



MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, MARCH 21, 2024, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:01 PM, March 21, 2024. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Paul Scharnett	Commission Vice Chair	Present (5:02PM)
Dawn Peters	Commissioner	Present
Sarah Lindenbaum	Commissioner	Absent
John Elterich	Commissioner	Present
Emma Meyer	Commissioner	Present
Mark Adams	Commissioner	Present
Greg Koos	Commission Chair	Present

City Staff present included Alissa Pemberton, City Planner; John Myers, Assistant City Planner; and Kelly Pfeifer, Assistant Director of Economic and Community Development.

Commission Vice Chair Scharnett arrived at 5:02PM.

Public Comment

Jim Neely and David Dow presented a statement regarding the preservation of the Jens Jenson Bridge, located on Sunset Road. The gentlemen stated they were looking for the bridge to be designated as a local historical landmark. They noted the bridge's history and stated the condition of the bridge is declining due to heavy construction traffic. They noted the neighborhood is working on generating funds to repair the façade, but they would like the City to implement a weight limit to protect the bridge from future heavy vehicle traffic.

Cody Sheldon introduced himself as a resident of a home designed and lived in by Paul Moratz. He stated his interest in designating the home in the future and welcomed Commission input.

Bill Kemp introduced himself as the Librarian/Archivist for the McLean County Museum of History. The Museum is going to start alternating attendance at Commission meeting between the Town and City as part of their monitoring efforts and offered to assist in resource identification for historic preservation efforts.

Consent Agenda

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

Item 4.A. Review and approval of the minutes of the January 18, 2024, regular meeting of the Bloomington Historic Preservation Commission.

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

Roll call.

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

Motion passed.

Regular Agenda

The following item was presented:

Item 5.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).

Ms. Pemberton presented the Staff Report with a recommendation to designate the Holy Trinity Catholic Church and Rectory as Local Landmarks and to pursue application of the S-4 (Historic Preservation District) Overlay. She gave a brief history of the property noting when the structures were constructed and the cultural impact of the property. She noted key architectural features of the Church and Rectory, as described in the Staff Report and included in the proposed Resolution, including exterior materials, window and door composition and fenestration, roofing, and decorative components. Additionally, she stated that it is important for the Ordinance to reflect the key architectural features.

Chair Koos commented on the stainless-steel guttering on the Rectory. He stated that Paul Moratz, a Bloomingtonian Architect, did work for the parish in the 1950s. He noted that it may not be original, however it is a part of the structure's history and has clear visual impact. Vice Chair Scharnett noted the band may have been added to mimic the visual on the Church building which had been constructed by that time.

Chair Koos added that the type of brick used for the Church is called "tapestry" brick.

Ms. Pemberton amended the proposed Resolution with the guttering item and materials clarification.

Chair Koos opened the Public Hearing.

Neil Finlen (1113 Broadway, Normal) provided a statement in favor of the designation. He provided a brief history of other preservation efforts of the parishioners over time. He stated there have been efforts to help current parishioners understand the historical significance of the structures. Additionally, he stated that he believes this is important for the community at large.

Elaine Rinehimer (1506 Sweetbriar Drive) provided a statement on behalf of the Peoria Diocese and presented a written letter to the Staff. She stated the Diocese “declined consideration of the designation” and was unavailable to attend the hearing.

Chair Koos closed the Public Hearing.

Vice Chair Scharnett asked Staff to provide a quick explanation of the implications and benefits of S-4 designation.

Ms. Pemberton stated that S-4 designation requires additional review through the course of building permits, for the exterior of the structure, to safeguard characteristic features of protected properties. She added that S-4 designation also makes properties eligible for annual City Funk Grant funding, as well as State tax benefits. Additionally, she explained all the procedural steps and requirements involved with the Designation, per current Zoning Code, and clarified that it *does not prevent* demolition or alteration of protected structures but provides a process and timeline that allow appropriate vetting of potential significant changes to these special places.

Chair Koos stated that he believes the Church and Rectory are some of the most important buildings in McLean County. He added that he worked on the original designation for the National Historic Registry and noted the design history of the Church.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, 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.

Roll call.

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

Motion passed.

Commissioner Adams made a motion, seconded by Commissioner Elterich, 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.

Roll call.

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

Motion passed.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to adopt the proposed Resolution as presented and amended.

Roll call.

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

Motion passed.

The following item was presented:

Item 5.B. Consideration, prioritization, and possible award of surplus FY24 Rust Grant funding.

Ms. Pemberton stated some projects funded for FY24 came in under budget and one withdrew, resulting in surplus in FY24 Rust Grant fund. She proposed funding already-approved projects, in the order of their original priority ranking from the FY24 review.

Commissioner Meyer made a motion, seconded by Commissioner Elterich, to amend the Commission decision of June 15, 2023, related to case BHP-24-23, to allocate and award up to \$6,759.12 of FY24 Rust Grant funding to the Porch Painting project at 102-116 W. Locust Street.

Roll call.

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

Motion passed.

New Business

The following item was presented:

Item 6.A. Discussion of 405 W. Market Street (George Miller Home), requested by Chair Koos.

Chair Koos stated that the owner of 405 W. Market Street, the George Miller Home, recently passed. He added that the commission should carefully consider how to approach the new owner. Commissioner Peters stated that she plans to review the property soon and may be able to provide additional information at the following meeting.

Item 6.B. Discussion of the Jens Jenson Bridge, requested during public comment.

Chair Koos stated that an approach to protecting this bridge needs to be identified.

Commissioner Elterich asked what the main concerns are. Ms. Pemberton stated a structural evaluation had been completed by the City's Engineering department, related to the safety of traffic use in the current condition, however this may not have included the force being applied to the façade which could have different triggers for damage based on the age or composition. She stated Staff will speak with City Engineering to gain more information on the results of the evaluation and inquire what the process may be for moving forward on preservation and restoration of the façade. She added that they have already agreed to allow placement of an educational sign (if provided to them), and Staff will look at how Normal handles preservation of their historic bridges.

Jim Neely stated the neighborhood goal is to provide educational elements, repair the cosmetic elements, and receive guidance on getting a weight limit restriction to protect the façade.

Item 6.C. Commissioner Adams Introduction.

Commissioner Adams introduced himself. He stated he currently works for the McLean County Regional Planning Commission, primarily focusing on housing, but has an

educational background in History. He added that he understands the importance of place-making and that historic preservation is an essential component.

Adjournment

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

Roll call.

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

Motion passed.

The Meeting Adjourned at 6:22PM

CITY OF BLOOMINGTON



Greg Koos, Chair



Alissa Pemberton, Staff Liaison

Holy Trinity Catholic Church



Church Address: 104 W Chestnut St
Bloomington, IL 61701
Phone: 309-829-2197

Mailing Address: 711 N Main St
Bloomington, IL 61701

Website: hsp-ht.org

March 21, 2024

Dear Historic Preservation Commission of Bloomington,

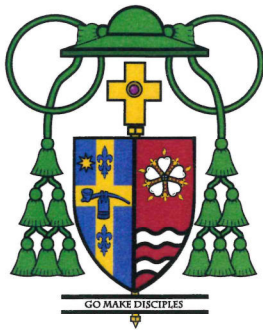
I regret due to prior commitments I am unable to attend this meeting tonight---at which will be discussed the case for consideration of the S-4 designation for Holy Trinity Church and Rectory; I am sending my Business Manager and Operations Manager, Mrs Elaine Rinehimer, in my stead. She will present your Commission with an important letter from Bishop Louis Tylka, the Bishop of the Diocese of Peoria, of which Holy Trinity Parish is a part.

Thank you for all you do for the Bloomington community.

Sincerely in the Lord,

A handwritten signature in black ink, appearing to read "Fr Jeffrey D Stirniman".

Rev Fr Jeffrey D Stirniman, Pastor of Holy Trinity and Historic St Patrick Parishes,
Bloomington, IL



Most Reverend Louis Tylka
Diocese of Peoria
Office of the Bishop

March 18, 2024

The Historic Preservation Commission of the City of Bloomington, IL
115 E. Washington Street
Ste 201
Bloomington 61701

Dear members of the Historical Preservation Commission:

As the Bishop of Peoria, the Catholic Diocese of Peoria declines consideration for Holy Trinity Church building and Holy Trinity Rectory building, located between North Center Street and North Main Street, with the address of 704 N. Main Street, Bloomington, Illinois to be designated as "S-4." We oppose this designation because of the consequences it would have for our parish and the ability to serve the ongoing needs of the Bloomington community.

Sincerely in Christ,

✚ Most Reverend Louis Tylka
Bishop of Peoria

Cc: Father Jeffrey Stirniman, Pastor, Holy Trinity Parish, Bloomington

Phone
309 671-1550

Address
419 N.E. Madison Avenue,
Peoria, Illinois 61603

Website
cdop.org