



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