building in the same location burned down. Two smaller storefronts along Center Street and the original corner anchor were combined to create the Newmarket building¹, commissioned by Maurice, Herman, and Harold Livingston, to honor their father, Mayer Livingston² (one of the founders of Livingston's Clothing at Main/Front).³ In 1936, the *Newmarket* became *Montgomery Ward & Company*, and remained as such until 1980 when they moved to the newly opened College Hills mall.⁴ The downtown "Front and Center Building" was broken into commercial condominiums in 1982 and was home to a variety of business, including Up Front Gallery, Washburn Florist, American Vocational School/College of Technology, Carmen and Schroeder (Jeweler), a local radio station, and others, until the 1990s when a single interested consolidated ownership. In 2024, the structure was condemned by the City.

This building that could be considered a "sister building" to the Oppenheimer/Goldblatt Brothers Department Store (1915) in Chicago⁵, was the first in Bloomington to include a "Subway Store." Constructed according to the Chicago School, with Italian Renaissance Details, the building has three public facades and two different ground-floor elevations, with the primary façade and original main entry facing Center street. The primary façade has visually delineated floors, and the second and third stories of the were originally taken up by large bays of "Chicago windows," but all bays on the third story and some on the second have been enclosed. The fourth story has a pilastered design that originally surrounded double-hung windows that have since been enclosed, a decorative entablature (existing condition unknown) and parapet (at least partially removed) that are now covered up. The southeast corner of the building still shows the original decorative belt course, though the transoms have been enclosed, the original entryway removed, and the first-floor façade significantly altered.

Due to size, condition, and extent of asbestos contamination, the cost to restore this structure has been determined to be well beyond the reasonable return that could be achieved from any adaptive reuse attempts so the Applicant has proposed demolition.

- The Applicant states the structure shows indications of extensive structural failure and hazardous conditions, and restoration is not feasible.
- The property has been vacant for 17 years, and has no active use or occupancy.
- The project will follow appropriate environmental and safety protocols during demolition.
- Following demolition, a temporary surface parking lot will provide immediate functionality while maintaining flexibility for a future mixed-use development that contributes positively to the economic and social fabric of the downtown area.
- Salvaged materials may be made available to local preservation organizations or for use in future redevelopment projects.

Since demolition has been proposed, Demolition Review by the Historic Preservation Commission was sought upon receipt of an application for a permit.

¹ Comparison of the 1907 and 1950 Sanborn Maps for the same block.

² *Newmarket Department Store Building More Than Half Done*. 25 Sept. 1919. The Daily Pantagraph, Bloomington, Il. p. 8.

³ *Walgreen Drug Co. Leases Basement and First Floor of Livingston Building*. 10 Feb. 1927. The Daily Pantagraph, Bloomington, Il. p. 3.

⁴ [In 51 years] Ward's Moves to 3rd Twin City location. 24 Sept. 1980. The Daily Pantagraph, Bloomington, Il. p. CH-2 (54).

⁵ NRHP reference No. 06001016

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 March 22, 2025, the Chairperson noted the building is potentially significant, and a public hearing was scheduled.

Public Notice was published in The Pantagraph on April 1, 2025. Courtesy notices were sent to 77 property owners within 500 feet of the subject property.

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 meet the Standards of Review for Landmark Nomination Criteria, but may not be suitable for preservation and/or restoration.*** 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 102 N. Center Street, with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 102 N. Center Street, and request a meeting per § 44-1711D(2) of the City Code.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Current interior images of the *Front & Center Building*, from City Neighborhood Preservation Ordinance (NPO) program registration.
3. Demolition Review Findings
4. Former Newmarket Department store 1919 -1938, Montgomery Ward 1938 - 1980, view from 2000. Citation: Illinois--McLean County, 100 Block, North Center Street, Bloomington, IL, Architecture of McLean County (Illinois Digital Archives), 2025-04-08, <http://www.idaillinois.org/digital/collection/p16614coll66/id/171>.
5. Newmarket Department Store, view from 1935. Citation: Bill, Frank;, Newmarket Building, Center Street, Bloomington, IL, 1935, Pantagraph Negatives Collection (Illinois Digital Archives), 2025-04-08, <http://www.idaillinois.org/digital/collection/p16614coll35/id/5262>.
6. Newmarket Department store, view from 1920s. Architecture of McLean County (Illinois Digital Archives), McLean County Museum of History.

Attachment 1 – Aerial Map



Attachment 2 – Current interior images of the Front & Center Building, from City Neighborhood Preservation Ordinance (NPO) program registration.

Damage to structural support system; throughout



Standing water on the interior of the structure, foundation areas and other



Generalized deterioration and evidence of water infiltration issues





Generalized mold and fungal infestation throughout the building.



Chairman's Report: 102 North Center Street, a.k.a. The Newmarket Building, a.k.a. The "Front 'N' Center" Building (1919)

Background

The four-story Newmarket Building at the corner of Front and Center Streets in Downtown Bloomington was constructed for the Mayer Livingston & Company firm in 1919 following a Christmas Day fire in 1918 that destroyed the old Newmarket Building, which had housed grocery, clothing, and shoe businesses. Construction on the building started July 1st, the last brick was laid in mid-October, and it reopened in mid-December, even though interior work was not entirely complete. The grand opening was March 18, 1920. The rapidity with which the building was finished was due in part to the help of thirty union bricklayers from Chicago, who had traveled down to Bloomington for temporary work due to a lockout. They worked so quickly, additional carpenters had to be hired to keep pace with them. Local companies that worked on construction included the Simmons-Dick Construction Company and Kummer Electric Company.

The June 19, 1919 edition of *The Pantagraph* spoke of the building's "light gray brick, trimmed with white terra-cotta" and its "[t]wo great double entrances, set in a marble facade" that faced Madison Street. "A similar portal will give access to the building on Front street, and on Center street a wide entrance will open into a spacious daylight basement, twelve feet in height, which will contain the grocery, bakery and meat shop," the paper continued. "Great plate glass windows will completely encompass lower floors of the building on the three sides facing the streets." The new building had a sprinkler system as a precaution against fire.

The Newmarket Building was designed by Alfred S. Alschuler. Alschuler was also the architect of record for the old Chicago Mercantile Exchange, London Guarantee Building, and several other works that are listed on the National Register of Historic Places, including the KAM Isaiah Israel Synagogue in Hyde Park.

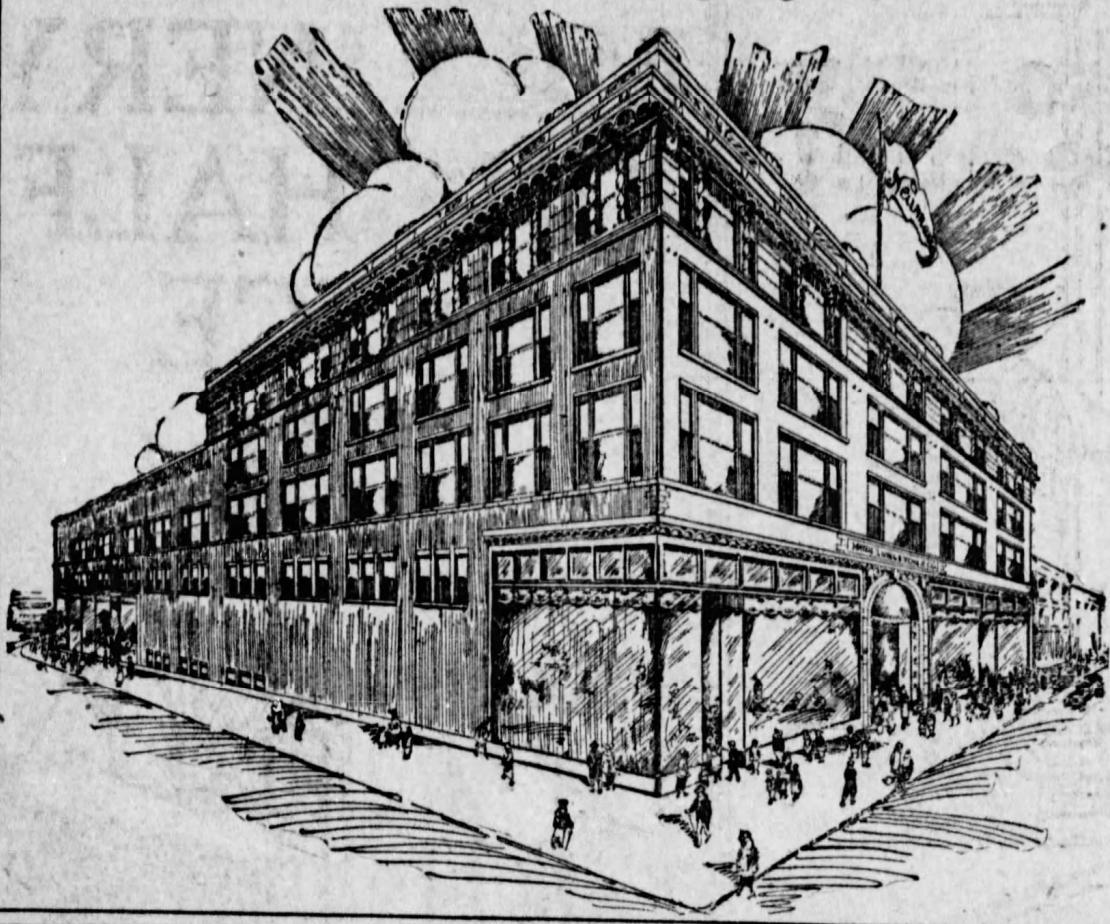
Between 1937 and 1980, the Montgomery Ward department store occupied the building. According to the September 24, 1980 edition of *The Pantagraph*, "Ward's spent \$150,000 to remodel the 16-year-old structure before moving into it in 1937. New stairways, floors and lighting fixtures were added in that renovation."

Ownership of the building then transferred to James Finegan and Leo Forbes, who opened a "mini-mall" that saw dozens of businesses throughout the years, including Washburn Flowers; Turning Pointe & Twin Cities Ballet; Wig-Wam II, a woman- and Black-owned business; a disco bar, Shakey Jake's; a pinball arcade; and antique and secondhand shops. The business closed in 2006 after the owner was discovered to have improperly disposed of asbestos tiles and has remained vacant since.

THE GREATER NEWMARKET

—Building an enviable prestige at the expense of profit is this Big Store's idea. The daily events aptly typifies this idea. We have combined quality with lower prices.

Every Day Is a Value-Giving Day Here!



April 30, 1920 advertisement in *The Pantagraph*.

Workmen Start Newmarket Building Alterations



Alterations expected to cost \$100,000, according to L. L. Hotz, manager of the Montgomery Ward store here, are being rushed on the Newmarket building. They are scheduled to be completed soon after July 1. The Montgomery Ward store will move into the building immediately afterward. Shown looking over the work are J. A. Biron, Chicago, superintendent of the job; Mr. Hotz, A. N. Dysinger of Des Moines, contractor in charge of exterior work, and Sam Willis of Bloomington. Mr. Willis is not connected with the work.

PANTAGRAPH
PHOTO

The Pantagraph, Thursday, Apr. 8, 1937, p. 13.



“Man plowing sidewalk outside Montgomery Ward Store, Downtown Bloomington with garden tractor, 1950.”
Pantagraph Negative Collection, 1950–1954.



PGAV PLANNERS, FOR THE PANTAGRAPH
Water damage can be seen inside the
Front 'N' Center building in Bloomington.

Findings

The structure at 102 North Center Street 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 site has been vital to Downtown Bloomington commerce since the mid-19th century, with the Newmarket businesses, Montgomery Ward department store, and mini-mall in the Newmarket Building solidifying that tradition.

- “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.”

Specifically, the building was designed by Alfred S. Alschuler, an important Chicago architect whose striking skyscrapers, industrial buildings, and homes still ornament the city and its suburbs.

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

Specifically, it occupies a prominent place along Front Street and spans an entire block, with a significant part of the Center Street portion of the block also taken up. It is a familiar visual feature to those who live and work downtown, especially at the McLean County Courthouse and McLean County Health Department.

- “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, its brickwork, marble entrance façades, terra cotta accents, and large display windows make it architecturally significant.

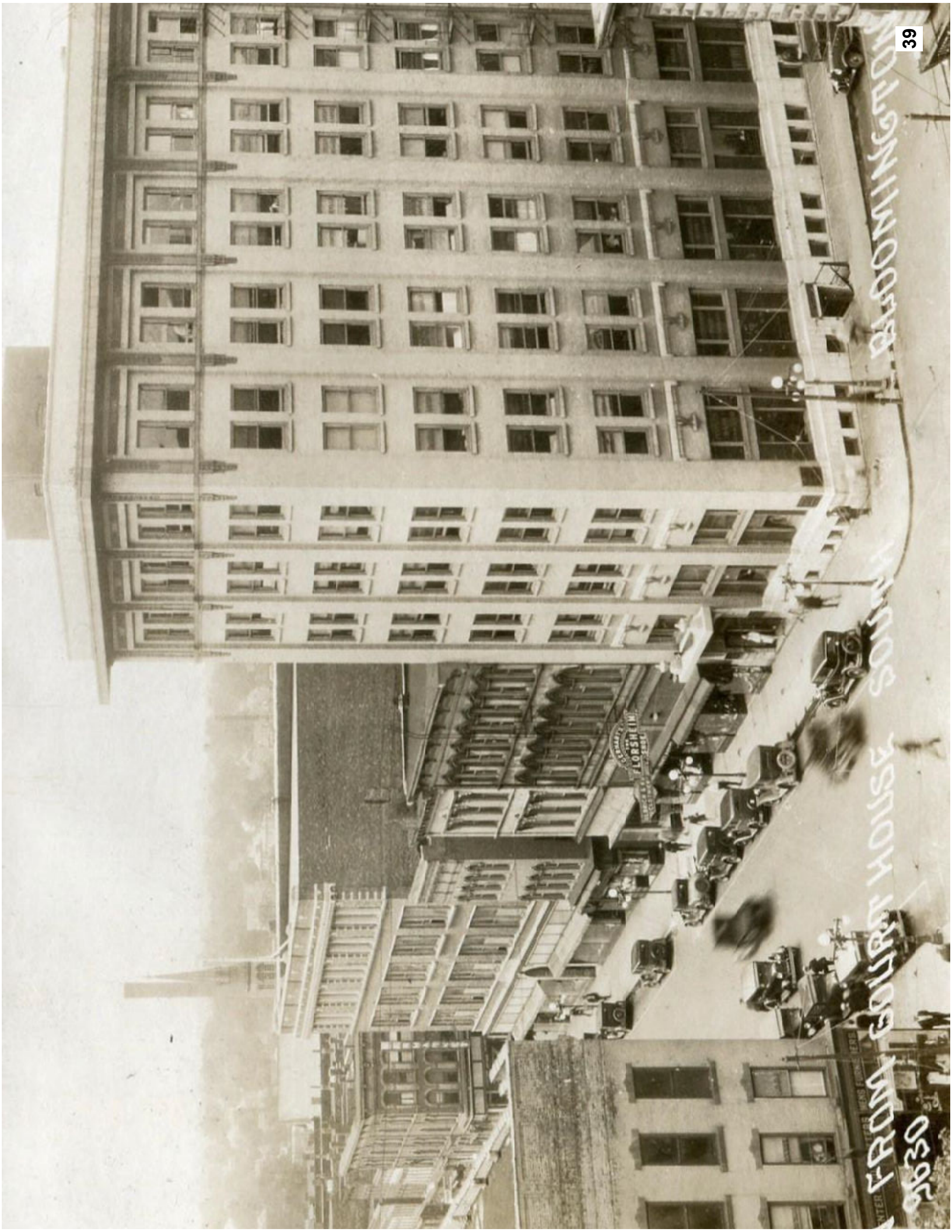
- “Its suitability for preservation or restoration.”

While there are significant concerns with the interior and the roof has experienced leaks over the past two decades, the Front and Center Street faces appear to be in good condition.

Sarah Lindenbaum







FROM GOLF HOUSE SOUTH

BLADWINGTON

9630



REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: April 17, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-04-25** - 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 110 N. Madison Street, known as the Elks Lodge (C.W. Frey) Building, PIN: 21-04-336-002.

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 110 N. Madison St., with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 110 N. Madison St., 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 the structure, which 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.

The Applicant states the structure has been vacant for 17 years, deterioration makes full restoration financially and structurally unviable, and the construction does not easily lend itself to adaptive reuse. Following demolition, a temporary surface parking lot will provide immediate functionality while maintaining flexibility for a future mixed-use development that contributes positively to the economic and social fabric of the downtown area. Salvaged

materials may be made available to local preservation organizations or for use in future redevelopment projects. The Applicant has committed to preserving the corner (25 feet along the north and east corner of the building, adjacent to the public right of way), to allow the historic architecture and materials to be tied into future redevelopment while providing additional flexibility for the design of such.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public Notice was published in The Pantagraph on April 1, 2025. Courtesy notices were sent to 77 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-04-25 - Staff Report, Attachments 1 & 2](#)

[Attachment 3. Demolition Review Findings of the Chair](#)

[Attachment 4. CW Frey and Sons Auto Dealers, W Washington St, 1930s Exterior](#)

[Attachment 5. CW Frey and Sons Auto Dealers, W Washington St, 1930s Interior](#)

[Attachment 6. Frey Building 1930s](#)

[Attachment 7. CW Frey Showroom](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: April 17, 2025

CASE NO: BHP-04-25, 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 110 N. Madison St. known as the Elks Lodge (C.W. Frey) Building, PIN 21-04-336-002.



Above: The subject property

PROPERTY INFORMATION

Subject Property 110 N. Madison Street
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Vacant
Property Size: 0.36 acres

HISTORIC INFORMATION

Year Built:	1916
Architectural Style:	Chicago School, Commercial
Architect:	George Miller
Significant Name	C.W. Frey Showroom
Historic District:	N/A

PROJECT AND PROPERTY DESCRIPTION

When this structure was constructed in 1916, it was the largest single-story garage in the city and became the primary generator of Bloomington's original "auto row" which developed across the 300–400 blocks of Washington between 1915 and 1921. After Frey's death in 1942, the business continued as C.W. Frey & Son, Inc. until August 1973 when it was taken over by the local Elks Lodge, until being offered for sale in May of 2008. It has been vacant since that time.

According to the Chairman's Report, the building is a George Miller design and shares many of the hallmarks of his designs, including material choices, built to be "fire proof" using Decatur-sourced steel and high quality brick. This steel-frame and masonry structure, with strong geometric shape and symmetry, is accented with terracotta and carved Bedford limestone features. An intentionally stronger corner presence is provided by the installation of a higher parapet wall on the panels terminating each wall along the public right of way. The façade was originally comprised of bays of large display windows, topped with transoms and separated by uniform columns/pillars that visually extend all the way to the roof, but the entirety of the façade and original entry door have now been enclosed and small, modern entry doors have been installed. Despite the enclosure of the display windows, the rest of the façade seems largely unaltered and appears to be in relatively good condition along the right of way.

The Applicant states the level of "deterioration makes full restoration financially and structurally unviable." The long-span steel construction and age of utility infrastructure make adaptive reuse challenging; both as it relates to structural integrity and fire safety.

- The property has been vacant for 17 years and has no active use or occupancy.
- The project will follow appropriate environmental and safety protocols during demolition.
- Following demolition, a temporary surface parking lot will provide immediate functionality while maintaining flexibility for a future mixed-use development that contributes positively to the economic and social fabric of the downtown area.
- Salvaged materials may be made available to local preservation organizations or for use in future redevelopment projects.
- A portion of the facade (25 feet along the northeast corner of the building, equivalent to 1 full "bay" in each direction) will be preserved, reinforced, and integrated into the proposed temporary parking lot, as a nod to its historic significance and with the hope that any future development will be able to retain and integrate it as well.

Since demolition has been proposed, Demolition Review by the Historic Preservation Commission was sought upon receipt of an application for a permit.

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 March 22, 2025, the Chairperson noted the building is potentially significant, and a public hearing was scheduled.

Public Notice was published in The Pantagraph on April 1, 2025. Courtesy notices were sent to 77 property owners within 500 feet of the subject property.

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 meet the Standards of Review for Landmark Nomination Criteria, but may not be suitable for preservation and/or restoration.*** 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 110 N. Madison Street, with or without conditions.

- OR -

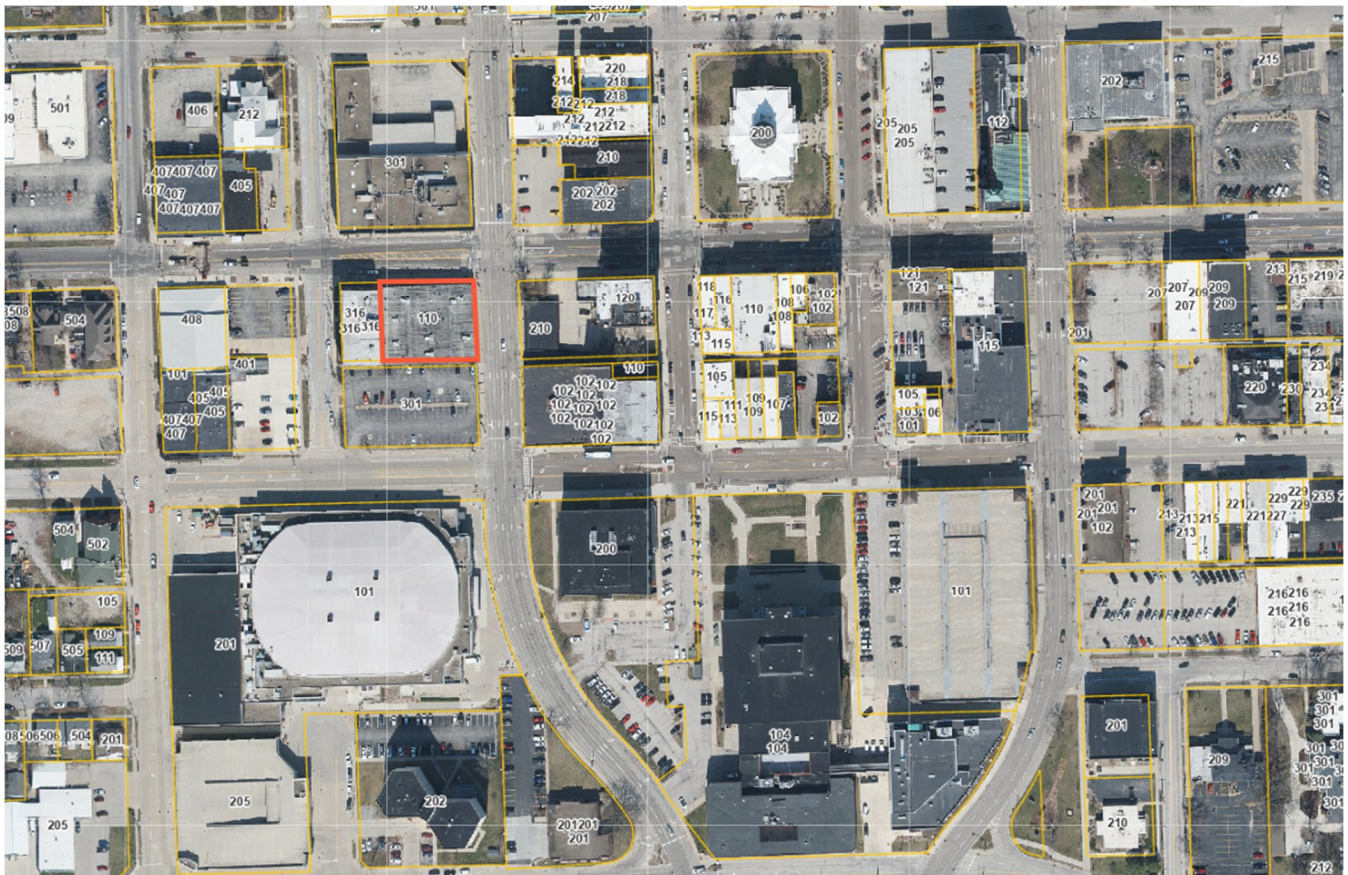
Motion to oppose the Demolition request for the structure located on the property at 110 N. Madison Street, and request a meeting per § 44-1711D(2) of the City Code.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Current interior images of the *Front & Center Building*, from City Neighborhood Preservation Ordinance (NPO) program registration.
3. Demolition Review Findings
4. Business/Industry/Manufacturing; C. West Frey and Sons, Auto Dealers, 300-314 West Washington Street, Bloomington, Illinois, 1930, undefined (Illinois Digital Archives), 2025-04-11, <http://www.idaillinois.org/digital/collection/p16614coll71/id/1381>.
5. Business/Industry/Manufacturing; C. West Frey and Sons, Auto Dealers, 300-314 West Washington Street, Bloomington, Illinois, 1930, undefined (Illinois Digital Archives), 2025-04-11, <http://www.idaillinois.org/digital/collection/p16614coll71/id/1368>.
6. Illinois--McLean County, Frey Building, 315 West Washington, Bloomington IL, 1930s, Architecture of McLean County (Illinois Digital Archives), 2025-04-11, <http://www.idaillinois.org/digital/collection/p16614coll66/id/2161>.
7. Business/Industry/Manufacturing; C. West Frey and Sons, Auto Dealers, 300-314 West Washington Street, Bloomington, Illinois, 1930, undefined (Illinois Digital Archives), 2025-04-11, <http://www.idaillinois.org/digital/collection/p16614coll71/id/1385>.

Attachment 1 – Aerial Map



Attachment 2 – Current interior images of the Elks Lodge Building, from City Neighborhood Preservation Ordinance (NPO) program registration.

Water damage (including at least some identified structural damage)



Feb 20, 2024 at 9:45:12 AM



Feb 20, 2024 at 9:48:38 AM



Mortar deterioration and maintenance issues on rear façade



Generalized mold/mildew contamination throughout the building.



Chairman's Report: 110–210 North Madison Street [formerly 302–314 West Washington Street], a.k.a. “The Elks Building” (1916)

Findings

The building at 110 North Madison Street was constructed in 1916 as C.W. Frey's Showroom. Clarence William Frey (1868–1942) was a Secor native who owned several automotive businesses in Central Illinois and was an authorized dealer of Oakland, Studebaker, and Stearns-Knight automobiles, GMC trucks, and Goodyear tires. Frey also sold petroleum products and gasoline. The showroom was the largest single-story garage in the city when it was built and was the primary generator of Bloomington's original “auto row” which developed across the 300–400 blocks of Washington between 1915 and 1921. The building is a George Miller design and shares many of the hallmarks of his designs, including material choices. It was constructed with Decatur-sourced steel and built to be “fire proof” as a September 1916 *Pantagraph* advertisement brags. During the Great Depression when demand for automobiles waned, C.W. Frey's business survived in part due to tire sales.

After Frey's death in 1942, the business continued as C.W. Frey & Son, Inc. until August 1973. When the business shuttered, the Elks Club purchased the building and remodeled the interior extensively. A March 1975 article by *The Pantagraph*'s Lolita Driver noted, “In quarters remodeled from the old dark red brick C.W. Frey Garage, the Elks now has a spacious lounge and dining area, carpeted in melon color with gold-colored tablecloths and lamps on the tables. A gas-burning suspended fireplace hangs in this area, just off the L-shaped bar. Walls are wood-paneled.” These renovations attracted luncheon meetings of the McLean County Medical Society, Kiwanis, Rotary Club, Young Men's Clubs, and Fish Club. The building was offered for sale in May 2008 due to declining membership in the Elks Lodge and has remained vacant in the ensuing 17 years.

Findings

The structure at 110 North Madison Street 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 Bloomington's “auto row,” which reflected the growing dominance of the automobile as the preferred means of transportation nationwide.

- “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.”

Specifically, the building housed the business of Clarence William “C.W.” Frey for almost 60 years. Frey was a prominent and successful McLean County businessman who was an authorized dealer for several early auto brands, tire brands, and gasoline brands.

- “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 is constructed with Decatur-sourced steel, features red brick and limestone(?) ornamentation, and is perhaps the finest example of the single-story garages that characterized Bloomington’s auto row during the first quarter of the twentieth century.

- 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;

Specifically, it was designed by George Miller, one of Bloomington’s most prominent architects.

- Its suitability for preservation or restoration.

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

Sarah Lindenbaum



The Pantagraph, Saturday, Aug. 12 ed., p. 14.

The Pantagraph
Fri, Jul 17, 1914 Page 6

Automobile Agency.

—C. W. Frey, who moved from the country near Secor to town a number of years ago, after being successful in farming, has the distinction of having the agency for the Buick automobile for four counties, Woodford, McLean, Livingston and DeWitt. It is not often that a man who resides in a town as small as Secor can secure the agency for so great a territory, but the selling of machinery, hardware and automobiles seems to be the calling for this man, and the big garages of the principal towns in this territory buy from him. He has been engaged in the business for five or six years and last spring contracted for 150 cars himself, the supply being exhausted within a short time. Not only is he a hustler in this line of business, but he is a director of the grain company, a member of the town board, a director of the bank, and has shown his ability as a booster in many ways.

NEW STUDEBAKER AGENCY.

C. W. Frey Gets Studebaker Agency for Large Territory in Central Illinois.

—Mr. C. W. Frey, who is leasing the large modern garage now under construction at the corner of Washington and Madison streets, has just added to his agencies that of the Studebaker.

Mr. Frey is a man of considerable automobile experience and altho just a little over a year ago locating in Bloomington at 203 West Monroe, he has met with splendid success and is today among the greatest distributors in central Illinois. His business showed rapid growth from the start and he found it necessary to seek larger quarters with the result that he leased the new garage now under construction. This will give him ample floor space to take care of his immense volume of business for a few years at least.

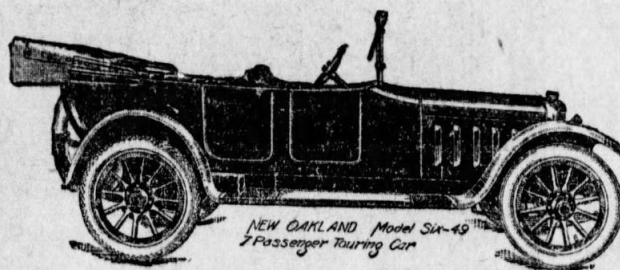
Mr. C. W. Frey was born and raised on a farm three and one-half miles east of Secor. Lived there until nine years ago, at which time he entered the automobile and implement business. He made quite a success of it at Secor, Ill., building up the implement business until it reached the \$64,000 mark per year. He is one of the promoters and builders of the first telephone line that runs into Secor, when it was said it was almost impossible to build a telephone in rural districts. He is a founder of the First National Bank of Secor, and has been director of the First National Bank since it started, and held the office of vice-president of the same bank since its early days. His wonderful energy led him to be director and secretary of the farmers' elevator at Secor, which has made a wonderful success. Started with \$6,600 capital. They own their own elevators which are probably worth \$12,000, and have on hands in the neighborhood of about \$22,000 or \$23,000, besides paying 10 per cent on stock since starting.

His particular characteristic is his genial nature, and it is thru this that he has made so many friends in Bloomington. He is at present in room No. 212, Peoples Bank Building, where he is taking care of his dealers, and getting them lined up for a bigger and better business in 1916.

The Pantagraph, Monday, Jan. 10 ed., p. 6 (left).

"Sturdy as the Oak"

New
Oakland
Fours--Sixes



The Car of Sturdy Beauty
Remarkable in Performance
Distinctive in Style
Superior in Power
Utmost in Comfort

ON DISPLAY

BLOOMINGTON AUTO SHOW

C. W. FREY, Distributor.

McLean, Peoria, Woodford, Tazewell, Livingston,
Logan and DeWitt Counties.

ILLINOIS GARAGE

203 & 205 West Monroe-st.

CITY TO HAVE ANOTHER FINE, LARGE GARAGE

AT CORNER OF WASHINGTON
AND MADISON.

Dr. Prince, Owner of Land, Announces
Plans For Starting at Once—C.
W. Frey the Lessee—Auto-
mobile News.

—Dr. A. E. Prince, of Springfield, was in Bloomington yesterday on one of his periodical professional visits, and while here he announced his intention of starting work next week toward the building of a large structure on the property which he owns across the street from the Pantagraph office on Washington street.

This building will be leased by C. W. Frey, proprietor of the Illinois garage, now located in the 200 block on West Monroe street.

The plans for the building, which are being completed by Architect George Miller, provide for the largest garage in the city on one floor. Dr. Prince owns the whole half block fronting on Washington street between Madison and Roosevelt avenue. He says the building will cover this entire space except the west sixty feet. The structure will therefore have a frontage of 138 feet on Washington street and extend back 115 feet on Madison street to the alley separating it from engine house No. 2.

The building will be one story in height and of a design which will make it attractive as to the exterior. The show room will be well provided with light by ample windows which will add to the beauty of the building.

Mr. Frey, who secures the lease for the new building, says that he has been trying for two years to secure this site for a garage. He is local agent for the Oakland and Stearns-Knight cars, the G. M. C. truck, and is also agent for the Buick in Woodford and part of Tazewell counties.

CONTRACT FOR GARAGE.

**Building Operations to Begin on
Structure at Washington and Mad-
ison, Presiously Described.**

—The contract for the steel work of the new garage which is to be erected at the southwest corner of Washing- ton and Madison streets, the details of which were printed in the Pantagraph several weeks ago, has been let, and work will be started at once in the

erection of a modern automobile sales and repair building. *Dr. Frank* was in the city yesterday and authorized the statement that the contract had been signed. The Decatur Bridge Com- pany have been given the steel work.

As was stated in the Pantagraph at the time of the first announcement of the building, it has been leased by C. W. Frey, of the Illinois garage.

—The corporation of Trinity church, New York, owns 350 houses the rent of which maintains the church.

The Pantagraph, Wednesday, Nov. 10, 1915 ed., p. 6.

AUTO STORAGE

We are moving into our new garage and we cordially invite you to come and see us. Get our terms on storage, by day, week or month. Everything arranged for your entire conven- ience. Ladies' rest and waiting room, a de- light to the ladies.

Our spacious ground floor, with entrances for cars both on Madison and Washington streets, is arranged to accommodate 100 cars. As space is being taken rapidly, see us at once for storage. Fine terms.

OPEN ALL NIGHT

C. W. FREY

Bell 258-R

Kinloch 426

The Pantagraph, Thursday, Apr. 26, 1916 ed., p. 6.



The C.W. Frey Showroom [pictured ca. 1929–1930.](#)



“Weather, woman and two men at intersection of Washington and Madison on snowy day, 1944.” *Pantagraph* Negative Collection, 1940–1945.



Geneva and C.W. Frey at home in 1942. *Pantagraph* Negative Collection, 1940–1945.

Elks Lodge for sale

**Parking lot, hotel
among possible
replacement ideas**

By M.K. Guetersloh
mkguetersloh@pantagraph.com

BLOOMINGTON — A prime piece of Bloomington property, long considered to be a possible site for a downtown hotel, is officially up for sale.

The Bloomington Elks Lodge wants to move out of its building at 110 N. Madison St. The list price is \$499,000.

Formerly a car dealership, the building is too large for the 400-member lodge, which has seen its ranks shrink in recent years by about 200 members, said Wally Crouch, an Elks trustee.

"For years now we've kept hearing about how the city is going to buy it," Crouch said.

"Maybe they have been thinking about it, but they've never come to us."

The building is along Business U.S. 51 and across the street from the U.S. Cellular Coliseum, 101 S. Madison St. When the Coliseum was under construction and ideas for a downtown hotel were initially discussed, the Elks' property was mentioned as a potential site.

SEE **ELKS** / BACK PAGE



The Pantagraph/STEVE SMEDLEY

The Elks Club building at 110 N. Madison St. in Bloomington has been listed for sale.

The Pantagraph, Saturday, May 24, 2008 ed., p. 1.



Elegant Elks

Mechanics used to work on cars here, remember? This is what the former C. W. Frey Garage at Washington and Madison looks like today. It's home for BPOE 281; in other words, the Elks Club. Club

Manager Ed Dalton, right, and Head Chef Jack Hodge have their heads together these days gearing for grand opening April 6. Next day the Elks will begin serving luncheon clubs. Although the

general public won't be served now, Dalton says a Sunday morning smorgasbord is being considered, serving from 9 till 2. The contemporary fireplace here is gas-burning.

The Pantagraph, Wednesday, Mar. 19, 1975, p. 31.





16922

Free Bldg







REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: April 17, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-05-25** - 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 110 N. Center Street, known as the Countermeasures Building, PIN 21-04-337-007.

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 110 N. Center St., with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 110 N. Center St., 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 the structure, which 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.

The Applicant states the structure has been vacant for two (2) years. The Applicant also states the structure does not contribute to the historic fabric of the Downtown District, and is not structurally suited for adaptive reuse. Following demolition, a temporary surface parking lot will provide immediate functionality while maintaining flexibility for a future mixed-use development that contributes positively to the economic and social fabric of the downtown

area. Salvaged materials may be made available to local preservation organizations or for use in future redevelopment projects.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public Notice was published in The Pantagraph on April 1, 2025. Courtesy notices were sent to 77 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-05-25 - Staff Report, Attachments 1 & 2](#)

[Attachment 3. Demolition Review Findings of the Chair](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: April 17, 2025

CASE NO: BHP-05-25, 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 110 N. Center St. known as the Countermeasures Building, PIN 21-04-337-007.



Above: The subject property

PROPERTY INFORMATION

Subject Property 110 N. Center Street
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Vacant
Property Size: 0.03 acres

HISTORIC INFORMATION

Year Built:	c. 1865
Architectural Style:	Commercial Storefront, Minimal Brutalist, originally Italianate (?)
Architect:	Unknown
Significant Name	The Rosen Building or The Hawkins Building
Historic District:	Historic Bloomington Central Business District, non-contributing

PROJECT AND PROPERTY DESCRIPTION

According to the Chairman's Report, "this building comprising three storefronts apparently survived intact until the Christmas Day fire of the old Newmarket Building (102 North Center Street), which significantly damaged the adjoining structures of 106 and 108 North Center Street...the northernmost one-third of the building, 110 North Center, was left standing." Originally the structure appears to have been an Italianate storefront, like many of the N. Main St. storefronts from before the 1900 fire, but the cornice has been removed, all façade decoration has been removed, and the storefront itself has been significantly altered.

The Applicant states the building is "not structurally suited for adaptive reuse" and is "positioned for redevelopment."

- The property has been vacant for two (2) years and has no active use or occupancy.
- The project will follow appropriate environmental and safety protocols during demolition.
- Following demolition, a temporary surface parking lot will provide immediate functionality while maintaining flexibility for a future mixed-use development that contributes positively to the economic and social fabric of the downtown area.
- Salvaged materials may be made available to local preservation organizations or for use in future redevelopment projects.

Since demolition has been proposed, Demolition Review by the Historic Preservation Commission was sought upon receipt of an application for a permit.

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 March 22, 2025, the Chairperson noted the building is potentially significant, and a public hearing was scheduled.

Public Notice was published in The Pantagraph on April 1, 2025. Courtesy notices were sent to 77 property owners within 500 feet of the subject property.

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, and may not be suitable for preservation and/or restoration.*** 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 110 N. Center Street, with or without conditions.

- OR -

Motion to oppose the Demolition request for the structure located on the property at 110 N. Center Street, and request a meeting per § 44-1711D(2) of the City Code.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Current interior images of the *Front & Center Building*, from City Neighborhood Preservation Ordinance (NPO) program registration.
3. Demolition Review Findings

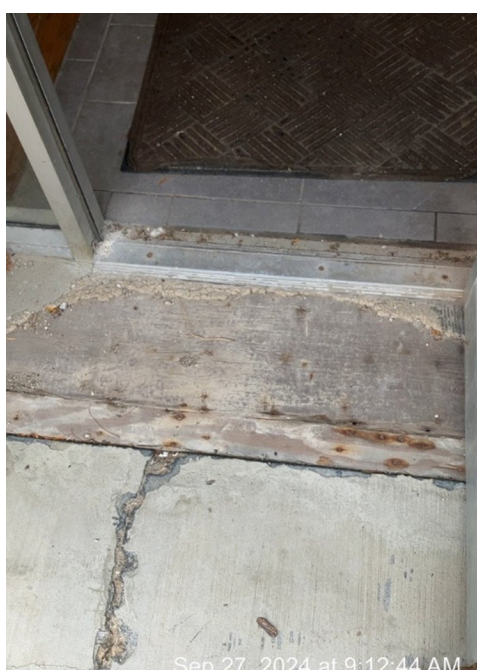
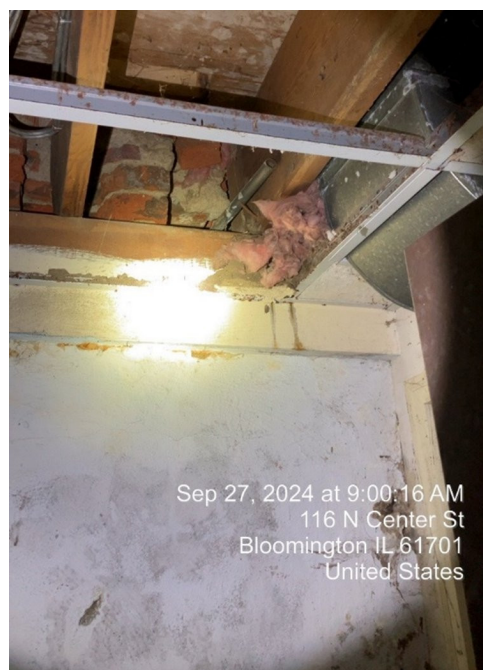


Attachment 2 – Current interior images of the Countermeasures Building, from City Neighborhood Preservation Ordinance (NPO) program registration.

Generalized mold/mildew contamination throughout the building.



Beginning deterioration of metal components due to vacancy and lack of climate control



Older utility infrastructure would require updating and/or change to permit any change in use



The Pantagraph
Thu, Nov 02, 1865 · Page 4

Physician.—See card of Dr. Cole, for a long time one of the Surgeons of the 50th Ohio Volunteers. His office is in the new building at the corner of Front and Center streets.



SOUTHWESTERN PART OF THE CITY, From the Court House Dome in 1869.

The building in question in 1869, slightly right of center of this photo. Source: Andy Streenz.



The building, slightly left of center of this photo. Source: Andy Streenz.

This building comprising three storefronts apparently survived intact until the Christmas Day fire of the old Newmarket Building (102 North Center Street), which significantly damaged the adjoining structures of 106 and 108 North Center Street. These were then evidently demolished to make way for the new Newmarket Building (1919), also up for demolition review. Only the northernmost one-third of the building, 110 North Center, was left standing.

From approximately 1919 to 1965, 110 North Center was occupied by jeweler [F.J.] Dickman & Co./The Pearl Shop, Dickman's optometry business, Jaeger Millinery, Madame Janda's furrier, and finally Rosen's clothing store and beauty salon, owned by Michael and Della Rosen.

After the Rosens sold the building to Jacob Grossman, the storefront was briefly rented by McLean County Citizens for Kerner, who supported Illinois governor Otto Kerner, Jr.'s ultimately successful second gubernatorial bid.



The Pantagraph, Sunday, Oct 11, 1964 ed., p. 11.

Between April and December 1965, the Hawkins Studio and Camera Shop moved from 214 West Washington Street, where it had been since 1919, to 110 N. Center St. It was likely around this time that the brick façade of the building was replaced with a brutalist-style concrete façade. All the original windows were covered up, leaving only the heavily modified storefront windows remaining.



Hawkins went out of business in late 1977, whereupon Picture Place, owned by Richard Schuyler, moved in. This tenancy was brief, and C.J. Murrell Printing opened in the location in 1980. This business, too, did not stay very long, and the building then hosted a law office and finally DUI Countermeasures, Inc. It has been vacant in recent years.

Findings

The structure at 110 North Center Street 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 site has been important to Downtown Bloomington commerce since the mid-19th century. It also has the distinction of being a survivor of the Great Fire of 1900. There is further interest in its brief tenure as a political campaign office.

- “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.”

It is indisputable that the original, much larger building was a fine example of mid-19th century commercial architecture. However, the exterior of the remaining one-third of the building at 110 North Center has been heavily modified from its original appearance. It is subjective whether the current mid-century brutalist appearance rises to the level of “particularly fine” or “unique.” It is also unclear how much of the original façade was destroyed during this modification and whether it is economically or even practically feasible to restore what was once there.

Sarah Lindenbaum



REGULAR AGENDA ITEM NO. 5.D.

FOR HISTORIC PRESERVATION COMMISSION: April 17, 2025

WARD IMPACTED: Ward 6

SUBJECT: **BHP-06-25** - 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 210 W. Washington St., known as the Drive-Through of Commerce Bank, part of PIN 21-04-337-059.

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 Drive-Through structure located on the property at 210 W. Washington St., with or without conditions.

- OR -

Motion to oppose the Demolition request for the Drive-Through structure located on the property at 210 W. Washington St., 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 the structure, which 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. **The proposal is for demolition of the drive-through facilities only; the People's Bank building will not be removed.**

This branch of Commerce Bank closed in 2017 and the drive-through structure has been unused since that time. The drive-through structure was constructed outside the period of

significance for the Historic Bloomington Central Business District (1840-1940), having been completed in 1966, and does not contribute to the historic fabric of the Downtown District or lend itself adaptive reuse. Following demolition, a temporary surface parking lot will provide immediate functionality while maintaining flexibility for a future mixed-use development that contributes positively to the economic and social fabric of the downtown area. Salvaged materials may be made available to local preservation organizations or for use in future redevelopment projects.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public Notice was published in The Pantagraph on April 1, 2025. Courtesy notices were sent to 132 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-06-25 - Staff Report, Attachments 1 & 2](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Development Services Department

DATE: April 17, 2025

CASE NO: BHP-06-25, 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 210 W. Washington St., known as the Drive-Through of Commerce Bank, part of PIN 21-04-337-059.



Above: The subject property

PROPERTY INFORMATION

Subject Property 210 W. Washington Street
Existing Zoning: D-1 (Central Business) District
Existing Land Use: Vacant
Property Size: 0.52 acres total property; subject of demolition <0.25 ac

HISTORIC INFORMATION

Year Built: c. 1966
Architectural Style: Modernist/Functional
Architect: Unknown
Significant Name: N/A
Historic District: Historic Bloomington Central Business District, non-contributing

PROJECT AND PROPERTY DESCRIPTION

The drive-through structure was constructed outside the period of significance for the Historic Bloomington Central Business District (1840-1940), having been completed in 1966, and does not contribute to the historic fabric of the Downtown District or lend itself adaptive reuse. This branch of Commerce Bank closed in 2017 and the drive-through structure has been unused since that time. **The proposal is for demolition of the drive-through facilities only; the People's Bank building will not be removed.**

The Applicant states the building is “not structurally suited for adaptive reuse” and is “positioned for redevelopment.”

- The property has been vacant for eight (8) years and has no active use or occupancy.
- The project will follow appropriate environmental and safety protocols during demolition.
- Following demolition, a temporary surface parking lot will provide immediate functionality while maintaining flexibility for a future mixed-use development that contributes positively to the economic and social fabric of the downtown area.
- Salvaged materials may be made available to local preservation organizations or for use in future redevelopment projects.

Since demolition has been proposed, Demolition Review by the Historic Preservation Commission was sought upon receipt of an application for a permit.

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.

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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 210 W. Washington Street, with or without conditions.

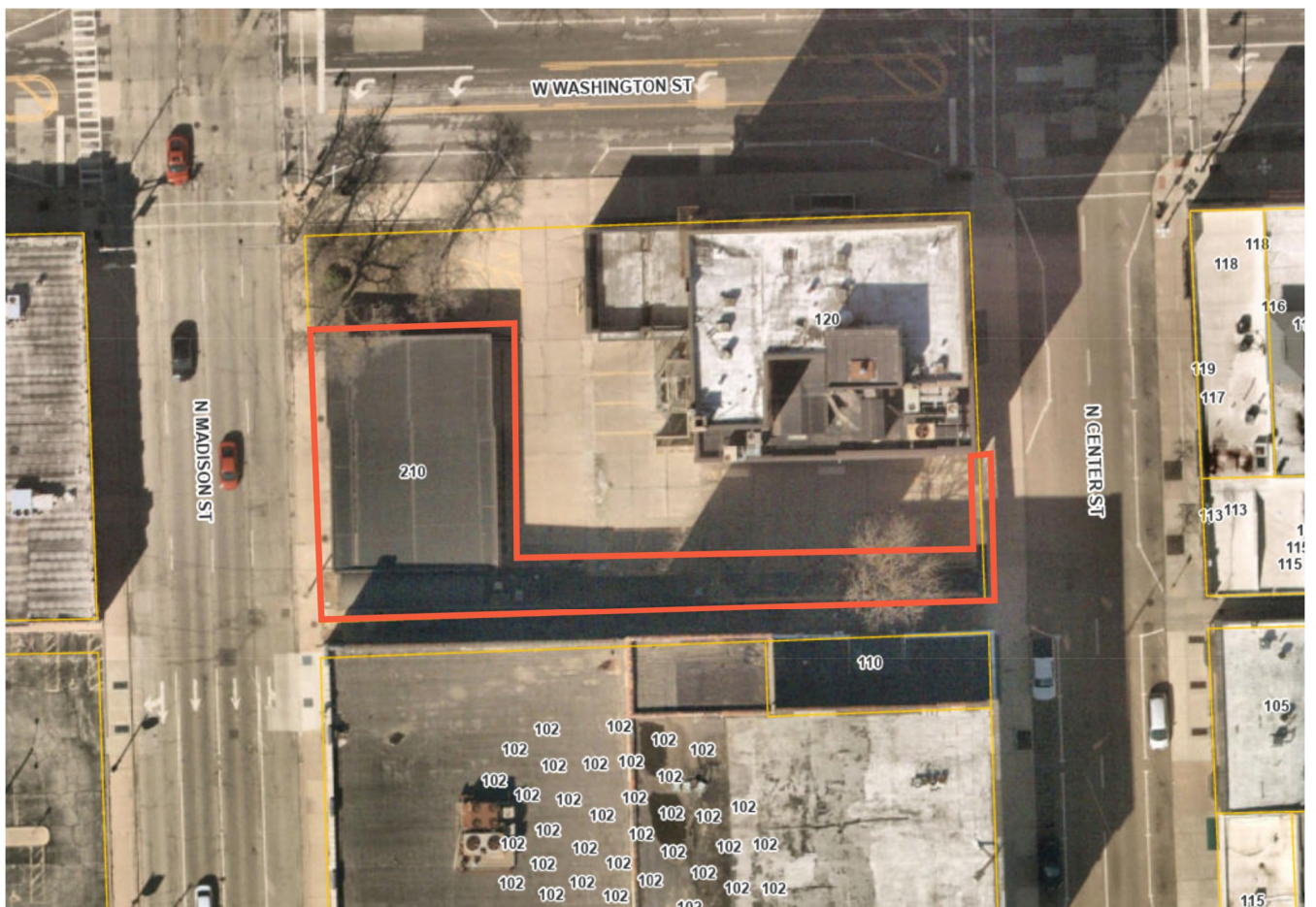
- OR -

Motion to oppose the Demolition request for the structure located on the property at 210 W. Washington Street, and request a meeting per § 44-1711D(2) of the City Code.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Current images of the *Front & Center Building*, from City Neighborhood Preservation Ordinance (NPO) program registration.

[illegible]

Attachment 2 – Current images of the Drive-Through Building, from City Neighborhood Preservation Ordinance (NPO) program registration.



Generalized mold/mildew contamination throughout the building.

