



# BLOOMINGTON COMMUNITY PRESERVATION PLAN

## VIRTUAL WORKSHOP #1

### PROJECT INTRODUCTION

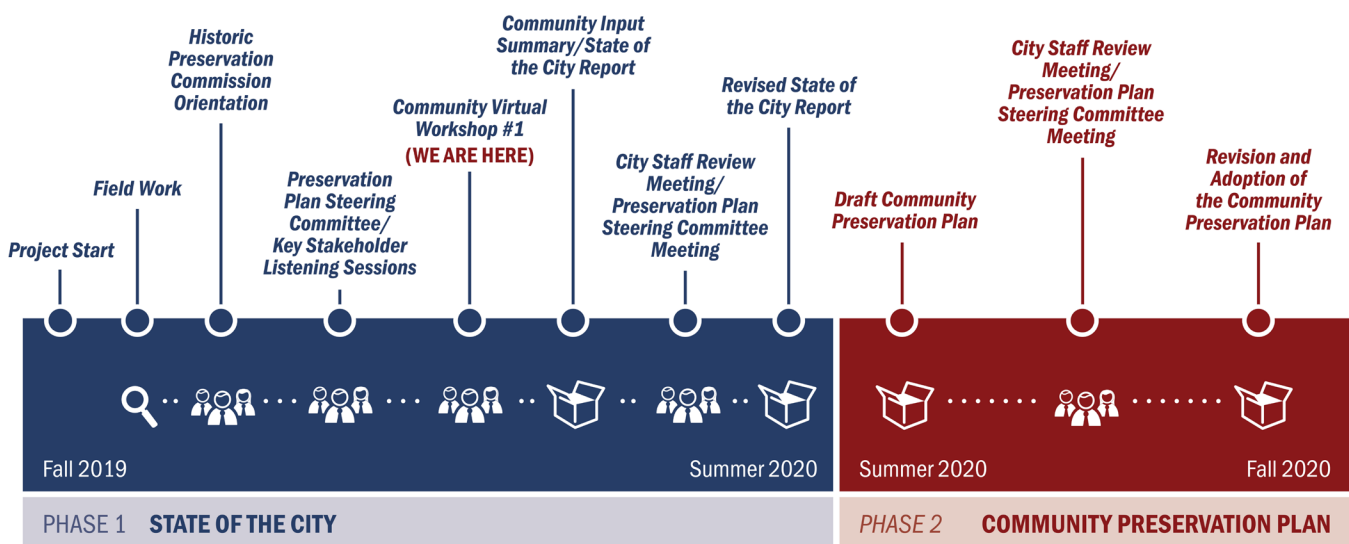
In 2019, the City of Bloomington and the Historic Preservation Commission initiated a process to update its **Community Preservation Plan**, first adopted in 2004. To help underwrite preparation of the new Preservation Plan, the Historic Preservation Commission received a Certified Local Government Grant from the Historic Preservation Division of the Illinois Department of Natural Resources. Central objectives of this Preservation Plan update include:

- assess the city’s historic preservation programs and policies, incentives for preservation, and other preservation tools that promote community development and revitalization;
- establish historic contexts for the City, and identify important historic buildings and places worthy of future preservation and protection; and
- conduct energetic community engagement to help assess preservation’s role in the broader planning process.

Planning the future of Bloomington’s heritage starts with you! This online workshop (PDF version) provides background on Bloomington’s key historic buildings and districts, historic preservation’s benefits and existing incentive programs. The workshop also asks key questions on future preservation planning initiatives and programs. We ask for your feedback to help inform and guide future preservation efforts in the City of Bloomington. Thanks to all participants! Thank you for your interest in the Community Preservation Plan. Your input is invaluable!

Please visit the project website at [bloomingtonpreservationplan.com](http://bloomingtonpreservationplan.com) to learn more about the Bloomington Community Preservation Plan and more importantly, to share your feedback!

### Bloomington Community Preservation Plan Project Timeline





# BLOOMINGTON COMMUNITY PRESERVATION PLAN

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### KEY COMMUNITY BENEFITS



Historic preservation benefits communities in several diverse ways, including creating jobs and spurring reinvestment in historic places and neighborhoods, stabilizing and enhancing property values, providing avenues for increasing tourism, and supporting Bloomington’s long-term sustainability and resiliency. Listed below are the key preservation benefits.

#### **A \$1 million building rehabilitation project creates\*:**

- 5 to 9 more new construction jobs than new construction
- 4.7 more new jobs than new construction
- \$120,000 of investment will stay in the community

\* The Economics of Historic Preservation, Donovan D. Rypkema, 2011.

#### **In 2015, the Federal Historic Preservation Tax Credit program - an incentive available to income-producing properties listed in the National Register - generated the following:\***

- 85,058 jobs were created by completed rehabilitation projects
- 1,283 new projects worth \$6.63 billion in new reinvestment were approved
- Since the inception of the program in 1976, a total of \$78.3 billion has been invested in historic building rehabilitation.
- In Texas, \$31 million has been invested in tax-credit building rehabilitation projects.

\* 2015 Annual Report, Federal Tax Incentives for Historic Buildings, National Park Service

**Twenty-five percent (25%) of landfill space is occupied by debris and materials from building demolition. Building reuse typically offers greater environmental savings than new construction. It can take between 10 to 80 years for a new energy efficient building to overcome the climate change impacts created by its construction.\*\***

\*\*U.S. Environmental Protection Agency

**Heritage tourism travelers spend an average of \$1,319 per trip and they contribute more than \$171 billion annually to the U.S. economy.\***

\*American Bus Association, 2018.

**Rehabilitating historic properties conserves taxpayers’ dollars, conserves our local heritage, and conserves the natural environment. Rehabilitating historic buildings and using the infrastructure that is already in place to serve them is the height of fiscal and environmental responsibility.\***

\*Donovan Rypkom

Do you feel that Historic Preservation is a worthwhile goal for the Bloomington community? Why or why not? Please let us know your thoughts!

- Yes
- No



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### TYPES OF HISTORIC RESOURCES

Let us take a look at a snapshot of key Bloomington historic resources. To learn more about the buildings, sites, structures, objects, and cultural landscapes of the City, scroll down the page below! In addition, do not forget to check out the **Bloomington Year Built Map** which can be found on the project website.

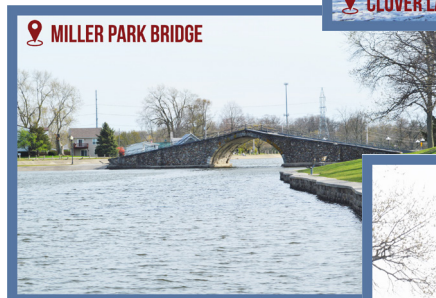
**BUILDING:** a resource created principally to shelter any form of human activity, such as a house, barn, hotel, commercial establishment, church or similar construction.



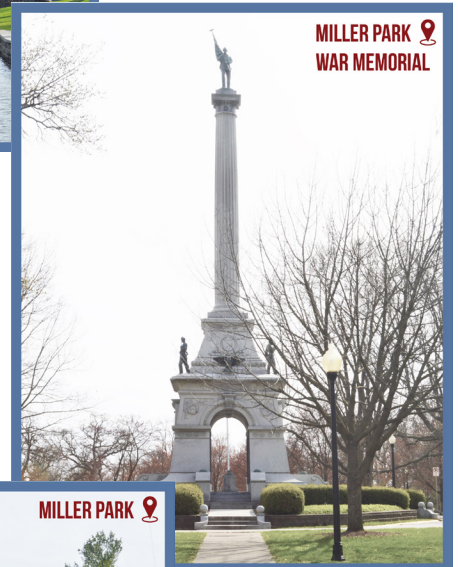
**SITE:** location of a significant event, a prehistoric or historic occupation or activity, such as a battlefield, parks or designed landscapes, ruins and places of archaeological value.



**STRUCTURE:** a functional construction made for purposes other than creating shelter, such as a bridge.



**OBJECT:** constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment, such as a sculpture, monument, statuary or fountain.



**CULTURAL LANDSCAPE:** a geographic area, including both cultural and natural resources associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values, such as a cemetery.





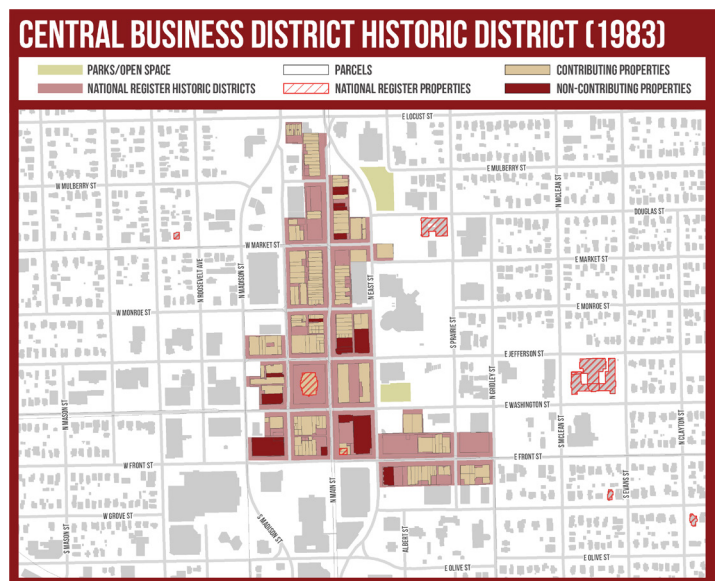
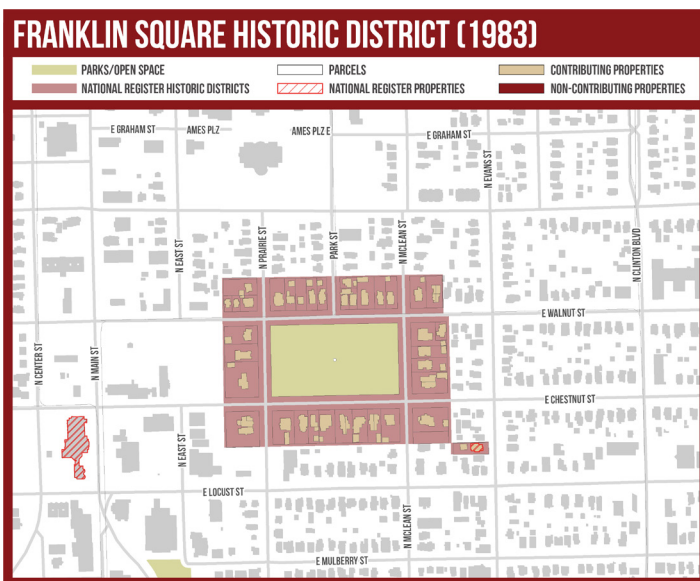
# BLOOMINGTON COMMUNITY PRESERVATION PLAN VIRTUAL WORKSHOP #1

## NATIONAL REGISTER PROPERTIES AND DISTRICTS

Communities recognize and protect important landmarks and districts through the National Register of Historic Places or through designation as Local Landmarks and Districts under local ordinance. The following pages describe the differences between listing in the National Register and designating Local Landmarks and Districts.

**THE NATIONAL REGISTER OF HISTORIC PLACES** is this nation's official list of buildings, structures, sites and objects worthy of the preservation. The National Register is a program of the National Park Service (NPS), U.S. Department of the Interior, administered in Illinois by the Historic Preservation Division, Illinois Department of Natural Resources. Authorized under the National Historic Preservation Act of 1966, the National Register is meant to raise awareness and promote public and private efforts to identify, evaluate and preserve the country's historic resources. National Register designation is honorary and poses no restrictions on the use, treatment, transfer or disposition of property; it also does not mandate property owners to undertake specific actions to restore or rehabilitate their buildings. Historic resources may be listed in the National Register individually or as part a National Register Historic District within definable geographic boundaries.

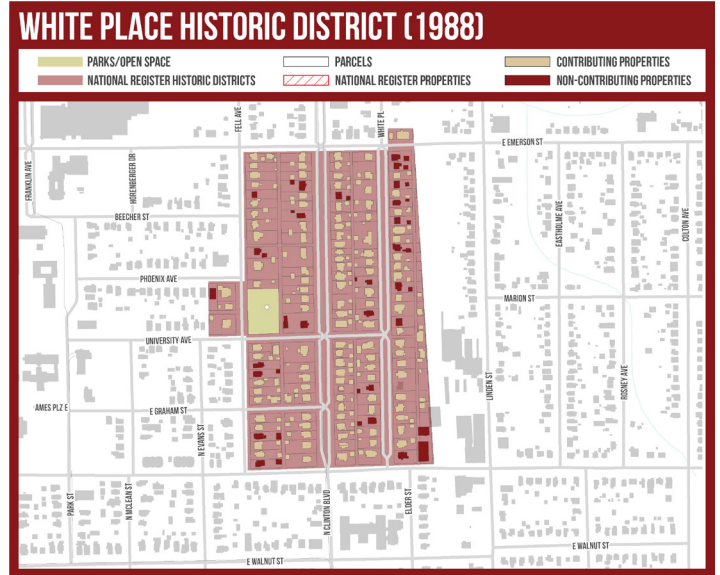
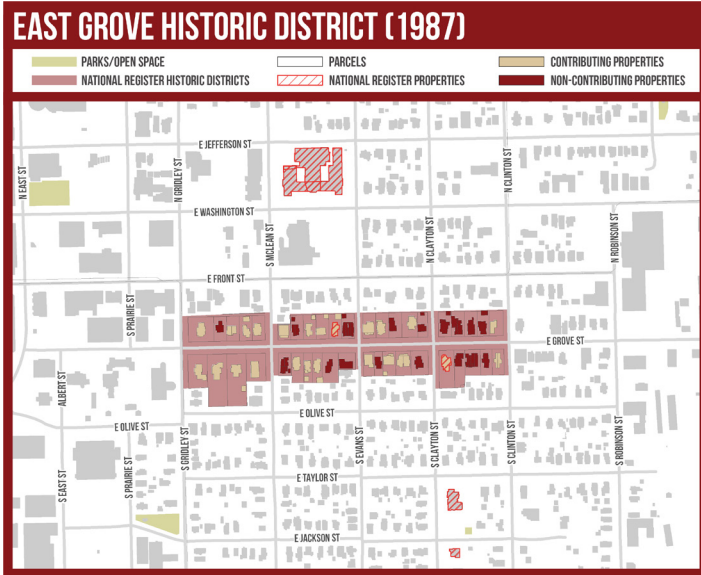
Bloomington currently has **four National Register Historic Districts** and **15 properties individually** listed in the National Register. To check out the Bloomington National Register Properties and Districts Map visit the project website.





# BLOOMINGTON COMMUNITY PRESERVATION PLAN VIRTUAL WORKSHOP #1

## NATIONAL REGISTER PROPERTIES AND DISTRICTS



Are there any properties in Bloomington that you feel are important architecturally, historically or culturally and worthy of future individual listing in the National Register?

Are there any neighborhoods and places in Bloomington that you feel are important architecturally, historically or culturally worthy of future listing as National Register Historic Districts?



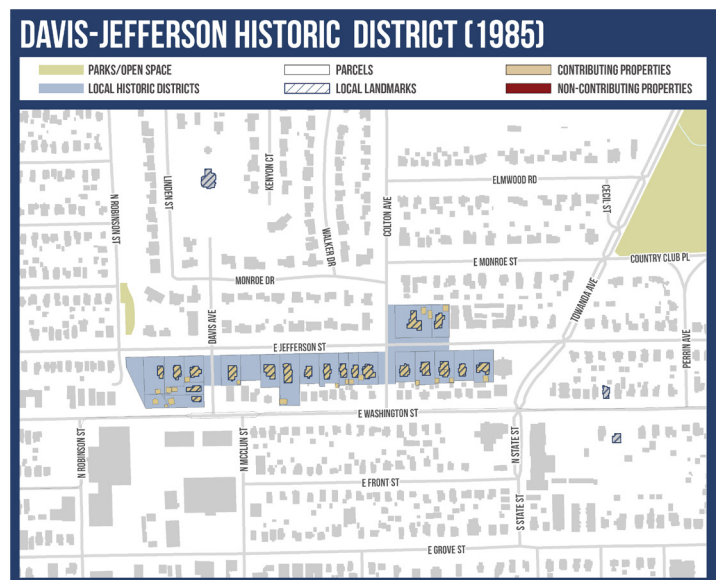
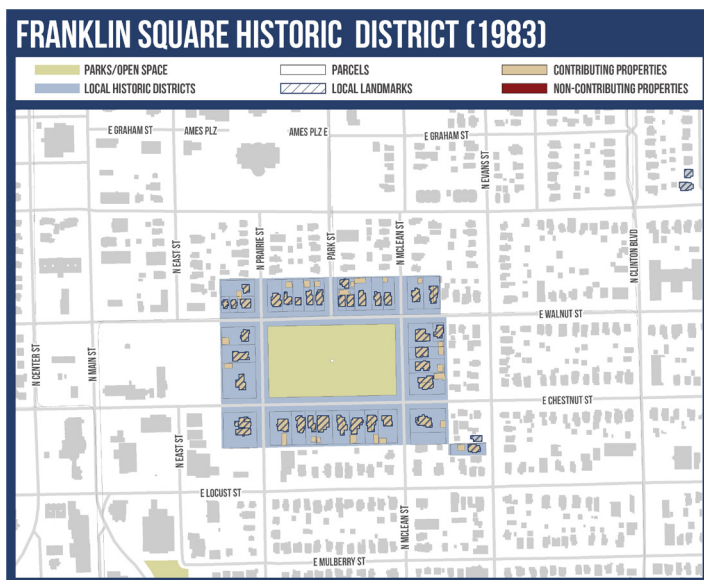
# BLOOMINGTON COMMUNITY PRESERVATION PLAN VIRTUAL WORKSHOP #1

## LOCAL LANDMARKS AND DISTRICTS

Communities recognize and protect important landmarks and districts through the National Register of Historic Places or through designation as Local Landmarks and Districts under local ordinance. The following pages describe the differences between listing in the National Register and designating Local Landmarks and Districts.

The Bloomington City Council designates by ordinance **BLOOMINGTON LOCAL HISTORIC DISTRICTS AND LANDMARKS** to preserve and protect places, sites, buildings, structures, works of art and other objects having a special historic character or aesthetic interest or value to the City. Local Historic District or Landmark designation occurs only if historic buildings and sites meet certain eligibility criteria. In addition, the Bloomington Historic Preservation Commission reviews proposed alterations, demolitions, and new additions to any landmark or structure within a Local Historic District. The City of Bloomington Planning and Zoning Department administers the design review process.

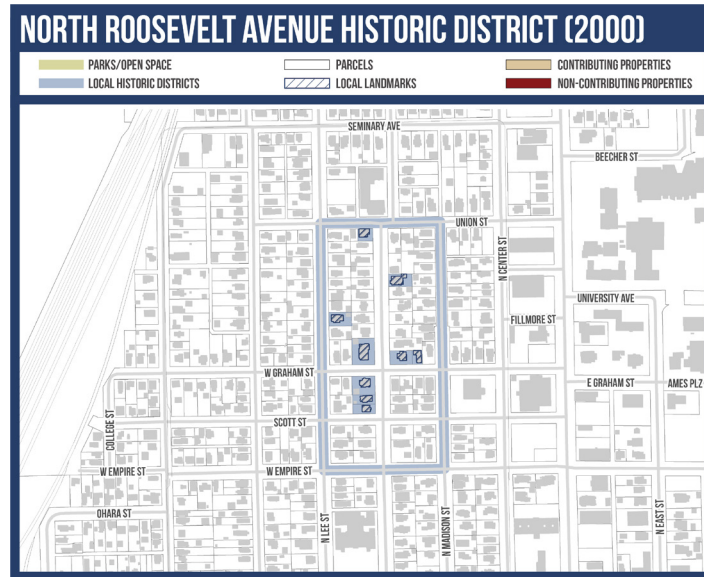
Bloomington currently has **three Local Historic Districts** and **37 individual Local Landmarks**. To check out the Bloomington Local Landmarks and Districts Map visit the project website.





# BLOOMINGTON COMMUNITY PRESERVATION PLAN VIRTUAL WORKSHOP #1

## LOCAL LANDMARKS AND DISTRICTS



Are there any individual buildings or structures in Bloomington that you feel are important architecturally, historically or culturally and worthy of local landmark designation?

Are there any neighborhoods, areas, sites or landscapes in Bloomington that you feel are important architecturally, historically or culturally and worthy of Local Historic District designation?



# BLOOMINGTON COMMUNITY PRESERVATION PLAN

## VIRTUAL WORKSHOP #1

### PRESERVATION INCENTIVE PROGRAMS

Following is an overview of local, state and federal preservation incentives available to Bloomington property owners.

#### LOCAL PRESERVATION INCENTIVES

##### **Eugene D. Funk, Jr. Historic Preservation Grant Program**

This program is designed to provide the owners of locally designated historic properties with financial assistance in the preservation, restoration or rehabilitation of exterior architectural features and is administered by the Bloomington Historic Preservation Commission. The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project. To be eligible, a property must be locally designated as a landmark or part of a historic district and the work being proposed must be on the exterior of the property.

##### **Harriet Fuller Rust Façade Grant Program**

This program is designed to offer financial incentives to commercial properties within the Central Business District in order to improve the appearance, safety, structural integrity and quality of their storefronts and buildings as a whole and is administered by the Bloomington Historic Preservation Commission. Property owners or business owners can receive grants up to 50% of the total cost of qualified facade rehabilitation, repair or restoration, and/or structural work, with a maximum grant amount of \$25,000 per project or \$50,000 per project for a building the Historic Preservation Commission determines is in an extreme and dangerous state of disrepair. The total grant amount as limited above may be increased up to an additional \$20,000 to pay for documented costs associated with a structural inspection(s), analysis and reporting of a building to determine its safety and structural integrity.

#### ILLINOIS PRESERVATION INCENTIVES

##### **Illinois Property Tax Assessment Freeze**

The program is designed to provide residential property owners with a financial incentive to sensitively rehabilitate their historic homes. Following the completion of an approved rehabilitation, a freeze of the assessed value of a historic owner-occupied, principal residence is provided for 8 years, followed by a four-year period during which the property's assessed value steps up until the 12th year, when it will be at its then-current level. This program is administered by the Illinois Department of Natural Resources, State Historic Preservation Office. To be eligible a property must be listed in the National Register of Historic Places, either individually or as a Contributing Resource within a historic district, or designated as a local landmark or as a Contributing Resource within a local historic district. In addition, the rehabilitation must equal or exceed 25% of the property's fair cash value and meet the Secretary of the Interior's Standards for Rehabilitation.

##### **Illinois Historic Preservation Tax Credit**

The program is designed to provide financial assistance to owners of historic income-producing properties to sensitively rehabilitate their buildings. The state income-tax credit is equal to 25% of a certified project's Qualified Rehabilitation Expenditures (QREs), not to exceed \$3 million. This program is administered by the Illinois Department of Natural Resources, State Historic Preservation Office. To be eligible a property must be listed in the National Register of Historic Places, either individually or as a Contributing Resource within a historic district or designated as a Contributing Resource within a local historic district. The project must be completed prior to December 31, 2023 and must exceed the greater of \$5,000 or the building's adjusted basis on the first day the qualified rehabilitation plan commenced. The Illinois Historic Tax Credit must be applied for in conjunction with the 20% Federal Historic Rehabilitation Tax Credit.





# BLOOMINGTON COMMUNITY PRESERVATION PLAN

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### PRESERVATION INCENTIVE PROGRAMS

#### NATIONAL PRESERVATION INCENTIVES

##### Federal Historic Rehabilitation Tax Credit

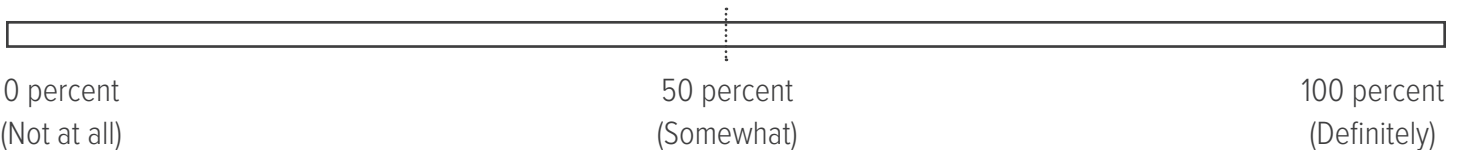
The program is designed to provide financial assistance to owners of historic income-producing properties to sensitively rehabilitate their buildings. The federal income tax credit is equal to 20% of a rehabilitation's qualified expenditures. The project budget must exceed the greater of the building's adjusted basis (roughly the current depreciated value of the building, not including land) or \$5,000, either within a 24-month period or within a 60-month period, as long as phased plans are approved in advance. Housed within the National Park Service (NPS), the program is administered in Illinois by the Department of Natural Resources, State Historic Preservation Office. To be eligible a property must be listed in the National Register of Historic Places, either individually or as a Contributing Resource within a historic district, and meet the Secretary of the Interior's Standards for Rehabilitation.

Were you aware of each incentive program? (Check all that apply)

- Eugene D. Funk, Jr. Historic Preservation Grant Program
- Harriet Fuller Rust Facade Grant Program
- Illinois Historic Preservation Assessment Freeze
- Illinois Historic Preservation Tax Credit
- Federal Historic Rehabilitation Tax Credit

What other incentives would be most helpful in assisting with the preservation of historic properties?

How well do you believe the existing local incentives encourage preservation? Mark the bar below (0 to 100 percent) to share your thoughts.





# BLOOMINGTON COMMUNITY PRESERVATION PLAN

## VIRTUAL WORKSHOP #1

### COMMUNITY FEEDBACK

The City of Bloomington currently designates Local Landmarks and Historic Districts through the local zoning ordinance. How well do you believe the City's zoning and historic preservation regulations provide adequate preservation and protection for historic properties and neighborhoods?

(Not well at all)

(Alright)

(Very well)

In what ways, if any, could the City strengthen the zoning ordinance to preserve landmarks and historic districts?

In what ways do you feel that historic preservation could aid in neighborhood revitalization and providing affordable and attainable housing in Bloomington?

In what ways do you feel that historic preservation could improve local tourism?

In what ways do you feel that historic preservation could improve local economic development?

What kinds of educational opportunities about historic preservation would you like to see?



# BLOOMINGTON COMMUNITY PRESERVATION PLAN

## VIRTUAL WORKSHOP #1

### COMMUNITY FEEDBACK

Are you familiar with the Historic Preservation Commission's Architectural Review Guidelines?

- Yes
- No

Have you used the Guidelines in a building rehabilitation project?

- Yes
- No

In what ways, if any, should the Commission improve the Architectural Review Guidelines?

What are the most significant barriers to promoting Historic Preservation in the City of Bloomington? Move around to rank the following from most significant barrier (1) to least significant barrier (8).

- \_\_\_ Lack of knowledge / understanding of Historic Preservation's benefits
- \_\_\_ Lack of financial incentives
- \_\_\_ Weak investor / developer interest in historic properties
- \_\_\_ Red tape / building code / zoning / regulatory barriers
- \_\_\_ Lack of citizen interest and involvement
- \_\_\_ Lack of ongoing, organized Historic Preservation advocacy efforts
- \_\_\_ Lack of skilled preservation craftsman / tradesman / contractors
- \_\_\_ Lack of public-private partnership / organizational collaboration

What issues or concerns do you have related to Historic Preservation in the City of Bloomington?

What organizations could partner with the City to help strengthen its preservation efforts?



# BLOOMINGTON COMMUNITY PRESERVATION PLAN

## VIRTUAL WORKSHOP #1

### COMMUNITY PRIORITIES

Please participate in this “**Choose Your Top Priorities**” exercise! This interactive exercise helps to understand how the City of Bloomington should prioritize its future preservation planning activities. **Exercise instructions:** You have \$10 planning dollars to spend on different preservation actions. Make sure to read through all of the preservation actions first, in order to wisely spend your money on what you think is important!

Historic resource surveys help to identify and inventory properties or areas that have architectural, historical or cultural significance. Additional funding for this activity would allow the City to list individual properties or districts in the National Register of Historic Places or designate additional Local Landmarks or Historic Districts under the zoning ordinance in order to preserve the City’s important places that give Bloomington its unique character.

#### #1. Identifying and Designating Additional Landmarks/Historic Districts

Historic resource surveys help to identify and inventory properties or areas that have architectural, historical or cultural significance. Additional funding for this activity would allow the City to list individual properties or districts in the National Register of Historic Places or designate additional Local Landmarks or Historic Districts under the zoning ordinance in order to preserve the City’s important places that give Bloomington its unique character.

##### Program & Implementation Examples

- Nominate properties and districts to the National Register of Historic Places
- Designate properties as Local Landmarks
- Designate Local Historic Districts
- Local Landmarks and Districts are subject to design review

##### Benefits

- Protect important historic buildings and neighborhoods
- Promote community character and image
- Stabilize property values
- Facilitate neighborhood and commercial area revitalization
- Target incentives (property rehabilitation, adaptive use, and economic devt.)

##### Associated Costs

- Conduct historic resource surveys
- Prepare National Register and Local nominations

#### #2. Providing Education and Outreach

Creating new programs to educate Bloomington citizens and property owners regarding the City’s history and architecture as well as the benefits of historic preservation is a key activity for most historic preservation commissions. Additional funding for this activity would allow the City and its preservation partners to provide new educational resources for its citizens such as hiring professional speakers, printing brochures, and utilizing digital technologies for accessing information on Bloomington’s historic resources and heritage.

##### Program & Implementation Examples

- “Web-based” educational materials
- Preservation lecture series
- Historic homeowner fair
- Technical assistance to property owners
- Welcome packet to owners of historic properties

##### Benefits

- Promote awareness of Bloomington’s architectural and cultural history and heritage
- Create a stronger community historic preservation ethic
- Help property owners understand the benefits of preservation

##### Associated Costs

- Consultant and speaker fees
- Software, hardware, and technology needs
- Facility rentals
- Volunteer time



# BLOOMINGTON COMMUNITY PRESERVATION PLAN

## VIRTUAL WORKSHOP #1

### COMMUNITY PRIORITIES

#### #3. Promoting Neighborhood Revitalization

Implementing new historic preservation-based initiatives can help revitalize the City's residential neighborhoods, stabilize and increase property values, and promote local sense of place. Additional funding for this activity would allow the City and its preservation partners to provide additional resources to property owners and neighborhood associations in the form of technical assistance and new incentives for rehabilitation.

##### Program & Implementation Examples

- Expand incentive programs for housing rehabilitation
- Create additional resources for neighborhood associations
- Provide additional Neighborhood capital improvements

##### Benefits

- Encourage investment in property rehabilitation and maintenance
- Target capital improvements in streets, urban design, and infrastructure
- Maintain a "sense of place"
- Build neighborhood pride, involvement, and organization

##### Associated Costs

- Capital improvements
- Incentive program capitalization
- Technical assistance support
- Volunteer time

#### #4. Promoting Downtown Revitalization

Creating innovative programs and resources for historic preservation-based initiatives that revitalize Downtown Bloomington can spur new job and business creation, preserve building facades, and reuse vacant upper-floors. Additional funding for this activity would help the City and its preservation partners to provide added resources and programs that can advance historic preservation goals for the downtown.

##### Program & Implementation Examples

- Expand incentive programs for commercial rehabilitation
- Create additional resources for downtown business and property owners
- Provide additional Downtown capital improvements

##### Benefits

- Encourage investment in property rehabilitation and maintenance
- Target capital improvements in streets, signage, and infrastructure
- Maintain a "sense of place"
- Encourage involvement and organization

##### Associated Costs

- Capital improvements
- Incentive program capitalization
- Technical assistance support
- Volunteer time



# BLOOMINGTON COMMUNITY PRESERVATION PLAN

## VIRTUAL WORKSHOP #1

### COMMUNITY PRIORITIES

#### #5. Providing Additional Economic Incentives for Preservation

New economic incentives for residential and commercial property owners can facilitate property maintenance and rehabilitation. Additional funding and programs for this activity can help underwrite new incentive programs geared to owners of historic buildings.

#### Program & Implementation Examples

- Develop new financial incentives for building rehabilitation
- Increase and enhance support for downtown revitalization programs
- Provide Streetscape and urban design improvements
- Facilitate building and storefront improvements

#### Benefits

- Support small businesses, increase jobs, and promote tourism
- Encourage utilization of upper floors for more than residential uses
- Maintain Downtown’s historic fabric
- Establish neighborhood commercial district revitalization programs

#### Associated Costs

- Incentive program capitalization
- Capital improvements
- Downtown revitalization program support

What preservation initiatives are a priority for you? Invest your dollars in what you believe to be essential historic preservation programs and initiatives for the City of Bloomington! Remember, you only have \$10 planning dollars to spend.

Dollars Invested

Total Spent = \$10

**#1. IDENTIFYING AND DESIGNATING ADDITIONAL LANDMARKS/HISTORIC DISTRICTS**

**#2. PROVIDING EDUCATION AND OUTREACH**

**#3. PROMOTING NEIGHBORHOOD REVITALIZATION**

**#4. PROMOTING DOWNTOWN REVITALIZATION**

**#5. PROVIDING ADDITIONAL ECONOMIC INCENTIVES FOR PRESERVATION**



# BLOOMINGTON COMMUNITY PRESERVATION PLAN

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### PARTICIPANT INFORMATION

What is your age?

- Under 18       19 - 24       25 - 35       36 - 50       51 - 65       65+

What is your gender?

- Female       Male       Non-binary       Prefer not to say       Prefer to self describe:

You describe yourself as:

- Asian       Caucasian       Hispanic/Latina(o)       Other:  
 Black/African American       Pacific Islander       Prefer not the answer

Education - what is your last degree earned?

- Elementary or middle school       Two-year college, Associates degree       Graduate degree  
 High school       Four-year college, Bachelors degree       Other

Are you a resident of the City of Bloomington?

- Yes      If you answered, "yes" - what neighborhood do you live in?  
 No

Do you own a business or commercial property in the City of Bloomington?

- Yes      If you answered "yes" - what neighborhood are you located in?  
 No

Please share your email address if you want to stay informed of project updates!



# BLOOMINGTON COMMUNITY PRESERVATION PLAN

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### THANK YOU FOR PARTICIPATING!

For more information regarding the project and to share additional feedback, please visit the project website at [bloomingtonpreservationplan.com](http://bloomingtonpreservationplan.com). Please check it out! All project-related documents are available in PDF format to review and download.

### MAILING INFORMATION

Please mail this completed workshop document to:

Planning Division  
Community Development Department  
109 E Olive St.  
Bloomington IL 61701

### EMAIL CONTACT

Please scan and send the completed workshop document to:

[planning@cityblm.org](mailto:planning@cityblm.org)

Any other thoughts you would like to share about historic preservation in Bloomington?