



AGENDA
HISTORIC PRESERVATION COMMISSION
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
THURSDAY, JANUARY 21, 2021 5:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

In-person attendance is prohibited. Participants must register online at www.cityblm.org/register at least 15 minutes prior to the meeting to participate virtually.

The rules for participation and attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. MINUTES Consideration, review and approval of minutes from the meeting on December 17, 2020 meeting.
5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. **BHP-28-19** Action on a Resolution and report to the Planning Commission on a petition submitted by the Franklin Park Foundation for the nomination and historic designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing. (Ward 6)

6. OLD BUSINESS

7. NEW BUSINESS

A. Election of Vice Chair

8. ADJOURNMENT



**DRAFT
MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
THURSDAY, DECEMBER 17, 2020, 5:00 P.M.**

WWW.CITYBLM.ORG/LIVE

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Members of the public may also attend the meeting at City Hall. Attendance will be limited to the lesser of 10 persons or 10% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

- 1. CALL TO ORDER
- 2. ROLL CALL

The Historic Preservation Commission convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, Economic & Community Development Assistant Director, Kimberly Smith, and Chairperson Paul Scharnett in-person in City Hall’s Council Chambers at 5:05 p.m. Thursday, December 17, 2020. The meeting was live streamed to the public at www.cityblm.org/live.

Five members were present and quorum was established. The meeting was called to order by Chairperson Scharnett.

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Bobby Castillo	Commissioner	Absent
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Mr. Greg Koos	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Melissa Hon	Economic & Community Development Director	Absent
Ms. Kimberly Smith	Economic & Community Development	Present

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	Assistant Director	
Ms. Katie Simpson	City Planner	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

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3. PUBLIC COMMENT No public comment

4. MINUTES

The Commission reviewed the minutes of the November 19, 2020 meeting. Corrections were brought forward by the Commission.

Chairperson Scharnett made a motion to approve the minutes as discussed and amended. Mr. Koos seconded. Roll call vote: Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Dawn Peters - Abstain, Chairperson Scharnett - Yes. The motion was approved (4-0-1)

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

BHP-28-19 Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay (Ward 6) **(CONTINUED FROM NOVEMBER 19, 2020)**

Chairperson Scharnett asked for information regarding the additional information staff received.

Ms. Simpson explained that the previous application was missing some necessary information. The applicant has since provided this information in a supplemental memo. She mentioned that the Board's task is determining whether the property is eligible for a historic designation, and which particular features are worthy of preservation. Ms. Simpson also brought up the significance of building features that would not be permitted under the existing Zoning Ordinance—for instance, parking requirements—and suggested that the Commission could waive some of these nonconformities in the interest of encouraging reuse of the building while preserving the character of Downtown.

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Chairperson Scharnett clarified that staff is now recommending approval of the petition. Ms. Simpson said she would defer to the Commission and to the applicant as to recommendations.

Mr. Orduno, a representative of the property owner, was sworn in. He expressed his support for the petition and for Ms. Simpson's suggestion that potential nonconformities be examined and possibly waived. Mr. Orduno recommended that staff and the applicant collaborate to solidify their findings.

Mr. Maurer, a representative of the applicant, was sworn in. He expressed his support for Mr. Orduno's comments. He added that he would address four things: the timeline of the project, the Commission's position, the supplemental information, and photos he recently sent to Ms. Simpson.

Regarding the timeline, Mr. Maurer explained that the project began in 2019. He mentioned that Mr. Orduno was amenable to the petition but wanted to examine more closely the proposed use for the building.

In terms of the supplemental materials, Mr. Maurer stated that more information is available. He detailed the restorations that have been completed to date.

Ms. Simpson asked whether Mr. Maurer was able to find any information on the structure's original sign. Mr. Maurer said he found nothing of use, but that materials could potentially be found with the cooperation of State Farm.

Mr. Maurer reviewed the Commission's criteria for approving a historic designation and urged the commission members to approve the petition.

Mr. Boyle asked whether the hearing had begun. Chairperson Scharnett clarified that while he did not anticipate taking a vote on the approval of the petition at this meeting, but that the Commission would discuss what items should be included in the ordinance. Mr. Koos recused himself from the discussion.

Ms. Peters asked for clarification with regard to the stipulations of the S-4 overlay, and how it differs from any other property that would be designated S-4. Mr. Scharnett explained that there is additional scrutiny attached to the size and significance of the building. Ms. Simpson explained that there are criteria for establishing whether a local landmark is of historic significance and that there are then parameters that need to be decided upon in order to preserve particular features of the property. Ms. Graehling added that the potential change in usage at this property is another factor in the degree of scrutiny applied to the property.

Ms. Simpson asked for the Commission's general stance on the petition and external characteristics based upon what was presented. Mr. Boyle pointed out that a finding of historical significance would be possible without yet adopting the findings via resolution.

Chairperson Scharnett assented, but stated that he would like to discuss which features should be preserved.

Chairperson Scharnett first brought up the ground floor windows. Mr. Koos said that the ground floor was built to accommodate multiple tenants. Mr. Boyle pointed out that Mr. Koos had recused himself and generally would be unable to participate in the discussion under normal circumstances. Mr. Koos recused himself.

Ms. Graehling expressed her appreciation for Mr. Koos' insight into the original intent of the building. Ms. Peters asked how the ground floor entrances would be addressed in an ordinance. Mr. Scharnett expressed amenability to allowing modifications to the ground floor entrances as long as they fit with the original style of the building, particularly if the building were to be brought into ADA compliance.

Chairperson Scharnett asked Mr. Maurer about the ground floor entrances. Mr. Maurer said the building historically had north and south entrances and that an additional entrance onto the parking deck was installed to the west. He mentioned further that State Farm would likely have the original building plans, and that there has been a history of modifications made to the exterior of the building to support additional uses, ADA features, and changes in design standards.

Mr. Koos returned to mention that the building was originally designed with a separate tenancy on the first floor with a secondary entrance for bank use, citing the rondels. Chairperson Scharnett stated his agreement. He mentioned a willingness to alter the windows so long as the stonework around the windows among other similar features are preserved due to the difficulty of attempting to duplicate them. Mr. Koos confirmed that the stonework around the windows is dolomite.

Ms. Simpson requested a recess at 6:05. At 6:30 PM the meeting resumed with all the same participants in attendance.

Chairperson Scharnett proposed voting on the historical significance of the property before inviting Mr. Koos back to the discussion of which features should be preserved. Ms. Graehling made a motion to find the property historically significant based on all of the possible criteria listed in Ch. 44, 8-4. Ms. Chissel seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Dawn Peters - Yes, Chairperson Scharnett - Yes. The motion was approved (4-0-1).

Mr. Koos rejoined the discussion regarding elements of the building that should be included in the report. Mr. Boyle asked whether the applicant or property owner had any objection as to Mr. Koos' participation. Mr. Orduno and Mr. Maurer said no.

Chairperson Scharnett mentioned the lights, the sign, other specific features, and parking as points to address. Ms. Peters asked whether the parking ramp is part of the property; Mr. Orduno said no. Ms. Peters inquired as to whether restrictions on the facades would be stricter for those visible from the street. Chairperson Scharnett affirmed that this would be

the case. Ms. Simpson sought to clarify whether the Commission is considering one view shed to be more significant than others; Mr. Koos affirmed that the focus is those facades that are visible from the street.

Chairperson Scharnett raised the issue of the sign, first bringing up the walkways underneath the signs. He asked whether the scaffolding should be preserved. Mr. Koos expressed support for a restoration of the State Farm sign; Mr. Orduno said future tenants would likely not be interested in doing this. Chairperson Scharnett asked whether new signage could be put in its place, regardless of the name. Mr. Koos said yes, so long as it's the same typeface, scale, and color. Mr. Orduno expressed doubt that the tenant would be willing to conform to the style of the original sign. Ms. Simpson mentioned that the original sign's size likely wouldn't be permitted under the current Sign Ordinance. Chairperson Scharnett raised the possibility of granting a variance for the sign's size due to its visibility from the interstate. Mr. Koos agreed, but said he would leave other specifics up to planning staff to determine. Mr. Orduno expressed his agreement.

Chairperson Scharnett brought up the issue of parking, mentioning that the most straightforward path in his opinion would be to waive the parking requirement. Ms. Simpson stated that the building was constructed prior to City parking regulations. Mr. Koos affirmed this, saying it was constructed when the city was still considered to be walkable. Mr. Koos asked that it be stated that the parcel is inappropriate for parking. Chairperson Scharnett confirmed that it would be up to other boards and commissions to determine specific parking requirements for whatever use occupies the building. Ms. Simpson stated that a recommendation from the Commissions regarding parking can be included in their final report. Mr. Orduno expressed support for stipulating that no parking be sited on the lot due to the fact that it's a zero lot line parcel. Chairperson Scharnett agreed, suggesting that historical parking reductions be honored for future uses. Mr. Maurer agreed with Mr. Orduno. Ms. Simpson brought up minimum off-street parking requirements by zoning district, suggesting that the Commission address these requirements as applied to the parcel, since the requirements would likely present a barrier to development. Chairperson Scharnett affirmed that the Commission would recommend against requiring onsite parking, but that the determination of alternate accommodations would fall to other boards.

Regarding the lights at the base of the building, Chairperson Scharnett mentioned that they have historically been neon lights. Mr. Maurer mentioned that the lights were restored to an operative condition in the 90s as fluorescent lights, and expressed willingness to restore them using another sort of light. Mr. Orduno mentioned that lighting would be desirable, but suggested that staff and the applicants work together to determine the specifics. Chairperson Scharnett expressed concern as to what kinds of light should be used since it could dramatically alter the character of the building. Mr. Koos suggested that the terra cotta surrounds in particular should be preserved, but that the lighting technology used is less important. Chairperson Scharnett suggested maintaining a similar scale and luminescence to what has historically been used.

Chairperson Scharnett mentioned the limestone and terra cotta panels, rondels, and the bronze roof. Mr. Koos agreed that the rounded roof and pyramidal roof over the elevator

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shaft are both defining characteristics. He also suggested adding the appearance of the small, historic elevator lobbies and the interior first floor, the coffered ceilings, and the pilasters with art deco motifs as features to be preserved. Chairperson Scharnett expressed uncertainty as to whether the Commission has say over the interior of the building. Ms. Simpson confirmed this. Ms. Graehling suggested that the Commission could strongly recommend in favor of preserving interior features, even if they have no jurisdiction over them.

Mr. Koos asserted that all the masonry elements on the exterior is significant and should be preserved. Ms. Graehling agreed. Chairperson Scharnett mentioned that the windows in place now were not originally there. Chairperson Scharnett and Mr. Koos advocated in support of preserving the window design.

Mr. Koos asked about the revolving doors. Chairperson Scharnett said that they may not meet accessibility criteria. Mr. Koos mentioned the chevron design of the window lights above the entryways as a significant motif. Regarding the cornices, Mr. Koos suggested that all exterior terra cotta features should be preserved. Chairperson Scharnett mentioned that mortar used in future alteration should match what it currently being used.

Mr. Koos brought up the building's height, which is significant to the downtown's skyline. Chairperson Scharnett agreed that the building's current height (13 stories on one side, 12 stories with a penthouse) should be maintained.

Mr. Koos brought up the spandrels as being worthy of preservation.

6. OLD BUSINESS

7. NEW BUSINESS

A. Election of Vice Chair

Chairperson Scharnett suggested that this be moved to the next meeting. Ms. Graehling made a motion to that effect. Ms. Chissell seconded. Roll call vote: Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Dawn Peters - Yes, Chairperson Scharnett - Yes. The motion was approved (5-0-0).

B. Introduction New Member—Dawn Peters

8. ADJOURNMENT

Chairperson Scharnett motioned to adjourn. Ms. Chissell seconded. Roll call vote: Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Dawn Peters - Yes, Chairperson Scharnett - Yes. The motion was approved (4-0-0).

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CITY OF BLOOMINGTON

ATTEST

Paul Scharnett, Chairperson

Katie Simpson, City Planner

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RESOLUTION NO. 2021-01

A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 112 E WASHINGTON STREET BE NOMINATED AS A LOCAL LANDMARK AND REZONED WITH THE S-4 HISTORIC PRESERVATION DISTRICT ZONING OVERLAY

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by the Franklin Park Foundation requesting that the property at 112 E Washington Street, formerly the State Farm Building, legally described in Exhibit “A”, attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay; and

WHEREAS, the Historic Preservation Commission determined that the nominated property meets the following criteria for consideration in Chapter 44 8-4 (B) 2 of the Bloomington City Code, 1960, as amended:

- 1. 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);*
- 2. Its location as a site of a significant local, county, state, or national event;*
- 3. 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;*
- 4. 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;*
- 5. 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;*
- 6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*
- 7. Its embodiment of design elements that make it structurally or architecturally innovative;*
- 8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;*
- 9. 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*

10. Its suitability for preservation or restoration.

WHEREAS, the Historic Preservation Commission has also determined that the nominated property has significant integrity of location, design, materials and workmanship and is therefore worthy of preservation or restoration; and

WHEREAS, the Historic Preservation Commission has the power to adopt this resolution and make a recommendation to the Bloomington Planning Commission represented in the report attached to this resolution and hereby referred to as Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Bloomington, McLean County, Illinois:

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 112 E Washington Street legally described in Exhibit "A" be designated as a local historic landmark and rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this 21st of January, 2021

APPROVED this 21st of January, 2021

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

Paul Scharnett, Chairperson

Katie Simpson, City Planner
Secretary

Exhibit A
Legal Description

ORIGINAL TOWN
10' ALLEY BET & ALL 43 & 48

CITY OF BLOOMINGTON
REPORT FOR THE BLOOMINGTON PLANNING COMMISSION
PREPARED BY THE HISOTIRC PRESERVATION COMMISSION
JANUARY 21, 2021

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-28-19	Local designation	112 E. Washington St.	Local landmark designation and rezoning w/S4 overlay	Historic Preservation Commission and Staff

REQUEST:	A petition submitted by the Franklin Park Foundation for the local landmark nomination of 112 E. Washington Street and rezoning of the property with the S-4 Local Historic District zoning overlay.
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HPC RECOMMENDATION:	The Historic Preservation Commission finds the nomination petition for 112 E. Washington Street to meet the requirements of Section 44.8-4. <i>The Historic Preservation Commission recommends that the Planning Commission recommend Council adopt an ordinance nominating and rezoning the property at 112 E. Washington Street, former State Farm Building, Art Deco style, architect Schaeffer and Hooten, as a local historic landmark and protected with the S-4, Local Historic Preservation Zoning Overlay.</i>
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REQUEST: Local Landmark Designation and S-4 Historic Preservation District Zoning Overlay

GENERAL INFORMATION

Applicant: The Franklin Park Foundation
Owner: Urban Equity Properties

PROPERTY INFORMATION

Existing Zoning: D-1, Central Business District (Ord. 2019-12)
Existing Land Use: offices
Property Size: 66 X 120
PIN: 21-04-334-007

Historic District: Downtown Bloomington Historic District
Year Built: c. 1925-1947
Architectural Style: Art Deco and Chicago Style
Architect: Schaeffer and Hooten

SURROUNDING ZONING AND LAND USES

Zoning

North: D-2 Downtown Transitional District
South: D-2 Downtown Transitional District
East: D-2 Downtown Transitional District
West: D-1 Central Business District

Land Uses

North: Parking garage
South: Government Center
East: Bank
West: Bank

Analysis:

Submittals

This report is based on the following documents, which are on file with the Economic and Community Development Department.

1. Application for the S-4 Historic Zoning
2. Witness Testimony
3. Public Hearing on 12.17.20 (Minutes attached)
4. Site Photos

PROJECT DESCRIPTION:

The applicant/nominator requested that the subject property be designated a Local Historic Landmark and subsequently rezoned with the S-4 Local Historic Preservation District Zoning Overlay. The purposes behind the S-4 historic preservation district overlay are:

1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors thereby supporting and promoting business, commerce and industry;
6. Strengthen the economy of the City; and
7. Promote the use of historic districts and landmarks for education, pleasure, and welfare

Background and Analysis: 112 E. Washington Street is located the Downtown Bloomington Historic District, which is listed as a National Register Historic District. As stated in the National

Register Nomination, “The Bloomington central business district has both historical and architectural significance. The historical significance stems from the association of the area with people and events of national, statewide and local importance. These events and people are particularly important in the fields of commerce, exploration and settlement, industry, and politics and government, but also examples from virtually every other category of significance recognized by the National Register. The architectural significance stems primarily from the survival of some 125 commercial structures from 1842 to 1942 and of entire blocks or significant portions of blocks representing all of the major structural and stylistic trends typical of commercial core areas in Illinois from 1855 to the present. The association of these buildings with each other and with other features combine to preserve an overall downtown landscape which has significance as an integral unit which is beyond that of any of its constituent structures. The area contains buildings and clusters of buildings of significant aesthetic value designed by architects of recognized merit. The district also demonstrates to a significant extent the use of local building material and the development of local building technology, typical for a land-locked Midwestern City.”

The State Farm Building is listed as a contributing structure on the National Register Nomination form for Downtown Bloomington Historic District. According to the nomination, “In all the Central Business District stands as a coherent document to Bloomington’s past. It is highly representative of not only the nationwide trends of thought and design which existed in the nineteenth and twentieth centuries but also of how a community using primarily its own material and intellectual resource was able to create an environment which it can claim to be uniquely its own.” 112 E. Washington Street is an iconic downtown building. It is the tallest building in the Central Business District and its preservation and reuse is imperative to Bloomington’s on-going preservation efforts.

The building has two additions. The first addition was constructed around 1927. It was approximately eight stories with four additional stories, including the round-bronzed patina roofed penthouse, added in 1934. The north addition was constructed in 1939 to 1940 with five additional stories added in 1945. The building is constructed with a 100% lot coverage, 13:1 floor area ratio, and zero-lot line. Both additions are steel-frame construction with light-brown brick exterior masonry. A terra cotta belt course wraps the south, east, and north façades. The façade also includes decorative terra cotta light fixtures and stone medallions and roundels. The decorative features are cast in gneiss and dolomite. The northwest and southwest façades are visible from the original Route 66 alignment, and the historic Courthouse Square.





The Preservation Commission met on December 17, 2020 to hold a public hearing on the nomination. The zoning ordinance states that the “Preservation Commission, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2019-12).” After holding a public hearing on said nomination and reviewing the testimony and evidence provided, the Commission determined the subject property to comply with all of the preservation criteria (listed below):

FINDINGS OF FACT:

1. *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);*
2. *Its location as a site of a significant local, county, state, or national event;*
3. *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;*
4. *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;*
5. *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;*
6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*
7. *Its embodiment of design elements that make it structurally or architecturally innovative;*

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

9. *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*

10. *Its suitability for preservation or restoration.*

The S-4 Local Historic Preservation District is guided by Chapter 8 of the Zoning Ordinance. The District encourages the preservation of districts and landmarks. Upon identifying a resource's historic significance, the City Council must adopt a designating ordinance. The designating ordinance, in addition to the underlying zoning, guides stewardship of the resource. For example, the designating ordinance can identify features such as lot size and setbacks that would be reviewed and considered during future certificate of appropriateness and variance proceedings.

The Preservation Commission recommends that the future decisions regarding the building consider the following architectural criteria for review of a certificate of appropriateness:

(1) Height. 112 E. Washington Street is the tallest building in the Downtown Bloomington Historic District at twelve stories (south) and thirteen stories tall (north). The building's height shall be maintained and the height of any proposed alteration or construction should be compatible with the style and character of the landmark.

(2) Exterior openings: The Commission determined that the ground floor was originally designed to accommodate multiple tenants. The Commission concluded that permitting some modifications to the ground floor entrances could be appropriate as long as the modifications fit within the original decorative openings, and the original style of the building. An example might include modifying an opening to become accessible.

(3) Proportions of windows and doors. The Commission concluded the existing windows are not original to the building. The Commission determined window and/or doors compatible with the style and period of architecture would be appropriate. The Commission determined the transom windows above the south and north doors are significant features worthy of preservation. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark and with surrounding structures within a historic district;

(4) Relationship of building masses and spaces. The structure has a 100% lot coverage and a 13:1 floor area ratio. The building is constructed on the lot line. There is no additional room for on-site parking or landscaping. The structure is like other zero-lot line structures in Downtown; however, it is the only building over six stories located within the district. The relationship of a structure within a historic district to the open space between it and adjoining structures should be compatible.

(5) Roof shape. The Commission noted the historic significance of the bronze patina roof on the penthouse as well as southwest tower. The roof on the second addition is flat with a decorative parapet. The existing roof line should be preserved, and modification should be avoided. If additional equipment is added to the roof, it should be set back, so it is not visible from the street.

(6) Landscaping. The massing of the building creates a hardship for providing foundation landscaping. Any proposed landscaping or hardscaping should be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in historic districts.

(7) Scale. The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in a historic district.

(8) Directional expression. All four sides of the building are prominent and visible from the street. While the west façade is less ornate than the other façades, it is significant because of the large, box-letter sign positioned on the south, west-facing tower. This façade is visible from I-74 and the original façade could be seen from Route 66. The building's primary entrances are on Washington Street (1939) and Front Street (1927). The directional expression of a landmark after alteration, construction, or partial demolition should be compatible with its original architectural style and character.

(9) Architectural details. Architectural details including materials, colors, and textures should be treated so as to make a landmark compatible with its original architectural style and character, and to preserve and enhance the architectural style or character of a landmark or historic district

Exterior masonry elements: The building is constructed of light brown brick and contains multiple terra cotta, gneiss and dolomite features. These elements should not be removed or altered; they should be preserved.

Sign: The original south portion of the building features illuminated red box letters, each approximately five feet tall and mounted on a scaffold. Although the original sign has been removed, the Commission determined that a future sign designed in a similar size, material, character, scale and typeface would be appropriate. The sign should be placed in the same location on the façade as the original. The size of the sign is significant to the historic character of the building.

Decorative Neon Lighting: 112 E Washington Street has decorative lighting on the south, east, and north façades. The lighting was originally neon but was restored to an operative condition as florescent lighting. The Commission determined the terra cotta surrounds on the façade to be of high importance and worthy of preservation. The Commission suggested that alternative lighting technology would be appropriate as long as it maintains a similar scale and luminescence to the historic lighting.

Parking: The size and mass of the building creates physical hardship that makes providing on-site parking impossible. Preservation of the building's mass and character should take precedence over providing on-site parking.

(10) Permitted Uses: The Historic Preservation Commission finds that the uses permitted in the underlying zoning district are appropriate and compatible with the structure's design and architectural character. The Commission recommends allowing all uses permitted in the underlying zoning district for this building.

Additional supporting documentation can be found in the Historic Preservation Packet from the December 17, 2020 meeting, available online at <https://www.cityblm.org/Home/ShowDocument?id=25629>.

The December 17, 2020 public hearing is also available online at www.cityblm.org/live

