

**MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JANUARY 18, 2018 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling,
Mr. John Elterich, Mr. Paul Scharnett, Mr. Levi Sturgeon, Ms.
Georgene Chissell-arrived at 5:15PM

MEMBERS ABSENT: Ms. Lea Cline, Ms. Ann Bailen

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City
Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:05 P. M.

ROLL CALL: Ms. Simpson called the roll. Five members were present and
quorum was established.

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes of the December 14, 2017 meeting.
Mr. Elterich corrected a scrivener's error on page 9. Chairperson Graehling corrected
scrivener's errors on page 2, 4, 5, 7, 8 and 9.

Mr. Elterich motioned to approve the minutes as corrected. Mr. Scharnett
seconded the motion, which was **approved** by voice vote.

REGULAR AGENDA:

**BHP-01-18 Review, solicit public remarks, and provide a recommendation on the National
Register nomination for the Bloomington High School located at 510 E Washington St.**

Chairperson Graehling introduced the case. Ms. Simpson stated staff is recommending in favor
of the nomination. The building is part of Bloomington's culture and has many features that
would be worth preserving. Ms. Simpson stated the designation is only part of the project, the
entire project would be redeveloping, and repurposing the school as senior living facility and
independent care apartments. The project involves HUD, and a driving force is looking at historic
tax credits. Staff recommends in favor of the designation.

Ms. Simpson stated Amy Hathaway, from the Historic Preservation Agency, sent the nomination
information and would like comments, feedback, and/or the Commission's response. Ms.

Simpson stated a form was included with the documents which can be signed by Chairperson Graehling if there is support. Ms. Simpson stated she received pictures from the site and project, which will become an exhibit and passed around so that every commission member will be able to view them.

Chairperson Graehling stated she looked at the documents and had some corrections.

Ms. Chissell arrived at 5:15PM

Chairperson Graehling stated page 14 and 16 contained an error regarding the name of the school board president, which should be corrected to Bent. Mr. Elterich stated another name was misspelled on page 10, and should be corrected to Allin.

Chairperson Graehling stated the information was interesting and outlined the ideas that were being discussed regarding how a new high schools should look. Ms. Chissell stated she attended a church that was using the building for church services.

Mr. Scharnett stated his firm looks at the history of the Pillsbury buildings, and the contributions made by him are very important for the community. He stated that there are other schools that also have the same motif repeated. He stated outside of Bent School there used to be an intricate pattern designed for a terrace that was supposed to mimic the decorative styling of the cornice. It has deteriorated over time and replaced. He stated the best building is the one that is already built. Mr. Scharnett stated that Mr. Pillsbury brought unique ideas at the turn of the century, such as central heating and how the spaces could be cooled. He stated Bent School has cavities that are meant to cool and heat the building underneath the floor. Mr. Scharnett stated that Mr. Pillsbury used concrete when others at the time, did not. He stated Bloomington High School is a great example.

Ms. Chissell stated that during the time the building was not in use it became deteriorated. When the church came in, much time was taken to do repairs and restoration. Chairperson Graehling stated it was a good thing that the building will be repurposed and restored.

Ms. Simpson stated that the National Register designation would open the property up to funds from the state and federal incentives, to help with the restoration. She also stated being on the National Register does not protect the building from demolition. If there is work that requires a state permit, there has to be an extra study. The state agency will look at the project, and see where they can preserve elements. If they do receive state finances, it ensures that any improvements be done following the Secretary of the Interior Standards for Rehabilitation. She stated the local designation of S-4 Historic District differs in that any project requires architectural review by the Historic Preservation Commission. The National Register will incentivize reusing the building.

Chairperson Graehling asked if the site was seeking S-4 local designation. Ms. Simpson stated they were not ready for that step, perhaps upon completion of the project. Mr. Scharnett stated if Bloomington High School was seeking to be on the National Register, they should definitely consider seeking local S-4 designation.

Ms. Chissell stated her concerns with demolition of historic features. Chairperson Graehling stated the protection will be of the exterior features. She stated they would be able to change the interior and create a new space.

Ms. Simpson stated the National Register is different from the local register in that the local register is a zoning overlay. It puts an extra level of regulation and review on the property before any changes can be made to the exterior. The National Register, which is what is being pursued, places the site on a protected list. This does not guarantee the site will be on the list forever. A local designation of S-4 Historic District would require any exterior work to come before the Commission and apply for a Certificate of Appropriateness. A site on the National Register that seeks any federal grant money or state permits, will have to present work that complies with the standards used in the Certificate of Appropriateness process. She stated the work is reviewed by the State Preservation Officer.

Chairperson Graehling pointed out a scrivener's error on the summary page 3.

Ms. Chissell asked if the portion of the building that was added before the principle structure would be included in the National Register designation. Ms. Simpson stated there are parts of the structure that are considered contributing and non-contributing, while they may be considered as part of the national landmark.

Chairperson Graehling pointed out a scrivener's error on page 18. She stated she thought it was a great project and that it is a great piece of history. She stated the commission is being asked if Bloomington High School at 510 E Washington St. satisfies that National Register criteria. She opened the floor for a motion.

Mr. Sturgeon motioned that case BHP-01-18 does satisfy the National Register criteria for historical designation. Seconded by Mr. Scharnett.

The motion was approved 5-0, with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

Mr. Sturgeon motioned Chairperson Graehling represent the Historic Preservation Commission and officially approve the Illinois Certified Local Government Review Sheet. Seconded by Ms. Chissell.

The motion was approved 4-0, with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Chissell—yes; Mr. Scharnett—yes; Mr. Elterich—yes.

OLD BUSINESS: Heritage Awards

Ms. Simpson stated that on January 22, 2018, Monday night at 7PM, City Council will be recognizing the Heritage Award Winners, if anyone is able to attend. She stated Chairperson Graehling will be presenting the award certificates to the winners along with the Mayor.

NEW BUSINESS:

Plaques for the Heritage Awards: Ms. Simpson stated that she received quotes for the aluminum square plaques, they will be \$170 per plaque plus engraving. She stated the order will be of 5 plaques along with a few extras for next year. The plaques will state "City of Bloomington Historic Preservation Commission Heritage Award Winner" and the year. The plaques could be in either a 12"x12" or 8"x12" size. Mr. Scharnett suggested ordering the plaques in 8"x12", for better fit and proportion.

Ms. Simpson stated the plaques will be ready for May, for the awards ceremony.

ADJOURNMENT:

Mr. Scharnett motioned to adjourn; seconded by Mr. Sturgeon. The meeting adjourned at 5:35 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner