

BLOOMINGTON

Community Preservation Plan

CITY COUNCIL MEETING
SEPTEMBER 27, 2021

THE
LAKOTA
GROUP.

PRESERVATION PLAN PURPOSE

- **Increase understanding of the roles historic preservation can play in community development**
- **Advance preservation-based revitalization efforts**
- **Integrate preservation efforts in all levels of community planning**
- **Develop a more formal heritage tourism program**



PRESERVATION PLAN PURPOSE

- Enhance neighborhood livability through neighborhood rehabilitation and conservation
- Identify new landmarks and districts that tell new and untold stories of Bloomington's heritage
- Engage broader segments of the Bloomington community in heritage stewardship



PRESERVATION PLAN PURPOSE

- **Update the 2004 Bloomington Historic Preservation Plan**
- **Made possible by a Certified Local Government grant from the Illinois State Historic Preservation Office**



RELATIONSHIP TO 2015 COMPREHENSIVE PLAN

- **Update the 2004 Historic Preservation Plan to identify historic resources and strategies necessary to protect historic assets.**
- **Identify potential Neighborhood Conservation Districts to protect and enhance neighborhood character.**
- **Preserve and adapt significant historic buildings.**
- **Encourage increased use of economic incentives for historic properties.**

PLANNING PROCESS

Phase 1

STATE OF THE CITY ASSESSMENT

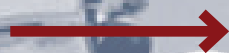
- **Initial Round Community Engagement**
- **Program Assessment**
- **Key Issues, Challenges, and Trends**
- **Online Community Survey**
- **State of the City Report**
- **Review Meetings**

Phase 2

COMMUNITY PRESERVATION PLAN

- **Draft Preservation Plan**
- **Staff Review Meetings**
- **Steering Committee Meeting**
- **HPC Meeting**
- **Final Plan**

NOVEMBER 2019



FEBRUARY 2021



AUGUST 2021

DRAFT COMMUNITY PRESERVATION PLAN

- **Introduction and Background**
 - **Planning Process and Timeline**
 - **Preservation Issues, Challenges, and Trends**
- **Heritage and Historic Resources**
 - **Landmarks and Districts**
 - **Survey and Documentation**
- **City Planning and Program Administration**
- **The Community Speaks**
- **Community Preservation Plan**
- **Implementation**



BLOOMINGTON HISTORIC RESOURCES

- **David Davis Mansion National Historic Landmark (1975)**
- **14 properties individually listed in the National Register of Historic Places**
- **4 Districts listed in the National Register of Historic Places**
- **38 properties designated S-4 Local Historic Landmarks**
- **3 Districts designated S-4 Local Historic Districts**



COMMUNITY PRESERVATION PLAN

- **5 Planning Themes**
- **12 Planning Goals**
- **45 Opportunities**



701 E. GROVE STREET



309-313 N. MAIN STREET



409 E. GROVE STREET



908 N. PRAIRIE AVENUE



100 BLOCK WASHINGTON STREET



1000 MONROE DRIVE



THEME #1: GOALS

Protecting and Preserving the Next Generation of Bloomington Historic Landmarks and Places.

GOAL #1: Pursue an ongoing understanding and documentation of Bloomington's history and architecture as a basis for preservation activity.

GOAL #2: Prioritize significant historic resources for designation and preservation.

GOAL #3: Preserve cultural landscapes and special features of historic places.



THEME #1: KEY OPPORTUNITIES

Protecting and Preserving the Next Generation of Bloomington Historic Landmarks and Places.

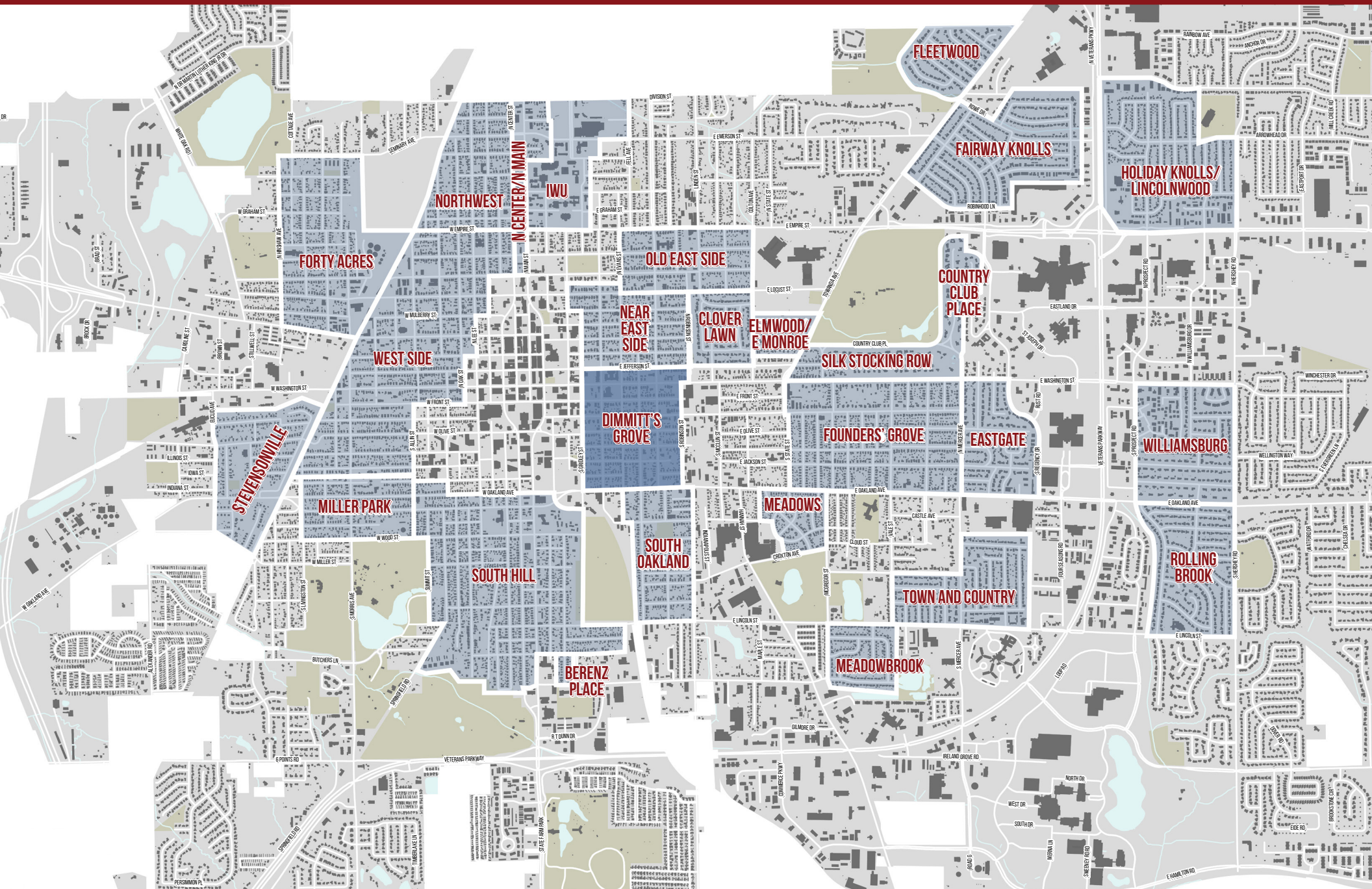
- 1. Survey and Inventory Bloomington's residential neighborhoods.**
- 2. Designate new local landmarks and historic districts.**
- 3. Update older National Register historic district nominations.**
- 4. Make survey data more accessible to Bloomington residents.**



FUTURE SURVEY MAP

Reconnaissance-Level Survey

Intensive-Level Survey



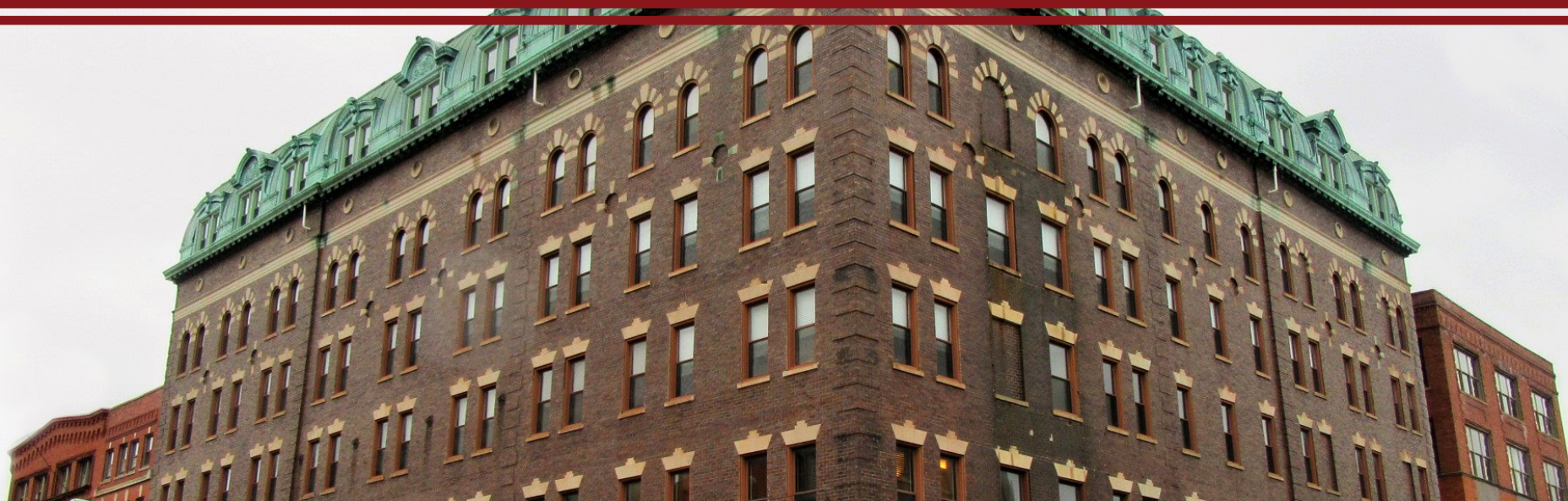
THEME #2: GOALS

Promoting Community Sustainability, Livability, and Vitality

GOAL #4: Support Downtown Bloomington's revitalization through preservation and adaptive use opportunities.

GOAL #5: Encourage the reinvestment and conservation of Bloomington's traditional neighborhoods.

GOAL #6: Promote the economic and environmental sustainability benefits of historic preservation in community development.



THEME #2: KEY OPPORTUNITIES

Promoting Community Sustainability, Livability, and Vitality

- 1. Retain ongoing funding for Funk and Rust Facade Grant programs.**
- 2. Develop a formal adaptive use program.**
- 3. Organize a neighborhood “Rehabarama” event.**
- 4. Explore new incentives and financial programs for historic housing rehabilitation.**



THEME #3: GOALS

Enhancing the Local Preservation Program

GOAL #7: Undertake updates to preservation codes and ordinances and adopt new preservation tools to help protect Bloomington's historic resources.

GOAL #8: Integrate historic preservation policies and initiatives in other community planning efforts.



THEME #3: KEY OPPORTUNITIES

Enhancing the Local Preservation Program

- 1. Update the historic preservation provisions within the Bloomington Zoning Ordinance.**
- 2. Prepare design guidelines for historic districts and landmarks.**
- 3. Consider a Neighborhood Conservation District program.**
- 4. Integrate surveys and preservation policies in community planning activities.**

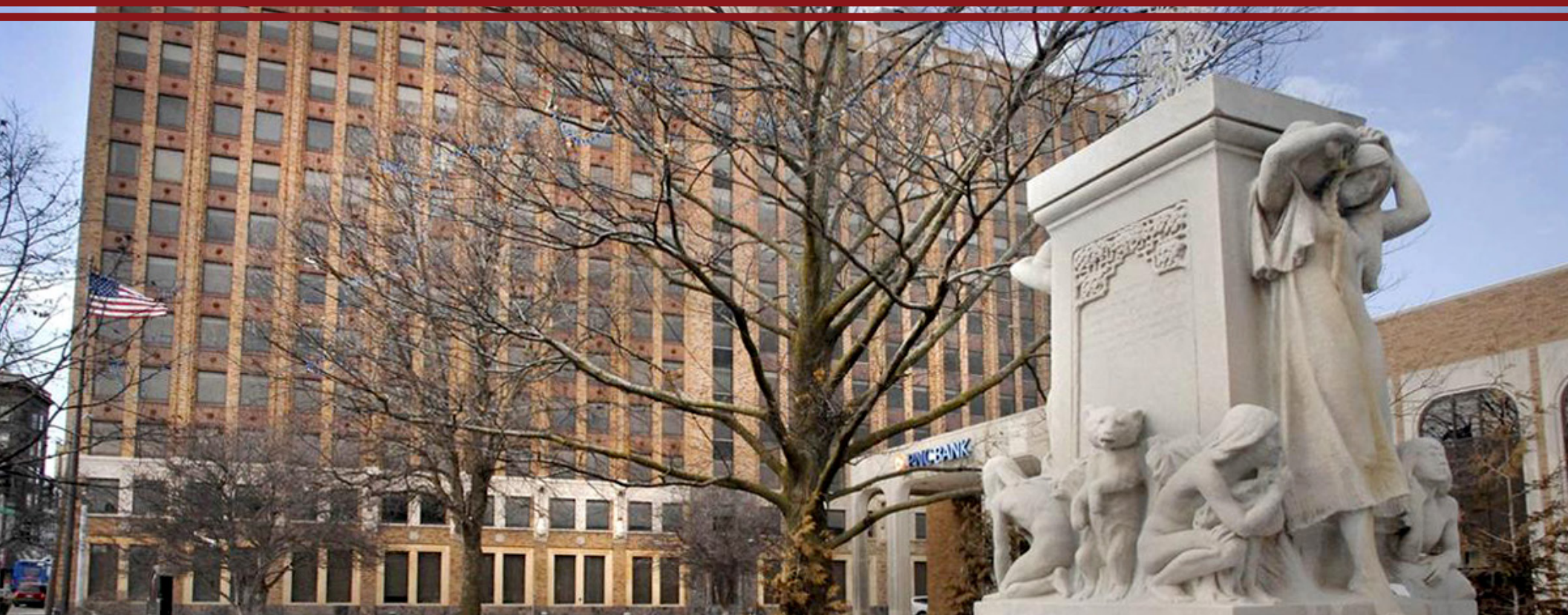


THEME #4: GOALS

Telling the Bloomington Heritage Narrative

GOAL #9: Use education, placemaking, and outreach activities to tell the full Bloomington history narrative.

GOAL #10: Celebrate Bloomington's history and culture through engaging and exceptional heritage attractions.



THEME #4: KEY OPPORTUNITIES

Telling the Bloomington Heritage Narrative

- 1. Create a historical marker program.**
- 2. Create new partnership initiatives.**
- 3. Implement heritage-based placemaking and public art efforts.**
- 4. Develop a more formal heritage tourism program.**



THEME #5: GOALS

Building Local Awareness and Capacity

GOAL #11: Educate the community about Bloomington's preservation benefits through innovative programming efforts.

GOAL #12: Cultivate the next generation of community historic preservation advocates.



THEME #5: KEY OPPORTUNITIES

Building Local Awareness and Capacity

- 1. Train local developers, realtors, and bankers on the benefits of historic preservation.**
- 2. Organize and conduct preservation training and education workshops.**
- 3. Engage local youth and young adults in historic preservation activities.**
- 4. Track property values and investment in Bloomington's historic places.**



IMPLEMENTATION

- Implementation Matrix and Priorities
- Federal, State, and Local Incentives

THEME #1

Protecting and Preserving the Next Generation of Bloomington Historic Landmarks and Places.

Goal #1: Pursue an ongoing understanding and documentation as a basis for preservation activity.

Goal #2: Prioritize significant historic resources for designation.

Goal #3: Preserve Cultural Landscapes and Special Features.

Opportunities

Opportunity 1.1: Survey and inventory Bloomington's pre-WWII residential neighborhoods.

Survey Area #1: Founder's Grove

THEME #3

Enhancing the Local Historic Preservation Program.

Goal #7: Undertake updates to preservation codes and ordinances and adopt new preservation tools to help protect Bloomington's historic resources.

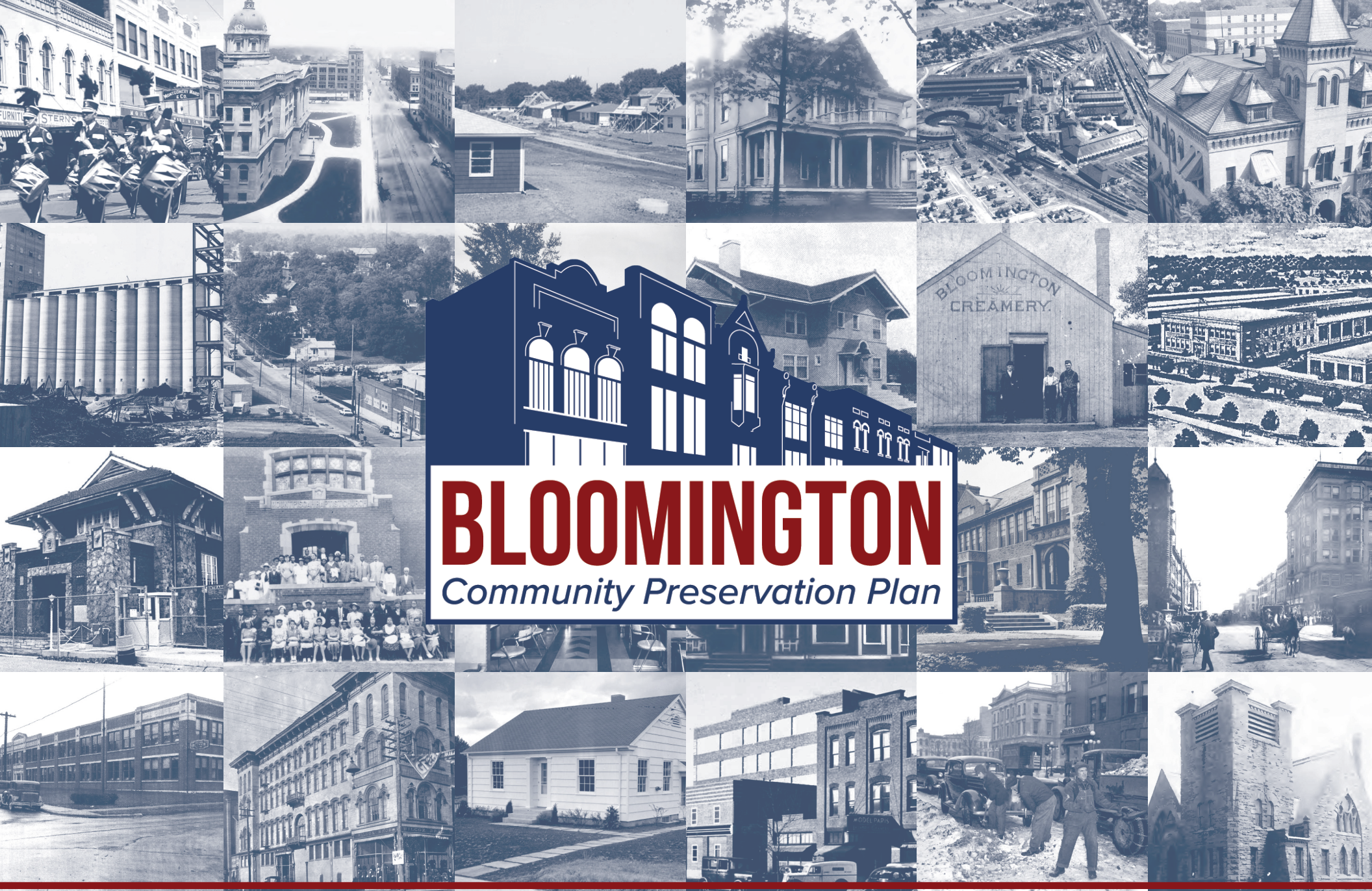
Goal #8: Integrate historic preservation policies and initiatives in other community planning efforts.

Opportunities

	Within 1 Year	2 - 5 Years	Beyond 5 Years
Opportunity 3.1: Update the historic preservation provisions within the Bloomington Zoning Ordinance.	X		
Opportunity 3.2: Prepare comprehensive design guidelines for Bloomington's historic districts and landmarks.		X	

Opportunity 3.1: Update the historic preservation provisions within the Bloomington Zoning Ordinance.

Opportunity 3.2: Prepare comprehensive design guidelines for Bloomington's historic districts and landmarks.



BLOOMINGTON
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QUESTIONS & ANSWERS

THANK YOU!

THE LAKOTA GROUP.