



MINUTES

HISTORIC PRESERVATION COMMISSION - REGULAR SESSION

THURSDAY, APRIL 17, 2025, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:05 PM, April 17, 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

Staff Present: Jon Branham, Planner II; Alissa Pemberton, Planning Manager; Kelly Pfeifer, Director of Development Services; George Boyle, Assistant Corporate Counsel; Sam Mlot, Economic Development Advocate.

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 Peters made a motion, seconded by Commissioner Elterich, 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 March 20, 2025, regular meeting of the Bloomington Historic Preservation Commission.

Chair Lindenbaum moved one item of New Business to the beginning of the agenda to allow participation of a Commissioner(s) that has to leave early.

MEETING MINUTES

HISTORIC PRESERVATION COMMISSION – REGULAR SESSION

THURSDAY, APRIL 17, 2025, 5:00 PM

New Business

The following item was presented:

Recognition of Commissioner Greg Koos for his service to the Commission and the Community.

Chair Lindenbaum thanked Commissioner Greg Koos for his five (5) years of service on the Commission, praising his comprehensive knowledge of McLean County history and the meticulous documentation of local heritage that has occurred in large part due to his efforts over the last many decades of work. Other Commissioners concurred and added credit and appreciation for his work to the discussion.

Staff passed out treats and presented Commissioner Koos with a gift, thanking him for his expertise and his commitment to Historic Preservation work. Commissioner Koos delivered a passionate speech highlighting the significance of preserving community history, using an analogy of "urban campers" leaving their site better than they found it.

Chair Lindenbaum returned to the regular order of the agenda.

Staff explained procedural items related to public hearings to the attendees.

Regular Agenda

The following item was presented:

Item 5.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.

Ms. Pemberton presented the Staff Report, indicating that the property clearly possesses historic significance, but is severely degraded including an active condemnation status on at least a portion(s) of the structure. The property was recently acquired by the Applicant; it has sat vacant for almost 20 years since widespread asbestos contamination was discovered. Water intrusion is significant, resulting in pooling/standing water in the lower level and some areas of above-grade levels as well. Demolition is proposed to allow redevelopment of the site.

Commissioner Koos asked who the structural engineer was who reviewed building. Ms. Pemberton explained that the City Building Official is the one who issues condemnation orders, but for any further exploration she would defer to applicant who is more familiar with the building and the process to-date.

Commissioner Elterich inquired about the scope and extent of the asbestos in the building. Ms. Pemberton referred the question to the Applicant.

Commissioner Meyer asked whether there might be any Federal or State grant funding that could assist with remediation or repair to allow the building to be reused. Ms. Pemberton explained that she is unaware of any relevant opportunities and that the City does not have matching funds budgeted which are commonly required.

Chair Lindenbaum opened the public hearing.

Robbie Osenga, Representative for the Applicant, provided an opening statement related to the scope and intent of the overall project. He discussed his organization's passion for a thriving Downtown Bloomington, history, and adaptive reuse, highlighting some of the projects that he has been part of through his work at Catalyst Construction. He explained that they have been working for approximately seven (7) years to find alternative uses for the Front & Center Building, working with the prior property owners, and they were able to secure the donation of the People's (Commerce) Bank Building for preservation and reuse, but none of the proposals for this building have been found to be feasible. They have found no viable path to reuse. He clarified that the immediate plan for surface parking is not the reason, nor should it be the long-term plan of what should occur on this property, classifying the current efforts as a "strategic pause" on the underlying property to remove blight and provide active use of the downtown property. Once the immediate challenges have been addressed the City can focus on redevelopment and reinvestment in a way that will help all of downtown. He respectfully requested that the Commission allow City Staff to issue the necessary demolition permits so they can move forward.

Written testimony of Mr. Osenga is admitted as **Exhibit A** to the minutes.

Commissioner Koos **recused** himself from the cases on the Regular Agenda, due to a financial relationship as a paid historical consultant with the Applicant on another project. Commissioner Koos left the room.

Vice Chair Scharnett **recused** himself from the cases on the Regular Agenda, due to a financial relationship with the Applicant on another project. Commission Vice Chair Scharnett left the room.

Chair Lindenbaum asked Mr. Osenga whether he could speak to future plans for the site. Mr. Osenga referred the question to his associate, Mr. Kaufmann.

Andy Kaufmann, Owner of the Applicant LLC, explained that after the buildings have been removed and surface parking lots constructed, those lots will be purchased and owned by the City. While the City has publicly expressed that surface parking is not the long-term plan for these properties, the potential projects and parties involved are not within his purview to discuss.

Chair Lindenbaum asked whether there were plans to salvage materials or create architectural documentation prior to demolition of any of the buildings that are part of the project. Mr. Kaufmann explained that the City has requested one panel of each side of the façade at the northeast corner of the Elks Lodge building to be retained (about 25 feet in each direction) to continue to represent the building and architecture,

so they will be doing that. There are some timbers and trusses, some hardware and fixtures that may be salvaged, but that will be subject to condition once they get further into the projects, and that material is not planned to stay on site.

Mr. Kaufmann spoke further to the condition of the buildings, including an estimate of \$5-600,000 in the cost of asbestos remediation between the three buildings to be discussed during this meeting. He explained that the asbestos has been found in everything from pipe wrap to insulation to floor and ceiling tiles.

Chair Lindenbaum asked whether it would be more expensive to abate the asbestos for redevelopment than it would for demolition. Mr. Kauffman answered in the affirmative.

Tom Kirk, 1905 Garling Drive, spoke as a local property owner and experienced demolition contractor. He talked about the cost and benefits differences of demo and redevelopment, as compared to preservation and restoration, when the existing buildings are not well sited or have failing foundations. He stated he tried to purchase the subject building about eight (8) years ago and the buildings were not in great shape at that time; he became involved in another potential project for the building a few years later and the building was in worse shape; today the building has standing water all throughout the lower floor and is clearly unsafe. He stated the belief that the building is a public safety concern since an uncontrolled collapse would likely result in fall across the public street to the south where the bus currently stops. He discussed private property rights.

Chair Lindenbaum closed the public hearing.

The Commission reviewed the standards for historic significance. Chair Lindenbaum quickly reviewed the factors that support the Newmarket (Front & Center) Building's significance. She explained the relationship between a finding of significance and a request for demolition, focusing on the standard related to the suitability for preservation or restoration.

Commissioner Peters stated that determining the structural integrity of a building isn't the job of the Commission. Chair Lindenbaum agreed, noting, that every building is salvageable at some price, but testimony shows that this one has significant concerns that could impact preservation.

Ms. Pemberton pointed out that the Commission can cross examine anyone that testified or reopen the hearing if they need to seek additional witnesses and testimony. She also noted—unlike many prior Demo Review cases the Commission has heard—this building does have an active condemnation order, which could indicate a less subjective evaluation of condition.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to the structure at 102 N. Center Street is historically significant, for the reasons discussed in the Chairman's Report, as related to standards numbers 1 (Character/Interest/Value), 5 (Work of a Master), 8 (Unique Location), and 9 (Fine Example).

Chair Lindenbaum directed the clerk to call roll:

AYES: Lindenbaum; Peters; Elterich; Meyer; Adams

Motion passed.

Chair Lindenbaum expressed frustration that she has both fallen in love with the building while researching it and recognizes the many attempts to identify an appropriate reuse that have failed, resulting in the long-term vacancy and current poor condition. Commissioner Meyer stated the concern that allowing the demo after years of not appropriately enforcing City Code to maintain it incentivizes demolition by neglect. Commissioner Elterich lamented that history can't be changed, that the City should have implemented appropriate enforcement almost 20 years ago, and now it's too late.

Commissioner Elterich made a motion, seconded by Commissioner Adams, to to not oppose issuance of the permit for demolition of the structure at 102 N. Center Street.

Chair Lindenbaum directed the clerk to call roll:

AYES: Lindenbaum; Elterich; Adams

NAYS: Meyer

ABSTAIN: Peters

Motion passed.

The following item was presented:

Item 5.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.

Ms. Pemberton presented the Staff Report, indicating that the property clearly possesses historic significance, and is not in as poor condition as the building at 102 N. Center St., but is in asbestos containing, has some water and structural damage. The biggest challenge for this structure is that it has some architectural characteristics which make adaptive reuse difficult and expensive, including long-span steel construction. Ms. Pemberton noted the commitment to retaining a portion of the façade to represent the visual characteristics of the building. The façade would be separated and independently supported as the building behind is removed, then could be incorporated as part of whatever long-term redevelopment occurs on the site; this is called Architectural Facadism.

Chair Lindenbaum opened the public hearing.

Robbie Osenga, Representative for the Applicant, noted that he has reviewed the property for potential projects with multiple different developers and investors and none have come to fruition. The building is functionally obsolete, and reuse projects have evaluated it as costing more to redevelop than any return on investment that could be gained. He reaffirmed the commitment to retain the northeast corner panels of the façade.

Chair Lindenbaum asked for clarification that, for this building, the issue is less of one related to condition and more related to lack of appropriate reuse opportunities for the type of structure. Mr. Osenga stated that would be a fair assessment.

Tom Kirk, 1905 Garling Drive, noted that the building has sat as an unconditioned space for a long period of time and would need to be completely rebuilt to be effectively used. He

stated he has been in the building with multiple people over the last 10 years and none of them were able to make it work. He supports the application for demolition.

Chair Lindenbaum closed the public hearing.

Commissioner Elterich stated that there is not much choice left after such a long time of the building being vacant without appropriate code enforcement. Commissioner Adams highlighted the beauty and architectural value of the building. He stated his desire that more could be done but he appreciates the nod to preserving the memory and materials that has been proposed. Chair Lindenbaum briefly recapped the Chairman's report, stating her belief there is no question this building is architecturally, culturally, historically significant.

Commissioner Elterich made a motion, seconded by Commissioner Adams, to find that the structure at 110 N. Madison St. is historically significant, for the reasons discussed in the Chairman's Report, as related to standards numbers 1 (Character/Interest/Value), 3 (Person), 4 (Architectural Style), and 5 (Work of a Master).

Chair Lindenbaum directed the clerk to call roll:

AYES: Lindenbaum; Peters; Elterich; Meyer; Adams

Motion passed.

Chair Lindenbaum stated she hates feeling like the Commission's hands were tied by the decisions of people from decades ago. Other Commission members concurred.

Commissioner Elterich made a motion, seconded by Commissioner Adams, to not oppose issuance of the requested demolition permit, with condition that the northern and eastern most panel of the facade are retained.

Chair Lindenbaum directed the clerk to call roll:

AYES: Lindenbaum; Peters; Elterich; Adams

NAYS: Meyer

Motion passed.

The following item was presented:

Item 5.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.

Ms. Pemberton provided a short presentation on the history of the structure, noting the significant alteration that has occurred over time and the deterioration that is beginning to show in just the past two (2) years of vacancy. Any change of use would be costly.

Chair Lindenbaum opened the public hearing.

Robbie Osenga, Representative for the Applicant, provided further information on the condition of the interior of the structure, a non-functional elevator, outdated utilities and electrical, water intrusion in the basement, and the significantly altered façade.

Commissioner Elterich asked whether the southern wall of the building was shared with the building at 102 N. Center St. Mr. Osenga answered in the affirmative, explaining that would present an additional complication with the demolition of the southern building.

Chair Lindenbaum closed the public hearing.

Chair Lindenbaum provided a summary of the findings of the Chairman's Report, noting there is little of the original architecture remaining, but the building is one of the few to have survived the 1900 fire. Additional Commission discussion ensued about the extent to which the property met different criteria.

Commissioner Elterich made a motion, seconded by Commissioner Peters, to find that the building is not historically significant, due to the significant alteration that has occurred over time and the unclear history of construction.

Chair Lindenbaum directed the clerk to call roll:

AYES: Elterich; Peters; Adams

NAYS: Lindenbaum; Meyer

Motion passed.

Ms. Pemberton noted that, as the building is not historically significant, there is no trigger for opposing the demolition permit so the second motion is unnecessary.

The following item was presented:

Item 5.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.

Ms. Pemberton provided a short presentation on the history of the structure which was constructed in the 1960s and does not appear to hold any historic significance.

Chair Lindenbaum asked for clarification that it is only the drive-through structure on the south side of the property, and the attached awning that is proposed for demolition, not any part of the original People's Bank Building. Ms. Pemberton confirmed that her understanding was correct.

Chair Lindenbaum opened the public hearing.

No testimony was provided.

Chair Lindenbaum closed the public hearing.

Commissioner Peters made a motion, seconded by Commissioner Meyer, to find that the building is not historically significant, for the reasons provided in the Staff Report.

Chair Lindenbaum directed the clerk to call roll:

AYES: Lindenbaum; Peters; Adams; Elterich; Meyer

Motion passed.

Chair Lindenbaum announced a 5-minute recess to retrieve the recused Commission members.

The Commission reconvened at 6:39 PM, with Commissioner Koos and Vice Chair Scharnett present.

New Business

Commission Vice Chair Scharnett shared and discussed a Building Code compliance tool from North Carolina that he felt would be beneficial to reducing the time and cost associated with the rehab and reuse of historic buildings in the City. The “NCEBC 2018 Spreadsheet” helps calculate the points needed to achieve compliance using one of the compliance pathways in the Existing Building Code already adopted by the City. Installing sprinklers is usually the easiest way to achieve compliance so many people assume they are required, but in older buildings they may not be possible (water supply issues) or they may be too expensive. Calculating the combination of smaller items to get the required number of points can be complicated but the pathway may be more physically and financially feasible for many projects. So far, he has found that the biggest “bang for the buck” options to be fire alarm systems, adequate exits corridors, and intumescent paint. The State of Illinois is working on certification for intumescent paint appliers.

Commissioner Peters asked whether using it would end up being more work for the Building Official or City Staff. Scharnett replied that it should not be since they are already having to do the reviews to ensure compliance; this would just be another version of that same review, and they could use the tool as well.

The obstacle to overcome right now is the need for a public “tool” version of it since the NCEBC spreadsheet is locked and the owner is unwilling to share. If the International Code Council a municipality, etc. would create a publicly available version it could benefit every community that is dealing with adaptive reuse work. The Commission discussed possible resources for developing such a tool, including the possibility of using Rust Grant funding if no other resources could be identified.

The Commission requested that staff speak with DCEO, BNEDC, and other Economic Development groups to see whether any of them are in a position to take on creation of a publicly accessible version of the spreadsheet. After creation, they should work with the Building Board of Appeals and HPC to validate the data.

Commissioner Meyer asked whether there were any additional Demo Reviews coming up, or a way to find out about properties that could become the subject of one? Ms. Pemberton responded that staff could provide a list of the properties that are currently enrolled in the

Neighborhood Preservation Ordinance program, but it is not comprehensive. Additional work on vacancy awareness is in the planning phase in the CIE Department. Staff will add a discussion item on this topic to a future agenda.

Adjournment

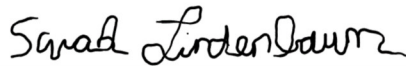
Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to adjourn the meeting.

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

Motion carried (viva voce).

The Meeting Adjourned at 6:58 PM.

CITY OF BLOOMINGTON



Sarah Lindenbaum, Chair



Alissa Pemberton, Staff Liaison

EXHIBIT A

We want to begin by emphasizing our immense passion and commitment to bringing new life and vitality to Downtown Bloomington. We believe deeply that a thriving downtown is the foundation for a healthy and vibrant city.

Our motivation for this proposal is rooted not in a desire to erase history, but rather to protect and preserve the larger story of our city. By encouraging reinvestment and redevelopment, we can better ensure the preservation of many more historic structures that define the character of our downtown.

Over the last seven years, we have worked hard to build a relationship with the Huff family, and it was through that relationship that we helped negotiate the donation of the People's Bank Building for preservation.

Our track record of historic preservation and adaptive reuse is long and well-documented. We have played a major role in breathing new life into:

- The Grove + Prairie Building
- The C2 East / Northwestern Mutual Building
- The Pantagraph Building
- Red Raccoon Games
- The Dewenter Building
- The Illinois House
- The Heritage Building
- And many other current and upcoming projects aimed at honoring the past while building a stronger future.

The Front & Center Building has been condemned and vacant for 17 years. Its structure is failing and unsafe, with no viable path to reuse.

The DUI Counter Measures Building has sat vacant for 2 years, with no architectural significance and little functional use.

The Elk's Club Building has also been vacant for 17 years. Despite its historic presence, years of neglect have made restoration cost-prohibitive. We are, however, preserving a 25-foot portion of its west and south facade as a nod to its historic contribution.

Over the years, dozens of development ideas and proposals have been considered for these sites. Time and again, the cost, complexity, and condition of the buildings have made these dreams unfeasible.

The lack of progress has resulted in continued deferred maintenance, which has now led to their functional obsolescence.

We want to be clear: we are trusting the City and honoring our redevelopment contract, which calls for a temporary surface parking lot.

This is not a permanent solution, but a strategic pause while we continue to work hand-in-hand with the City to identify the right partners and projects for this vital location.

We are committed to seeing this site redeveloped, not just by us, but by any group that can bring viable ideas to the table. Our role is to steward this opportunity well until that future arrives.

This proposal is not about demolition for the sake of convenience. It's about making hard decisions now so we can spark greater investment, renewed energy, and a stronger commitment to historic preservation in the years ahead.

If the members of this commission were to visit our office—located in the 1926-built Dodge Brothers Dealership, which we redeveloped in 2021—you would see, at the top of our staircase, a thoughtfully

curated coffee bar framed by a 12-foot-wide by 5-foot-tall aerial image of Downtown Bloomington from the early 1930s, provided by the McLean County Museum of History.

We often gather there with colleagues and community members around a large live-edge table, crafted from a tree believed to be nearly 200 years old. As we sip coffee and look up at that image, we see hundreds of buildings. So many are still there—the McBarnes Building, the Courthouse, the Old Fire Station (now Epiphany Farms), and of course, the very building we're standing in.

In that photo, you can also spot the foundation being laid for the first State Farm tower—a sign of growth to come. And yet, many buildings in that image no longer exist, lost to fires, economic changes, evolving infrastructure, and the natural passage of time.

We keep that image on display because we believe our history matters—and we also believe we have a role in writing the next chapter with as much integrity and care as possible.

Please know that we do not take joy or pride in seeing buildings come down. But also know that we truly believe this project, and our continued efforts downtown, will ultimately bring about good—bring about redevelopment, reinvestment, and renewed hope.

For these reasons, we do not ask for your endorsement, but we respectfully ask that you allow City staff to issue the necessary demolition permits, so that we may move forward without delay.

Thank you.



ROBBIE OSENGA

Vice President of Business Development

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City of Bloomington
Historic Preservation Commission
April 17, 2025

CITY OF BLOOMINGTON

HISTORIC PRESERVATION COMMISSION

APRIL 17, 2025

Agenda		
Item	Case Number	
4A	N/A	Review and approval of the minutes of the March 20, 2024, regular meeting of the Bloomington Historic Preservation Commission.
5A	BHP-03-25	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.
5B	BHP-04-25	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.
5C	BHP-05-25	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.
5D	BHP-06-25	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.
6	N/A	New Business
7	N/A	Adjourn

BHP-03-25 102 N. Center St.

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.



STANDARDS FOR REVIEW LANDMARK NOMINATION CRITERIA

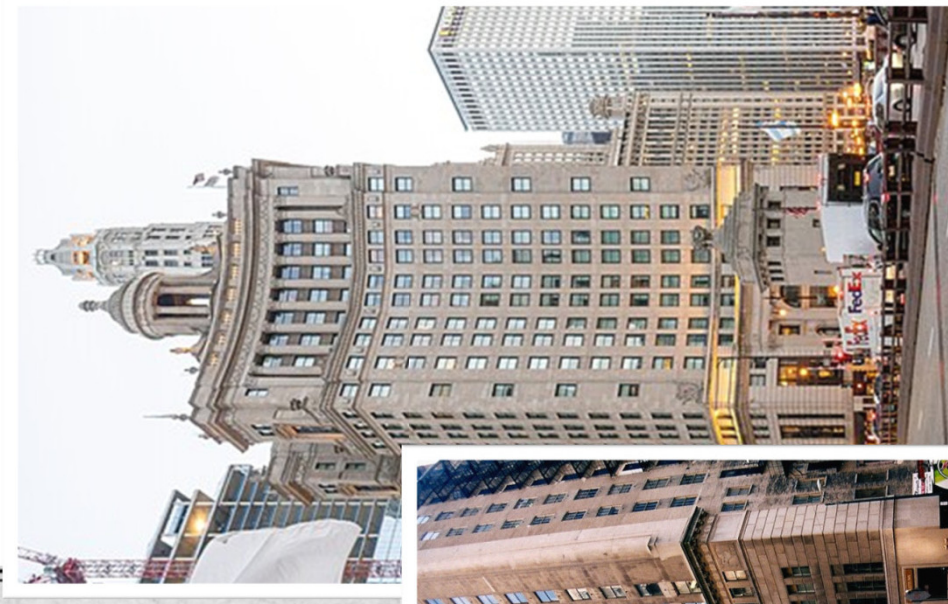
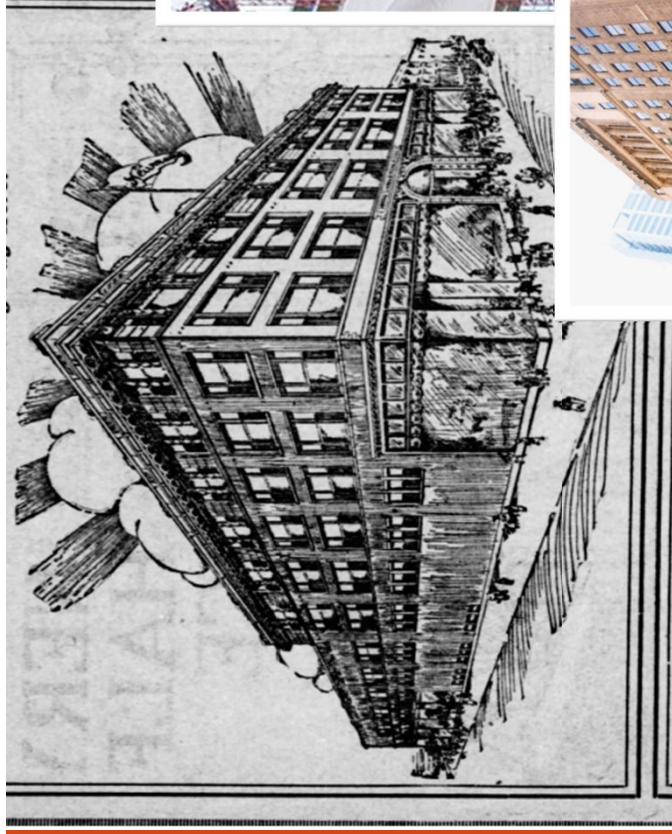
The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria.

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

- (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.

BHP-03-25 102 N. Center St.

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.



Alfred S. Alschuler

BHP-03-25 102 N. Center St.

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.

Damage to structural support system; throughout



Jan 30, 2024 at 9:00:56 AM



Jan 30, 2024 at 9:01:16 AM



Jan 30, 2024 at 8:59:30 AM

BHP-03-25 102 N. Center St.

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.

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



BHP-03-25 102 N. Center St.

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.

Generalized deterioration and evidence of water infiltration issues



BHP-03-25 102 N. Center St.

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.

Generalized mold and fungal infestation throughout the building.



Jan 30, 2024 at 10:08:02 AM



Jan 30, 2024 at 10:11:11 AM



Jan 30, 2024 at 10:07:39 AM



Recommendation CASE BHP-03-25

Demolition Review

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/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.

BHP-04-25 110 N. Madison St.

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.



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.

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

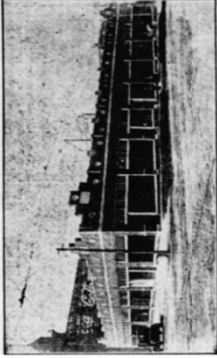
- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);
- (b) Its location as a site of a significant local, county, state, or national event;
- (c) Its identification 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.

BHP-04-25 110 N. Madison St.

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.



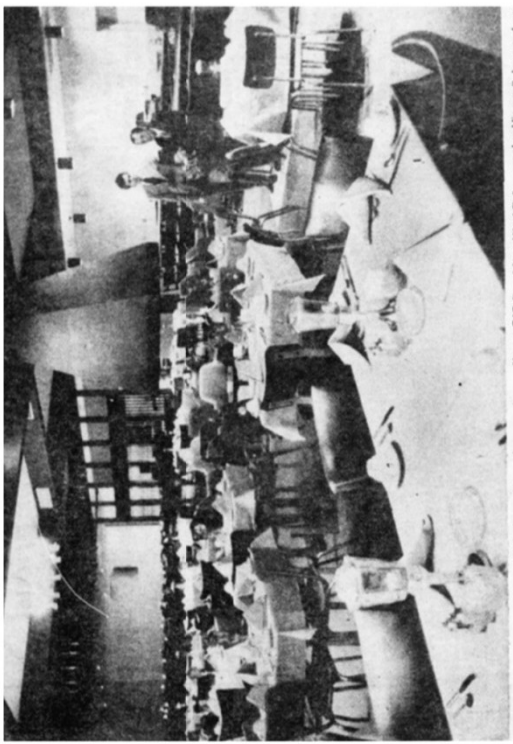
Cars Sold by C. W. Frey in 1916



The Home of Studebaker
Our Motto is: Tell me What We Can Back, and That Ours.



George Miller



Elegant Elks

Mechanics used to work on cars here. Manager Ed Dutton, right, and Head Clerk Jack Hodge have their heads together. Frey George at Studebaker and Dutton April 6, 1916. The contemporary Elks Lodge is now a museum.

BHP-04-25 110 N. Madison St.

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.

Water damage (including at least some identified structural damage)



BHP-04-25 110 N. Madison St.

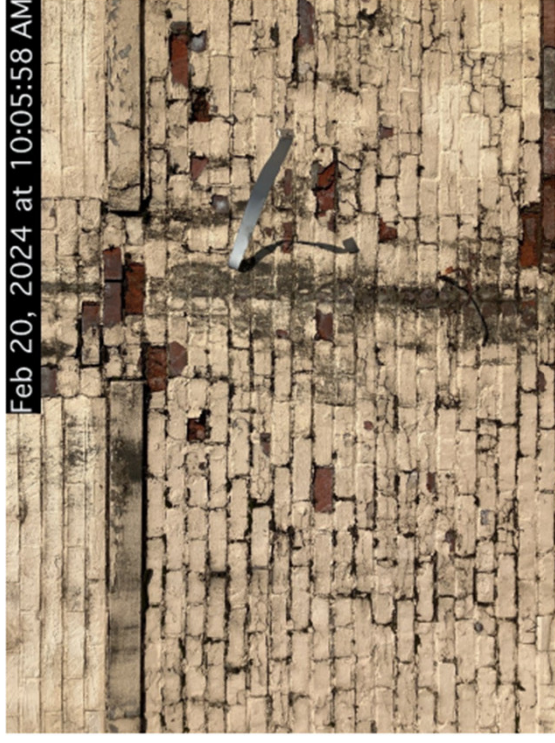
Consideration, review, and action on a request submitted by the Bloomington Historic Preservation Commission for Demolition Review, as required by § 44-1711 of the Bloomington City Code, for a structure located on the property commonly known as 110 N. Madison Street, known as the Elks Lodge (C.W. Frey) Building, PIN: 21-04-336-002.



BHP-04-25 110 N. Madison St.

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.

Mortar deterioration and maintenance issues on rear façade



Feb 20, 2024 at 10:05:58 AM



Feb 20, 2024 at 10:05:36 AM



Recommendation CASE BHP-04-25

Demolition Review

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/is not suitable for preservation or restoration.

- AND -

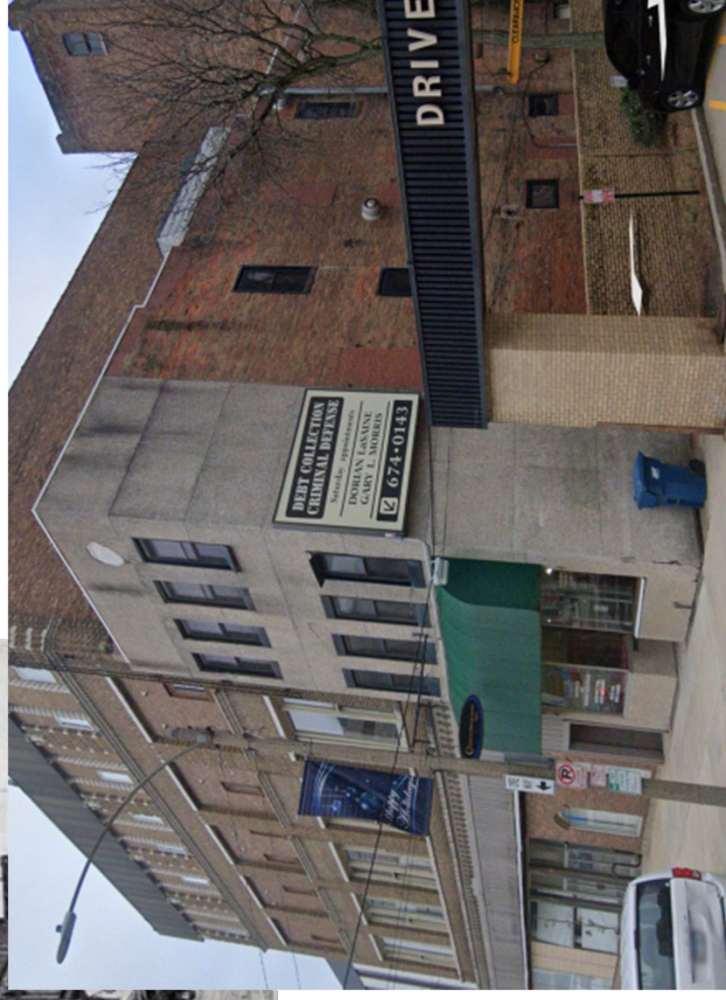
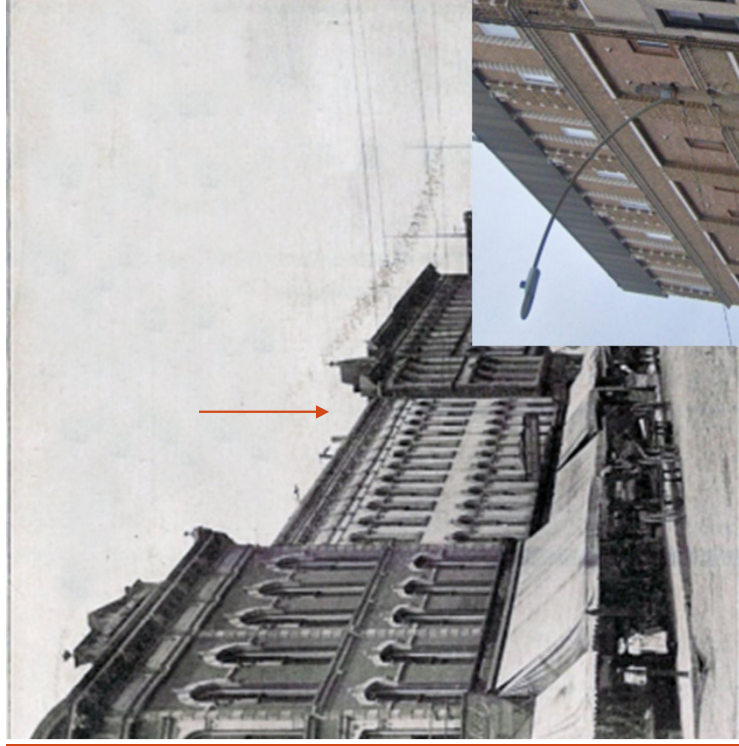
Motion to not oppose the Demolition request for the structure located on the property at 110 N. Madison Street, with or without conditions.

- 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.

BHP-05-25 110 N. Center St.

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.



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.

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

- (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.

BHP-05-25 110 N. Center St.

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.

Generalized mold/mildew contamination throughout the building.



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



BHP-05-25 110 N. Center St.

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.

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





Recommendation CASE BHP-05-25

Demolition Review

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.

BHP-06-25

210 W. Washington Street

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.



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.

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

- (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.

BHP-06-25

210 W. Washington Street

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.

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



Generalized mold/mildew contamination throughout the building.





Recommendation

CASE BHP-06-25

Demolition Review

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/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.

New Business





NEXT MEETING

Historic Preservation Commission

May 15, 2025
