



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
THURSDAY, MARCH 21, 2024, 5:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

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

4. Consent Agenda

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

- A. Review and approval of the minutes of the January 18, 2024, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. BHP-03-24 - Public hearing, consideration and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and to pursue application of the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St. (Part of PIN 21-04-135-001). (Recommended Motion: **Motion** to establish findings of fact that both existing structures on the subject property meet the criteria to be classified as a Local Landmark, and to apply such status to both; and **Motion** to recommend application of the S-4 (Historic Preservation District) Overlay zoning for the property located at 704 N. Main Street, (PIN 21-04-135-001 between Center Street and Main Street,) to the Planning Commission; and **Motion** to approve the proposed Resolution.)
- B. Consideration, prioritization, and possible award of surplus FY24 Rust Grant funding. (Recommended Motion: Possible motion to award additional FY24 Rust Grant funding to projects previously recommended for approval but un-funded or under-funded.)

6. New Business

- A. Discussion of 405 W. Market Street (George Miller Home), requested by Chair Koos.
(Recommended Motion: Discussion only.)

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: March 21, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the January 18, 2024, regular meeting of the Bloomington Historic Preservation Commission.

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

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

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

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

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[DRAFT Minutes 2024-01-18](#)



**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, JANUARY 18, 2024, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:00 PM, January 18, 2024. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Sarah Lindenbaum	Commissioner	Present (5:03)
Kim Miller	Commissioner	Present
Emma Meyer	Commissioner	Present
Dawn Peters	Commissioner	Present
Greg Koos	Commission Chair	Present
Paul Scharnett	Commission Vice Chair	Present
John Elterich	Commissioner	Present

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 Lindenbaum arrived at 5:03 PM.

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

Roll call.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller.

Motion passed.

Item 4.A. Review and approval of the minutes of the November 16, 2023, regular meeting of the Bloomington Historic Preservation Commission.

Regular Agenda

The following item was presented:

Item 5.A. BHP- 01-24 - Public Hearing, consideration, and action on a request initiated by the Historic Preservation Commission for rescission of the Designation as a Local Landmark, for the property at 1002 S. Main Street (PIN 21-09-148-001).

Ms. Pemberton presented the Staff report with a recommendation to rescind the Local Historic Landmark designation and the S-4 (Historic Preservation District) Overlay zoning for 1002 S. Main Street. She provided background on the subject property. She noted that the property was designated and zoned S-4 in 2008. In 2009, the structure was deemed unrepairable during a Demolition Review by the Commission. In 2010, the protected historic structure was demolished. She stated the building was never rebuilt and the lot is currently vacant. The Property Owner is aware of these proceedings and is not contesting at this time. She noted the Commission's recommendation will be transmitted to the Planning Commission for review, and then City Council for a final decision.

Commissioner Elterich asked if the property owner still owns any of the original parts of the structure that were salvaged during demolition. Ms. Pemberton stated that it is very unlikely, as the part of the ownership interest that also held the interest in restoration is no longer an active party to the ownership interest, and we are aware of at least a few other restoration projects that have utilized materials salvaged from the subject property.

No other testimony was provided.

Commission Chair Koos closed the public hearing.

Commissioner Lindenbaum made a motion, seconded by Commissioner Elterich, to establish findings of fact that the property no longer meets the criteria to be classified as a Local Landmark, and to rescind such status.

Roll call.

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

Motion passed.

Commissioner Sharnett made a motion, seconded by Commissioner Elterich, to recommend the removal of the S-4 (Historic Preservation District) Overlay zoning for property located at 1002 S. Main Street to the Planning Commission.

Roll call.

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

Motion passed.

The following item was presented:

Item 5.B. Consideration and action on Preservation Commission initiation of a Designation action to classify Holy Trinity Catholic Church and Rectory as Local Landmarks, and to pursue the addition of the S-4 (Historic Preservation District) Overlay for the portion of property at 704 N. Main Street that lies between N. Center Street and N. Main Street, PIN 21-04-135-001.

Ms. Pemberton presented the staff report with a recommendation to nominate or not nominate Holy Trinity Catholic Church (c. 1933) and Rectory (c. 1896) as Local Landmarks. She provided background, noting the Church, Rectory, and Convent were added to the National Register of Historic Places on October 24th, 1983. Ms. Pemberton stated the Convent was demolished in 2001, but the Church and Rectory remain in good

condition, with maintenance and restoration work completed recently. She noted key architectural features of the structures.

Commissioner Peters asked for a presentation of the criteria for the consideration of nominations. Staff displayed City Code § 44-804B(2) on the overhead screen.

Commissioner Lindenbaum noted a prior discussion the Commission had related to the subject property, regarding the architecture and local architect involvement.

Ms. Pemberton read the criteria for the consideration of nominations for the Commission.

As related to Item A, Commission Chair Koos stated that the building was a statement from the Irish Catholic Community that they were here to stay and planned to continue to invest in the Bloomington community long-term. Commissioner Lindenbaum noted the building highlights the first segment of downtown.

As related to Item D, Commissioner Sharnett noted the architectural components and style, specifically the art deco themes seen throughout. Commissioner Lindenbaum added that the current church is constructed, somewhat uniquely, of historic materials from the original church that was destroyed, and also from local brickwork.

As related to Item E, the Commission discussed the importance of the associated Architects, George Miller and Arthur F. Moratz. Commission Chair Koos provided some background on the designer for the structure and the stained glass, indicating that further research may link these designs to masters with national significance.

As related to Item J, Commission Chair Koos highlighted the investment that has been made in the care and maintenance of the building over the years. He highlighted the art deco importance for the community and the nation. He stated the glass, plaster work and craftsmanship are unequalled in modern construction projects.

Commissioner Meyer asked Staff why the property was not designated as S-4 from the beginning. Ms. Pemberton replied that S-4 designation was originally its own zoning district, not an overlay, created in 1979 which was prior to the National Register Nomination of the property. The original application of the District was clunkier in its restrictions and obligations, and only one new property was locally designated until after December 27, 1983, when an iteration of the Code more like what exists today was adopted. In addition, she noted that after National designation owners of the property did not think it was necessary to designate the building locally.

Commissioner Miller stated the building clearly meets the designation requirements.

Commission Chair Koos asked Staff if there was any opposition from the Property Owners.

Ms. Pemberton stated that they have not provided any official comment or position at this time but are aware of the process and the evening's discussion.

Commission Vice Chair Sharnett stated that the structures are important, and a benefit to City residents, regardless of Owner intent.

Ms. Pemberton noted that the City has an obligation to notify, and the Property Owners have a right to participate, if the formal process of nomination and review occurs.

Commissioner Meyer made a motion, seconded by Commission Vice Chair Scharnett, to nominate Holy Trinity Catholic Church (c.1933) and Rectory (c.1896) as Local Historic Landmarks and apply the S-4 (Historic Preservation District) Overlay zoning designation.

Roll call.

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

Motion passed.

New Business

Item 6.A. Commission Chair Koos inquired about the City's proposed Building Code update and the potential impact it may have on historic preservation.

Commission Vice Chair Sharnett added comments regarding commercial historic buildings. He noted there needs to be flexibility to encourage reuse; some communities had adopted amendments that allow the application of the Residential Code for units above the ground floor. He stated it would be good to have something codified that reflected appropriate flexibility, rather than having every project have to reinvent the wheel.

Commissioner Lindenbaum asked what the timing is and what is the current proposal.

Commission Vice Chair Sharnett stated that the Code is updated on a regular cycle, usually every three years, along with the issuance of the updated International Building Code.

Ms. Pfeifer stated that the new Building Code update is on the radar for review, but not currently underway. She stated that the Commission can expect adoption to take approximately 6 months. The Town of Normal just recently completed their update.

Commission Chair Koos asked Ms. Pfeifer if the City is open to having ideas introduced into the Building Code update to improve the use and applicability of historic buildings.

Ms. Pfeifer stated she can suggest the ideas to the City's Building Official.

Ms. Pemberton asked the Commission to provide some language or ideas to review. She noted that the next steps are getting in contact with others and starting the conversation, and that Planning can facilitate a discussion, but would not be the appropriate party to review or administer such input.

Commissioner Scharnett recommended the Commission reach out Mike Jackson (Upstairs Downtown) regarding the possibility of consulting, or at least to begin a

discussion. Chair Koos noted that grants might be available if consulting was a possibility the City was open to.

Item 6.B. Ms. Pemberton discussed potential upcoming Greenhouse Gas Reduction funding.

She stated awardees should be announced in April, with expected commitment start dates in June. She noted these funds—expected to be in the form of low-cost loans and grants—are for small adaptive reuse projects that typically have an issue gaining funding because of their “middle” range budget between “big bank” and “commercial loan”. She asked that the Commission help keep an ear out for when the awardees start their application process for the direct funding support since businesses and residents of the City may be eligible.

Item 6.C. Chair Koos asked for a sense of where the city is at with the Rust Grant.

Ms. Pemberton stated that there will be a roll out notice for the FY25 Rust Grant cycle in the near future. The goal is to review and award funding the first meeting of the fiscal year (May).

Commission Vice Chair Sharnett asked if there will be an increased budget this year.

Ms. Pfeifer stated she will look into whether an increase in budget has been discussed.

Item 6.D. Commission Chair Koos asked Staff to look into Certified Local Government (CLG) Grants.

He requested that Staff review and identify what opportunities match with the priorities in the City of Bloomington’s Community Preservation Plan.

Adjournment

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

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

Motion passed.

The Meeting Adjourned at 6:07 PM.

CITY OF BLOOMINGTON

Greg Koos, Chair

Alissa Pemberton, Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: March 21, 2024

WARD IMPACTED: Ward 6

SUBJECT: BHP-03-24 - Public hearing, consideration and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and to pursue application of the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St. (Part of PIN 21-04-135-001).

RECOMMENDED MOTION: Motion to establish findings of fact that both existing structures on the subject property meet the criteria to be classified as a Local Landmark, and to apply such status to both; and Motion to recommend application of the S-4 (Historic Preservation District) Overlay zoning for the property located at 704 N. Main Street, (PIN 21-04-135-001 between Center Street and Main Street,) to the Planning Commission; and Motion to approve the proposed Resolution.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Historic Preservation Commission, as the Applicant on behalf of the community, is requesting to designate the existing National Register of Historic Places structures as a “Local Landmarks” and to have the S-4 (Historic Preservation District) Overlay zoning applied to the subject property between N. Center and N. Main Streets, excluding the portion of the subject PIN that lies west of N. Center Street that was formerly home to Trinity/Central Catholic High School.

The Holy Trinity Church and Rectory were added to the National Register of Historic Places in October of 1983, based upon their significance of its “Architecture,” “Education,” and “Social/Humanitarian” characteristics. At that time, the current version of the S-4 Zoning, including the approval of the City of Bloomington as a Certified Local Government with an established Historic Preservation Commission and process for review had not yet been established. The buildings still stand and are in excellent condition due to careful preservation and restoration efforts over the last nearly 100 years.

In November of 2023, the Historic Preservation Commission (HPC) discussed concerns for the future condition of the structures which are nationally recognized, but not locally designated, and how Designation and the application of the S-4 zoning might proceed. In

January, 2024, the HPC voted to initiate a Designation Action [Nomination] for Holy Trinity Church and Rectory, with the Commission as Applicant, per § 44-804B(1). Subsequently, the Vice Chair of the Commission submitted an application for S-4 Designation that included research conducted and/or provided by HPC members.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Wednesday, March 6, 2024. Notification of the Public Hearing, along with copies of the nomination application, were mailed to the property owner and 16 adjoining property owners on March 5, 2024. A sign notifying the community of the hearing was also placed on the property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-03-24 - Staff Report - 704 N Main](#)

[DRAFT HPC Resolution 2024-02](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: March 21, 2024

CASE NO: BHP-03-24, Designation of Holy Trinity Church and Rectory as “Local Landmarks”

REQUEST: Public Hearing, consideration, and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and to pursue application of the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St., Part of PIN 21-04-135-001.



Above: Subject property, 2021. Photo Credit: Randy von Liski (myoldpostcards on flickr)

PROPERTY INFORMATION

Subject property: 704 N. Main Street
Existing Zoning: B-1 (General Commercial) District
Existing Land Use: Place of Worship
Property Size: 198' x 330' (65,340 square feet)

HISTORIC INFORMATION

Year Built: 1871/1933 (Church), 1896 (Rectory)
Architectural Style: Modern Gothic/Art Deco (Church), Richardsonian Romanesque (Rectory)
Architect: Arthur Moratz, George Miller
Historic District: N/A
Alternate Name: Holy Trinity Catholic Church and Rectory

PROJECT DESCRIPTION

Background

Three structures on the property at 704 N. Main Street were listed on the National Register of Historic Places in October of 1983, based upon the significance of their “Architecture,” “Education,” and “Social/Humanitarian” characteristics (Koos, 1983). At that time, the current version of the S-4 Zoning had not yet been established; it was created in December of that same year (Ord. No. 1983-93). The convent structure registered as part of that nomination was demolished in 2001 (Richardson, 2001), but the church and rectory buildings still stand and are in excellent condition due to the careful preservation and restoration efforts of the congregation over the last 90 years.

In November of 2023, the Historic Preservation Commission (HPC) discussed concerns for the future condition of the structures which are nationally recognized, but not locally designated, and how Designation and the application of S-4 zoning might proceed. Staff was asked to add the item on the Regular Agenda for a future date. In January, 2024, the HPC voted to initiate a nomination for Holy Trinity Church and Rectory as Local Landmarks and request application of the S-4 Overlay to the property, with the Commission as Applicant, per § 44-804B(1). Subsequently, the Vice Chair of the Commission submitted an application for Designation and Zoning Map Amendment to add the Overlay, that included research conducted and/or provided by HPC members. For the sake of brevity and public understanding, this report includes a short narrative, with citations, of the more extensive documentation provided with the original application.

Request

The Historic Preservation Commission, as the Applicant on behalf of the community, is requesting to designate the existing National Register of Historic Places structures as a “Local Landmarks” and to have the S-4 (Historic Preservation District) Overlay zoning applied to the subject property between N. Center and N. Main Streets, excluding the portion of the subject PIN that lies west of N. Center Street that was formerly home to Trinity/Central Catholic High School.

Specifically, the following exterior architectural features of the Church have been called out as worthy of protection during future review for Certificates of Appropriateness:

- Mass and form of the brick shell auditorium and steeple as well as the roof form
- Stained glass windows;
- Sawtooth brick panels;
- Limestone window surrounds;
- Stepped limestone parapet caps with internal guttering;
- Red brick masonry with natural mortar color;
- Limestone turrets pinnacles in Art Deco style;
- Patinaed copper and glass steeple cap with copper-clad cross;
- Stepped buttress massing;
- Cast bronze doors; and
- Unique copper-green glazed slate tile roof (Nomination Application).

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on Wednesday, March 6, 2024. Notification of the Public Hearing, along with copies of the nomination application, were mailed to the property owner and 16 adjoining property owners on March 5, 2024. A sign notifying the community of the hearing was also placed on the property.

ABBREVIATED NARRATIVE FROM THE MATERIALS PROVIDED FOR DESIGNATION

The original contributors to the parish that undertook the creation of these structures were predominantly Catholic immigrants who “were poor wage earners, and were buying or building their own homes...but they gave generously of what they could afford, and they promised just as generously in what they pledged for the future” (Moore, 1952, p. 85). While 1868—the first date related to the church’s construction—refers to a previous structure on the original site of today’s rectory, the date provides relevant background for how it impacted the long-term survival and improvement of the property, as a whole. This almost-complete structure was demolished by a tornado shortly before opening and was not insured, which was common at the time for uncompleted buildings; but this failure to protect the community’s investment resulted in learning that stuck with them.

Four years later, a new church was begun in the current location, “from a design furnished by **Rudolph Richter**, architect...It is to front on Chestnut Street, and will cost when completed \$50,000.00” (Moore, 1952, p. 107), though it ended up costing more than three times that by completion. The cornerstone was laid on July 16, **1871**, and the church was formally dedicated and possessed on December 25, 1871. Upon dedication of the church, the parish was dedicated as “Immaculate Conception” and was later re-named “Holy Trinity.” This next structure (original to the current location) was well-insured from the beginning, and the condition in which it stands today is a direct result of that decision.

On March 8, 1932, a fire started in the church and the original structure in the current location was significantly destroyed, due to suspected arson (Moore, 1952, p. 233). Burning embers spread throughout downtown. A number of other fires were started; all but one appears to have been quenched in time to save the other structures. Having watched buildings downtown burn in recent months, and having spent a number of years constructing and caring for the “church block”, Father Moore (the current administrator of the parish) sought a detailed quote for the cost of rebuilding from a local architect and contractor. Moore increased the insurance coverage to closely reflect the true cost of rebuilding, should the church experience any severe loss (Moore, 1952, p. 235). Appraisal-based coverage value was not the common approach for the time but has become so in subsequent years and is still how many property insurance companies provide their estimates of coverage and claims today.

In addition to providing a settlement value of approximately \$5 million in today’s dollars, the appraisal—having been completed in part by **Arthur F. Moratz**—provided an excellent basis for the rapid creation of plans and blueprints for rebuilding following the fire, based upon the remaining skeleton of the original structure. Mr. Moratz’ existing understanding of the structure and the “large insurance settlement...allowed Moratz great liberality in use and working of materials” (Koos, 1983, p. 4). The new “**Holy Trinity Church**” was structurally complete in less than a year, and the corner stone was laid on February 28, **1933**. Depression-era economics provided ample workforce throughout the community and wider region, and the dedication of the finished structure occurred in 1934.

In the 1950s an interior remodel and renovation was conducted within the church building, but the exterior remains much the same as it was upon completion in the 1930s. Significant repair and restoration work was completed on the exterior of the building between 2000-2010, to a reported cost of approximately \$2.4 million (The Pantagraph, 2010).

Multiple rectories and parochial residences have been built to support the parish over the course of its history, including at least one on the site of the present rectory, constructed in 1871-1872. The 1870s structure was quickly found—by 1895—to be insufficient to support the growing congregation and an addition/extension was required, for which they commissioned **George Miller**. However, due to the quality of the original construction, and the design preference of Mr. Miller, a full replacement was proposed, and the existing rectory was demolished in early 1896 (The Daily Pantagraph, 1896), when George Miller was hired to design and oversee the construction of the **1896 Rectory** building currently present on the site. Minor exterior modifications have been made over time, but the current structure is largely the same as that completed and originally occupied in March of 1897.

STANDARDS FOR REVIEW

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:

- 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).**

These facilities were a statement from the Irish Catholic community that they were invested in the Bloomington community long-term. The “church block” was purchased and invested in early in the Catholic history of this community (1860), and—while the first completed structure (the convent) is no longer present—the focus on the establishment and completion of this “block” demonstrates the commitment of the local Irish Catholic community to providing educational opportunities and religious exercise to “their children in a manner denied them in their native land” (Koos, 1983, p. 5).

In fact, the efforts surrounding the development of a Catholic church in northern Bloomington so garnered what had started as a new Catholic community in the early 1850s (the first Mass celebrated in Bloomington appears to have been in 1852) that they could no longer fit in their first home, and old Methodist church on W. Olive Street which was acquired in 1854. An account of parishioner donations and participation includes the note that “because of the rapid growth of the congregation [they] did rent Phoenix Hall for a period of about two months...[before] the formal taking over of the new church home” in 1871 (Moore, 1952, p. 108).

- B. Its location as a site of a significant local, county, state, or national event.**

This consideration is not pondered for justification of Designation.

- 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.**

This consideration is not pondered for justification of Designation.

- 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.**

According to the nominating documentation, there are few churches remaining in the United States with unique Art Deco detailing, and this is one of the finest surviving examples. Through the mid and late 1930s, frequent news articles and contemporary architects commented on the striking features and characteristics of the “modern Gothic” design and Art Deco decoration.

The stained-glass design in the church is somewhat novel for the time; using an “ornamental treatment, rather than figures,” and referred to by one of the world’s foremost authorities on stained glass as the time as being “quite beautiful and in very good taste” (The Daily Pantagraph, 1935). However, they are also representative of the Art Deco decoration of the structure, as a whole, influenced by bold geometric forms and bright colors as a way to communicate emotion rather than the content-directed patterns of churches constructed in other styles.

The rectory is a wonderful example of Richardsonian Romanesque design, which is characterized by heavy, rock-faced stone (present for the entire exterior of the existing structure), round

masonry arches (one of the primarily visual components of the structure's main façade), contrasting colors (used even in the mortar of the façade to delineate and enhance the visual weight of the stone), and sparse fenestration.

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.

The shell of the current structure—the church built in 1870-71—was designed by **Rudolph Richter** who owned one of the earliest architectural firms in Bloomington and is responsible for designing other well-known structures, including the Marblestone/Benjamin and Schermerhorn Building (208-210 N. Center St), some of the oldest commercial buildings in Illinois designed by a professional architect (McLean County Historical Society, 1996).

Richter was also the mentor to another well-known local architect, **George H. Miller**, who **designed the rectory** and other prominent and designated post-fire buildings of Bloomington-Normal, including the George H. Cox House (701 E. Grove), Cook Hall (ISU Campus), the Corn Belt Bank Building, and the McClure House (908 N. Prairie), also completed in the Richardsonian Romanesque style.

Upon the destruction of a substantial portion of the original church in 1932, local architect **Arthur F. Moratz** **designed the current Art Deco church** that encases portions of the original structure, while also utilizing an architectural style of the era found in only a few other buildings in the area. Like George Miller, Arthur Moratz is well-known for helping to rebuild Bloomington after the Great Fire; his designs are found throughout the community and are primarily works of a religious or commercial nature, loved for their avant-garde designs with Art-Deco/Art-Moderne detailing. Other buildings of his design include: the Arthur F. Moratz home (317 E. Chestnut Street), the Normal Theater, the McBarnes Memorial Building (201 E. Grove), and Queen of the Holy Rosary (La Salle, IL), the Sampson Oil C. Building (303 S. Main Street), and homes spread throughout the Midwest.

In addition, the church boasts the work of the **Emil Frei Stained Glass Company** of St. Louis, which is still active and internationally known for their glasswork in churches and secular structures, including their work in preservation and restoration (Burger, 2019).

Other individuals and companies called out as associated with the construction of the structure(s) include:

- **Mississippi Valley Structural Steel Company** (structural steel in the church) - the portion of this company based in Decatur (AKA the Decatur Bridge Company) was also responsible for bridges and rail work throughout Illinois and Missouri, and other structural steel support work in the area, including at the University of Illinois.
- **M. Walsh and Sons** (stone cutters for the rectory) - this Bloomington-based company was also responsible for the materials used to build the White Place arch, and the Walsh home at 1111 Fell Avenue. Additional research would likely link them to countless other iconic structures around Bloomington-Normal, as well as a plethora of grave markers in the community.
- **Streator Clay Manufacturing** (exterior brick for the church) - was based in Streator and produced using materials native to Central Illinois, giving the hard-fired brick it's natural red-to-black color variation and density (particularly as compared to much of the soft "Chicago Brick" commonly found throughout our community).
- **J.L. Kingston and Company** (Roofing) - Bloomington.
- **Ludowiel-Clandon Company** (Roofing Tile) - Chicago.
- **Emory Rhodes [JJ Rhodes & Sons, then Rhodes & Rodier]** (interior plaster for the

church) - this Bloomington-based company is one of the most well-known plaster companies of central Illinois for much of the 20th Century. Other well-known projects included the State Farm building in Downtown Bloomington, buildings on the IWU and U of I campuses, and large scale housing projects through central Illinois (Rhodes, 2005).

- **Coleman Bronze Works** (church doors) - Chicago.
- **Springfield Terrazzo Company** (church terrazzo steps and floors) - Springfield
- **Holder Hardware Company**, FKA C.W. Holder and Company (marble, asphalt tile, and hardware) - This Bloomington-based company, with a specialty in tile and marble work, was also responsible for projects throughout central Illinois, including the Lincoln Memorial, Abraham Lincoln Tomb rebuild.
- **Gray Trimble** (lighting fixtures) - Bloomington
- **Edwin Guth** (lighting fixtures) - St. Louis.
- **Feurerbron Manufacturing Company** (pews) - This Effingham-based company has provided church furniture throughout the nation for nearly 100 years (founded in 1878).
- **Deprato Statuary Company** (altars, removed c 1985) - This company, founded in Chicago in 1860, still exists (now “Daprato Rigali Studios”) and specializes in marble, wood, and statuary. Other well-known projects include The Cathedral of St. Mary of the Immaculate Conception (Peoria, IL), Holy Name Cathedral (Chicago, IL), Cathedral of the Incarnation (Nashville, TN), Muscatine County Courthouse (Muscatine, IA), and St. Michael the Archangel (Waterloo, IN).

F. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

See Standard D.

In addition, built as a result of a large insurance settlement after a fire, the church was built encapsulating the original brick construction, during a time when reuse of materials was common, but reuse of structure was substantially less so.

G. Its embodiment of design elements that make it structurally or architecturally innovative.

See Standards D and F.

The use of steel construction for roof trusses supported by concrete construction columns and steel framing of the steeple, in addition to the reuse of existing walls was innovative for the time. Widespread adoption of structural steel in the construction process did not occur until the late 1880s when many of the older churches in town had already been commissioned or constructed (St. Mary’s in 1886, First Baptist in 1888, Moses Montefiore 1889, First Presbyterian in 1891, etc.). This allowed the expansive height of the tower and open nave and transepts interior that eliminated the need for heavy interior support systems of earlier churches.

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

For nearly a century, the church building has highlighted the northern “Entrance” to Downtown Bloomington’s Central Business District, acting as the most visible and distinguishable landmark in the area, due to both its height and unique style.

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.

This consideration is not pondered for justification of Designation.

J. Its suitability for preservation or restoration.

This facility is one of the most well-maintained churches in the area. An approximately \$2.4 million in exterior repairs and restoration, including efforts to restore and protect the tower glass, was completed circa 2010, including masonry and roofing repairs (The Pantagraph, 2010).

STAFF RECOMMENDATION

Staff finds that the Holy Trinity Rectory and Church structures on the subject property meet the Criteria for Consideration of Nominations and recommends their designation as Local Landmarks, as well as application of the S-4 (Historic Preservation District) Overlay zoning. Staff recommends that the Commission take the following actions:

- Motion to establish findings of fact that both existing structures on the subject property meet the criteria to be classified as a Local Landmark, and to apply such status to both; and
- Motion to recommend application of the S-4 (Historic Preservation District) Overlay zoning for property located at 704 N. Main Street, (PIN 21-04-135-001 between Center Street and Main Street,) to the Planning Commission; and
- Motion to approve the proposed Resolution.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Site map of structures proposed for protection
2. Recent image(s) of Rectory Structure proposed for protection
3. Recent image(s) of Church Structure proposed for protection
4. Structural Components of New Holy Trinity Under Construction
5. Holy Trinity Rectory and Old Church, Pre-Fire (c1910)
6. Old Holy Trinity Church, Post-Fire
7. Old Holy Trinity Church, Pre-Fire
8. Bibliography

Attachment 1: Site map of structures proposed for protection



Attachment 2: Recent image(s) of Rectory Structure proposed for protection





Photo Credits:

1. Randy von Liski (myoldpostcards on flickr)
2. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00014A.tif
3. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00013A.tif

Attachment 3: Recent image(s) of Church Structure proposed for protection



Photo Credits:

1. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00025A.tif
2. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00026A.tif
3. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00028A.tif

Attachment 4: Structural Components of New Holy Trinity Under Construction



Attachment 5: Holy Trinity Rectory and Old Church, Pre-Fire (c1910)



Photo Credit: McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00003A.tif

Attachment 6: Old Holy Trinity Church, Post-Fire



Photo Credit: McLean County Museum of History, Fires-General_00001A.tif

Attachment 7: Old Holy Trinity Church, Pre-Fire



THE OLD HOLY TRINITY CHURCH

Photo Credit: Moore, 1952, p. 232

Attachment 8: Bibliography

Burger, Amy. "Masters of Light." STLMade Blog and Website, Greater St. Louis, Inc., St. Louis, May 10, 2019. Available from: <https://thestl.com/culture/masters-of-light/>

Hill, Frank W. "Church, School Rise from Ashes." *The Daily Pantagraph*, Jan. 11, 1933.

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"Ord. No. 1983-93: An Ordinance Amending Bloomington City Code, Chapter 44, Article 3.00, Section 3.20; Article 6.00, Section 6.44; Article 6.00, Section 6.81; Article 6.00, Section 6.90; and Article 9.00, Section 9.10(g) by Defining Terms Associated with Historic Preservation, By Establishing the Bloomington Historic Preservation Commission and by Establishing New Procedures and Standards for Implementation of Historic Preservation in the City of Bloomington, Illinois." City of Bloomington, Illinois: Dec. 27, 1983.

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Richardson, Scott. "Holy Trinity to tear down convent." *The Pantagraph*, Nov 7, 2001.

"Windows of Holy Trinity Praised by Glass Expert." *The Daily Pantagraph*, Jan. 10, 1935.

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-02

A RESOLUTION DESIGNATING HOLY TRINITY CHURCH AND RECTORY AS LOCAL HISTORIC LANDMARKS AND RECOMMENDING THAT THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY ZONING BE APPLIED TO SUCH

WHEREAS, the Holy Trinity Church and Rectory structures on the property at 704 N. Main Street were added to the National Register of Historic Places in 1983, based upon the significance of “Architecture,” “Education,” and “Social/Humanitarian” characteristics; and

WHEREAS, the church and rectory buildings still stand and are in excellent condition due to careful preservation and restoration efforts over the last nearly 100 years; and

WHEREAS, on January 18, 2024, the City of Bloomington Historic Preservation Commission voted to initiate a nomination of the Holy Trinity Catholic Church and Rectory as Local Historic Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay to the property at 704 N. Main Street, legally described in Exhibit “A”, attached hereto, and incorporated herein by reference; and

WHEREAS, the Historic Preservation Commission, after providing proper notice and holding a public hearing on March 21, 2024, established findings of fact and determined that the structures on the property meet the criteria to be classified as a Local Historic Landmarks, as outlined in § 44-804B(2), including:

1. Their 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); and
2. Their embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; and
3. Their 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; and
4. Their embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant; and
5. Their unique location or singular physical characteristics that make it an established or familiar visual feature; and
6. Their suitability for preservation or restoration; and

WHEREAS, based on the findings stated above and the Nomination Report provided as Exhibit “B”, attached hereto, and incorporated herein by reference, the Historic Preservation Commission voted to designate the subject structures as Local Historic Landmarks and to recommend application of the S-4 (Historic Preservation District) overlay for the property located at 704 N. Main Street, between N. Center and N. Main Streets, excluding the portion of the subject PIN that lies west of N. Center Street that was formerly home to Trinity/Central Catholic High School, to the Planning Commission; and

WHEREAS, the Historic Preservation Commission has the power to adopt this Resolution and make a recommendation to the Bloomington Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1: The existing structures—Holy Trinity Church and Rectory—at 704 North Main Street in Bloomington, Illinois, are hereby classified as a Local Historic Landmarks, per § 44-804 of the City Code.

Section 2: The Historic Preservation Commission recommends to the Bloomington Planning Commission that the premises located at 704 North Main Street, legally described in Exhibit “A” and depicted in Exhibit “B”, have the S-4 (Historic Preservation District) Overlay zoning applied on the City’s Official Zoning Map.

PASSED this 21st of March, 2024.

APPROVED this _____ of March, 2024.

HISTORIC PRESERVATION COMMISSION

ATTEST

Greg Koos, Commission Chair

Alissa Pemberton, Staff Liaison

Exhibit A
Legal Description

**LOT 13 IN BLOCK 12 IN ALLIN GRIDLEYS & PRICKETT'S ADDITION TO THE CITY OF
BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.**

ADDRESS: 704 N. Main Street, Bloomington, IL 61701

PART OF PIN: 21-04-135-001

DRAFT

Exhibit B

NOMINATION REPORT FOR LOCAL HISTORIC LANDMARK STATUS FOR HOLY TRINITY CHURCH AND RECTORY AT 704 N. MAIN STREET



Photo Credit: Randy von Liski (myoldpostcards on flickr)

PROPERTY INFORMATION

Subject property: 704 N. Main Street
Existing Zoning: B-1 (General Commercial) District
Existing Land Use: Place of Worship
Property Size: 198' x 330' (65,340 square feet)

HISTORIC INFORMATION

Year Built: 1871/1933 (Church), 1896 (Rectory)
Architectural Style: Modern Gothic/Art Deco (Church), Richardsonian Romanesque (Rectory)
Architect: George Miller, Arthur Moratz, and Other
Historic District: N/A
Alternate Name: Holy Trinity Catholic Church & Rectory

BACKGROUND

The statements and findings of the Staff Report presented to the Historic Preservation Commission, related to case BHP-03-24, are accepted and incorporated herein by reference.

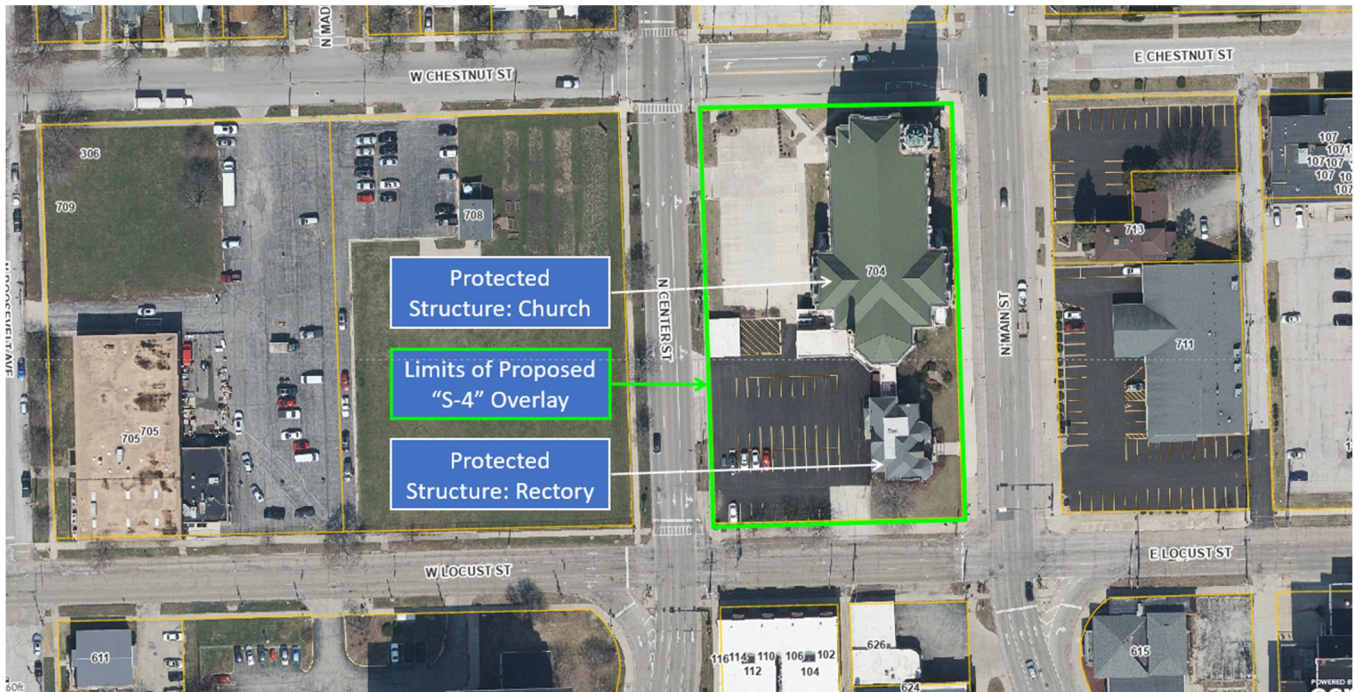
SIGNIFICANT EXTERIOR ARCHITECTURAL FEATURES RECOMMENDED FOR FUTURE PROTECTION

The following architectural features have been specifically called out as worthy of protection during future reviews for Certificates of Appropriateness:

- Stained glass windows;
- Sawtooth brick panels;
- Glass block insets;

- Limestone window surrounds;
- Stepped limestone parapet caps with internal guttering;
- Red brick masonry with natural mortar color;
- Limestone turrets in art-deco inspired detailing and limestone paneling throughout;
- Patinaed copper and glass steeple cap with copper-clad cross;
- Stepped buttress massing;
- Cast bronze doors; and
- Unique copper-green glazed slate tile roof (Nomination Application).

LOCATION MAP





REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: March 21, 2024

WARD IMPACTED: Ward 6

SUBJECT: Consideration, prioritization, and possible award of surplus FY24 Rust Grant funding.

RECOMMENDED MOTION: Possible motion to award additional FY24 Rust Grant funding to projects previously recommended for approval but un-funded or under-funded.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1e. Partnering with others for the most cost-effective service delivery

BACKGROUND: During the FY24 Rust Grant funding review cycle, \$187,090 in eligible projects were recommended for award, but only \$125,000 were able to be supported due to funding availability. Of those that were awarded funding, one project awarded funding did not proceed and others have come in under budget, freeing up some of the originally allocated funding. Staff proposes a discussion of how the available \$6,759.12 might be awarded, should the Commission be interested in reallocating that funding to other projects that were unable to support earlier in the year.

Staff will provide a presentation on the status of FY24 Rust Grant projects. A copy of the award summary from the start of the fiscal year is attached.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: Responsible award and management of City allocated funding.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Rust Grant Review Spreadsheet FY24](#)

Case Number	Address	Summary	Request	Recommended Approval	Commission Decision
BHP-22-23	115 E. Monroe Street	Tuckpointing	\$ 25,000.00	\$ 25,000.00	\$ 24,000.00
BHP-23-23	208-210 N. Center Street	Tuckpointing/Windowsills	\$ 25,000.00	\$ 25,000.00	\$ 24,000.00
BHP-24-23	102-116 W. Locust Street	Porch Painting	\$ 23,640.00	\$ 11,820.00	-
BHP-25-23	102-116 W. Locust Street	Landscape/Hardscape	\$ 3,360.00	-	-
BHP-26-23	407 N. Roosevelt Avenue	Window Replacement	\$ 5,000.00	\$ 2,090.00	-
BHP-27-23	102 N. Main Street	Roof Replacement	\$ 25,000.00	\$ 25,000.00	\$ 24,557.50
BHP-28-23	214 Douglas Street	Gutter Installation	\$ 1,900.00	\$ 2,500.00	\$ 2,500.00
BHP-29-23	406-410 N. Main Street	Transom Window Restoration	\$ 25,000.00	\$ 25,000.00	-
BHP-30-23	513-515 N. Main Street	Window Replacement	\$ 25,000.00	\$ 25,000.00	\$ 12,500.00
BHP-31-23	414 N. Main Street	Tuckpointing	\$ 18,950.00	\$ 18,950.00	\$ 18,950.00
BHP-32-23	206 N. Gridley Street	Tuckpointing/Window Replacement	\$ 15,340.00	\$ 9,255.00	\$ 9,255.00
BHP-33-23	413 N. Main Street	Rear Step Repair	\$ 12,475.00	\$ 12,475.00	\$ 6,237.50
BHP-34-23	702 N. Prairie Street	Facade and drainage	\$ 21,000.00	\$ 5,000.00	\$ 3,000.00
BHP-35-23	407 N. Roosevelt Avenue	Concrete Work	\$ 25,000.00	-	-
TOTAL			\$ 251,665.00	\$ 187,090.00	\$ 125,000.00

Case Number	Address	Summary	Historic Priority	Statiting Property Condit on	Structural Inte	Impact on Community	Grant Priority	TOTAL
BHP-22-23	115 E. Monroe Street	Tuckpointing	2.857142857	1.285714286	2.857142857	1.428571429	3.857142857	12.28571
BHP-23-23	208-210 N. Center Street	Tuckpointing/Windowsills	2.857142857	1.714285714	2.857142857	2.714285714	4.142857143	14.28571
BHP-24-23	102-116 W. Locust Street	Porch Painting	2.857142857	0.857142857	1.571428571	0.714285714	4.285714286	10.28571
BHP-25-23	102-116 W. Locust Street	Landscape/Hardscape	1.142857143	0.428571429	0.285714286	0.285714286	0.142857143	2.285714
BHP-26-23	407 N. Roosevelt Avenue	Window Replacement	0.571428571	0.571428571	1.571428571	1.142857143	1.428571429	5.285714
BHP-27-23	102 N. Main Street	Roof Replacement	2.214285714	1.714285714	2.857142857	2.285714286	3.285714286	12.35714
BHP-28-23	214 Douglas Street	Gutter Installation	1.428571429	1.428571429	2.428571429	1.571428571	2.142857143	9
BHP-29-23	406-410 N. Main Street	Transom Window Restoration	2.857142857	1.142857143	1.428571429	1.571428571	1.785714286	8.785714
BHP-30-23	513-515 N. Main Street	Window Replacement	2.857142857	1.285714286	1.857142857	1.571428571	3.142857143	10.71429
BHP-31-23	414 N. Main Street	Tuckpointing	2.857142857	1.857142857	2.857142857	1.428571429	4.142857143	13.14286
BHP-32-23	206 N. Gridley Street	Tuckpointing/Window Replacement	1.714285714	1.428571429	2.571428571	0.857142857	2.714285714	9.285714
BHP-33-23	413 N. Main Street	Rear Step Repair	2.857142857	1.142857143	2	1.142857143	2	9.142857
BHP-34-23	702 N. Prairie Street	Facade and drainage	1.428571429	2.142857143	2.571428571	1.285714286	2	9.428571
BHP-35-23	407 N. Roosevelt Avenue	Concrete Work	0.285714286	0.428571429	0.142857143	0.285714286	0.142857143	1.285714



REGULAR AGENDA ITEM NO. 6.A.

FOR HISTORIC PRESERVATION COMMISSION: March 21, 2024

WARD IMPACTED: Ward 6

SUBJECT: Discussion of 405 W. Market Street (George Miller Home), requested by Chair Koos.

RECOMMENDED MOTION: Discussion only.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

BACKGROUND: The property at 405 W. Market Street --the George H. Miller House--was entered on the National Register of Historic Places in 1978 (Ref. No. 200085). The owner has recently passed and an opportunity for discussion regarding future possibilities for the structure has been requested by the Chair.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton