

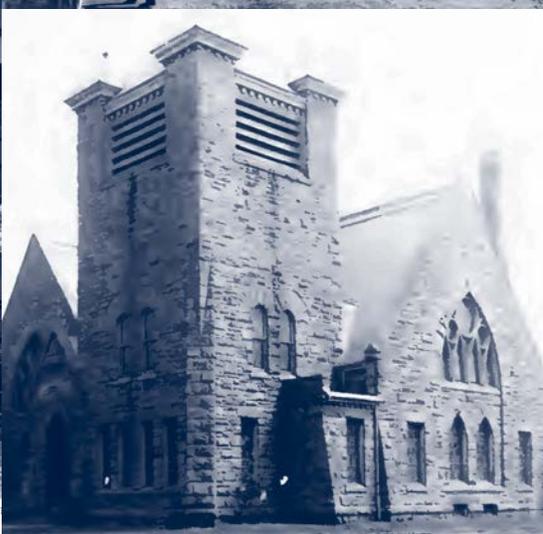
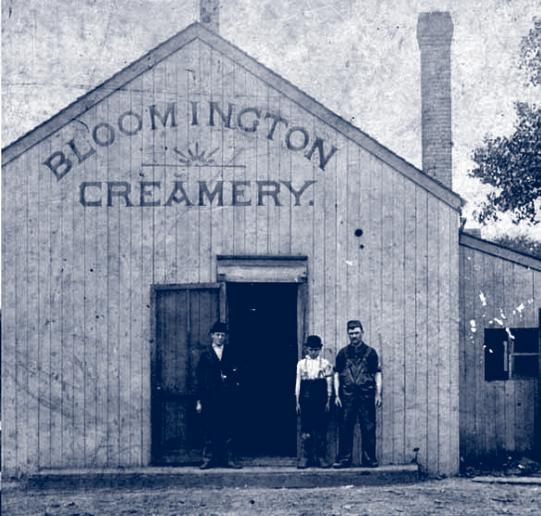
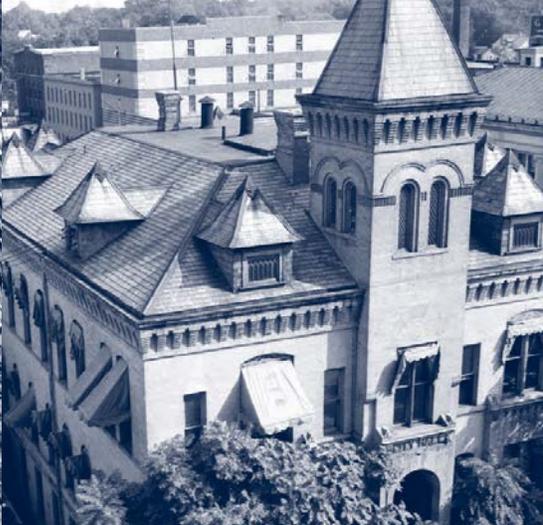


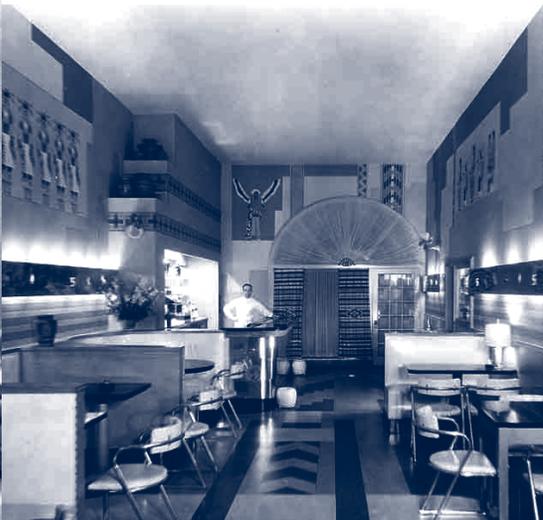
BLOOMINGTON

Community Preservation Plan

City of Bloomington, Illinois

SECOND DRAFT STATE OF THE CITY REPORT | OCTOBER 2020





ACKNOWLEDGMENTS

Community Preservation Plan Steering Committee

- AnnaMarie Bliss, PhD, Assoc. AIA – Historic Preservation Specialist I
- Amelia Buragus – Attorney, BRE Law
- Lea Cline – Chair, Historic Preservation Commission
- Adrienne Cornejo – Realtor, Keller Williams Realty
- Austin Grammer – Coordinator, Economic Development Department
- Victoria Harris – Chair, Zoning Board of Appeals
- Russel Francois – Architect, Francois Associates
- Greg Koos – Executive Director Emeritus, McLean County Museum of History
- Kevin Kothe – Director, Public Works Department
- Chris Nyweide – Attorney, LivingstonBarger (Retired)
- Dawn Peters – Realtor, Keller Williams Realty
- Karen Schmidt – West Bloomington Revitalization Project
- Greg Shaw – Northwest Neighborhood Association
- Jessica Shull – Bloomington Resident
- Carey Snedden – Division Manager, Code Enforcement
- Carl Teichman – Director, Government and Community Relations at Illinois Wesleyan University
- Jay Tezlof – Director, Parks, Recreation and Cultural Arts Department
- Bobby Vericella – RJV Construction and Property
- Brad Williams – President, Dimmitt’s Grove Neighborhood Association
- Jeff Woodward – Director, Marketing and Community Relations at McLean County Museum of History

City Staff

- Katie Simpson - City Planner
- Melissa Hon – Economic and Community Development Director
- Robert Mahrt – Former Director of Community Development

Planning Team

The Lakota Group

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Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, Illinois 62702



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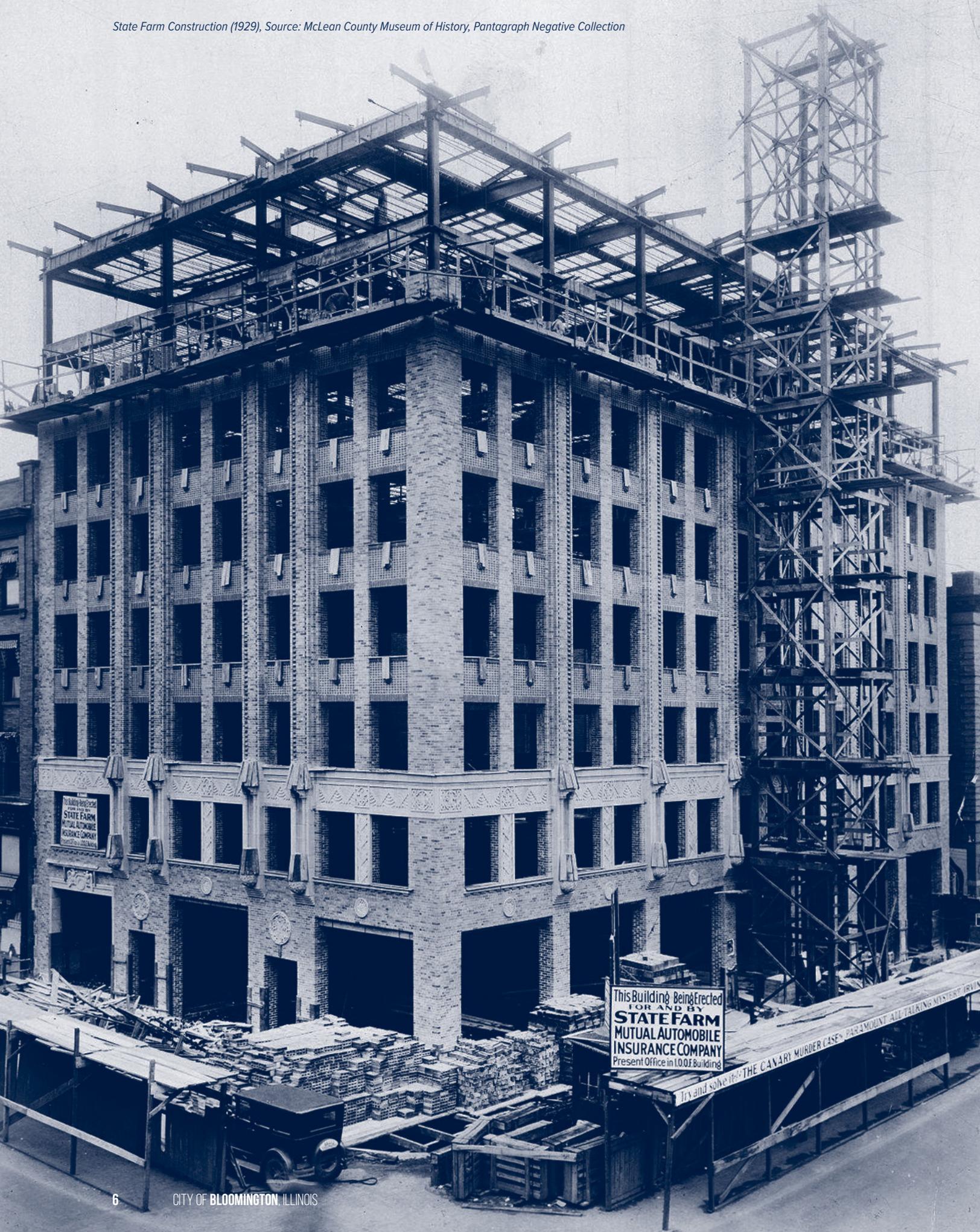
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SECTION 1:

INTRODUCTION



BLOOMINGTON'S HISTORIC PRESERVATION PAST AND FUTURE

Now less than 10 years from its bicentennial, Bloomington's varied and rich heritage encompasses an exceptional collection of historic, architectural and cultural resources — a heritage reflected in Bloomington's intact downtown district; its diverse and cohesive neighborhoods; gracious parks, squares and landscapes; religious buildings; and, its schools and institutions of higher learning. Such resources tell the important stories of how Bloomington grew from a small farming enclave and government center in the decades before the Civil War to a bustling and prosperous Illinois city during the 20th century, driven by an ever-diversifying economy and the ingenuity and resourcefulness of its people. Bloomington's built heritage enriches the lives of present-day residents, providing them a sense of authenticity, identity and tangible links to the past that makes Bloomington a compelling place to live and work.

Bloomington's heritage and architectural legacy survives today not by chance but by the far-sighted decisions made by the City of Bloomington, preservation advocates and committed stakeholders regarding the long-term stewardship of the community's historic landmarks, districts, places and landscapes. Bloomington's first preservation efforts began in 1957 with the community efforts to save Majors Hall, the site of Lincoln's Lost Speech. Clover Lawn, known more familiarly as the David Davis Mansion, was listed in the National Register of Historic Places in 1972, and later designated as a National Historic Landmark three years later. The U.S. Congress established the National Register, the nation's official list of buildings and places worthy of preservation, in 1966 as part of the newly ratified National Historic Preservation Act. In succeeding years, new National Register listings would include the McLean County Courthouse and Square (1973), the Franklin Square neighborhood (1976), and the George H. Miller and the Ruben M. Benjamin Houses — resources representing Bloomington's vast range of architectural styles, property types and development periods. The George H. Miller House, an eclectic version of the Queen Anne, would follow in the National Register in 1978. In 1983, acknowledging the National Register's honorary designations provided limited protective measures, the City of Bloomington adopted its first historic preservation ordinance. Presently, there are 38 individual Bloomington landmarks and three local historic districts — the National Register listed Franklin Square, the Davis-Jefferson Historic District and the North Roosevelt Avenue Historic District.

The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities. While Bloomington stakeholders recognize that prior efforts in preservation-based community development has made significant positive impacts, new preservation initiatives can help spur reinvestments in downtown commercial buildings and in Bloomington's older housing stock and diverse neighborhoods. With this in mind, historic preservation provides a path for a more sustainable future for Bloomington, making it a destination community for new businesses, residents, visitors and investors.

This evolution of Bloomington’s historic preservation program provides a context for a new a preservation vision and framework for action. This 2020 Bloomington Community Preservation Plan seeks to understand the possibilities for new landmarks and historic districts that tell new and untold stories of Bloomington’s past, for sustaining existing preservation tools while adopting new ones that advance local preservation and integrating preservation efforts in all levels of community planning. Most importantly, the Preservation Plan pursues common cause and collaboration with those who may not consider themselves everyday preservationists but committed stakeholders in enhancing Bloomington’s exceptional places and environments.



Booker T. Washington Home for Colored Children at the 1200 Block of West MacArthur Avenue, Source: McLean County Museum of History - Top Left Image

Darling and Company, Source: McLean County Museum of History, Pantagraph Negative Collection - Bottom Left Image

407 East Grove Street, Source: City of Bloomington - Top Right Image

Jefferson School at 300 East Monroe Street, Source: City of Bloomington - Bottom Right Image

BUILDING ON SUCCESS AND PLANNING FOR FUTURE ACTION

The 2020 Bloomington Community Preservation Plan builds on the goals and recommendations included in both the 2004 and 1987 Historic Preservation Plans, each providing a framework for ongoing inventory of significant historic resources, refining Historic Preservation Commission operations, and advocating historic preservation's benefits to the broader Bloomington community. While this Preservation Plan retains many elements of the previous ones — a comprehensive historic context statement and an overview of existing historic resources and landmarks and districts in particular — it explores new preservation planning frontiers: buildings and places of Mid-Century vintage, cultural preservation and diversity, preservation-based economic development, housing attainability and neighborhood regeneration, community sustainability, and the latest methods and tools that spreads the preservation message to the next generation of Bloomington preservation leaders.

Furthermore, the 2020 Preservation Plan sets out an ambitious vision for Bloomington's future preservation program, outlining actions and initiatives that will require participation and involvement from several different partners, including the City of Bloomington and its Historic Preservation Commission, other municipal agencies and departments, cultural institutions, local schools and universities, neighborhood organizations, federal and state agencies, local industries and businesses, property owners, investors and developers and local residents. Though the Preservation Plan has a determined action agenda, it also prioritizes implementation so that community efforts focus on top needs and initiatives that deliver immediate impact.

The City of Bloomington, the Historic Preservation Commission and local preservation advocates will continue to use the 2020 Community Preservation Plan to monitor implementation progress and to inform the broader public on why historic preservation matters to Bloomington's long-term growth and prosperity.



Castle Theater (c. 1940), Source: McLean County Museum of History, Pantagraph Negative Collection - Top Image

George Cox House at 701 East Grove Street - Bottom Image

KEY PRESERVATION DEFINITIONS

Historic Resource: A historic or cultural resource is any building, structure, object, district, or place considered to have historical, architectural or cultural importance. Such resources may be significant locally or nationally.

Cultural Landscape: Cultural landscapes reveal special aspects of a community's history and development, including both man-made and natural features such as gardens and parks, cemeteries, pathways, educational campuses, water elements and fountains, monuments, roads and scenic highways.

Local S-4 Landmarks: Designated by the Bloomington Planning Commission, a Local S-4 Landmark designation seeks to protect and preserve local historic resources considered significant to Bloomington's heritage and architecture. Local Landmarks are subject to design review for alterations and demolition by the Historic Preservation Commission. Local Landmarks receive the "S-4" title as an overlay designation under the Bloomington Zoning Ordinance.

Local S-4 Historic Districts: Local S-4 Historic Districts are portions of a community — a downtown district, residential neighborhood, industrial area or park, for instance — containing a coherent collection of significant historic resources which, as an ensemble, is worth preserving for their visual and architectural qualities and contributions toward understanding Bloomington's history. The Planning Commission designates Local S-4 Historic Districts and all properties within them are subject to design review.

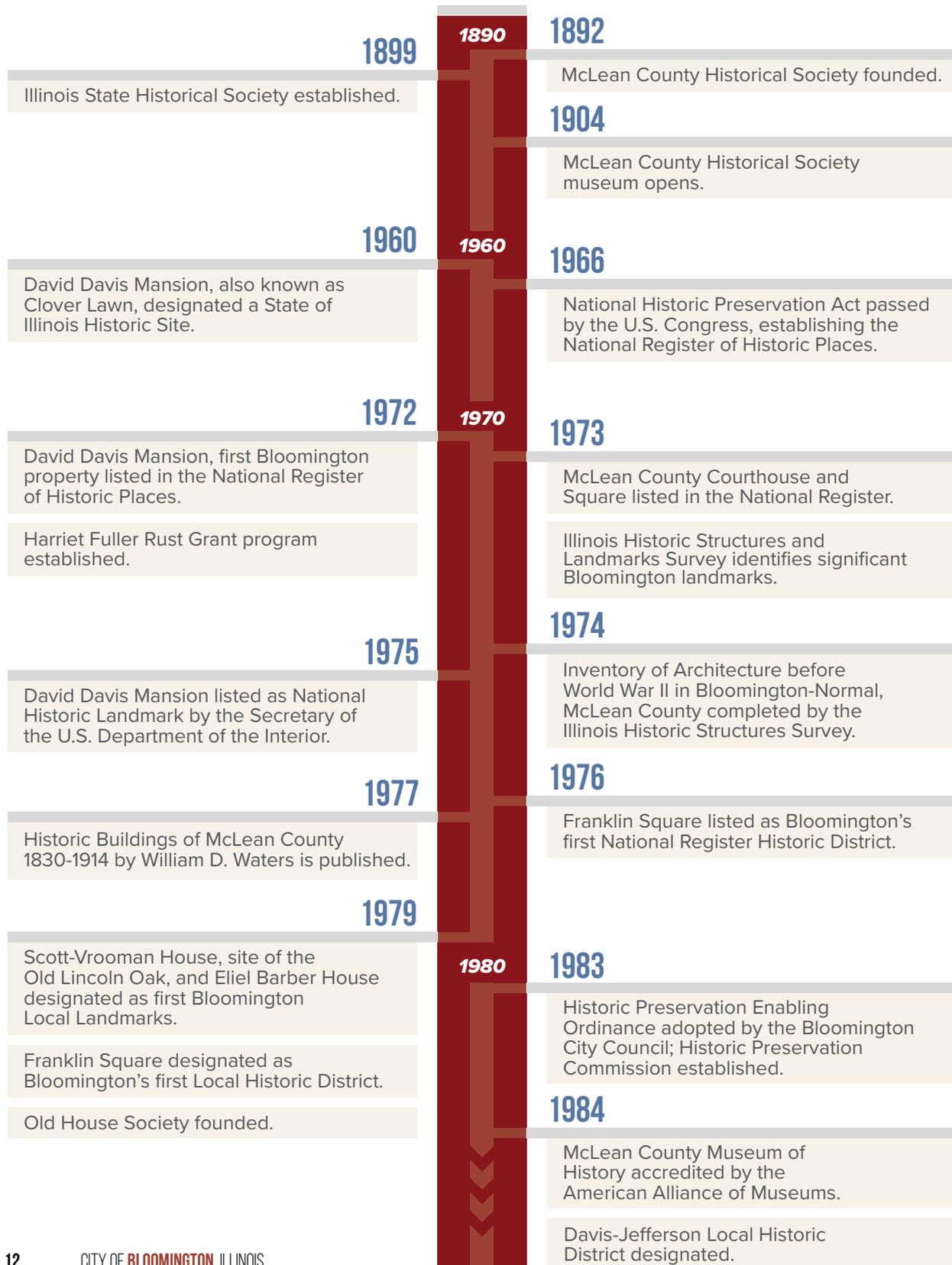
National Register of Historic Places: The National Register of Historic Places (NRHP) is this nation's official list of historic resources worthy of recognition, including resources of local, state and national significance. Managed by the National Park Service, in partnership with the Illinois State Historic Preservation Office (ILSHPO). National Register listing is honorary, may include both individual properties and districts, and does not restrict the use or disposition of a historic property. Under most conditions, properties must be at least 50 years old and meet several criteria to be eligible for listing.

National Historic Landmarks: National Historic Landmarks (NHLs) are buildings and places that have national significance to the country. Only the U.S. Department of the Interior designates NHLs, although state historic preservation offices, private property owners and other interested parties may sponsor NHL nominations. Like the National Register, NHL designation is honorary only. The David Davis Mansion (Clover Lawn) is currently the only designated NHL in Bloomington.

National Scenic By-Ways: Managed by the U.S. Department of Transportation, National Scenic By-Ways seeks to recognize roadways for their scenic, cultural and historic qualities and significance. Like the National Register and National Historic Landmarks, designation is honorary. Route 66 through Bloomington is part of the Historic Route 66 National Scenic By-Way.

Holy Trinity Church at 106 West Chestnut Street

KEY MILESTONES IN THE BLOOMINGTON HISTORIC PRESERVATION MOVEMENT





1987

First Bloomington Five Year Historic Preservation Plan prepared.

East Grove Street Historic District listed in the National Register.

1988

White Place National Register Historic District listed in the National Register.

1991

McLean County Museum of History converts the former McLean County Courthouse Building in Downtown Bloomington into a museum.

2004

Updated City of Bloomington Historic Preservation Plan prepared.

2006

Historic Preservation Ordinance updated.

2007

West Bloomington Neighborhood Revitalization Project established.

2018

Bloomington High School listed in the National Register.

Commercial and Industrial Survey undertaken.

1985

Bloomington designated a Certified Local Government by the Illinois State Historic Preservation Office.

Bloomington Central Business District listed in the National Register.

Davis-Jefferson, Franklin Square, and East Grove Street Historic District architectural surveys completed.

1990

Dimmett's Grove Architectural Survey completed.

1994

Historic Preservation Ordinance updated with new Historic Preservation Commission by-laws.

2000

Roosevelt Local Historic District designated.

2005

Downtown Bloomington Association accepted into the Illinois Main Street Program.

Illinois Historic Route 66 designated a National Scenic Byway.

2015

Cruisin' with Lincoln on 66 Visitors Center opens in the McLean County Museum of History.

2019

Zoning Ordinance updated to include demolition delay provisions.

2020

Gebhart Auto Supply Store (1941), Source: McLean County Museum of History, Pantagraph Negative Collection

RELATIONSHIP TO BLOOMINGTON LONG RANGE PLANNING

This 2020 Community Preservation Plan reaffirms the vision and land use planning framework described in the 2035 City of Bloomington Comprehensive Plan where *“Its residents will continue to thrive, surrounded by rich history, arts and culture, lifelong learning opportunities, a healthy environment, and an active lifestyle”* (McLean County Regional Planning Commission, 2035 City of Bloomington Comprehensive Plan, 2015, 8). As part of the community’s core planning values, maintaining Bloomington’s *“small-town feel”* with *“big city amenities”* is critically important, especially *“...where history and character is preserved”* (2035 City of Bloomington Comprehensive Plan, 12). A main emphasis of the Comprehensive Plan is the conservation and revitalization of Bloomington’s traditional neighborhoods, which provide a strong sense of place and authenticity — key qualities that achieve *“residential areas that blend historic character and features with thoughtful mixed-use redevelopment”* (2035 City of Bloomington Comprehensive Plan, 45).

The Comprehensive Plan also recommends a new update to the *2004 Historic Preservation Plan* that identifies potential historic districts and new strategies that maintain Bloomington’s historic core, including adequate protection measures and financial incentives for preservation and adaptive use. This *2020 Community Historic Preservation Plan* fulfills that recommendation, facilitated through a Certified Local Government Grant awarded by the Historic Preservation Division of the Illinois Department of Natural Resources and the National Park Service.

WHAT IS A COMMUNITY PRESERVATION PLAN?

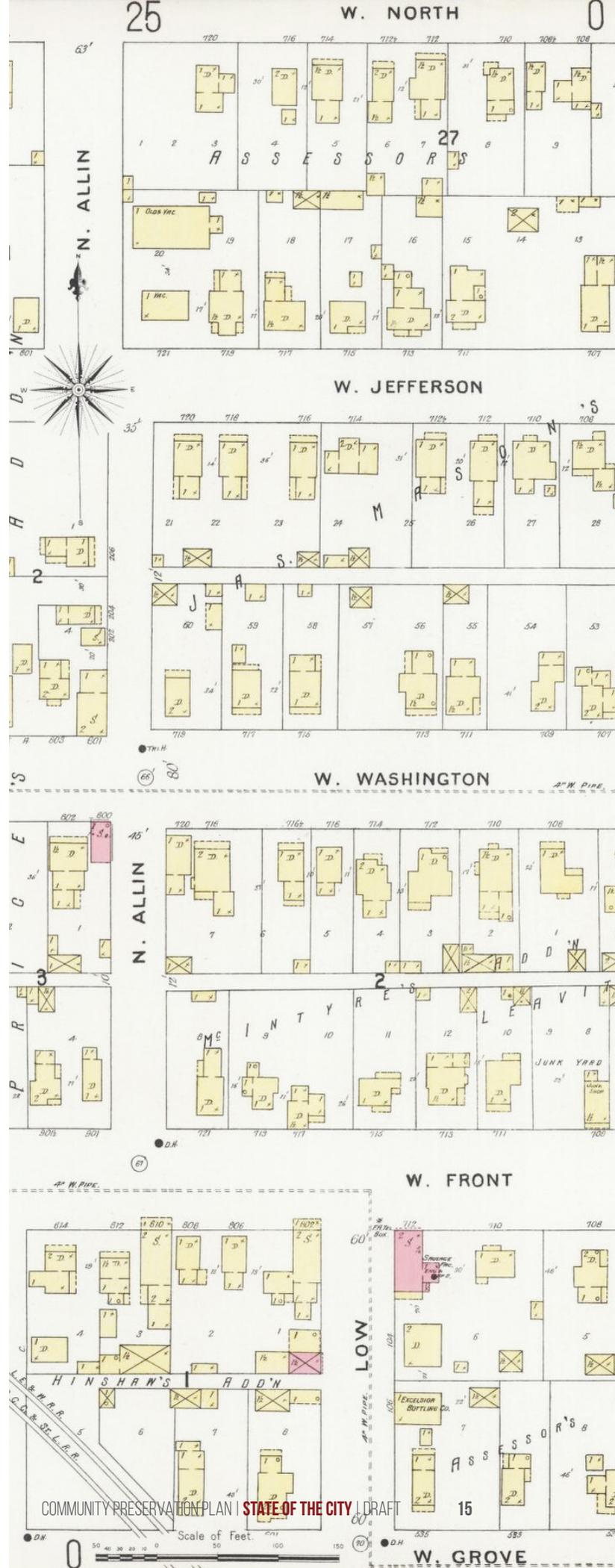
The Bloomington Community Preservation Plan provides the starting point for historic preservation priorities going forward with a particular focus on the new landmarks and historic districts of the future. It also offers direction and recommendations on initiatives that enhance local neighborhood character and vitality, nurtures a thriving downtown district, and informs the community on preservation’s benefits. Fundamentally, this Preservation Plan represents the goals and desires of the Bloomington community — it is the community’s public statement about historic preservation.



PLAN METHODOLOGY

All good community plans require a careful study of existing conditions and the identification of planning action opportunities and implementation partners based on robust community engagement and stakeholder participation. For historic preservation plans, existing conditions relate to the documentation and description of significant historic resources and the information and relationships they illuminate regarding a community's architecture, development patterns, landscape design, and facets of local history and culture. Resources and historic properties sharing common relationships reflect and represent the broad patterns of history that shaped its physical development and growth over time — a community's historic context. Identifying historic contexts in historic preservation plans provides the basis for understanding future preservation and designation goals and priorities.

Apart from identifying and designating future landmarks and districts, preservation planning action strategies must also explore the need for integrating historic preservation in all facets of community planning and development efforts. This can help advance other community planning objectives related to urban design and placemaking, economic development and tourism, downtown and commercial district revitalization, housing and neighborhoods, cultural diversity and equity, and arts and culture. The 2035 Comprehensive Plan already recognizes the roles preservation can play in improving neighborhoods, fostering adaptive use and in forging new collaborations and partnerships among preservation stakeholders. This Community Preservation Plan builds on these roles and explores new avenues in which preservation helps achieves Bloomington's broader planning vision.



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PLANNING

The Bloomington Community Preservation Plan's creation followed accepted standards for preservation — the Secretary of the Interior's Standard for Historic Preservation Planning. The Standards include:

Knowing Your History: Standard I. Preservation Planning Establishes Historic Contexts.

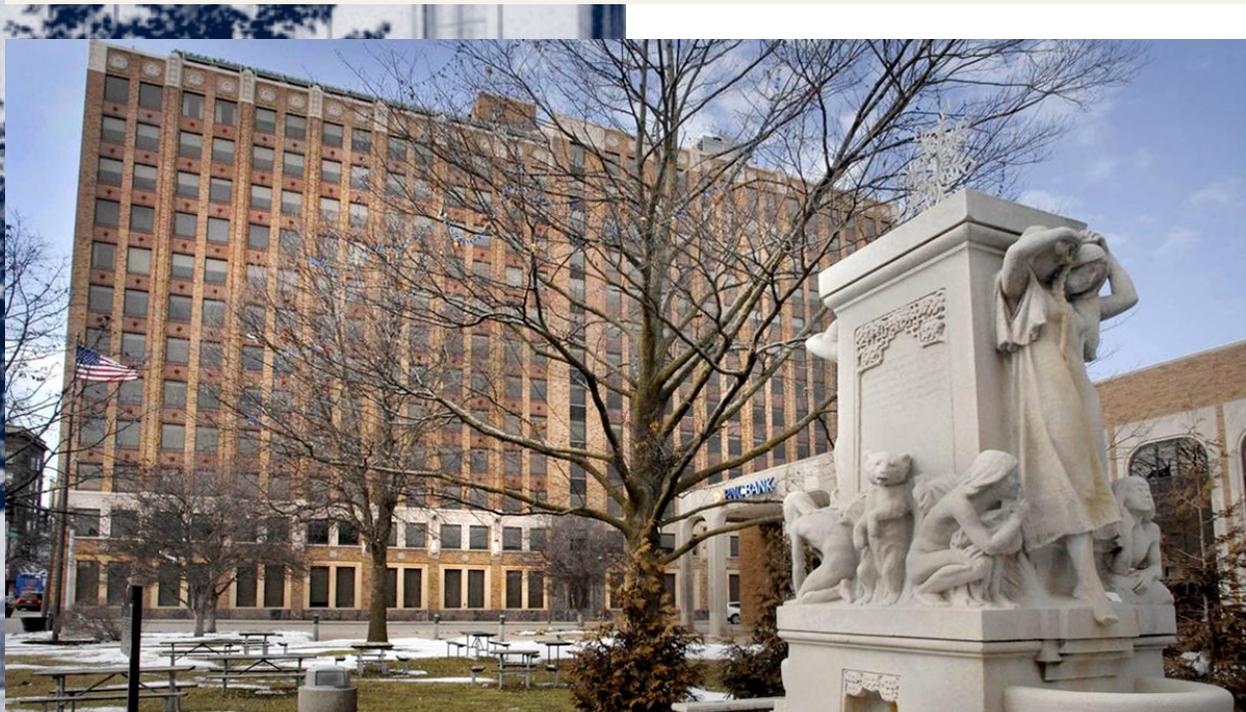
Architecture, archaeology, engineering and culture represent different aspects of local history, and placed within their proper historic context — the broad historical forces that shape a community's development — provides the foundation for deciding the identification, evaluation, and designation of future landmarks and historic districts.

Setting Goals: Standard II. Preservation Planning Uses Historic Contexts to Develop Preservation Planning Goals and Priorities.

Each historic context deserves its own series of preservation goals and priorities, ensuring the range of properties and historic resources representing each historic context receives proper identification and documentation and, potentially, designation as districts and landmarks.

Making the Results Available: Standard III. The Results of Preservation Planning Are Made Available for Integration into Broader Planning Processes.

Local communities make their preservation planning goals, priorities, as well as the information generated through the planning process, available in other public planning efforts and to the private sector whose actions may also contribute to local preservation activities.



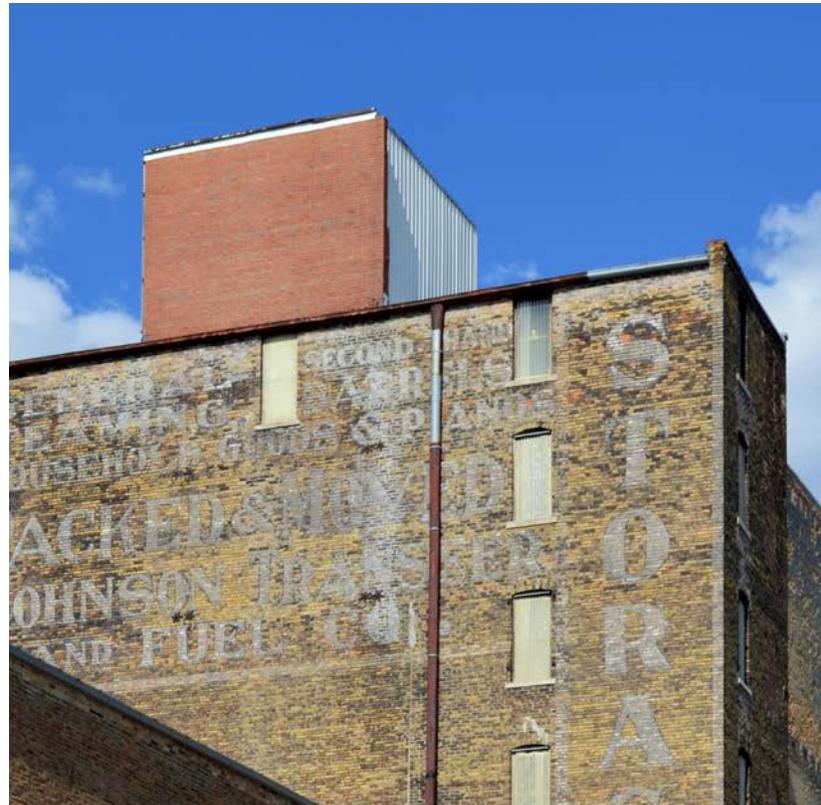
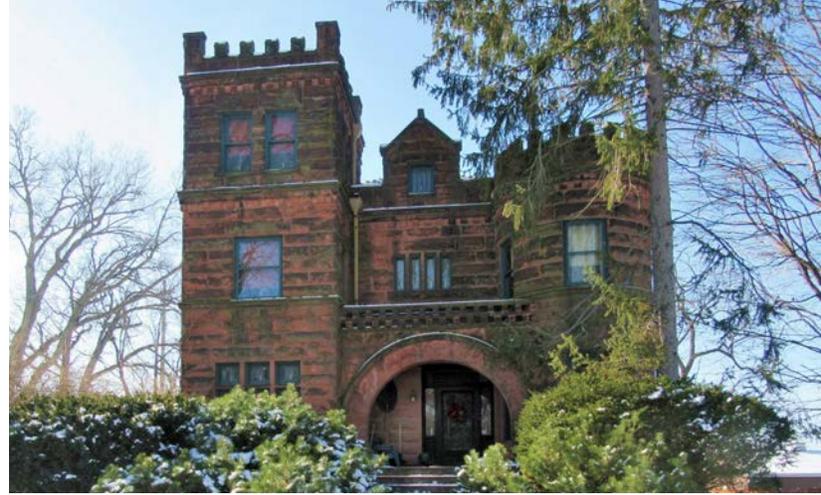
McLean County Courthouse - Third (1868),
Source: McClean County Museum of History - Top Right Image

State Farm Building from Withers Park, Source: McClean County Museum of
History, Pantagraph Negative Collection - Bottom Image

PLANNING PROCESS AND PROJECT TIMELINE

Creating the Bloomington Community Historic Preservation Plan followed a two-phase planning process starting in November 2019 and sponsored by the City of Bloomington and its Historic Preservation Commission. The first phase, the “State of the City,” reviewed Bloomington’s historic preservation program, including its current inventory of local designations and National Register listings, survey and documentation activities and other preservation-related downtown and neighborhood revitalization efforts. Phase 1 concluded with the release of the State of the City Report in August 2020. Phase 2 of the planning process, the “Bloomington Community Preservation Plan” will end in January 2021 with the delivery of the final plan document.

Over the course of the planning process, the City of Bloomington and its Historic Preservation Commission conducted various meetings and outreach efforts to engage local stakeholders and residents in the Community Preservation Plan’s creation. Section 4 of this State of the City Report summarizes the results of Phase 1 outreach activities and efforts.



PHASE 1 ENGAGEMENT SUMMARY

- **City of Bloomington Project Start Meeting** with City Staff (November 2019)
- **Community Preservation Plan Steering Committee Focus Group Session** (February 2020)
- **Historic Preservation Commission Focus Group Session** (February 2020)
- **Stakeholder Focus Group Sessions** with City of Bloomington elected leaders, City departments, local preservation advocates, downtown property owners and merchants, local universities, the McLean County Museum of History, neighborhood associations, realtors and developers, and local residents (February 2020)
- **West Bloomington Revitalization Project Focus Group Session** (May 2020)
- **Online Community Survey** (May-July 2020)

Lee McClure House at 908 North Prairie Street - Top Image

401 South Center Street, Source: City of Bloomington- Bottom Image

PRESERVATION ISSUES, CHALLENGES, AND TRENDS

The Phase 1 planning process and community engagement efforts revealed several preservation trends and challenges in Bloomington. Addressing such challenges serve as opportunities for short and long-term preservation action involving a cross-section of community stakeholders. Organized by predominant themes, the following issues and trends reflect the current state of historic preservation in Bloomington.

Documenting Bloomington's Past

Bloomington's historic and built heritage comprises a rich architectural legacy reflecting its evolution as a bustling central Illinois city. That legacy includes a diverse range of historic resources, from stately Queen Anne homes of the East Grove National Register Historic District, the working-class vernacular Gable-Fronts of Bloomington's West Side, to the early 20th century multi-story commercial buildings lining downtown's Courthouse Square. While much is known about Bloomington's architectural traditions — documented through past surveying and inventorying efforts — there is still much to discover about Bloomington's history and built heritage, such as resources associated with the community's late 1800s railroad era, its turn-of-the-century days as a coal mining town, its park sites and school buildings, Route 66, and the new neighborhoods of the post-World War II decades. Past architectural and historical surveys documented and inventoried more than 850 properties in Bloomington, largely stemming from survey efforts conducted during the 1980s. While the City of Bloomington completed a comprehensive documentation of its historic industrial resources in 2018, the community still lacks an ongoing survey program that would help identify buildings and places that tell new facets of the Bloomington story and are worthy of future preservation.

Creating Future Landmarks and Districts

Survey and documentation initiatives assist in identifying historic districts and landmarks. Historic landmarks are individual buildings of historical, cultural and architectural significance — icons of meaning and value to a local community. Historic districts are groups of related historic architecture that together express a sense of time, authenticity, and distinctive character — commercial areas and main streets, residential neighborhoods and industrial districts, for instance. In Bloomington, past survey work led to the listing of four neighborhood districts and 15 individual properties in the National Register of Historic Places, the country's official list of buildings, places and sites worthy of preservation. In addition, Bloomington has three Local Historic Districts and 38 Local Landmarks created through the Historic Preservation Commission's S-4 designation process, providing the Commission review authority over property demolitions and exterior changes and alterations. Local Landmarks and Districts are effective mechanisms in protecting and preserving the places that matter to the people of Bloomington.

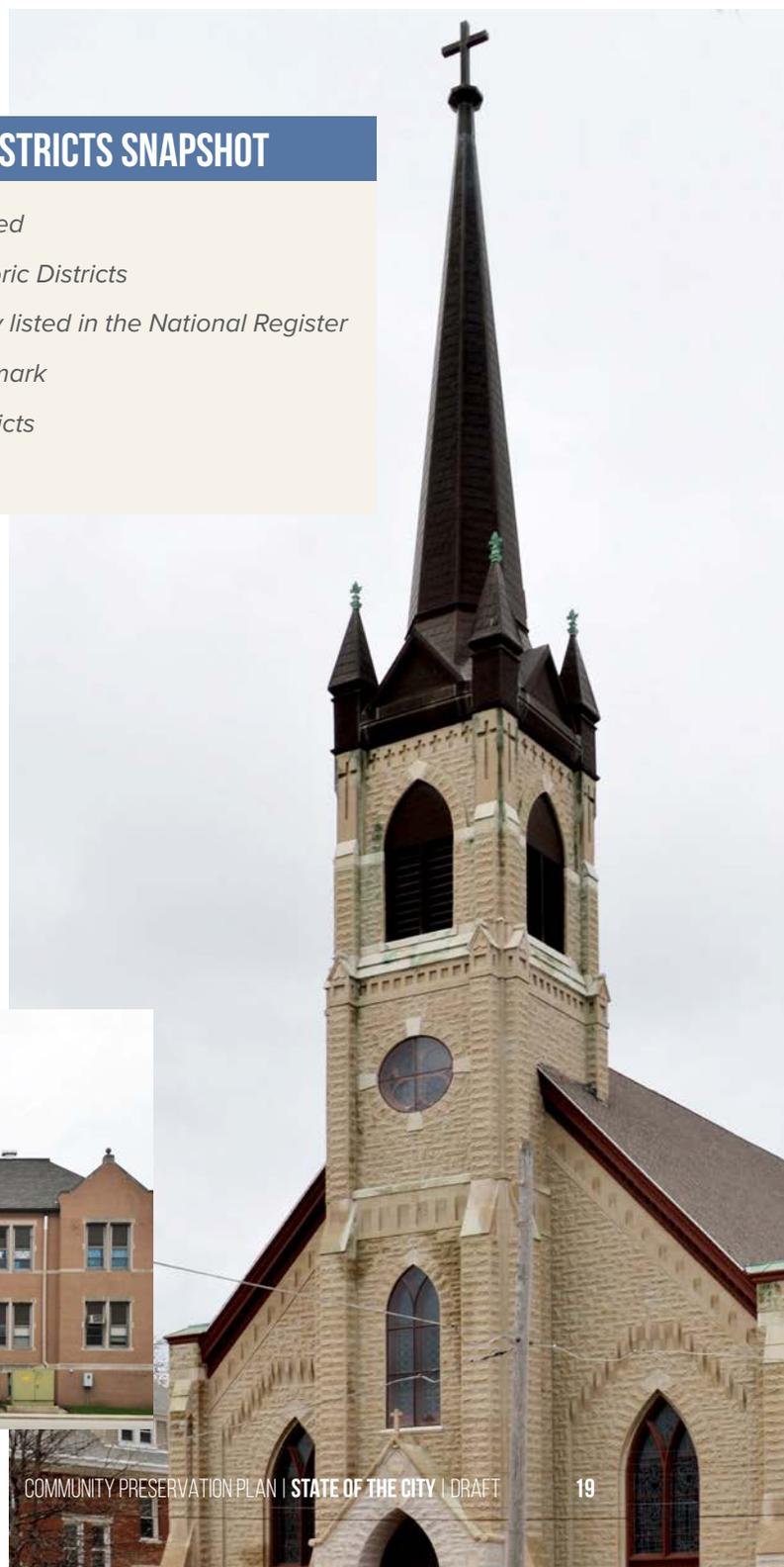
Washington School at 1201 East Washington Street, Source: City of Bloomington - Bottom Left Image
Coca Cola Bottling Company Building at 1106 East Bell Street, Source: Jean L. Guarino - Top Right Image
St. Mary's Church at 527 West Jackson Street, Source: City of Bloomington - Bottom Right Image

However, Bloomington’s downtown district, as well as the White Place and East Grove Street National Register Historic Districts, lack Local District designation, making properties in these areas vulnerable to unwanted change. Other places of historic value and meaning, including religious and educational buildings; parks and cemeteries, and buildings and neighborhoods associated with Bloomington’s diverse communities could benefit from some form of protection. While Bloomington decision-makers and preservation stakeholders recognize that not all neighborhoods and places desire a Local District or Landmark designation, they do appreciate the powerful role Local Districts can play in stabilizing property values and providing an economic boost where desired and needed. In addition, as beneficial as Local District designation is as a preservation tool, Bloomington does not apply it to places in a traditional sense with defined boundaries inclusive of all properties as is common in other communities. Rather, only individual S-4 landmarked properties constitute the district — essentially, an “opt-in” approach, in which the next owner may choose to “opt out,” thus defeating the goals of the program.



LANDMARKS AND DISTRICTS SNAPSHOT

- 850** Properties inventoried
- 4** National Register Historic Districts
- 15** Properties individually listed in the National Register
- 1** National Historic Landmark
- 3** S-4 Local Historic Districts
- 38** S-4 Local Landmarks



Preserving Neighborhood Integrity and Livability

Traditional and historic neighborhoods provide windows into Bloomington's past — they are the living record of the people who shaped the community's culture and institutions. Historic neighborhoods are also key elements to community livability given their close proximity to schools, commercial districts, parks and other amenities, and provide character-rich visual environments that latter-day residential developments cannot often duplicate.

For Bloomington stakeholders, maintaining neighborhood integrity and quality of life is highly important given the ways historic homes contribute to community sense of place and housing attainability. Currently, homes built before 1970 comprise 41 percent of Bloomington's housing stock, of which a portion serves as attainable housing for the one of three Bloomington households that are "housing cost-burdened" — in other words, paying more than 30 percent of household income toward housing. Maintaining this housing stock by encouraging appropriate rehabilitation, discouraging demolitions, and investing in neighborhood infrastructure such as streets and sidewalks are key housing and neighborhood revitalization desires and needs. Exploring the potential for historic districts and other preservation-related tools, as well as encouraging increased use of the Illinois Property Tax Assessment Freeze Program are key desires among active neighborhood associations, residents and preservation advocates.

NEIGHBORHOOD PRESERVATION SNAPSHOT

41 percent of Bloomington's housing stock dates before 1970.

More than one-third of Bloomington households are housing cost-burdened.

Since 1989, **only 7 homeowners** have taken advantage of the Illinois Property Tax Assessment Freeze Program, totaling more than \$344,000 invested in property rehabilitation.



Revitalizing Downtown

Downtown is Bloomington's architectural centerpiece — a rich and diverse collection of intact 19th and early to mid-20th century commercial buildings of brick and stone and high craftsmanship with the majestic McLean County Courthouse as its focal point. Since the 1960s when regional malls undermined its economic vibrancy and relevancy, Downtown Bloomington has made significant strides in its revitalization. A thriving core of new businesses and retail shops, a fledgling cultural district with the McLean County Museum of History, the Bloomington Center for the Performing Arts, and art galleries as anchor destinations, new restaurants and entertainment venues, and adapted upper floors into living spaces is testament to the community's commitment to pursuing a historic preservation-based revitalization strategy. Downtown also still remains Bloomington's governmental and professional center.

Recent success, however, is only the starting point for addressing Downtown Bloomington's more complex revitalization challenges and opportunities. Adapting downtown's more significant vacant and underutilized white elephant buildings for new uses and facilitating business start-ups can both support rehabilitation activity and build value in downtown real estate. In turn, this helps to attract other entrepreneurs, venture-seekers and experienced developers interested in making long-term investments in Downtown Bloomington. Finding ways to facilitate investor participation in Downtown Bloomington may require a new preservation and adaptive use strategy, one that includes new incentives, flexible building codes, increased use of the preservation tax credits, streamlined decision-making, a rational approach to applying building codes for historic commercial buildings and effective outreach to the downtown property owners and the Bloomington development community.

DOWNTOWN BLOOMINGTON SNAPSHOT

Over \$21 million invested in Downtown Bloomington rehabilitation and adaptive use projects using the Federal Historic Preservation Tax Credits.



400 Block of North Main Street - Top Image

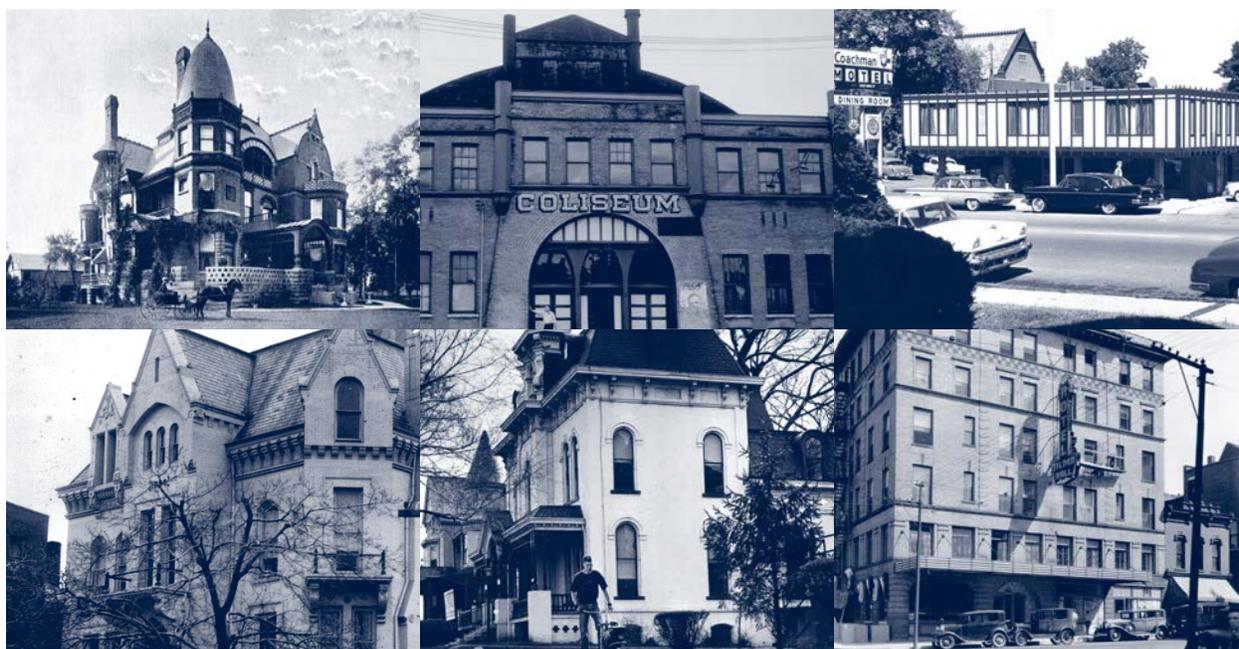
Ensenberger Building at 212-214 North Center Street - Bottom Image

Enhancing the Local Preservation Program and Adopting New Preservation Tools

Successful local preservation efforts largely emanate from an active and effective local historic preservation commission, which has the necessary tools and mechanisms to preserve and protect significant historic resources for future generations. Since 1983 — the year the City of Bloomington adopted its Historic Preservation Enabling Ordinance — the Bloomington Historic Preservation Commission has designated numerous Local Landmarks and three Local Historic Districts, providing protection for some of Bloomington’s most valuable architectural and historical resources. Nonetheless, the Historic Preservation Commission and other preservation stakeholders recognize the need for new tools and approaches that can help enhance the Commission’s operations and decision-making. For example, for its design review responsibilities for S-4 Local Landmarks and Districts, the Commission currently uses outdated design guidelines, guidelines largely reproduced from another Illinois community.

Design guidelines provide interpretive and concise explanatory recommendations regarding property alterations and changes, often formatted as a printed publication with images, graphics, and photos. Creating up-to-date and user-friendly design guidelines formulated to address issues specific to Bloomington would prove more effective in the protection of the community’s significant historic resources.

In 2019, the City and the Commission adopted a new demolition delay provision that permits the Commission to defer demolition of any properties over 50 years of age without Local S-4 designation for up to 60 days with the intent to determine a demolition alternative. While this provision does provide a new tool for encouraging preservation, its administration is cumbersome and not tied to more specific eligibility criteria. Demolition delay, while helpful, is also not an appropriate substitute for more effective preservation measures such as Local Landmark and District designations. In areas and neighborhoods that may not qualify as National Register and Local Landmark Districts, conservation districts, as employed in other states, could play far more valuable and useful roles in preserving the historic building fabric.



1206 North Main (1889/1937 Demolition), Source: Old House Society); Coliseum at 400 Block West Front (1898/1961 Demolition); Coachman Motel at 406 East Washington Street (1961/2009 Demolition); County Jail at North Street Madison and West Monroe Street (1882/1980s Demolition); Pillsbury House at 109 East Olive (1961 Demolition); and Tilden Hall Hotel at North Madison Street and West Washington Street (1933/1962 Demolition) - Upper Left to Bottom Right Image

Preserving Cultural Landscapes and Special Features of Historic Places

Over the decades, Bloomington’s preservation activities focused primarily on its significant architectural resources, as reflected in its various landmarks and historic districts. However, beyond the recognition of Franklin Park as a site feature of the Franklin Square National Register Historic District, there is little documentation and recognition of other cultural landscapes and historic sites in Bloomington — parks, cemeteries, and institutional grounds, for example. Miller Park, for instance, established in 1887, is Bloomington’s second oldest park facility, encompassing the 1905 Pavilion, the 1910 High Bridge, and the 1913 War Memorial, among its principal historic features. Yet, Miller Park has not been subject to adequate documentation and evaluation for National Register listing or local designation. Other noteworthy cultural landscapes include Evergreen Memorial and Park Hill cemeteries, the Highland Park Golf Course, Forrest Park, the campus of Illinois Wesleyan University, and the extant resources along Route 66, the roadway that connected Chicago with the west coast, recently inventoried by the McLean County Regional Planning Commission. These resources should be subject to further evaluation and consideration as important historic places.

Beyond the more distinguishable historic sites in Bloomington are the smaller-scaled elements that also contribute to the authenticity of its historic places: brick streets, streetlights, hitching posts, carriage walks and gateways, among others. These elements are subject to varying forms of conservation and management but not in any consistent, systematic way that best considers their long-term preservation and involves the Historic Preservation Commission and preservation advocates in the decision-making process.

White Place Historic District, Source: City of Bloomington - Top Image
Holmes Hall, IWU at 1312 Park Street, Source: Casey Weeks - Middle Image
Soldiers' and Sailors' Monument in Miller Park, Source: City of Bloomington - Bottom Image



Planning for Preservation

Bloomington’s recent planning initiatives, including its *2035 City of Bloomington Comprehensive Plan*, its *2013 Downtown Bloomington Strategy* and other neighborhood plans in recent years incorporate robust preservation strategies and recommendations. In particular, the 2035 Comprehensive Plan outlines several historic preservation goals related to Downtown Bloomington and using historic resources as a means to enhancing Bloomington’s visual character and sense of place. The Comprehensive Plan also proposes two overarching planning approaches for its inner-city neighborhoods: a “Preservation Area,” largely encompassing Bloomington’s east side where preservation and designation efforts is emphasized, and a “Regeneration Area” focused on west side neighborhoods where both property rehabilitation and conservation activities can help sustain these neighborhoods as affordable, livable places.

While planning efforts are firmly supportive of preservation, there remains key “preservation gaps” in implementation, including the need for comprehensive design guidelines that ensures compatibility between old and new design in Bloomington’s historic areas, and the identification of key catalytic adaptive use opportunities, especially in Downtown Bloomington and its fledgling Warehouse District, which can also benefit from a preservation-based planning program. A larger argument of whether to keep higher density zoning in historic neighborhoods comprised of mainly single-family residential stock remains largely unresolved among decision-makers and local stakeholders, given that such stock is a reliable supply of attainable housing. Apart from the implementation gaps, future planning endeavors are also opportunities to survey and inventory neighborhoods and areas as a method to identifying potential landmarks and districts. This can help advance the documentation of historic resources and provide more specific strategies related to historic districts, adaptive use candidates, and other preservation and conservation measures.



Telling the Bloomington Story

Bloomington's diverse and compelling history and heritage spans the decades from its beginnings as a young farming community in the 1830s to its growth as a bustling Prairie metropolis in the 20th century. Along the way, Abraham Lincoln, the railroads, the agricultural industry, the establishment of Illinois Wesleyan University, the Downtown Fire of 1900, the rise of State Farm and the construction of Route 66 all touched and shaped Bloomington's history narrative. This narrative is familiar to most Bloomington residents but, as some local stakeholders point out, the community can do more to celebrate and promote Bloomington's least-told stories, such as the community's short-lived mining industry, the circus and trapeze school, and the Irish, German, Swedish and African American communities, among others, that settled in Bloomington's traditional working-class neighborhoods. There are also new frontiers in understanding how Route 66 and the automobile contributed to the development of Bloomington's Post World War II neighborhoods.

In recent decades, the McLean County Museum of History has worked diligently to promote and enliven local history through its interpretive exhibits, research collections, and educational and outreach programs — bringing fresh light to the individuals, places and events that comprise Bloomington's heritage. The Museum will continue to serve as Bloomington's foremost history storyteller with its considerable experience in using public art, special events and digital engagement technologies to communicate the local history narrative. Going forward, while Bloomington has many stories to tell, conveying them in exciting and innovative ways that engage and inform a broader segment of the community is the next challenge and opportunity. Finding new organizations, partners and methods in telling the stories of meaningful places — even those lost over the years — can help build more broad-based support for local preservation initiatives, spur heritage tourism and strengthen local pride-in-place.

*George Miller House at 405 W. Market Street,
Source: City of Bloomington - Top Image*

*Mt. Pisgah Baptist Church at 701 South Lee Street,
Source: City of Bloomington - Middle Image*

*Old Courthouse Dome in Miller Park,
Source: City of Bloomington - Bottom Image*



HERITAGE TOURISM STATISTICS

*Both the Our Cruisin with Lincoln on Route 66 Visitor Center, located in the McLean County Museum of History, and the David Davis Mansion, attracted more than **53,794 visitors** creating an estimated direct impact of **\$3,765,580**.*



Enhancing Local Capacity

Most cities with local preservation programs have a network of preservation partners and advocates that bolster community capacity to advance preservation outcomes. Those partners may include non-profit advocacy organizations, downtown revitalization programs, neighborhood associations, historical societies and history museums, community development groups, planning departments and agencies, and cultural and tourism entities. In time, many communities experience a waning of capacity and organizational muscle due to declining financial resources and the lack of experienced leadership due to the aging and retirements of an early generation of preservation activists.

However, in Bloomington, there remains a good level of organizational capacity given the presence of several active neighborhood associations, the Old House Society as a local advocacy and educational group, the Downtown Bloomington Association, the McLean County Museum of History, and the McLean County Regional Planning Commission, among the major preservation advocates. Looking forward, preservation stakeholders will need to continue exploring ways to leverage partnerships and forge new collaborations that result in sustained preservation success. The fact that few architectural surveys and landmark and district designations have taken place over the last two decades indicates that much work remains in educating the community about the relevance and importance of historic places to the everyday lives of Bloomington residents. Not all preservation partners will equally invest in outcomes or have the capacity to be equal partners, but a concerted coalition of organizations and entities can help build a longer-lasting community historic preservation ethic and new achievements down the road. Grooming the next generation of preservation advocates should also be a priority.

Historic Preservation and Community Sustainability

Sustainable communities are those that thrive and flourish over the generations — communities defined by their vibrant neighborhoods and resilient commercial areas, strong social networks, and their quality-built environments. Historic preservation plays several important roles in attaining sustainability — they provide walkable places, spaces in older downtown districts for small businesses to prosper, housing in established neighborhoods for a variety of households, and elevates the quality of life for people desiring imageable places that connects them to their heritage. Above all, historic preservation encourages communities to be mindful stewards of limited and valuable resources, namely the building materials, embodied energy and underlying infrastructure that comprise and support historic buildings. Preservation maximizes the use of such materials, reduces landfill waste and carbon emissions, and preserves the character and authenticity of older communities. For Bloomington, the preservation and revitalization of historic places serves not to retain housing units and adaptable spaces for new uses but also to maintain a critical tax base that supports local services and institutions.



BENEFITS OF HISTORIC PRESERVATION

The benefits of historic preservation are substantial and contribute to a community's economic vitality and sense of place in several ways, including:

Enhances Places and Neighborhoods. Historic preservation makes places and neighborhoods visually compelling and delightful — they are the essential elements of a community's soul and character. Historic neighborhoods — many with diverse housing stocks offering a range of housing options — foster civic pride and cultural identity among long-time residents and those seeking value, sanctuary and pride in a place to live.

Drives Economic Vitality. Historic preservation provides opportunities to encourage place-based economic development, downtown revitalization, adaptive use and heritage tourism that attracts shoppers, investors, residents and visitors. The adaptive use and rehabilitation of older buildings contributes substantially to the local economy by generating more jobs and new businesses, stabilizing and increasing property values, and by offering higher rates of return than new construction.

Promotes Sustainability. Historic preservation represents investments in buildings and places that already exist and in close proximity to commercial districts, employment centers, parks and schools. In turn, this reduces the need for consuming additional land, infrastructure and materials for new development, helping over the long-term to reduce sprawl and promoting greater community resiliency and sustainability.

Promotes Well-Being and Quality of Life. Historic preservation offers a visible presence and link to the past, as well as a sense of continuity, community, and shared identity and memory. In less tangible aspects, historic buildings and environments contribute to personal happiness, creativity, health and well-being. When properly considered in local planning efforts, historic preservation is an essential ingredient to promoting individual and community quality of life.



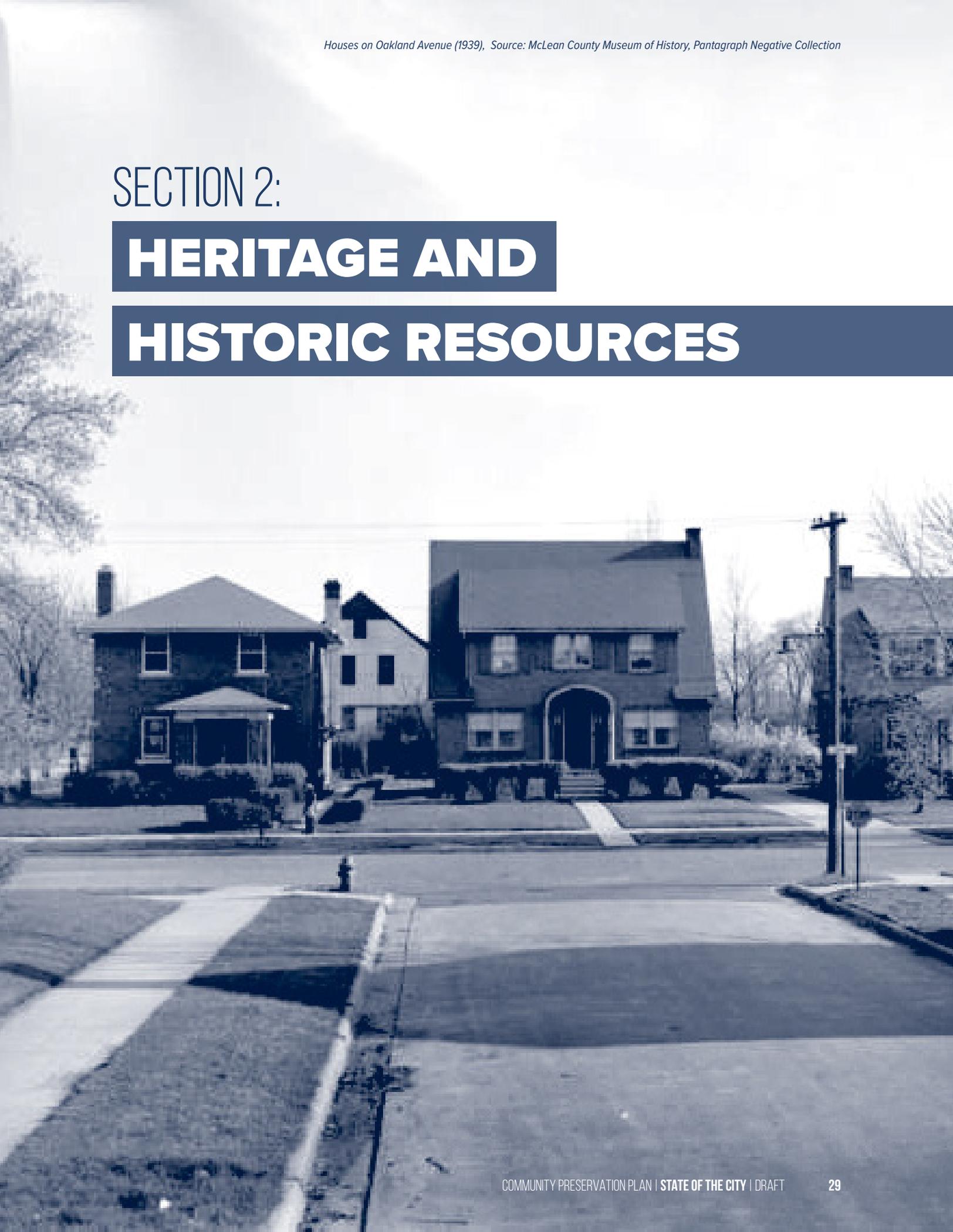
Fervert Building at 316 North Center (1900),
Source: McLean County Museum of History- Top Right Image
901-903 East Jefferson, Source: City of Bloomington - Bottom Image



SECTION 2:

HERITAGE AND

HISTORIC RESOURCES



RESOURCES OVERVIEW

The built environment defines Bloomington’s heritage through its architecture, monuments, and streets, as well as its history — development patterns, ethnic traditions, and cultural landscapes. Historic contexts identify the historic resources within the City of Bloomington that may represent these patterns of development, helping to understand the significance of the community’s heritage. These resources may include commercial and residential buildings, religious facilities, educational facilities, and industrial properties, as well as cultural landscapes such as parks, cemeteries and properties associated with Route 66. Historic contexts provide direction for the evaluation of historic significance and integrity to determine future historic landmarks and historic districts. This section summarizes Bloomington’s major historic context periods as well as Bloomington’s broad scope of significant architectural and historical resources. The historic context timeline recognizes significant buildings, people, places and events which occurred prior to 1970.

THE BLOOMINGTON HERITAGE STORY

In the 1820s, after the forced removal of the Kickapoo Tribe, people of European descent began settlement in the area that is now known as Bloomington. Those of African descent, whether free black citizens or former slaves, first settled in the area in the 1830s. Following its development in 1831, the community developed as a center for agriculture and by 1850 reached a population of 1,594. With the arrival of the railroads in 1853, Bloomington grew exponentially as an influx of Irish and German immigrants settled in the community to work in the Chicago and Alton Shops. By 1870, the city’s population had reached 14,590. Over the succeeding decades Bloomington would grow steadily due to its railroad and coal industries, Illinois Wesleyan University, and the founding of State Farm Insurance. Post-World War II development was steady, though Bloomington’s current physical form occurred after 1980 with the annexation of large areas of land on its eastern perimeter.



Native American Settlement

In 1784, Virginia ceded the Northwest Territory to the United States, which included Illinois and extended west to the Mississippi River. France had previously held the area in the 17th and 18th centuries following their exploration and fur trading. French outposts ranged from Detroit to the Mississippi and Illinois Rivers. In 1763, France ceded the area to Great Britain, who held the Territory until 1783. Throughout this period when nations traded ownership of the region, the Kickapoo Tribes lived on the prairie, dotted with rivers, streams and groves. Other tribes shared the prairie with the Kickapoo, including the Fox, Potawatomi, Mascouten and Illini; most native tribes traded with the French and English in addition to living off the land.

The Kickapoo and Mascouten Tribes were allies and part of the larger Algonquin nation with similar language and traditions. Following their move into the region in the mid-1600s, the Kickapoo settled the entire area between the Wabash and Illinois Rivers in the 18th century. Although spread out over a large area, the Grand Village of the Kickapoo was their largest permanent settlement, home to several thousand people, located twenty miles southeast of present-day Bloomington.¹

Following Illinois statehood in 1818, the expansion of Euro-American settlers continued westward, increasing conflicts with the native Kickapoo people. Through the early 19th century, government soldiers attacked and destroyed villages to remove the Kickapoo from the area. By 1819, the Kickapoo, by necessity, traded their Illinois lands for new lands in Missouri. By 1832, the U. S. Government had forced the remaining Native American populations in Illinois west of the Mississippi River. Today, four separate bands of the Kickapoo are located in Kansas, Oklahoma, Texas and Mexico.²

¹ Vermaat, Jacqueline C., "History of the Grand Village of the Kickapoo Park" (2011). A with Honors Projects. 27, p. 3. <http://spark.parkland.edu/ah/27>.

² "Kiikaapoi (Kickapoo) History," Kansas Kickapoo Tribe, <https://www.ktik-nsn.gov/history/> (accessed August 13, 2020).



Illinois admitted to the Union.

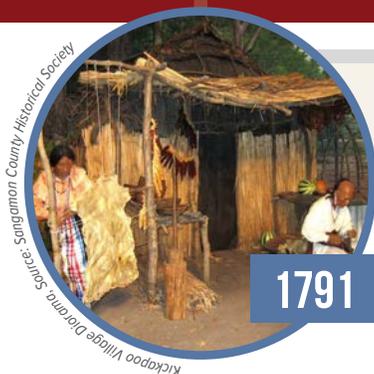
1820

Euro-American settlers arrive in present-day McLean County.

1790

1800

1820



Grand Village of the Kickapoo established southeast of present-day Bloomington.

1791

Treaty with the Kickapoo trades all land in Illinois for land in Missouri.



1819

Early Settlement (1830-1853)

Central Illinois, including McLean County, is home to some of the richest farmland in the country. As an agrarian society, early 19th century Americans were continuing to move westward in search of a better life. Euro-American settlers began arriving in present-day McLean County in the 1820s. Farms and a store located in an area to the north of a large grove, providing an abundance of wood for building. This area was known as Keg Grove, and eventually became known as Blooming Grove.

Early resident James Allin was influential in the creation of McLean County and the City of Bloomington. As part of his successful campaign to create McLean County, he donated 22.5 acres of land for the platting of the new county seat to be known as Bloomington. He noted that the area of Blooming Grove was an ideal location for a town, as there was “a post office, church privileges (with services being held in private homes or schools), a good school, a good store, and one or two physicians, a minister or two, a blacksmith shop....a corn mill, and a cemetery.”³

Following the creation of the town in 1830, “*The city’s first lots were sold at public auction on July 4, 1831, with the “Original Town” consisting of 12 blocks and 9 streets staked out on the open prairie. Initially, Bloomington was bound by North, East, Front and West streets, while in between were Main, Center and Madison (running north-south) and Washington and Jefferson (running east-west).*”⁴ The original town site is now the center of downtown Bloomington. The city incorporated in 1839 and received a city charter in 1850.

Over the next two decades, Bloomington grew slowly as a small agricultural community where local farmers could trade and do business. Though rich in agricultural land, trade remained local as transporting goods outside the community was a laborious process without river access. Those who did traveled to the nearby river port of Pekin 45 miles away. The first McLean County Courthouse was a small frame building constructed in the town square in 1832, followed by a more substantial brick courthouse in 1836. Newly constructed small frame and brick commercial buildings located around the courthouse square and on nearby streets during this period, including the two-story brick building built by James Miller which housed

³ Swartz, Emily (2011), “Biography of James Allin (1788-1869),” p. 2.

⁴ Kemp, William, “Street Names a Window into City’s Past,” The Pantagraph, March 11, 2012.

1832

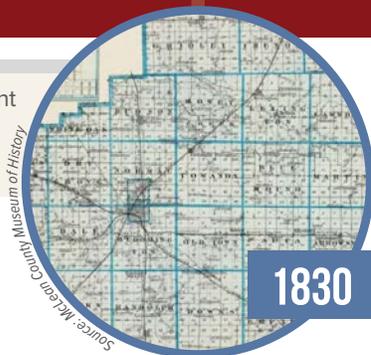
Construction of first McLean County Courthouse.

1836

Construction of second McLean County Courthouse.

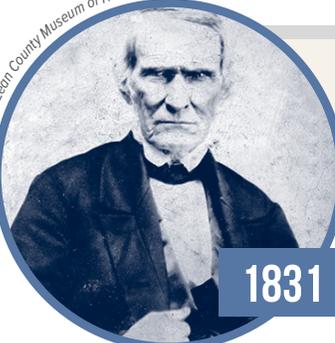
1830

Establishment of McLean County.



1830

James Allin, Source: McLean County Museum of History



1831

Bloomington created through land donation by James Allin.

1839

City of Bloomington incorporated.

stores and offices (1843, 101-103 North Main Street, 102-104 East Front Street). As a lawyer, and later a judge on the 8th Circuit Court District, as well as a state legislator, Davis was prominent in the Illinois legal community. He was influential in helping to get his close friend Abraham Lincoln elected to the presidency and a seat on the U. S. Supreme Court was his reward.

Early residents Jesse Fell, and Asahel Gridley would also prove to be significant in the future success of Bloomington. Jesse Fell arrived in Bloomington in 1833 with credentials as a teacher and lawyer, though he would not practice either for long. He maintained long associations with David Davis, Asahel Gridley and Abraham Lincoln, whom he had met in Springfield. He eventually settled on land speculation. He was involved in the development of ten towns and cities in Central Illinois, including the neighboring Town of Normal. In 1851, he became the co-editor and co-owner of The Bloomington Intelligencer, later renamed The Pantagraph.⁵ He worked to secure land for the Illinois Central and Chicago and Alton railroads to ensure they would run through Bloomington. He was influential in locating the Illinois State Normal School (Illinois State University) in nearby Normal and helped to establish the Illinois Republican Party based on his anti-slavery views. He, Asahel Gridley, and David Davis were influential in the nomination of Abraham Lincoln as the Republican candidate for U. S. President in 1861.

Asahel Gridley arrived in Bloomington in 1831 and opened a general store. He received the bid to construct the first frame courthouse in 1832. He fought with the McLean County Militia in the Blackhawk War of 1832 and later elected Adjutant General of the McLean County Regiment of Militia.⁶ He became active in politics and served as an Illinois State Representative in the Republican Party. After studying to become a lawyer, Gridley traveled on the 8th Circuit Court District with David Davis and Abraham Lincoln. He would later serve two terms as an Illinois State Senator. During his term in the Senate he helped to bring the railroads to Bloomington, as well as securing Bloomington as the site of the Chicago and Alton Shops. He became involved in land development and participated in the platting of the Gridley, Allen and Prickett subdivision on the city's west side. Gridley was also involved in numerous commercial ventures, including founding the city's first bank (1853, 102 North Main Street). He later purchased the Bloomington Gas, Light and Coke

⁵ Bowman, Anthony (2009), revised by Candace Summers (2010), Biography of Jesse Fell (1808-1887), p. 3.

⁶ Summers, Candace (2014), Biography of General Asahel Gridley (1810-1881), p. 3.

1853

Illinois Central and Chicago and Alton Railroads arrive in Bloomington.

1843-46

Wayman A.M.E. Church organized.

1850

Bloomington receives city charter.

Population: 1,594 (1850)

1840

1850



Miller-Davis Law Buildings constructed for James Miller and David Davis.

1843

Illinois Wesleyan University founded.



1850

Company, expanding and improving the service. Gridley would become the county's first millionaire due to his extensive land and property holdings. He constructed a large brick mansion (1860, 301 East Grove Street) for his family on the fashionable East Grove Street which he named "The Oaks." A Statue of Gridley stands in the hallway of the McLean County Museum of History.

Early schools in Bloomington were informal in organization, often held in homes or churches. As early as the 1840s there was both a School for Girls and a School for Boys. African Americans were responsible for providing their own education. In 1857, Bloomington's formal public education system began with the formation of District 87, one of the first public school systems in Illinois. The District held classes above a downtown storefront and in a church basement until the first school building opened in 1858. Construction of several new schools in the following decade resulted as the city grew in population. None of these early schools remain. The District constructed a separate school for African Americans in 1860, and the entire school system integrated following a ruling by the Illinois Supreme Court in 1872.

Higher education has been present in Bloomington since the founding of Illinois Wesleyan University in 1850. Created through the efforts of local citizens, and sponsored by the Methodist Church, Illinois Wesleyan University grew slowly over the following decades. In 1867, the university opened admission to African Americans, followed by admittance of women in 1870.⁷ The university's earliest buildings – Old North Hall and Old Main – no longer exist, though several early 20th-century buildings remain, including Blackstock Hall (1907), Stevenson Hall (1911) and Buck Memorial Hall (1923). Construction of many of the existing campus buildings occurred after World War II. Founded in 1856, the Illinois State Normal College, now Illinois State University, located in Normal, Illinois.

The Coming of the Railroads (1853-1870)

The railroad exemplified industrial progress and modern technology in the mid-19th century. As it quickly branched out from the eastern states, the railroad transformed the nation and brought about the industrial revolution in this country. Previously, long-distance transportation and exchange of goods required travel by ship via river ports. Those communities located inland from major rivers, as in the case of Bloomington,

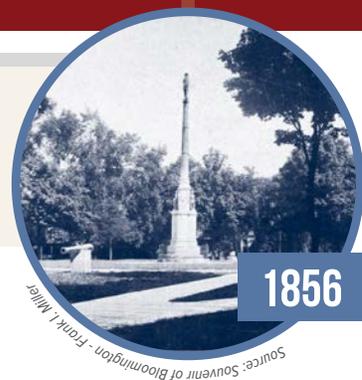
⁷ Myers, Jr., Minor and Carl Teichman, Illinois Wesleyan University: Continuity and Change, 1850-2000. Bloomington: Illinois Wesleyan University Press, 2001, p. 44-45.



The home of Ruben Benjamin constructed.

1853

Franklin Square deduced to the City of Bloomington as a public park.



1856

relied on local economies for their growth. The railroads provided convenient connections to towns and cities across the country and were a boon to those located along their lines. Bloomington was no exception; it saw tremendous growth in the decades following the arrival of the railroad in 1853. The Illinois Central Railroad, which connected Chicago to Cairo, and the Alton and Sangamon (later the Chicago and Alton), which connected Chicago to Alton, both completed their connections to Bloomington in 1853. Each line provided passenger and freight service. By 1872, both the Lafayette, Bloomington and Mississippi Railroad (later the Nickel Plate) and the Pekin and Bloomington Railroad (later the New York Central) were in operation.

Located at the mid-point between Chicago and St. Louis, Bloomington was the ideal location for the Chicago and Alton Railroad to locate their shops. Designed to manufacture and repair necessary parts, the Chicago and Alton Shops opened in Bloomington in 1853 and employed 150 people by 1856.⁸ Thousands of immigrants arriving from Europe – mainly from Ireland and Germany – were recruited to build the railroads across Illinois. Following construction of the shops, many settled in Bloomington. By the early 20th century, the Shops employed upwards of 3,000 residents – from mechanics and carpenters to engineers and electricians.⁹

The McLean County Coal Company operated on the west side of Bloomington between 1867 and 1929. An 1899 newspaper account noted that the mine employed 350 people and had a “cosmopolitan” array of miners who included, “African-American, English, French, Irish, Italian, Polish, Russian, and Swedish miners.”¹⁰ The neighborhoods surrounding these two large employers, and others, developed mainly as working-class housing. The Stevensonville neighborhood housed the miners and their families. These neighborhoods would come to house Irish, Swedish, German and African American residents, among others, who worked in manufacturing and other service industries. Neighborhood commercial districts formed to serve west side residents along West Market and West Washington Streets. Many buildings from the late 19th and early 20th century remain. The Forty Acres neighborhood west of the Shops developed as an Irish neighborhood, where, according to the 1870 census, over 80 percent of its residents were born in Ireland. By 1873, development of the neighborhood with frame houses was well underway.¹¹

⁸ Wyman, Mark, “Bloomington and the Railroad – A Look Backward,” Bloomington’s C & A Shops: Our Lives Remembered. Edited by Michael G. Matejka and Greg Koos. Bloomington: McLean County Historical Society, 1988, p. xix.

⁹ Wyman, p. xv.

¹⁰ Corcoran, Joseph, “Historical Sketch of the McLean County Coal Company,” McLean County Museum of History, 2008.

¹¹ 1873 Bird’s Eye View, Chicago Lithographing Company, drawn by Augustus Koch.

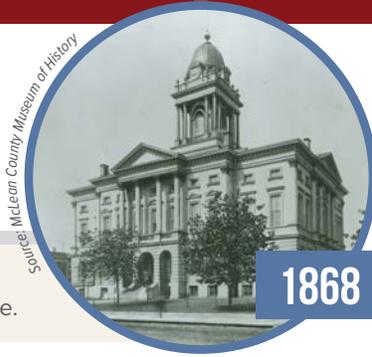
Population: 7,075 (1860)

1860



Congregational Church moved and rededicated as Wayman A.M.E. Church.

1858



Construction of third McLean County Courthouse.

1868

With a significant German population, Bloomington was home to several breweries. The Meyer and Wochner Brewery began in the early 1860s on Bloomington’s south side. By 1883, the brewery complex included “the main building, two ice houses, two malt houses, stables, cooper shops, a well house and an office.”¹² Following prohibition the brewery closed and the site was purchased by the City of Bloomington and named Highland Park. The city demolished all but two of the brewery buildings to accommodate a new golf course.

As the county seat and commercial center for the region, downtown Bloomington continued to grow. By 1870, Bloomington’s population had grown to 14,590, more than double the size from the earlier decade. Construction of larger brick buildings occurred around the Courthouse Square. Several buildings from this period remain downtown, including the Benjamin and Schermerhorn Building (1857, 210 North Center Street), Dr. Crother’s Building (1857, 116 West Washington Street), the Dewenters Building (1856, 118 West Washington Street), and the Marblestone Building (1869, 208 North Center Street), among others.

As Bloomington gained in wealth and prosperity, so did many of its residents. Affluent neighborhoods with larger houses on tree-lined streets developed on the east side of downtown. The Franklin Square neighborhood grew around Franklin Park, donated to the city in 1856 by David Davis, William Flagg and William Allen, who specified that the park was to “...be used as a place of public resort, pastime, and recreation for citizens and strangers forever.”¹³ Many of Bloomington’s early prominent citizens built their homes around Franklin Park into the early 20th century. Many examples from the period remain, including the Luman Burr House (1864, 210 East Chestnut Street), the Burr-Soper House (1860, 812-814 North Prairie Street), the Martin Glover House (1870, 306 East Walnut Street) and the Dodson-Stevenson House (1869, 901 North McLean Street). Development was also occurring in the Dimmitt’s Grove neighborhood due to its proximity to downtown and the Illinois Central passenger station on East Grove Street as exemplified by the John Roush House (1870, 421 East Grove Street) and the John McMillan House (c. 1854, 506 East Grove Street). Construction of the original Scott-Vrooman House (1869, 701 East Taylor Street) occurred during this period.

¹² Steinbacher-Kemp, William, “Highland Park golf course site of old German brewery,” Pantagraph, June 17, 2007.

¹³ Hartman, Charles K., “Franklin Square Historic District.” National Register of Historic Places Nomination Form. Illinois State Historic Preservation Office, Springfield, January 11, 1976, p. 3.

1872

The home of Illinois Governor John M. Hamilton constructed.

Population: 14,590 (1870)

Population: 17,180 (1880)

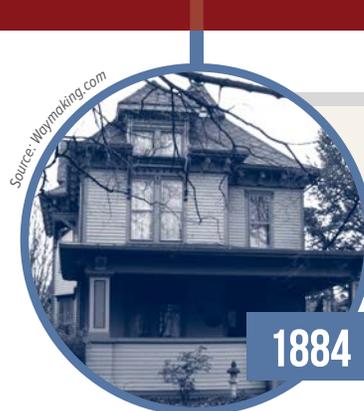
1870

1880

Clover Lawn constructed as the home of Judge David Davis.



1872



1884

The home of Robert Greenlee constructed.

Expansion and Stability (1871-1900)

Bloomington grew rapidly at the end of the 20th century, reaching a population of 23,000 by 1900. As the economy expanded, new and larger buildings, mostly of brick, replaced earlier buildings. Around this time the business district began to expand north along Main Street. The McClunn Block, also known as the Monroe Building (1872, 412-412 North Main Street/101-105 West Monroe Street) and the Jacoby Building (1899, 513-515 North Main Street) are good examples from this period. Smaller neighborhood commercial districts grew on the west side to serve the Chicago and Alton Shops and surrounding residents, the largest of these being the 1000 block of West Washington Street. Individual buildings with a ground-floor storefront and apartment above located in many of the west side residential neighborhoods, serving a need for nearby groceries or other services. The Costigan Grocery and Butcher Shop (c. 1870, 812 West Locust Street), owned by W. F. Costigan, was conveniently located near the Chicago and Alton Shops.

This period also saw expansion of the railroads and the development of three distinct industrial areas as manufacturing and industry came to dominate the local economy. The established west side areas developed along the Chicago and Alton Railroad line. In 1867, a fire at the Chicago and Alton Shops damaged much of the complex, resulting in its rebuilding and expansion. The Chicago and Alton Freight Depot (1888, 801 West Chestnut) is the sole remaining building from the once vast Chicago and Alton Shops complex. In 1926, the Railroad relocated the Depot to its current site.

Several areas along the Illinois Central Railroad corridor on the east side of town also saw growth in manufacturing. The F. Eckhardt Piano Company (c. 1900, 715 East Empire Street) remains as a good example of the types of brick manufacturing buildings found in the area. A warehouse district developed directly south of downtown along the New York and Nickel Plate railroad lines. Several of these buildings remain including the Johnson Transfer Company (1891, 401 South Center Street) and the New York Central passenger and freight station (c. 1900, 109 West Mill Street), one of the few remaining railroad buildings in the city. Along the outer edges of the city, lumber yards, sawmills and brick yards produced bricks and lumber for the housing, as well as brick streets.

1886

The home of George H. Cox constructed.

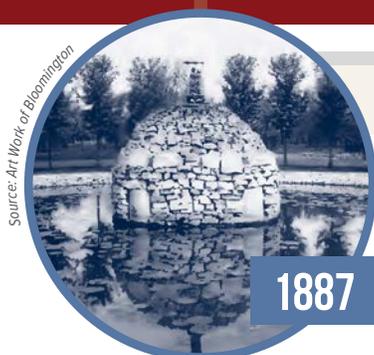


The home of architect George Miller constructed.

1890

Population: 20,434 (1890)

1890



Miller Park created.

1887

Construction of the White Building completed.



1895

Much of the city's residential growth occurred during this period, as neighborhoods on the west side continued to house working class families in modest one- and two-story frame dwellings, with some larger homes near Miller Park and closer to downtown. There are numerous existing examples of house types constructed during this period, including the 800 block of South Allin Street, where larger frame Gable Front houses line a tree-lined brick street; Foursquares and Bungalows would later fill in these neighborhoods in the early 20th century. The homes on the 1100 block of West Jackson Street are more modest frame Gable Fronts and Cottages. Wealthier middle-class and upper-income families continued to build homes on the city's east side, including large, architect-designed homes – many in the Queen Anne style. The 600 block of East Grove Street and the 1000 block of East Jefferson Street contains several examples. The Dimmitt's Grove neighborhood continued to develop with middle-class brick and frame houses. By the 1890s, electric trolleys provided residents and workers easy transportation to the downtown and places of employment. Judge David Davis, the prominent attorney and Supreme Court Justice, built Clover Lawn (1872, 1000 East Monroe Street) on the east edge of the city. The home is now a museum owned by the State of Illinois.

The growth of religious congregations resulted in the construction of several new churches during this period. The new buildings were typically brick or stone, replacing smaller frame buildings. St. Patrick's Church (1892, 1209 West Locust Street) branched off from Holy Trinity Church to serve the large Irish Catholic community in the Forty Acres neighborhood. Jewish Germans constructed the Moorish Revival-designed Moses Montefiore Synagogue (1889, 315 North Prairie Street), and St. Mary's Church (1886, 527 West Jackson Street) in the Gothic Revival style to serve Bloomington's growing German population. This period also saw the construction of Holy Trinity Church, Rectory (1896), and Convent (1863/1893), which was destroyed about 30 years ago.

As the city continued to grow, so did the need for new and larger educational facilities. The construction of new elementary schools occurred in various neighborhoods in the city during this period, many the predecessors of today's schools. Washington School (1896, 1201 East Washington Street) is the sole remaining school from this period. In 1874, District 87 promoted Sarah E. Raymond from principal to district superintendent, making her one of the first female superintendents in Illinois and among the first in the country. Raymond was an advocate for equal pay for women and racial integration. To honor her achievements, District 87 renamed the Stevensonville School in her honor (Sarah E. Raymond School, 1931, 1402 West Olive Street).

1898

David Davis III receives 1005 E. Jefferson as a wedding present and undertakes extensive renovations; it is later the home of David Davis IV.

Holy Trinity Rectory constructed, designed by architect George Miller.



Source: Art Walk of Bloomington



White's Place Addition to Bloomington platted by Samuel R. White.

As the population continued to grow, the desire for public amenities such as parks increased. In 1887, the city created Miller Park after voters authorized the purchase of 43 acres of pasture from local businessman James Miller.¹⁴ Although not the oldest or largest park in Bloomington, Miller Park is the most iconic. Developed in stages, the park includes the addition of two lakes in 1896 and 1902, the Pavilion in 1906, designed by architect George Miller, and two stone bridges. Though not originally planned, Miller Park Zoo gradually developed within Miller Park in the late 19th century and includes the Katthoefer Animal Building (1914) designed by architect Arthur Pillsbury.

The Great Fire of 1900 and Early 20th Century Growth (1900-1940)

Bloomington was a city of more than 23,000 at the turn of the century, with a prosperous downtown centered on the courthouse square. On June 19, 1900, a great fire destroyed over five blocks of the downtown commercial district, including the 1868 courthouse. The city began immediately to plan for rebuilding. Architects Reeves and Baillie designed a new and larger stone courthouse in the Classical Revival style. Construction on the courthouse and many other commercial buildings began in 1901. While the courthouse dedication did not occur until 1903, developers and buildings completed most of the new buildings fronting the square and along North Main Street in 1901, including the 100 block of West Jefferson Street and the 300 block of North Main Street. The new buildings were all of brick, many with terra cotta details, ranging in size from three to six stories.

Expansion of the electric trolleys allowed for residential expansion further eastwards. In 1906, Bloomington connected to the Interurban Illinois Traction System (ITS), which operated until the mid-1950s, connecting Bloomington to cities such as Springfield and Peoria.¹⁵ In 1906, most of Bloomington had electricity service. Housing construction continued throughout the city into the 20th century. Frame and brick Bungalows, and two-story houses in a variety of styles derived from plan books filled out neighborhoods on the west side. The Founder's Grove neighborhood developed further east of the city's early neighborhoods, and a large subdivision of Foursquare, Craftsman and Prairie style homes, several architect-designed, was created by S. R. White on White Place, North Clinton Boulevard and Fell Avenue on the city's north side. The Bloomington Country Club, founded in 1896, moved to its current location in 1903. Over the following

¹⁴ Kemp, William, "Voters backed establishment of Miller Park in 1887," *Pantagraph*, May 27, 20102.

¹⁵ Guarino, Jean L., *Bloomington Illinois: Commercial and Industrial Historic Resources Survey*, City of Bloomington, July 2018, p. 10.

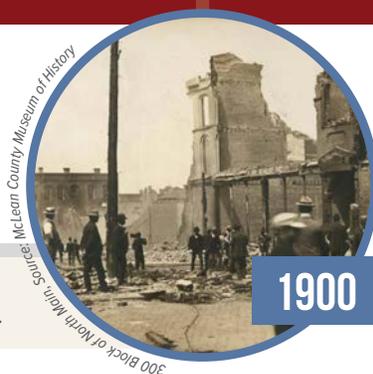
1901

The Scott-Vrooman House significantly altered and enlarged.

Population: 23,286 (1900)

1900

Great Fire in
Downtown Bloomington.



300 block of North Main Street. Source: McLean County Museum of History

1900



Adlai Stevenson. Source: McLean County Museum of History

1900

Adlai Stevenson
II Boyhood Home
constructed,
designed by
Arthur Pillsbury.

decades, Country Club Place developed with grand houses of brick and stone on large lots, providing views of the golf course to the north.

During the early 20th century, expansion of the Chicago and Alton shops ensured the permanent retention of this major employer. The enlarged site included construction of additional shops, foundries and a roundhouse, though only the Chicago and Alton Freight Depot (1888, 801 West Chestnut) remains. The MaGirl Foundry and Furnace Works, a company established in the nineteenth century by Patrick H. MaGirl, relocated from the warehouse district to the 400 block of East Oakland Avenue (401-413, c. 1915) in the early 1900s.¹⁶ Large new manufacturing facilities were constructed on the southeast side along Hannah and Bell Streets. The Meadows Manufacturing Company (1920, 1101 Bell Street) and the Williams Oil-O-Matic Heating Company (1920, 1201 Bell Street), later the Eureka-Williams Company, are large, two-story brick facilities with stone and concrete detailing. The Coca Cola Bottling Company (1938, 1106 Bell Street), is a two-story brick facility designed in the Art Deco style. The Funk Brothers Seed Company, founded in 1901, specializing in seed corn. By 1916, the company produced the first hybrid seed corn, which transformed commercial farming.¹⁷ The company was sold in 1967, and their administration building, grain silos and storage barn remain on the west side (1930-1950, 1300 W. Washington Street).

In 1922, retired farmer and insurance salesman George Mecherle founded the State Farm Insurance Company to provide low-cost insurance to rural residents. In 1929, the success of the company resulted in construction of an eight-story office building in the downtown commercial district (1929/1941, 112 East Washington Street). The depression years were difficult in Bloomington as elsewhere, though the community worked to improve the local economy through building projects. The State Farm building would later rise to thirteen stories and double in size, becoming one of the largest employers in the city. In 1932, a fire destroyed the Holy Trinity Church, resulting in the construction of a new church (1933, 106 West Chestnut Street). Its unique Art Deco design makes it one of the few churches of this style in the country. Other buildings constructed during this period include the McLean County Farm Bureau (1939, 202 East Locust Street), designed in the Art Moderne style by architects Lundeen and Hilfinger. The Pantagraph, founded in 1837, constructed a new two-story building (1936, 301 West Washington) with stone cladding, designed in a restrained Art Deco style.

¹⁶ Ibid., p. 15.

¹⁷ City of Bloomington Historic Preservation Plan, 2004 Edition, p. 10.

1916

Park Hill Cemetery and Mausoleum established, designed by Herbert W. Blaney

1917

Clay Dooley Tire Repair Shop constructed.

Population: 25,768 (1910)

1910

Construction of fourth and current McLean County Courthouse completed.



1903

Source: McLean County Museum of History



1917

Bloomington High School constructed, designed by architect Arthur Pillsbury.

Bloomington has long been the home of multiple religious denominations with active congregations. The city's large Catholic population had seen three large churches constructed in the late 19th and early 20th centuries. Many of the Protestant congregations sought construction of new and larger churches during the early 20th century to accommodate growth. The Methodist, Baptist and Lutheran congregations all built new churches during this period, as did other Protestant denominations. In 1929, the Swedish Lutheran Church (803 West Olive Street) built their new Gothic Revival-inspired brick church on the city's west side. They would later change their name to First English Lutheran Church, and move to the northeast side of the city, where they are now known as St. John's Lutheran Church (1965, 1617 East Emerson Street).

Education remained an important part of the city landscape during this period, as District 87 oversaw the construction of many new schools. A new Bloomington High School (1917, 510 East Washington Street), designed by architect Arthur Pillsbury, replaced the previous high school built in 1895. From 1923 to 1935, construction of five new elementary schools replaced earlier schools that had exceeded their capacity. Many of these schools, of which a few were architect-designed, still remain in use today, such as the Horatio G. Bent School (1923, 904 North Roosevelt), designed by architect Arthur Pillsbury in the Collegiate Gothic Revival style and the Sheridan School (1935, 1403 West Walnut Street) designed by architects Schaeffer and Hooten in the Art Moderne style with streamlined limestone details.

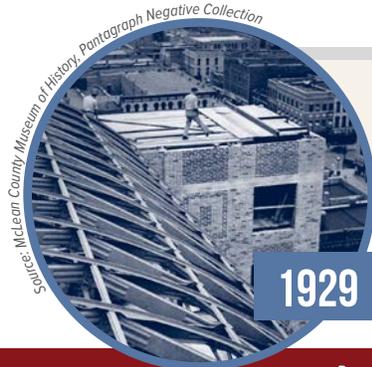
In 1926, the U. S. Government created a national network of numbered roads, including Route 66, known by many as "The Mother Road," which begins in Chicago and ends in Los Angeles. Families vacationing along the route through the Midwest and Southwest would lead Route 66 to become a landmark in American culture. Today, the term roadside architecture refers to the Mid-20th Century motels, diners and neon signs that developed along the route, including other unique structures and attractions. Route 66 has run through Bloomington from its inception, although the route has varied over the years, and numerous buildings along the route such as service stations, hotels and restaurants are a reminder of Route 66's popularity throughout the 20th century. Greater appreciation of the value of these structures to the growing heritage tourism economy has developed in the 21st century.

1922

State Farm Insurance founded in Bloomington.

Bloomington Art Association organized.

Population: 28,725 (1920)



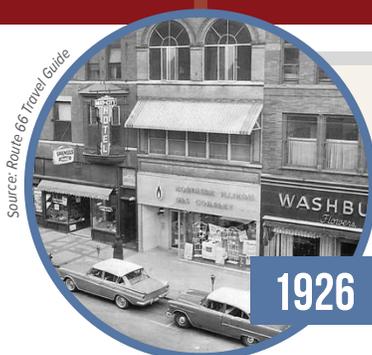
State Farm headquarters constructed in Downtown Bloomington.

1929

Population: 30,930 (1930)

1920

1930



Route 66 opens from Chicago to St. Louis

1926

Holy Trinity Church constructed, designed by architect Arthur Moratz.



1933

The Irish Community

The Irish were the second largest group of immigrants to settle in Bloomington in the mid- and late-19th century. During construction of the railroads in central Illinois in the 1850s, the railroads would recruit immigrant workers at eastern and southern ports. Following the great famine which occurred in Ireland in the 1840s, many Irish settled in the U. S. looking for work. Most of those working on the railroads during this time were Irish.

By 1853, two railroads connected Bloomington to Chicago and St. Louise, and construction of the Chicago and Alton Shops began on the city’s west side. Many of the Irish stayed and settled in Bloomington to work at the Chicago and Alton Shops. A large Irish neighborhood known as Forty Acres developed to the immediate west of the Shops, allowing easy access to work. Although Irish immigrants also settled elsewhere on the north and west sides, Forty Acres was the heart of the community. In 1855, Carlton H. Perry platted Perry’s Addition, which came to be known as “Perry’s Forty Acres” and then just “Forty Acres.”¹⁸ While Irish immigrants were attracted to the close proximity to the Shops, by the end of the century the neighborhood grew more diverse. The city annexed the unincorporated area in the late 19th century.

Small frame dwellings comprised the earliest housing in the area, referred to as shacks or shanties. Modest one- and two-story frame houses replaced the earlier buildings as the neighborhood developed in the late 19th century. Small corner stores served the neighborhood, and construction of a school followed in 1870 (now Sheridan School). Construction of St. Patrick’s Church (1892, 1209 West Locust Street) provided the opportunity for worship within the neighborhood. Two corner stores remain in the Forty Acres neighborhood with ties to the Irish community. The building at 1301 North Western Avenue – now Western Tap – was a grocery store as early as the 1930s. The Frank Seiler Restaurant (1926, 1301 N. Morris Avenue) is still extant though currently vacant. Edward D. Carroll, an Irish immigrant, constructed the Dan Sullivan Saloon (1884, 1101 West Market Street). Carroll lived a few blocks away at 1002 North Morris Avenue. Edward’s son John J. Carroll operated a saloon here and lived on the second floor until his death in 1932. Dan Sullivan later ran the saloon.¹⁹

¹⁸ Kemp, William. “Irish ‘Forty Acres’ speaks to city’s railroad past,” Pantagraph, September 18, 2011.

¹⁹ Information regarding Edward and John Carroll provided by the historic resources survey form for 1101 West Market Street, *Bloomington Illinois: Commercial and Industrial Historic Resources Survey*, City of Bloomington, July 2018.

“U.S. Decennial Census,” Source: Census.gov. (Retrieved - June 5, 2013)

Population: 32,868 (1940)

Population: 34,163 (1950)

1950

Public Housing developed on city’s west side.



Home Homes, Source: 2019 Google

1950

Bloomington High School constructed.

Source: McLean County Museum of History



1959

Outside of the Forty Acres neighborhood, several sites represent the significance of the development and growth of the Irish American community in Bloomington. Holy Trinity Parish (1933, 106 West Chestnut Street) has served the Irish community, and others since its founding in the 1850s. In the mid-1880s, Michael Walsh emigrated to Bloomington from Ireland. He worked as a stone cutter for the Chicago and Alton Shops and in 1906 hired architect George Miller to design his large, two-story stone home at 1111 Fell Avenue. Around 1870, W. F. Costigan opened a grocery and meat market (812 West Locust Street) across the street from the Chicago and Alton Shops, which served the local west side population and workers at the Shops. In 1849, Luke Nevins emigrated to Bloomington from Roscommon County, Ireland. In 1860, Nevins opened a grocery store at 109 South Main Street – considered the first Irish-owned business in the city – which two of his sons inherited. He was also active in Irish American organizations. He lived for much of his life at 711 West Locust Street. Col. John F. Heffernan ran the Heffernan Saloon (c. 1870, 106 East Front Street), which he advertised as the “Business Man’s Headquarters.” Her served as adjutant in the National Guard for Governor John Altgeld in the 1890s. His success allowed him to build a home on the fashionable East Grove Street (c. 1892, 706 East Grove Street).²⁰

The German/Hungarian Communities

Germans – including German-speaking Hungarians and Austrians – began arriving in Bloomington in the 1850s to work in the Chicago and Alton Shops. Although many unskilled workers found employment with the Shops, many Germans arrived with skills as stone cutters, carpenters, and masons, providing some with higher wages. By 1870, ten percent of all city residents were German-born, making them the largest ethnicity at the time. While settling in all parts of the city, the heart of the German community in Bloomington was on the west side along Mason Street and in the South Hill (or Dutch Hill) neighborhood. St. Mary’s Church (1885, 527 West Jackson Street), located along Mason Street, was the center of the Catholic German-speaking community. There were also German Methodist, Baptist, and Lutheran churches, as well as the Moses Montefiore Synagogue (1889, 315 North Prairie Street).

²⁰ Information regarding Michael Walsh, W. F. Costigan, Luke Nevins and John F. Heffernan provided by Greg Koos, McLean County Museum of History, dated August 1, 2020.



Due to language barrier not found with Irish immigrants, Germans living in Bloomington socialized, lived, and worked together. A German-language newspaper operated within the city before World War I, succumbing to the anti-German sentiment which swept the country. In 1855, German immigrants established the Bloomington Turnverein, a social, cultural and athletic hall to “promote the German language, intellectual pursuits, and physical fitness.”²¹ In 1883, architect George Miller designed Turner Hall on South Main Street, which was sold in the early 20th century and demolished in 1969. There were also a number of breweries, including the Meyer and Wochner Brewing Company (1613 South Main Street), which closed in 1920 following approval of the 18th Amendment to the U. S. Constitution legalizing Prohibition. The site is now the Highland Park Golf Course and several of the buildings remain. Germans were also known for winemaking, and many would grow vines in their back yards. Several wineries flourished in Bloomington in the 19th century, both large and small. One early winery operated in the brick cottage at 817 West Grove Street (c. 1855).

The German influence on the development of Bloomington was significant. At one time, German Americans owned all four downtown department stores — A. Livingston and Sons, C. W. Klemm, W. H. Roland and My Store.²² German American architect Paul O. Moratz emigrated to Bloomington as a child. His father owned his own carpentry shop, and Moratz learned the building trade through him. In the 1880s, he attended the Illinois Industrial School, now the University of Illinois. Moratz designed many homes in Bloomington, including for some of the more prosperous German American families who resided along West Wood Street. A number of those homes have since been demolished, including the Moratz family home, but the large brick home he designed for William Van Schoick (1896, 302 West Wood Street) still stands, as does the Adamite House (c. 1910, 206 West Wood Street). He also designed several homes in the White Place subdivision, including the S. R. White House (1899, 27 White Place) and large stone and wrought iron entry gates. In 1899, Moratz published a book of house plans titled, “Up-to-Date Homes.” Several of the homes portrayed in the book still stand in the South Hill neighborhood and elsewhere in the city.

Architect George Miller was born on a farm east of Bloomington and moved to the city with his parents around 1870. He learned the trade through an apprenticeship and as a draftsman in several architecture firms.

He opened his own firm in 1875 and designed numerous well-known buildings in Bloomington, including the Central Fire Station (1902, 220 East Front Street) and the Cornbelt Bank Building (1901, 101 West Jefferson Street).

Of the German-speaking immigrants who settled in Bloomington, some were of Hungarian descent. The German Hungarian community in Bloomington has a history of social organization through the Hungarian American Community Center (1919, 1520 North Calhoun Street) which operates as a social hall. The former West Side Clothing Store (c. 1910, 1014 West Washington Street) owned by the Yeager family, operated in the building until 2012.

German culture and expression diminished in the face of anti-German sentiments following World War I. German festivals and newspapers would cease to operate, and many spoke German only in the home. Following World War I, most German institutions such as German American-owned banks and German-language newspapers changed their names to eliminate any association with German heritage.

²¹ *City of Bloomington Historic Preservation Plan*, 2004 Edition, p. 5.

²² Kemp, William, “West Wood Street once ‘quality row’ for German Americans,” *Pantagraph*, August 9, 2015.

The Swedish Community

In the late 19th and early 20th centuries, a modest Swedish population occupied the Stevensonville neighborhood on the city's far west side. Most had moved to Bloomington to work at the McLean County Coal Company, which operated between 1867 and 1929. Owned by Matthew T. Scott, Adlai Stevenson, and his brothers, the mining company sold off lots near the mine to workers, gaining it the name of Stevensonville. The early homes built in the neighborhood for the miners and their families are 1.5-story frame cottages. Many of these early homes remain extant. While most of Stevensonville was Swedish, many Swedish immigrants also lived elsewhere on the city's west side.

As with other ethnic groups, the Swedes attended their own churches and social organizations. The Swedish Republic Club, which advocated for the dissolution of the Swedish monarchy and formation of a republican government, operated a chapter in Bloomington. There were two main Swedish congregations, the Swedish Methodist Church (c. 1890, 1306 West Olive Street) and the Swedish Evangelical Lutheran Church (1929, 803 West Olive Street). The Methodist Church was in Stevensonville and served as the religious center of the community. It now operates as West Olive Faith United Methodist Church. The Lutheran Church was the larger congregation located several blocks east. After changing their name to the First English Lutheran Church, they sold the building and moved to 1617 East Emerson Street, where they reside today as St. John's Lutheran Church. Their former building at 803 West Olive Street is now home to the Wayman A.M.E. Church.

Following annexation by the city in 1885, District 87 constructed the Raymond School (1402 West Olive Street) to serve the Stevensonville neighborhood. A new school building, designed by architects Schaeffer and Hooten, replaced the earlier one in 1931, which now serves as an early childhood education center. A number of sites represent the significance of the development and growth of the Swedish American community in Bloomington, including 1311 West Olive Street (c. 1919) which served for many years as the A. G. Erickson Groceries and Meats store. It is now home to Dreams Are Possible, a project sponsored by the Illinois Prairie Community Foundation. The frame cottage at 112 Weldon Street was the home of local builder Theodore Lund. Swedish immigrants Gustav and Emma Hedlund Larson lived in the frame cottage at 910 West Olive Street.

The African Americans in Bloomington

Illinois has been a "free" state where slavery was illegal since its founding in 1818. This allowed for African Americans to settle in the state and for the assistance by some Illinois residents in helping escaped slaves through the Underground Railroad. In 1844, enactment of the "Black Codes," amended in 1853, discouraged the Underground Railroad and immigration of African Americans to Illinois. Although slavery was illegal, the "Black Codes"..."*declared that a Black person had to possess a certificate of freedom and had to post bond in the amount of one thousand dollars in order to enter the state.*"²³ Citizens harboring anyone without this Certificate could be fined or jailed. Enforcement of these laws was not consistent; the Emancipation Proclamation of 1863 and the end of the Civil War rendered them obsolete.

African Americans have resided in Bloomington from as early as 1835. Some were known as former slaves, including Henry Wells, thought to have been the first black resident of Bloomington.²⁴ In the 1840s, many

²³ Muirhead, John W., *A History of African Americans in McLean County, Illinois: 1835-1975*. John W. Muirhead, 1998, p. 4.

²⁴ "An Aged Colored Citizen and the Oldest Resident of Bloomington," *Daily Pantagraph*, August 5, 1889.

African Americans settled “in an area on the hillside north of the present location of Central Catholic High School bounded today by Chestnut, Main, Madison, and Empire Streets.”²⁵ Although slavery was illegal, segregation existed in Bloomington for many decades. Denial of educational, religious and health care opportunities by white institutions was common for African Americans in the early years, and the community provided these services themselves.

Around 1847, the Wayman A.M.E. Church organized and operated in a small frame building at 806 North Center Street. In 1858, the building was moved next door and converted into a parsonage, and a Congregational Church was purchased and moved to the site for use as the new home of the Wayman A.M.E. Church; it was later expanded in 1871 and again between 1907-1909.²⁶ The church served as the center for African American education and health care during the mid-19th century. Children attended classes in the church and...“a frame school building was constructed behind the church.”²⁷ Although the Bloomington Public School System began operations in 1857, it was not until 1860 that the African American children were taught separately in the public school system. Local parents challenged the use of separate school facilities and following a decision by the Illinois Supreme Court in 1872, the Bloomington school system integrated.

In 1993, the church sold its building on North Center and moved to an existing, larger church building at 803 West Olive Street in West Bloomington, formerly the First English Lutheran Church and the Swedish Lutheran Church. The original Wayman A.M.E. Church building, now using the address of 804 North Center Street, is currently the home of Faith Baptist Church. Another early African American congregation in Bloomington was the South Hill Baptist Church, later known as Mt. Pisgah Baptist Church, which first organized in 1865. By 1917, the congregation had outgrown its original building and constructed a new church at 701 South Lee Street, designed by architect Arthur Pillsbury, now the home of the Gospel Church of Praise. The congregation moved to a new building at 801 West Market Street around 2006.

Limited employment opportunities for African Americans in Bloomington during the mid-19th century included manufacturing and service positions. Although the Chicago and Alton Rail Yards provided thousands of jobs in the late 19th century, only the lowest-paying positions were available to African Americans. Work was available for some in the coal mine. Others started their own businesses rather than work in menial and grueling positions. Some of these businesses included barbershops and hairdressers, shoemakers, blacksmiths, laundries, and restaurants, which required leasing property from others as land ownership by African Americans was illegal prior to the Civil War. Prominent barbers included the Robert and Louisa Allen Hairdressing shop, which located on the second floor of the building at 107 North Main Street. Casey Brothers Dyeing and Cleaning was a prominent early 20th century African American business located at 610 North Main Street. Others, like Rev. George Hoagland, enjoyed national success as an entrepreneur. After experimenting with polishes, Hoagland created the “Oil of Gladness” cleaning polish, which later sold successfully nationwide. He opened a factory at 1007 West Washington Street and operated there until around 1916. The factory building remains with later alterations to the building’s façade.

By the turn of the 20th century the local African American population began to grow due to increased migration from southern states. The industrial economy in Bloomington provided opportunities for work. Although the community was not immune to the Jim Crow era of segregation, a few African Americans worked in the local police force. Local professionals included a dentist and Dr. Eugene Covington, who ran unsuccessfully for City Council in 1912.²⁸ His office was located for many years at 313 North Main Street.

²⁵ Muirhead, p. 7.

²⁶ Cabak, Melanie A., Mark D. Groover and Scott J. Wagers, “Health Care and the Wayman A.M.E. Church,” *Historical Archaeology*, Volume 29, 1995, p. 58.

²⁷ *Ibid.*, p. 58.

²⁸ Muirhead, p. 29.

By the 20th century, most African Americans lived on the city's west side. In Bloomington, segregation occurred in most local public and private establishments, including restaurants, theaters and the beaches at Miller Park Lake. By the 1960s, the national Civil Rights movement had arrived in Bloomington. In 1966, Dr. Martin Luther King, Jr. spoke at the Memorial Gymnasium (1921, 300 East Beecher Street) on the campus of Illinois Wesleyan University. The actions of several residents represent the significance of this period in the Civil Rights movement in Bloomington. Merlin Kennedy (c. 1910, 601 East Oakland Street) served as the Bloomington chapter president of the National Association for the Advancement of Colored People (NAACP) in the 1960s, and received national attention for his attempt to walk in the Christmas parade as a black Santa.²⁹

The General Electric Plant (1955, 1601 General Electric Road) was the first major company to begin hiring African Americans in Bloomington. This led to open hiring in most other companies. Oscar and Ruth Waddell (c. 1955, 311 East Lincoln Street) represent the effects of discrimination in the 1950s. Oscar Waddell was refused a Veteran's loan to construct his home, which he ultimately constructed on his own. Ruth Waddell, who was passed over numerous times for work at the G.E. plant, pursued employment through sitting in the office on her days off until she was heard.³⁰ Caribel Webster Washington (c. 1910, 506 West Jackson Street) worked tirelessly for integration and open communications between races and is considered a Civil Rights pioneer. She worked to integrate tea rooms in the 1950s, was the first African American board member of the local YMCA and one of the first female African American employees at State Farm, beginning in 1946. She led the movement at State Farm to offer night classes to minorities to improve their skills, which resulted in the company hiring additional minorities. She spoke on racial issues around the Midwest and was the first Bloomington resident to receive the Studs Terkel Humanity Services Award. She was active in the Black History Project, collecting oral histories from long-time African American residents.³¹

Mid-20th Century Growth (1940-1970)

Following World War II, new growth in the areas of housing, commerce and industry spread to the outer edges of the city, specifically along or near Veteran's Parkway. In 1967, the Eastland Mall (1615 East Empire Street) opened with 28 stores. This new development proved a catalyst for bringing new development to the area, and luring business away from downtown. The General Electric plant (1955, 1601 General Electric Road) opened in 1955, and the Illinois Farm Bureau (1961, 1701 Towanda Avenue) constructed a new state headquarters building. State Farm Insurance (1974, 1 State Farm Plaza) constructed a new corporate headquarters complex.

The G.I. Bill (Servicemen's Readjustment Act of 1944) was responsible for much of the housing boom nationwide following World War II. The new growth in housing demand encouraged communities to zone and open new land on its fringes to accommodate new housing construction fueled by the G.I. Bill's low interest loans with zero down payments. The City's population grew steadily during the decades after World War II, and new housing was in demand. Early post-war construction began with vacant land inside the Beltline Road (Veteran's Parkway). Subdivisions of one-story frame and brick Ranch and Minimal Traditional houses developed on new, curvilinear streets, including Eastgate and Meadows. Larger subdivisions on the northeast include Fleetwood and Fairway Knolls. In the latter decades of the 20th century, the City annexed large areas on the east side, providing land for large residential subdivisions. From 1980 to 2010, the city's population grew by over 30,000 residents.

²⁹ Muirhead, p. 56.

³⁰ Muirhead, p. 53.

³¹ Obituary – Caribel Washington, Pantagraph, January 3, 2012.

Urban renewal in the 1950s transformed the south end of downtown with the demolition of six adjacent blocks of early late 19th and early 20th century buildings. The purpose was to create a new government complex of buildings which were modern in design, surrounded by lawns or plazas, reflecting current thinking in urban planning at the time. Bloomington City Hall (1961, 109 East Olive Street) is the earliest of these buildings on these blocks, followed by the Police Department, the Public Library (1976), McLean County Law and Justice Center (1976) and the Abraham Lincoln Parking Garage.

In 1959, District 87 completed a new Bloomington High School (1959/1970, 1202 East Locust Street) on an open tract of land on the city's northeast side. Designed by the architectural firms of Lundeen and Hilfiger and Schaeffer, Wilson and Evans in the International Style, the school would double in size by 1970. The Adlai Stevenson II School (1969, 2106 Arrowhead Drive), constructed in the newly established Lincolnwood subdivision, would be the last public elementary school constructed in the city.



302 West Wood Street, Source: 2019 Google



St. Mary's Church
Bloomington, Ill.



BLOOMINGTON HISTORIC RESOURCES

Historic resources are associated with a particular historic context identified in National Register nominations or other survey and documentation projects. For example, historic resources located within the Franklin Square Historic District relate to Bloomington's earliest residential development. In a different instance, an Italianate-styled commercial building constructed in Downtown Bloomington during the mid-19th century is an example of a distinctive architectural style popular during that time period. Other resources may share relationships with a significant person(s) or event(s) in Bloomington's history. The resource types found in Bloomington summarized in this section include information gathered from various City and Commission-sponsored National Register nominations and survey projects as well as the McLean County Museum of History, the Pantagraph and other sources.



TYPES OF HISTORIC RESOURCES

The following categories define the different types of historic and architectural resources:

Buildings: examples include houses, garages, commercial buildings, theaters, and factory buildings.

Structures: examples include bridges, aircraft, grain elevators and brick streets.

Sites: examples include parks, gardens, and cemeteries.

Objects: examples include statues and monuments

Districts: groups of buildings, structures, sites and/or objects within a defined boundary.

*Adlai Stevenson I House at 901 North McLean,
Source: City of Bloomington - Top Image*

*27 White Place designed by Paul Moratz,
Source: City of Bloomington - Middle Image*

*Dr. D.O. Moore House at 401 East Grove,
Source: City of Bloomington - Bottom Image*

Archaeological Resources

With a built environment history of over 130 years, there is potential for significant archaeological resources within the City of Bloomington. The greatest potential is within areas of early development in and around Downtown Bloomington. Building renovations or new construction on the location of a previous building may yield important information in our cultural history. In 2015, renovations of the south courtyard of the McLean County Courthouse included archaeological excavations which located the foundation of the previous 1836 Courthouse foundation walls and former county jail, providing information on the early courthouse square and life in the early 19th century. In 1992, the Wayman A.M.E. Church – one of the earliest African American churches in Illinois – conducted an archaeological excavation of their church site (1858, 804 North Center Street), where they had been located since 1847. The work provided insight into the church’s diverse uses as a community center, including education and health care. Additional sites include along the current and former railroad lines where former industrial structures of the 19th century were located. While the City of Bloomington has no requirements for conducting an archaeological study of any significant ground disturbances - typically occurring during construction of new buildings – it does not prevent future projects from occurring for educational purposes.

Residential Resources

Bloomington’s residential architecture spans over one hundred years representing various architectural styles and building types. Although the earliest constructed homes in Bloomington date from beginning in the 1830s, the oldest known extant homes are of frame construction from the 1850s. Several of the earliest homes in Bloomington are located in the East Grove National Register Historic District, including the two-story Ruben Benjamin House (1856, 510 East Grove Street), constructed by builder John Routt in a simplified Italianate style, and the John McMillan House (c. 1854, 506 East Grove Street) and 1.5-story cottage. Development around Franklin Park began following the park’s creation in 1856. The William Bracken House (1856, 321 East Chestnut), a two-story balloon frame structure, is the oldest house on Franklin Square. The Dimmitt’s Grove neighborhood and the West Side also feature homes from this period.

As the city grew following the Civil War due to the expansion of the railroads and industrial growth, Bloomington’s wealthier citizens began erecting larger homes around Franklin Park, along East Jefferson Street, in the Dimmitt’s Grove neighborhood, and along West Washington Street. Large two- and three-story homes, many in the Queen Anne style, appeared in these area, including the John Lillard House (1893, 302 East Walnut Street), the George Cox House (1886, 701 East Grove Street), and the Madison Carlock House (c. 1895, 1001 East Jefferson Street). The George Miller House (c. 1890, 405 West Market Street) represents a grander west side home where many wealthier German Americans lived. Many other parts of Bloomington feature the simple working-class frame homes of this period with examples such as 815 West Washington Street, 502 South Mason Street and 803 North Lee Street.

The early 20th century saw the city’s residential areas begin to expand further outwards. The White Place National Register Historic District is one of the city’s most recognized early 20th century neighborhoods, developed by S. R. White along White Place, North Clinton Boulevard and Fell Avenue. Many of the homes in this neighborhood reflect the varied architectural styles popular during this period, including the Craftsman style (1911, 1209 North Clinton Boulevard), the Craftsman Bungalow (1302 Fell Avenue), and the Prairie style (1915, 15 White Place) – often represented through variations on the American Foursquare building form. Franklin Square also contains other prominent early 20th century homes, including the Lee McClure House (1906, 908 North Prairie Street), designed by architect George Miller in the Romanesque Revival style.

The house has two corner towers with crenellated parapets, giving the house a distinctive castle look. A small subdivision of bungalows, mainly in the Craftsman-style, was developed by contractor Henry Berenz in the early 20th century, and includes 1.5-story brick, frame, stone and stucco houses including 4 Berenz Place, a stone and brick cottage with Tudor Revival influences, 12 Berenz Place, a brick and stucco Craftsman bungalow with Tudor influences, and 7 Berenz Place, a brick and stucco Craftsman bungalow.

In the late 19th and early 20th century, wealthier German Americans constructed their homes along West Wood Street. The Adamite House (c. 1910, 210 West Wood) is an imposing stucco residence designed by architect Paul Moratz, who also designed the grand brick home at 700 West Wood Street. The Founder's Grove neighborhood developed in the early 20th century, showcasing housing for the middle class in multiple architectural styles, including brick bungalows (213 and 215 Willard Street), American Foursquares (2013 East Taylor Street) and Tudor Revival (2002 East Jackson Street), among others. Simpler frame homes found on the West Side include examples at 920 West MacArthur Street and 805 West Oakland Street.



12 Berenz Place, Source: 2019 Google - Left Image
2002 East Jackson, Source: 2011 Google - Right Image

On the East Side, Bloomington's elite constructed grand mansions in the early- and mid-20th century facing the Bloomington Country Club. These homes were afforded spacious lots with large setbacks and are typically seen in high-style designs such as the two-story Colonial Revival house at 17 Country Club Place, and the Robert Wakeley House (1935, 19 Country Club Place), designed in the French Eclectic style.

In 1920, the Bloomington Association of Commerce laid out a small subdivision near what would become the site of the Meadows Manufacturing Company. It was not until the 1950s that the area developed, and the subdivision – now known as Meadows – contains numerous examples of the one-story, mostly frame Minimal Traditional style of house, with examples including 219 Magnolia Drive and 217 Meadowbrook Drive.

The post-World War II housing boom occurred across the country as many veterans and their families were looking for affordable first homes. In Bloomington, developers and builders constructed large subdivisions of Ranch and Colonial Revival-style homes on the city's east and northeast sides. The Fleetwood Subdivision, developed beginning in the 1950s, includes larger Styled Ranch, Split-Level and Colonial Revival homes. Examples include the one-story brick Styled Ranch house at 218 Mays Drive, and the two-story frame Colonial Revival house with two-story porch columns at 209 Fleetwood Drive. Just

east of Towanda Avenue is the Fairway Knolls subdivision, comprised of moderate and large one-story Ranch homes, including the large brick Ranch home at 209 Fairway Drive and the smaller brick Ranch at Radliff Road. The Holiday Knolls, Lincolnwood and Eastgate subdivisions, as well as along East Oakland Avenue, feature hundreds of other similar type homes.



While much of Bloomington's housing stock comprises single-family dwellings, there is a significant inventory of multi-family buildings. Early examples took the form of rowhouses or smaller two- to six-unit buildings. The Loudon Flats (1897, 104-110 West Locust Street) is a two-story brick example designed with compatibility in mind in both scale and materials with single-family homes. By the 20th century, apartment houses grew larger as there was a greater need for housing for the growing population. The three-story brick building at 407 West Market Street (c. 1900) is more urban in character, with outdoor stacked porches. The Lafayette Apartments (1920, 410 East Washington Street), designed by architect Aaron Simmons, is a mix of Arts and Crafts and French Renaissance details. The eight-story brick building brought urban living downtown.



By the mid-20th century, Bloomington began construction of public housing projects as part of several urban renewal projects. The Holton Homes (1950) are two-story brick and frame units located on the 1400 blocks of West Monroe Street and the 400 block of Holton Drive. The John Kane Homes (1950) are one-story brick units located on the 1300 block of West Monroe. Sunnyside Courts (1950) are two-story brick and frame units located on the 1600-1800 blocks of West Olive and West Illinois Streets. Wood Hill Towers (1969, 104 East Wood Street and 101 East MacArthur Street) are two thirteen-story brick apartment buildings for seniors.



209 Fairway Drive, Source: 2019 Google - Top Image

Holton Homes, Source: 2019 Google - Middle Image

407 West Market Street, Source: City of Bloomington - Bottom Image

Commercial Resources

Downtown Bloomington, including the McLean County Courthouse and Square, contains Bloomington's most important concentration of historic commercial buildings, representing over 150 years of architectural history. Many of the earliest commercial buildings face the Courthouse Square. Several small neighborhood commercial districts also include historic commercial buildings, including on West Market Street, West Locust Street and West Washington Street near the former Chicago and Alton Railroad tracks.

Since its platting in 1831 as the county seat, Downtown Bloomington has experienced different periods of growth and development. Found throughout Downtown Bloomington are various building types and architectural styles reflecting its early development occurred around the Courthouse Square. The earliest extant downtown buildings date from before the Civil War, the earliest being the Miller-Davis Law Buildings (1843, 101-103 North Main Street, 102-104 East Front Street). A number of other pre-Civil War buildings also remain, including the Gridley Bank Building (1854, 102 North Main Street), the Rounds Block (1857, 105-111 West Front Street) designed by architect Rudolph Richter, the Phoenix Block (1857, 106-108 West Washington Street) and the Benjamin and Shermerhorn Building (1857, 210 North Center Street) designed by architect Rudolph Richter.

While most of the earliest commercial buildings were of wood frame construction given the material's ready availability from a large nearby grove, by the mid-19th century local brickyards furnished the brick that helped construct the next generation of downtown commercial buildings. By this period, most buildings near the Courthouse Square were three stories in height, with storefronts on the first floor and capped by a decorative cornice.

Following the Civil War, Bloomington saw increased growth and prosperity due in part to the expansion of the railroads. The downtown commercial district expanded north along Main Street and east along Front Street. Buildings constructed in the 1870s largely represented a simplified Italianate style, with tall windows with window hoods over square or arched windows. The Evans Grocery Building (1871, 401 North Main Street) and the McClun Block (1872, 402-412 North Main Street) are good examples. Other late 19th-century buildings, many architect-designed, represent architectural styles typical of the period, including Queen Anne and Classical Revival. The Jung and Kleinau Building, also known as Higgins Marble Works (c. 1890, 227-231 East Front Street), and the Elder Building (1884, 416 North Main), both designed by architect George Miller, exemplify commercial buildings with Queen Anne influences.

Following the devastating fire that consumed portions of Downtown Bloomington in 1900, including the Courthouse, a rapid pace of rebuilding occurred. Larger buildings — typically four to six stories in height — replaced those destroyed in the fire. The 100 block of West Jefferson Street is one of the most intact and architecturally significant examples of the post-fire building boom, including the seven-story Corn Belt Bank (1901, 101 West Jefferson), the Evans Building (1901, 103 West Jefferson), the Klemm Building (1901, 105-107 West Jefferson), the Marble-Thompson Building (1901, 109-111 West Jefferson), the Braley Building (1901, 113 West Jefferson) and the Smith Building (1901, 115-117 West Jefferson). Architect George Miller designed the Corn Belt Bank, while architect Arthur Pillsbury designed the Braley building. The Klemm Building was the work of architect Paul Moratz.

Other significant post-fire construction includes the 300 block of North Main Street, completely destroyed in the fire in 1901. Buildings on the block represent the early 20th-century commercial style with some Classical and Queen Anne influences and ranging from three to four stories. Good examples include the Col. Smith Building (1901, 313 North Main Street) and the Lyman Graham Building (1901, 320 North

Main Street), both designed by architect Arthur Pillsbury. Continued construction in the early 19th century includes the seven-story People's Bank Building (1909, 116-120 North Center Street), also by Pillsbury, exhibiting Arts and Crafts ornamentation.

As the business district built out over the years, commercial construction in the downtown began to slow after 1910. Two notable buildings constructed during the economic boom of the 1920s are the Ensenberger Building (1926, 212-214 North Center Street), with its exuberant terra cotta Art Deco façade designed by architect Phillip Hooten, and the State Farm Building (1929/1941, 112 East Washington Street) noticeably the largest commercial building in the downtown, designed by architects Hooten and Schaefer in the Art Deco style.

While the greatest concentration of commercial buildings is located in Downtown Bloomington, several smaller neighborhood commercial districts developed to serve the working class families on the west side, clustered near to the Chicago and Alton Railroad and the large industrial employers such as the Chicago and Alton Shops, the Hungarian Rolling Flour Mill and the Bloomington Coal Company. The largest of these business districts was on West Washington Street, where several commercial buildings remain, including 1008-10 West Washington Street (c. 1900), a two-story brick building with second-floor bay window, and 1014 West Washington Street (1928), a one-story brick retail store with decorative limestone detailing.

Other important neighborhood commercial buildings, with varying degrees of integrity, are found in various west side locations, including 1301 North Western Avenue (c. 1900), the Frank Seiler Restaurant building (1926, 1301 North Morris Avenue), the A. G. Erickson Grocery and Meats building (c. 1919, 1311 West Olive Street) and the Costigan Grocery and Butcher Shop (c. 1870, 812 West Locust Street). The two-story brick building at 1101 West Market Street (1884), built by Irish immigrant Edward D. Carroll as a tavern, features original cast-iron columns and second-floor arched window openings, although the storefront windows remain boarded over.

As in many U.S. cities, the growing popularity of the automobile in the early 20th century played an important role in the city's development. Uses designed to service, store and sell automobiles developed along major transportation routes. A number of significant historic auto-related resources remain in Bloomington, including the Clay Dooley Tire Repair Shop (1946, 307 East Grove Street), a distinctive two-story brick building with curved facades, multiple steel casement windows and vertical brick pillars. The building later operated as Thornton-Anderson Lincoln/Mercury Dealership and closed in 2018. The building is now partially occupied. The Auto Hotel (1937, 112 East Jefferson Street) designed by architects Schaeffer and Hooten, was the city's first facility for the storage of automobiles. The brick building, designed with Art Moderne influences, including a curved corner façade with brick pillars features a modified exterior. The building continues its original use, now operated by the Park Plaza Auto Storage. Found throughout Bloomington are numerous early service stations and showrooms, such as the former one-story brick service station at 1001 West Washington Street (c. 1940); a number of them with Route 66 associations, such as the iconic Quinn Brothers service station at Main and Chestnut Streets. The family is recognized by the Route 66 Hall of Fame.



1311 West Olive Street, Source: City of Bloomington

Civic and Religious Buildings

As the seat of county government, Downtown Bloomington is home to several government agencies and buildings with government functions. The earliest and most architecturally significant is the McLean County Courthouse (1903, 200 North Main Street), centrally located in the downtown Courthouse Square. Constructed immediately following the 1900 fire which destroyed much of downtown, the four-story courthouse is clad in limestone with Classical details and a central dome on the roof. Scattered around Bloomington are remnants of the former 1868 courthouse, including stone pilasters on the Summit Street Bridge in Miller Park, three stone capitals in Dimmit's Grove and White Place street right-of-ways, and the dome framework, also in Miller Park.

Urban renewal efforts in the post-World War II period involved the demolition of numerous older buildings for the construction of large government and institutional complexes, concentrated on the south end of downtown. Bloomington City Hall (1961, 109 East Olive Street), situated on a slope, is a two-story concrete building with a flat roof and wide overhanging eaves with Brutalist influences. The four-story Government Center (1957, 115 East Washington Street) was the former home of the Bloomington Federal Savings and Loan Association, designed in the Modern style by architect Richard Williams using marble and glass for Lundeen and Hilfiger. In 2004, the building was renovated to house offices of McLean County and the City of Bloomington.

From its earliest days, Bloomington has been home to many different denominations. Representing various architectural styles and building forms, from large brick and stone edifices to small frame buildings, Bloomington's religious buildings reflect the city's development history, from the Wayman African Methodist Episcopal Church (1859/1871/1909, 804 North Center Street), a small frame church with two-story tower serving the African American community, to St. John's Lutheran Church (1965, 1617 East Emerson Street), a Modern stone church with sweeping curved eaves, designed by architect Eugene Asbury with the firm Lundeen and Hilfiger. St. Mary's Church (1886, 527 West Jackson Street) by architect George Miller, constructed in the Gothic Revival style, served Bloomington's growing German population with a rusticated stone façade and central steeple. The Moses Montefiore Synagogue (1889, 315 North Prairie Street) also by architect George Miller, designed in a Moorish Revival style with a rusticated stone façade and copper onion domes, served the Jewish German community until 1959 and is one of the earliest extant synagogues in Illinois.

In the early 19th century, many congregations outgrew their early church buildings and sought to construct larger ones. They reflect the various architectural styles favored by religious communities during the period. Park United Methodist Church (1906, 708 South Allin Street), constructed in the Gothic Revival, features large rose windows. Centennial Christian Church (1909, 1219 East Grove Street) features a Rose window, a large arched stained-glass window and an arched entry reminiscent of the Romanesque Revival style. The Church of the United Brethren in Christ (1912, 401 West Union Street) is a 2.5-story brick structure designed in the Classical Revival style, with full front pediment and two-story stone columns flanking the entrance. Middleton and Associates designed an addition circa 1962. South Hill Baptist Church (Mt. Pisgah Baptist Church) organized in 1865 (1917, 701 S. Lee Street).

Holy Trinity Parish organized in the 1850s to serve the growing Irish Catholic community in Bloomington. The parish was successful and continued to grow through the 19th and early 20th century. Following the loss of their fourth church due to fire, the current Holy Trinity Church (1933, 106 West Chestnut Street), designed in the Art Deco by architect Arthur Moratz, is one of the few Art deco church buildings in the country. The church is National Register listed. The Holy Trinity Rectory (1896, 704 North Main Street) is adjacent to the church. Due to its large congregation, the Diocese established another church to serve the

Irish and Hungarian population in the Forty Acres neighborhood. St. Patrick's Church (1892, 1209 W. Locust Street) is a two-story brick edifice designed in the Gothic Revival style with central steeple.



Among the Post-World War II churches constructed in Bloomington, Wesley United Methodist Church (1950, 502 East Front Street), designed by Richard Williams in association with Lundeen and Hilfinger, stands out with its Modern interpretation of a historic church plan. The design is based on Eliel Saarinen's First Christian Church in Columbus, Indiana. The brick church includes an imposing three-story entry vestibule inset with a front-facing glass wall and stone cladding and a tall, slender brick bell tower. St. Matthew's Episcopal Church (1954, 1905 East Oakland Avenue) incorporates Arts and Crafts and Prairie style details with a tall front gable, stone cladding and large rafter tails.



Wesley United Methodist Church at 502 East Front Street,
 Source: City of Bloomington - Bottom Left Image
 Centennial Christian Church at 1219 East Grove Street,
 Source: City of Bloomington - Top Right Image
 Church of the United Brethren in Christ at 401 West Union Street,
 Source: City of Bloomington - Middle Right Image
 Moses Montefiore Synagogue at 315 North Prairie Avenue,
 Source: City of Bloomington - Bottom Right Image

Cultural, Fraternal, and Institutional Buildings

Bloomington's cultural, fraternal and institutional facilities encompass theaters, hospitals and buildings constructed for social and fraternal organizations, such as local Mason's Lodges. Constructed as part of the expansion of the business district eastwards, the Castle Theater was Bloomington's first "movie palace" (1916, 211-213 East Washington Street). Other than the former opera house, Bloomington relied on smaller nickelodeons for its entertainment. The six-story brick and terra cotta building, owned by the Balaban and Katz movie theater chain, includes Classical details such as window hoods, round windows and dentils. The building was designed by Aaron Simmons as a movie theater and automobile storage garage for the adjoining C.U. Williams Overland Dealership (1910, 207-209 East Washington Street).

Social clubs and organizations were also active in Bloomington, including the American Hungarian Family Society (1919, 1520 Calhoun Street), which served the German-speaking Hungarian community. Its original one-story frame building remains, as does the Society, although the building has been remodeled and altered. The Masonic Temple Lodge #43 (1912, 302 East Jefferson Street), which served Bloomington's white community, is a stately three-story brick and stone building designed in the Classical Revival style, with two-story stone columns, stone banding and dentils. The three-story brick and stone McBarnes Memorial Building (1922, 201 East Grove Street), designed by architect Arthur Moratz in the Classical Revival style with two-story stone columns, stone banding and dentils as a memorial to local veterans, once housed the McLean County Historical Society. The Redd-Williams American Legion Post #163, serving the African American community, held its meetings in the basement of the McBarnes Building. For much of the 20th century, Bloomington's American Legion posts segregated its membership.



*Castle Theater at 211-213 East Washington Avenue,
Source - City of Bloomington - Left Image*

*Masonic Lodge at 302 East Jefferson Street,
Source - City of Bloomington - Right Image*

In 1921, the Accepted Scottish Rite of Bloomington built the Bloomington Consistory (110 East Mulberry Street). The three-story brick and stone building, constructed in a restrained Classical Revival style, features stone banding carved by Joseph Petarde of Peoria and arched stone windows along the front. In 2000, the City of Bloomington converted the Consistory into Bloomington Center for the Performing Arts. The McLean County Arts Center (c. 1915, 601 North East Street), designed by architect Arthur Pillsbury, moved to the former First Pentecostal Church in 1979. The brick building includes Arts and Crafts and Spanish Revival details, including a clay tile roof, arched windows and wide eaves with brackets.

Educational Facilities

Local Schools

Formal education in Bloomington dates back to the formation of District 87 in 1856, the first public education system in the city. The school system segregated its earliest schools at this time, integrated later in 1872. The earliest remaining school in Bloomington is Washington School (1896, 1201 East Washington Street). The three-story brick building includes limestone and pressed metal details, gables, arches and a large curved bay. Later additions to the building were completed in 1927 and 1941. The previous Bloomington High School (1917, 510 East Washington Street), designed in the Collegiate Gothic Revival style by architect Arthur Pillsbury, is a three-story brick and limestone building horizontal rows of windows, and elaborate Gothic stone entry surround, piers and other details. With the opening of the new high school in 1959, the building became Bloomington Junior High School.

Beginning in the 1920s and extending through the 1930s, District 87 replaced a number of its elementary schools. From 1923 to 1935, five new schools were built in Bloomington, including Horatio G. Bent School (1923, 904 North Roosevelt), designed by architect Arthur Pillsbury in the Collegiate Gothic Revival style; Jefferson School (1933, 300 East Monroe Street), Lincoln School (1935, 1206 South Lee Street), Sarah Raymond School (1931, 1402 West Olive Street) and Sheridan School (1935, 1403 West Walnut Street). Jefferson, Lincoln, Raymond and Sheridan Schools were all designed in the Art Moderne style by architects Schaeffer and Hooten with streamlined limestone details. In 1969, Sheridan School expanded with a two-story brick addition. Works Progress Administration funds helped to construct Lincoln School and Jefferson School now serves as the administrative offices of District 87.

The decades following World War II saw the construction of a number of new school facilities, including Oakland School (1950/1975, 1605 East Oakland Avenue), created in a version of the International Style inspired by the Saarinen/Perkins-designed Crow Island School in Winnetka, Illinois. Distinctly modern in appearance, the one-story building is clad in brick and vertical wood siding, and includes a tall, narrow stone chimney and glass window walls. The school expanded in 1975. The current Bloomington High School ((1959/1970, 1202 East Locust Street) opened in 1959. The sprawling two-story brick building, constructed on former grass fields to accommodate the sprawling International Style complex by the architectural firms of Lundeen and Hilfiger and Schaeffer, Wilson and Evans, features a flat roof with a 12-foot overhang with slender columns, continuous window walls with metal casements, and a gymnasium wing with an arched roof and “scalloped” cantilevered trusses. The High School doubled in size in 1970. In 1969, District 87’s newest elementary school was constructed in the Lincolnwood subdivision on the east side. Adlai Stevenson II School (1969, 2106 Arrowhead Drive) is a one-story brick school with a flat roof and narrow, vertical windows.

Illinois Wesleyan University

Founded in 1850 on Bloomington’s north side, Illinois Wesleyan University’s campus buildings exhibit a range of early and mid-20th century architectural styles. Early campus buildings include Blackstock Hall (1907, 1102 North East Avenue), designed by architect Arthur Pillsbury with Classical Revival details and Edgar M. Stevenson Hall, School of Nursing (1911, 203 Beecher Street), a two-story brick building designed in the Classical Revival style with arched windows, limestone banding and two-story limestone pilasters. The Buck Memorial Library (1923, 1111 North East Avenue) is a two-story limestone building designed in the Collegiate Gothic Revival style. Also designed in the Classical Revival, the Hansen Student Center (1921, 300 East Beecher Street) was originally the Memorial Gymnasium, designed by architect Arthur Pillsbury. Several post-World War II campus buildings include the Annie Merner Pfeiffer Hall (1948, 102 East University Street), with Colonial and Georgian Revival influences; Shaw Hall (1955, 1308 Park Street) and Holmes Hall (1960, 1312 Park Street), of which both were designed in the Modern style. The McPherson Theater (1962, 2 Ames Plaza) is Modern in design, clad in limestone panels with scalloped entry porticos.



Industrial Buildings

Bloomington's development as a major regional railroad hub played a substantial part in its industrial growth with much of Bloomington's historic industrial architecture concentrated in three distinct areas near current or former railroad lines. The warehouse district, which developed directly south of downtown, was located along two major east-west railroad lines and served both passenger and freight. Several important examples remain, including the Johnson Transfer Company (1891, 401 South Center Street), a seven-story brick warehouse with arched window and door openings on the first floor, and the John Deere Plow Company (1912, 409 South Center Street), a four-story brick building which served as a distribution center for farm equipment. The building has brick piers and corbelling and limestone detailing. One of the few remaining passenger railroad stations in Bloomington is the New York Central passenger and freight station (c. 1900, 109 West Mill Street), a two-story brick building with one-story wing. The Bloomington and Normal Powerhouse (c. 1910, 402 South Roosevelt Avenue), later the powerhouse for the Illinois Power and Light Company, is a two-story brick building with a stepped parapet and large concrete smokestack. A one-story brick former grain warehouse (c. 1896, 312 South Madison Street) and a three-story brick former hay and straw warehouse (c. 1896, 400 South Madison Street) complete the ensemble.



Three light industrial manufacturing facilities concentrated in South Bloomington during the early 20th century. The Williams Oil-O-Matic Heating Company (1920, 1201 Bell Street), later the Eureka-Williams Company, is a two-story brick building with limestone detailing that served as the company's administration building. The Meadows Manufacturing Company (1920, 1101 Bell Street) is a two-story brick building with concrete detailing and includes the administration and factory buildings. Nearby is the Coca Cola Company (1938, 1106 Bell Street), a two-story brick and concrete former bottling plant designed in the Art Moderne style by architects Lundeen and Hilfiger.

Smaller industrial concerns concentrated along the former Illinois Central railroad line on Bloomington's east side. The F. Eckhardt Piano Company Building (c. 1900/c. 1910 715 East Empire Street) is an intact example of an early manufacturing building. The one- and two-story brick building later served the Dodge Dickinson Company as the site for the manufacturing of mattresses, box springs and pillows, and used as a storage facility for State Farm Insurance in the mid-20th century. The MaGirl Foundry and Furnace Company (1910-1919, 401-413 East Oakland Avenue) is a two-story brick building with stepped parapet and steel windows. two-story brick Armour and Company meatpacking warehouse building at (c. 1890, 1013 West Washington Street). The White Place Heating Plant (c. 1898, 704 East Emerson Street) is a utilitarian building constructed of rusticated concrete blocks which operated until the 1940s. Developer S. R. White constructed the building to service the White Place subdivision. The White Place Heating Plant (c. 1898, 704 East Emerson Street) is a utilitarian building constructed of rusticated concrete blocks, which operated until the 1940s. Developer S. R. White constructed the building to service the White Place residential subdivision.

The former Funk Brothers Seed Company complex (1930-1950, 1300 West Washington Street) on West Washington Street was the home for this important local business in Bloomington for over 50 years. The remaining buildings include the two-story brick administration building, the steel grain silos and a frame barn with a gable and shed roof clad in vertical metal siding. The White Building (1895, 215-219 East Douglas Street) is a five-story brick building with limestone sills and Classical detailing located directly east of Downtown Bloomington. Contractor S. R. White originally constructed the buildings to house furniture manufacturing. Recently converted to residential use, the building is National Register listed.

While the Chicago and Alton Shops was a significant contributor to Bloomington's economic growth during the late 19th century, only the Chicago and Alton Freight Depot (1888, 801 West Chestnut Street) remains from the original complex. The two-story limestone building was moved to its current site in 1926.

Cultural Landscapes

Parks and Squares

Franklin Park (1856) is an urban park created when the land bordered by North Prairie, East Chestnut, North McLean and East Walnut Streets three prominent citizens donated the land to the City of Bloomington. From the mid-19th through the early 20th centuries, Franklin Square witnessed the construction of large single-family homes. The original design of the park involved diagonal foot paths meeting at a central circle. Added in 1868 was a Civil War monument and cannons, later removed due to deterioration. Renovations in 1978 provided a similar sidewalk design with smaller central circle with brick planter.

Miller Park (1887), purchased by the City of Bloomington after a voter referendum, sits on former pasture lands and gradually developed to include a winding road, two lakes separated by an arched stone bridge, a swimming beach, a war memorial and monument, pavilion, and an early railroad locomotive and stone entry gates at its northeast and northwest corners. The Miller Park Pavilion (1906), designed by architect George Miller, is a two-story brick facility with a formal Classical entrance portico and two-story open porches on each end.

Buck Library, IWU at 1111 North East Street, Source: Casey Weeks - Top Image

John Deere Dealership at 109 West Mill Street, Source: Jean L. Guarino - Middle Image

New York Central Railroad Depot at 408 South Center Street, Source: Jean L. Guarino - Bottom Image

The Miller Park Zoo (1891) officially began when the City of Bloomington first allocated funds for the care of animals in Miller Park. The zoo grew over time to include numerous attractions, including the Animal House, now known as the Katthoefer Animal Building (1914), designed by architect Arthur Pillsbury. The two-story brick and stone building has Arts and Crafts details, such as rubble-stone piers and entrance surround, large wooden brackets in the deep, overhanging eaves and animal heads carved in stone on the exterior façade. The north lagoon (1896) of Miller Park Lake, created by damming a small creek, features a south portion added six years later in 1902. An arched stone bridge (1910), constructed with Arts and Crafts influences by Henry Berenz, spans the lake. During the early 20th century, Miller Park Lake had a separate segregated beach for African Americans, which lasted until the 1950s.



Miller Park Stone Bridge, Source: City of Bloomington

In 1913, Dwight Frink designed Miller Park's Beaux Arts styled Soldiers' and Sailors' Monument (1913) to honor veterans of wars spanning the American Revolution through the Spanish-American War. The monument is 78 feet tall and built in granite. The World War II Memorial (1997) includes bronze plaques and carved panels. Miller Park also contains several remnants of the 1868 McLean County Courthouse destroyed in the 1900 fire, including the framework of the original dome, and four stone pilasters now incorporated into the Summit Street bridge. Many commemorative objects and markers are found throughout the grounds. In subsequent years, Miller Park expanded to its current 69 acres.

Forrest Park (1813 Springfield Road) is a 20-acre park adjoining the south end of Miller Park. The area was once a tourist camp along Route 66. In 1947, the Bloomington-Normal Girls Scouts constructed a hiking cabin in the park for its use known as Hike Haven (218 Tanner Street), designed and constructed by contractor Charles Bates. The one-story brick cabin has stone window sills flanked by brick chimneys. The City of Bloomington and its Parks, Recreation, and Cultural Arts Department now maintains the cabin. Arched brick beer cooling caves lay underneath the park; they were built for the former Meyer and Wochner Brewery.

Highland Park (1922, 1613 South Main Street) is the site of the former Meyer and Wochner Brewing Company, later known as the Meyer Brewing Company. Forced to close following Prohibition in 1922, the City of Bloomington purchased the brewery site to create a park and golf course. Two former brewery buildings remain in the park, including a one-story brick building now used as a golf pro shop, and a larger two-story brick building used for maintenance. Bricks from the original main building were used in the construction of Ewing Manor (1929, 48 Sunset Road), a two-story French Eclectic mansion designed by architects Schaefer and Hooten, now known as the Ewing Cultural Center.

Developed by local residents from several vacant lots and enlarged in 1922, Fell Avenue Playground (1920, Fell Avenue), now known as Fell Avenue Park, is one of the few remaining active recreation parks in Bloomington from the time period, its design inspired by the Progressive Era national playground movement. The City of Bloomington later purchased the park with the stipulation that the neighborhood would maintain it in perpetuity.

Cemeteries

Evergreen Memorial Cemetery (1851/1857, 302 East Miller Street) is an 86-acre public cemetery created in 1963 through the combination of two older cemeteries. The Old City Cemetery originated as a burial ground on a local family farm, later purchased by the City of Bloomington in 1851 for use as a public cemetery. In 1857, local businessmen created the adjacent Bloomington Cemetery as a for-profit cemetery. Renamed Evergreen Memorial Cemetery, the City of Bloomington Township owns title while a separate Board of Trustees maintains its grounds. The existing chapel and mausoleum designed by architect Russel Francois were constructed in 2009. The grounds include curvilinear paths, a stone Cemetery Vault entrance dating to 1888, and a rubblestone administrative office and entrance pillars. The cemetery is the burial place of important figures like Vice President Adlai Stevenson, Illinois Governor Adlai Stevenson II and Illinois Supreme Court Justice David Davis, among others. The McLean County Museum of History has held a cemetery walk here for twenty-six years.

Park Hill Cemetery and Mausoleum (1916, 1105 South Morris Avenue) is a privately held cemetery designed by landscape architect Herbert Wardwell Blaney. The grounds include curvilinear paths, and an early 20th-century brick administrative office and entrance pillars. The grounds include curvilinear paths, an American Legion Veterans Memorial, and a limestone mausoleum. The cemetery is the burial place for former circus and trapeze artists who trained in Bloomington in the early 20th century, as well as several U.S. Congressmen and Illinois Governor Joseph Wilson Fifer, among others.

There are two smaller Catholic cemeteries located on Bloomington's far West Side. Holy Trinity Catholic Parish founded the St. Mary's Cemetery (1856, 1800 block of West Washington Street) to serve the Irish Catholic community. Architect Arthur Moratz designed and built its mausoleum around 1920. Founded in 1880, St. Joseph's Cemetery (Alexander Road and West Miller Street), served Bloomington's German Catholic population of Bloomington.



Evergreen Memorial Cemetery, Source: City of Bloomington - Left Image

Park Hill Cemetery Mausoleum, Source: Casey Weeks - Right Image

Route 66

In 1926, the federal government created a new network of numbered highways across the country, including Route 66 (1926), which runs from Chicago, Illinois to Los Angeles, California. The highway became well-known and was frequently used by travelers to visit the Midwest and American Southwest. Roadside attractions, motels, diners, campgrounds and auto service stations developed along the route; neon signs often featured at many locations. Route 66, dubbed “The Mother Road” by John Steinbeck during the Great Depression of the 1930s, quickly became an iconic part of American culture. From the beginning, Route 66 has traversed through the City of Bloomington, albeit along different routes. The route within the city changed five times between 1926 and 1977; the original route traveled down Main Street and over to Miller Park and South Morris Avenue. In 1941, the Route 66 alignment was changed to bypass the Bloomington along the newly completed Belt Line, now Veteran’s Parkway. A number of resources associated with Route 66 remain in Bloomington. Casey’s Market Basket (1949, 1501 North Main Street), now Casey’s Garden Shop and Florist, occupies a one-story frame building that originally housed a fruit stand. The property’s use has transformed over the years into a produce market and now as a garden shop and florist. The original family currently owns the property and, in 1999, the Route 66 Association of Illinois inducted the property into its Hall of Fame.



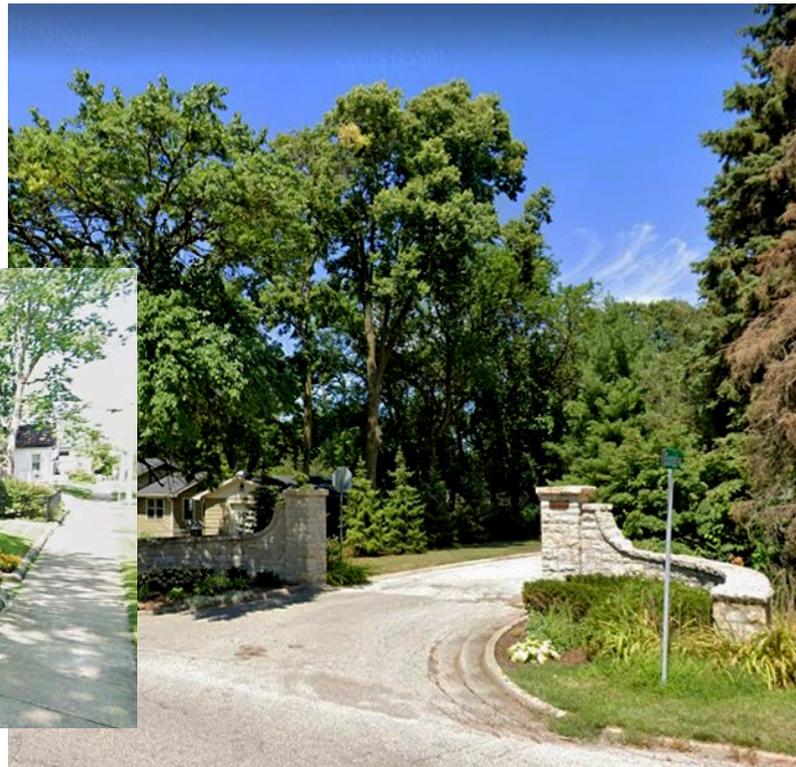
*Quinn Brothers Service Station at 802 North Main,
Source: City of Bloomington - Left Image*

905 South Morris, Source: City of Bloomington - Right Image

Along Route 66, the former Work Rite Garage (1927, 905 South Morris Avenue) designed in a utilitarian fashion with two service doors, large windows which wrap one corner and metal panel cladding, later served as a Mobil Station and auto dealership. After serving customers along Route 66 for over 85 years, the business closed in 2016 and is now vacant. The Barker’s Sinclair Service Station (1962, 929 West Wood Street) is located across the street and replaced an earlier service station. The one-story building includes two service doors and a one-story office wing with slanted roof and full-height windows. Quinn’s Service Station (1941, 802 North Main Street), designed by architect and industrial designer Walter Dorwin Teague, started first as a Texaco station. The one-story brick station, which later operated as a Shell station, closed in 2013 and remains vacant. The Sampson Oil Building (1940, 303 South Main Street) was designed in the Art Deco style by architect Arthur Moratz. Sampson Oil pumped their own brand of fuel called Diamond Gasoline. The one-story garage at 626 North Main Street once housed a Shell service station. Downtown Bloomington includes numerous commercial buildings and cultural facilities associated with Route 66, including the Illinois House hotel.

According to the City of Bloomington’s Brick Streets Master Plan, completed in 2017, there are 3.5 miles of historic brick streets remaining in the city, many with stone curbs. Stewardship of these important reminders of the city’s history and development, which began with the laying of the first brick street in 1877, is vital towards maintaining the City’s character. Other streetscape elements have been constructed through the late 19th and early 20th centuries which add to the historic character of the City, including the substantial rusticated limestone entry gates along the south end of White Place, designed by architect Paul Moratz, marking the entrance to this early housing subdivision. Glass streetlamps stand atop the gates, connected by a wrought-iron sign naming the street. Cast in concrete and designed in an Arts and Crafts style, folk-artist W.D. Neher of Chenoa, Illinois, created the street lamp posts in the White Place subdivision circa 1915.

Laid stone entry pillars topped by street lamps, built by developer Henry Berenz, flank the entry to the Berenz Place subdivision on the City’s south side, while the Sunset Road subdivision on the northwest side includes stone entry pillars and curved stone walls flanking both entrances along East Empire Street. These and other architectural streetscape elements are important character-defining elements in the City’s development history.



Berenz Place Entry Post, Source: 2019 Google - Left Image
White Place Historic District, Source: City of Bloomington - Top Right Image
700 Block South Allin, Source: City of Bloomington - Middle Right Image
Sunset Road Entry, Source: 2019 Google - Bottom Right Image

BLOOMINGTON LANDMARKS AND DISTRICTS

The following is an inventory and description of Bloomington's historic landmarks and districts.

National Register of Historic Places

The National Register of Historic Places (NRHP) is the nation's official list of buildings, structures, sites and objects worthy of the preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is a program of the National Park Service, U.S. Department of the Interior. In Illinois, the Illinois Department of Natural Resources, Historic Preservation Division, headquartered in Springfield, administers the National Register program. The Historic Preservation Division serves as the State Historic Preservation Office (SHPO). Listing in the National Register recognizes historic resources that are significant at the local, state or national levels. National Register designation is also honorary and imposes no restrictions on the use, alteration and disposition of property; however, National Register listing makes available significant financial benefits, including eligibility for the Federal and Illinois historic preservation tax credit programs, as well as Illinois Property Tax Assessment Freeze for owners of historic homes.

National Register listing may include individual buildings or properties as part of a historic district within defined geographic boundaries. National Register districts may also include accessory buildings, such as garages and coach houses; structures such as fences and bridges; objects such as monuments, fountains and statues; and, sites, including parks, cemeteries and designed landscapes. In most cases, National Register listing requires a formal nomination and approval by the Illinois Historic Sites Advisory Council (IHSAC) and the National Park Service. Any person or organization can prepare and submit a National Register nomination.

As of July 2020, there are fourteen (14) properties individually listed in the National Register of Historic Places within the City of Bloomington, including one property designated as a National Historic Landmark (NHL).

National Register Properties

1. *Clover Lawn (David Davis Mansion) (1000 Monroe Drive, NRHP #72001479, listed 1972; NHL 1975)*
2. *McLean County Courthouse and Square (Main, Washington, Center and Jefferson Streets, NRHP #73002160, listed 1973)*
3. *Adlai E. Stevenson II House (1900, 1316 East Washington Avenue, NRHP #74002196, listed 1974)*
4. *George H. Miller House (c. 1888, 405 West Market Street, NRHP #78003111, listed 1978)*
5. *Ruben M. Benjamin House (510 East Grove Street, NRHP #78003109, listed 1978)*
6. *John M. Hamilton House (c. 1872, 502 South Clayton Street, NRHP #78003110, listed 1978)*
7. *Miller-Davis Law Buildings (101-103 North Main Street and 102-104 East Front Street, NRHP #79003162, listed 1979)*

8. *David Davis House III and IV (1005 East Jefferson Street, NRHP #82000400, listed 1982)*
9. *Scott-Vrooman House (1868, 701 East Taylor Street, NRHP #83000330, listed 1983)*
10. *Holy Trinity Church and Rectory (1932 and 1896, 704 North Main Street and 106 West Chestnut Street, NRHP #83003585, listed 1983)*
11. *George H. Cox House (701 East Grove Street, NRHP #85002838, listed 1985)*
12. *White Building/Douglas Apartments (1894, 215-223 East Douglas Street, NRHP #94000612, listed 1994)*
13. *Robert Greenlee House (806 North Evans Street, NRHP #97000033, listed 1997)*
14. *Bloomington High School (510 East Washington Street, NRHP #100002327, listed 2018)*

HISTORIC DISTRICT RATING CATEGORIES

Contributing: *Must be a building, site, structure, or object that adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance; relates to the documented significance of the historic district; and possesses historic integrity or is capable of yielding important information about the period. A contributing building may also independently meet the National Register criteria.*

Non-Contributing: *Must be a building, site, structure, or object that does not add to the historic architectural qualities, historic associations, or archeological values for which a historic district is significant because it was not present during the period of significance or does not relate to the documented significance of the district; due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or it does not independently meet the National Register criteria.*

National Register Historic Districts

As of July 2020, there are four (4) historic districts that are listed in the National Register of Historic Places within the City of Bloomington. Addresses and National Register reference numbers are provided as follows:

1. *Franklin Square Historic District (300 and 400 blocks of East Chestnut and East Walnut Streets, 900 block of North Prairie and North McLean Streets, NRHP #76002164, listed 1976)*
2. *Bloomington Central Business District Historic District (Bound by East, Center, Front and Locust Streets, NRHP #85000363, listed 1985)*
3. *East Grove Street Historic District (400-700 East Grove Street, NRHP #86003176, listed 1987)*
4. *White Place Historic District (White Place, Clinton Boulevard and east side of Fell Avenue between Empire and Emerson Streets, NRHP #88001230, listed 1988)*

BLOOMINGTON

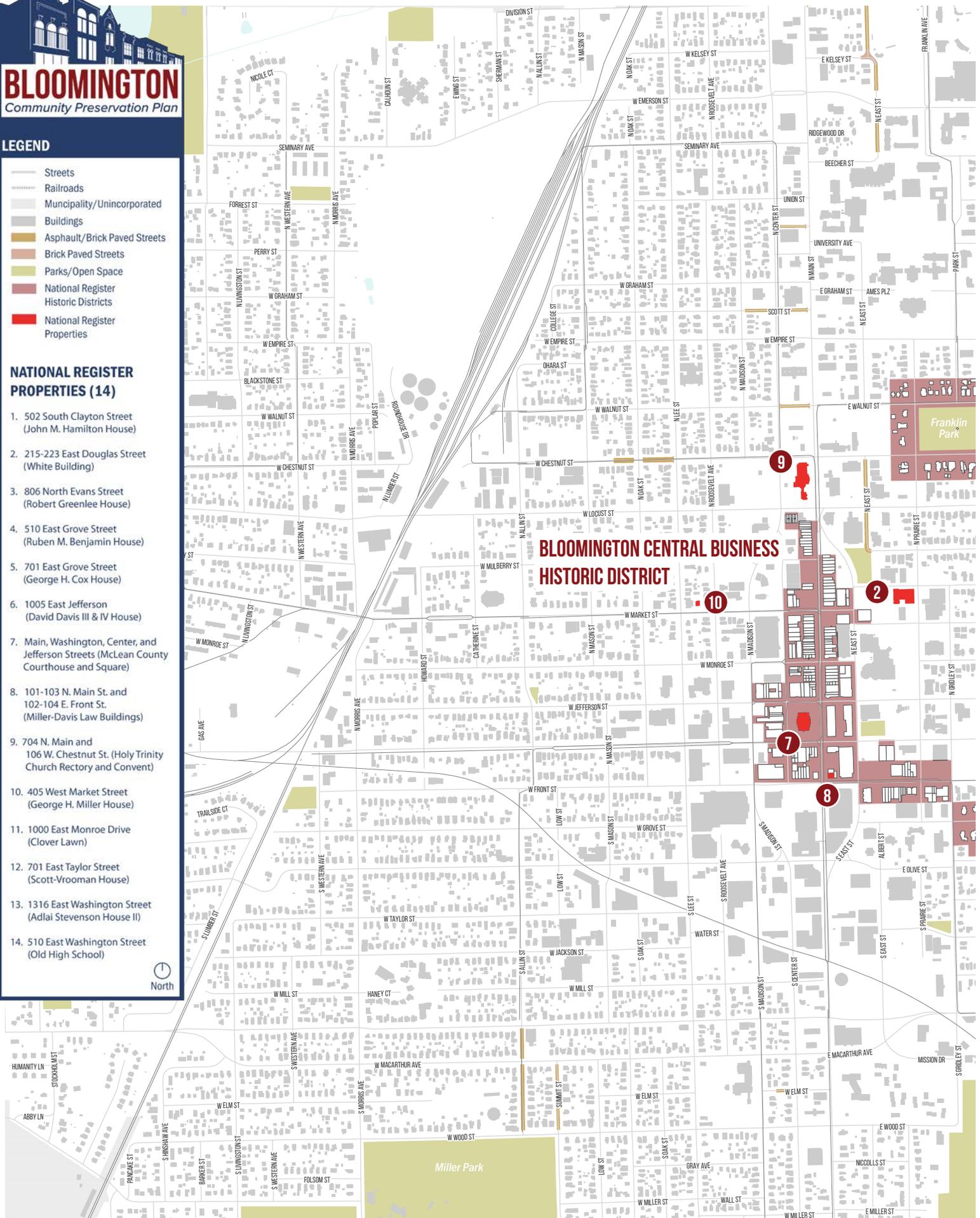
Community Preservation Plan

LEGEND

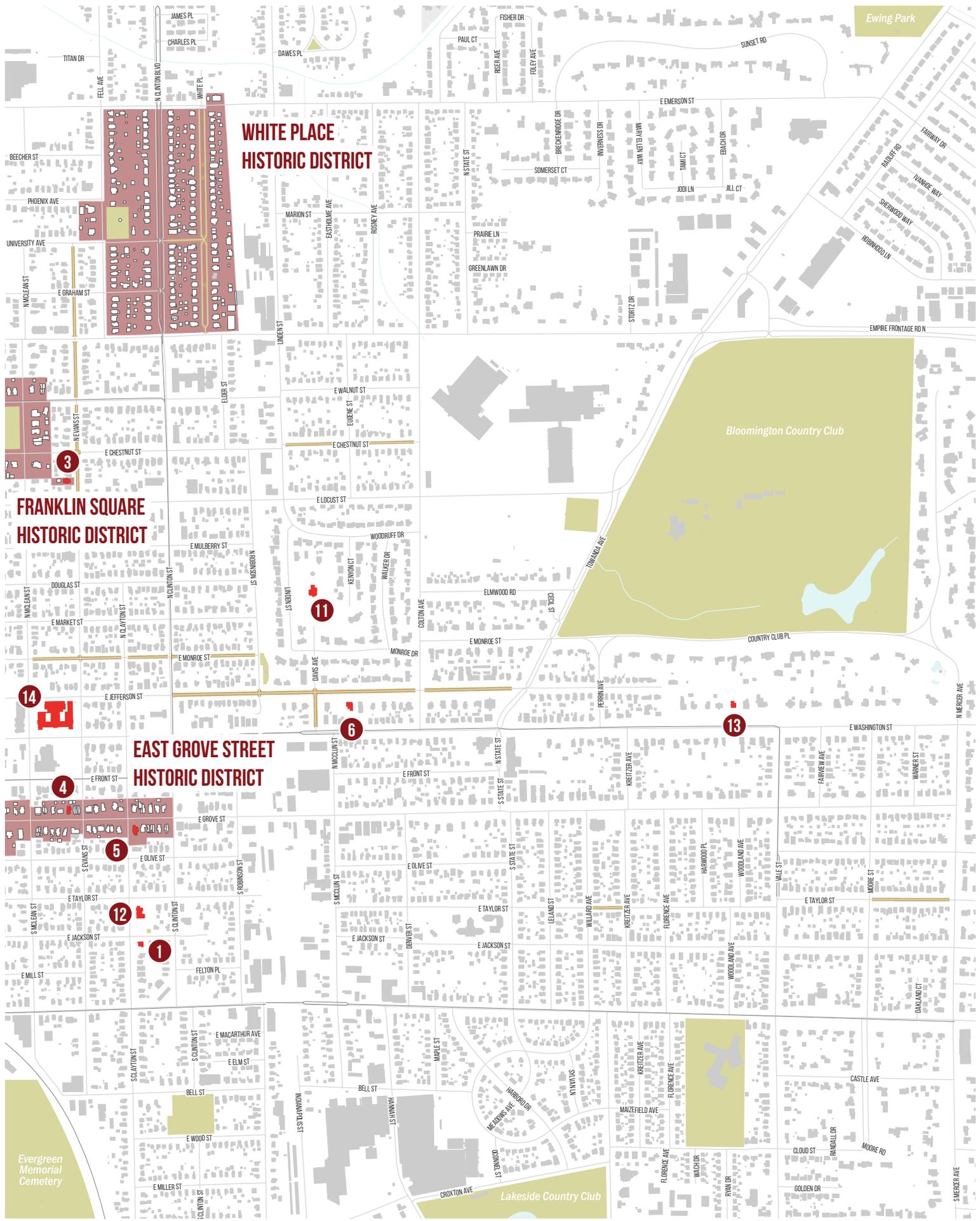
-  Streets
-  Railroads
-  Municipality/Unincorporated
-  Buildings
-  Asphalt/Brick Paved Streets
-  Brick Paved Streets
-  Parks/Open Space
-  National Register Historic Districts
-  National Register Properties

NATIONAL REGISTER PROPERTIES (14)

1. 502 South Clayton Street (John M. Hamilton House)
2. 215-223 East Douglas Street (White Building)
3. 806 North Evans Street (Robert Greenlee House)
4. 510 East Grove Street (Ruben M. Benjamin House)
5. 701 East Grove Street (George H. Cox House)
6. 1005 East Jefferson (David Davis III & IV House)
7. Main, Washington, Center, and Jefferson Streets (McLean County Courthouse and Square)
8. 101-103 N. Main St. and 102-104 E. Front St. (Miller-Davis Law Buildings)
9. 704 N. Main and 106 W. Chestnut St. (Holy Trinity Church Rectory and Convent)
10. 405 West Market Street (George H. Miller House)
11. 1000 East Monroe Drive (Clover Lawn)
12. 701 East Taylor Street (Scott-Vrooman House)
13. 1316 East Washington Street (Adlai Stevenson House II)
14. 510 East Washington Street (Old High School)



BLOOMINGTON CENTRAL BUSINESS HISTORIC DISTRICT



WHITE PLACE HISTORIC DISTRICT

FRANKLIN SQUARE HISTORIC DISTRICT

EAST GROVE STREET HISTORIC DISTRICT

Ewing Park

Bloomington Country Club

Evergreen Memorial Cemetery

Lakeside Country Club



Described on the following pages are the architectural and historic resources found in each National Register Historic District:

FRANKLIN SQUARE HISTORIC DISTRICT

(Bounded by 300 and 400 blocks of East Chestnut and East Walnut Streets, and the 900 block of North Prairie and North McLean Streets, NRHP #76002164, listed 1976)

The Franklin Square National Register Historic District comprises five blocks of single and multi-family residential buildings surrounding the perimeter of Franklin Park, as well as those blocks situated at each corner of the park. The historic district is located northeast of Downtown Bloomington and consists of 36 buildings, of which 94 percent contribute to the Historic District's historic and architectural significance. At the time of the nomination, two buildings classified as non-contributing had not yet reached 50 years of age or were outside the period of significance, which ends in 1933. Both buildings are considered contributing by today's standards. Building construction dates span a period from the mid-19th century to the early 20th, with the period of significance starting in 1853, the date of the earliest known house located at 321 East Chestnut Street. The buildings are largely of two-story frame and brick construction designed predominately in the Queen Ann, Georgian Revival, Romanesque, and Italianate styles. Franklin Square receives its name after Franklin Price, a one-time mayor of the City of Bloomington.



LEGEND

-  Historic District Boundary
-  Buildings
-  Railroad
-  Streets
-  Brick Paved Streets
-  Water Bodies
-  Parks/Open Space
-  Supporting Imagery

LOCATION MAP



307 East Chestnut Street



North

Source: City of Bloomington



908 N. PRAIRIE AVENUE

NORTH EAST STREET

PARK STREET

N MCLEAN STREET

E GRAHAM STREET



E WALNUT STREET

E CHESTNUT STREET

Source: City of Bloomington



319 E. CHESTNUT STREET

Source: City of Bloomington



901 N. MCLEAN STREET

EAST LOCUST STREET

E MULBERRY STREET

DOUGLAS STREET

E MARKET STREET

N MAIN STREET

N EAST STREET

S PRAIRIE STREET

BLOOMINGTON CENTRAL BUSINESS HISTORIC DISTRICT

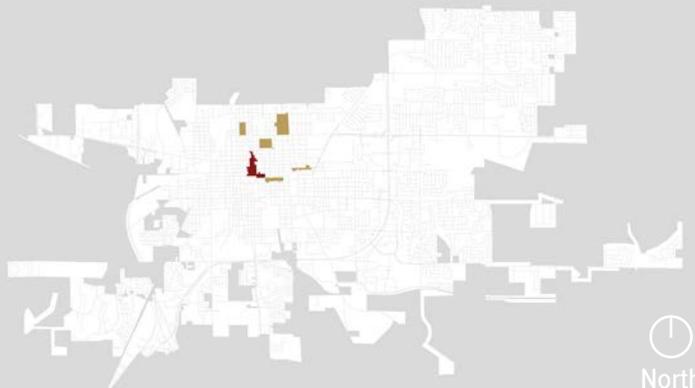
(Bounded by East, Center, Front and Locust Streets, NRHP #85000363, listed 1985)

The Bloomington Central Business District Historic District includes a major portion of downtown Bloomington including the Courthouse Square and the buildings which face it, as well as additional buildings along North Center, North Main and East Front Streets. The Historic District consists of 129 buildings located on the streets emanating from the three-story Classical Revival-styled McLean County Courthouse and Square, constructed and dedicated in 1903, now known formally as the McLean County Museum of History. Of the Historic District's 129 properties, 85 percent contribute to its historic and architectural significance. Since 1985, approximately 11 properties have been demolished. A majority of the buildings are of masonry construction in two-part form, between three to four-stories in height, and built mainly during the 1800s and 1900s. Architectural styles range from Victorian Romanesque, Renaissance Revival, Chicago School, and Art Deco. The Historic District's period of significance is from 1843, the year of the earliest building construction, to 1942. The Historic District includes two individually listed National Register buildings, the McLean County Courthouse and the Miller-Davis Law Buildings (101-103 North Main Street and 102-104 East Front Street, 1843).

LEGEND

- | | | | |
|---|----------------------------|---|---------------------|
|  | Historic District Boundary |  | Brick Paved Streets |
|  | Buildings |  | Water Bodies |
|  | Railroad |  | Parks/Open Space |
|  | Streets |  | Supporting Imagery |

LOCATION MAP



120 North Center - Top Image
115 East Washington - Bottom Image



100 BLOCK WASHINGTON STREET



309-313 N. MAIN STREET



Source: City of Bloomington

207-213 E. WASHINGTON STREET





EAST GROVE STREET HISTORIC DISTRICT

(400-700 East Grove Street, NRHP #86003176, listed 1987)

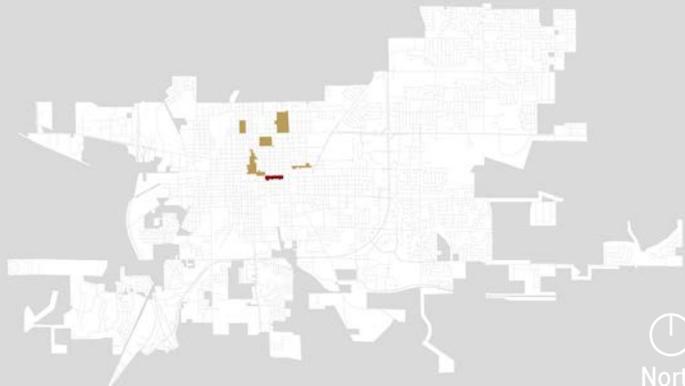
The East Grove Street Historic District comprises eight half blocks of residential dwellings facing the 400-700 blocks of East Grove Street directly east of Downtown Bloomington and the Central Business District Historic District. The Historic District consists of 41 buildings, of which 56 percent contribute to its historic and architectural significance, with many of the District's non-contributing buildings faced with artificial exterior siding. The dwellings consist mostly of one and two-story frame and masonry construction, designed in varying architectural styles, including Italianate, Queen Anne, and Craftsman. The district also features unique landscape elements such as stone curbing and hitching posts and a stone capital from the 1868 McLean County Courthouse, which burned in 1900. The district's period of significance extends from 1854, the approximate construction dates of the earliest known houses, the John McMillan House at 506 East Grove and the Ruben M. Benjamin House, 510 East Grove, to 1915, the construction dates of the last architecturally important buildings. The Historic District also includes two individually listed National Register properties, the Ruben M. Benjamin House (510 East Grove Street, 1854) and the George Cox House (701 East Grove Street, 1886)



LEGEND

-  Historic District Boundary
-  Buildings
-  Railroad
-  Streets
-  Brick Paved Streets
-  Water Bodies
-  Parks/Open Space
-  Supporting Imagery

LOCATION MAP



*John Heffernan House at 706 East Grove - Top Image
Augustus Elbe House at 702 East Grove - Bottom Image*

Source: City of Bloomington



409 E. GROVE STREET

Source: City of Bloomington



701 E. GROVE STREET

Source: City of Bloomington



505 E. GROVE STREET

Source: City of Bloomington



601 E. GROVE STREET



North

E JEFFERSON STREET

E WASHINGTON STREET

E FRONT STREET

E GROVE STREET

E OLIVE STREET

E OLIVE STREET

E TAYLOR STREET

E JACKSON STREET

E MILL STREET

FELTON PLACE

E OAKLAND AVENUE

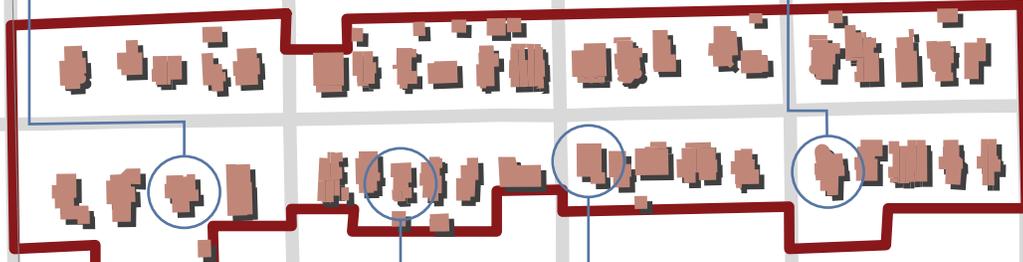
S PRAIRIE STREET

S GRIDLEY STREET

S MCLEAN STREET

S CLAYTON STREET

S CLINTON STREET

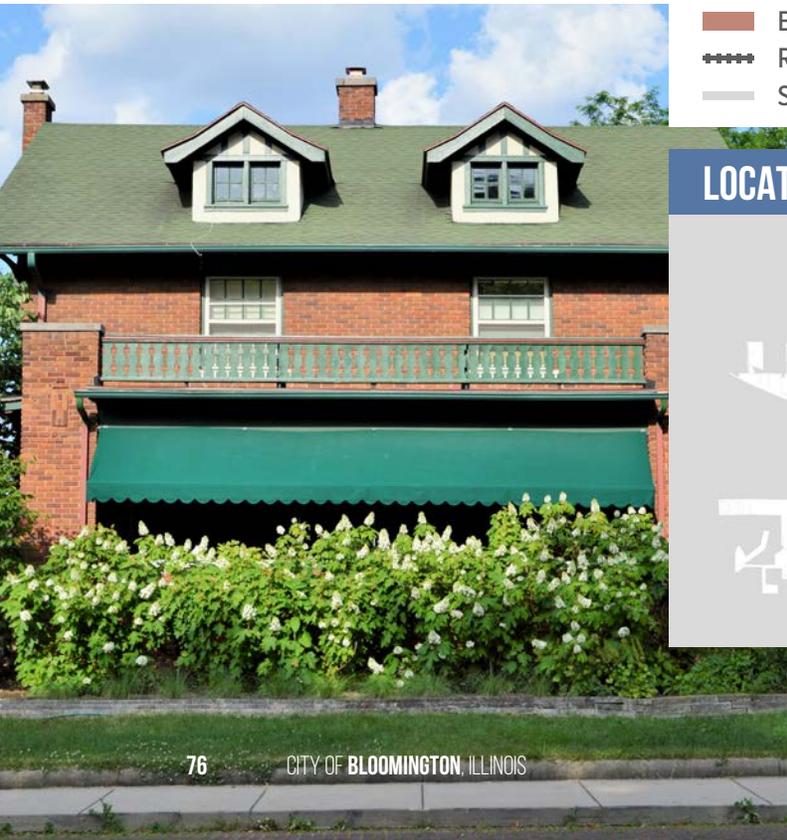




WHITE PLACE HISTORIC DISTRICT

(White Place, Clinton Boulevard and east side of Fell Avenue between Empire and Emerson Streets, NRHP #88001230, listed 1988)

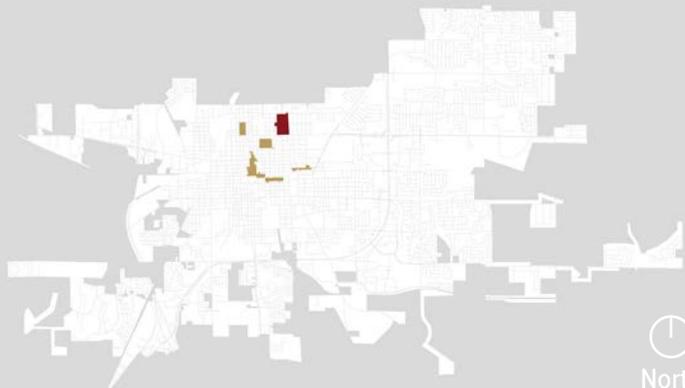
To the northeast of Downtown Bloomington is the White Place National Register Historic District, consisting mainly of single-family homes along the White Place boulevard, the 1100-1400 blocks of North Clinton Boulevard and the east side of the 1100-1400 blocks of North Fell Avenue, also including the west side of the 1300 block facing Fell Avenue Park. The Historic District has 146 buildings, 123 secondary structures, a park, a steam heating plant and an entrance gate structure on White Place. Of the Historic District's resources, 83 percent of the homes, 68 percent of the garages and the heating plant and entrance gate all contribute to the district's character and historic significance. The district's period of significance is from 1895 to 1928. Buildings are of two-story frame construction with exterior wood, stucco or shingle cladding and designed in more common vernacular forms, many with Colonial Revival, Prairie and Craftsman influences, rather than high-style examples. Of the secondary structures, barns, carriage houses and free-standing garages are common. The district also includes distinctive landscape elements such as stone curbing, a fountain now used as a planter and an elaborate entrance gate of concrete and metal. A grass median runs the length of White Place.



LEGEND

- Historic District Boundary
- Buildings
- Railroad
- Streets
- Brick Paved Streets
- Water Bodies
- Parks/Open Space
- Supporting Imagery

LOCATION MAP



1311 North Clinton Avenue, Source: City of Bloomington - Top Image
 3 White Place, Source: City of Bloomington - Bottom Image



North



1405 N. CLINTON BOULEVARD



1312 N. CLINTON BOULEVARD



27 WHITE PLACE



National Historic Landmarks

Established in 1935 by the National Park Service, the National Historic Landmarks Program (NHL) identifies, documents, and protects buildings and places of exceptional design and integrity, value and significance to the nation's heritage. A historic resource or district must meet at least one of six eligibility criteria to be considered a National Historic Landmark. A formal NHL nomination is submitted directly to the National Park System Advisory Board and its National Historic Landmarks Committee, as well as the Secretary of the U.S. Department of the Interior, for approval and designation. All NHLs are also listed in the National Register of Historic Places. National Historic Landmark designation places no restrictions on the use and disposition of property, although income-producing NHLs are eligible to participate in Federal Historic Preservation Tax Credit and other incentives, grants, and financial assistance programs. Of the approximately 2,600 National Historic Landmarks around the country, eighty-eight (88) are located in Illinois.

National Historic Landmarks

As July 2020, there is one (1) individual property in Bloomington listed as a National Historic Landmark (*location and National Register reference number are provided*):

1. Clover Lawn (David Davis Mansion) (1000 Monroe Drive, NRHP #72001479, listed 1975)



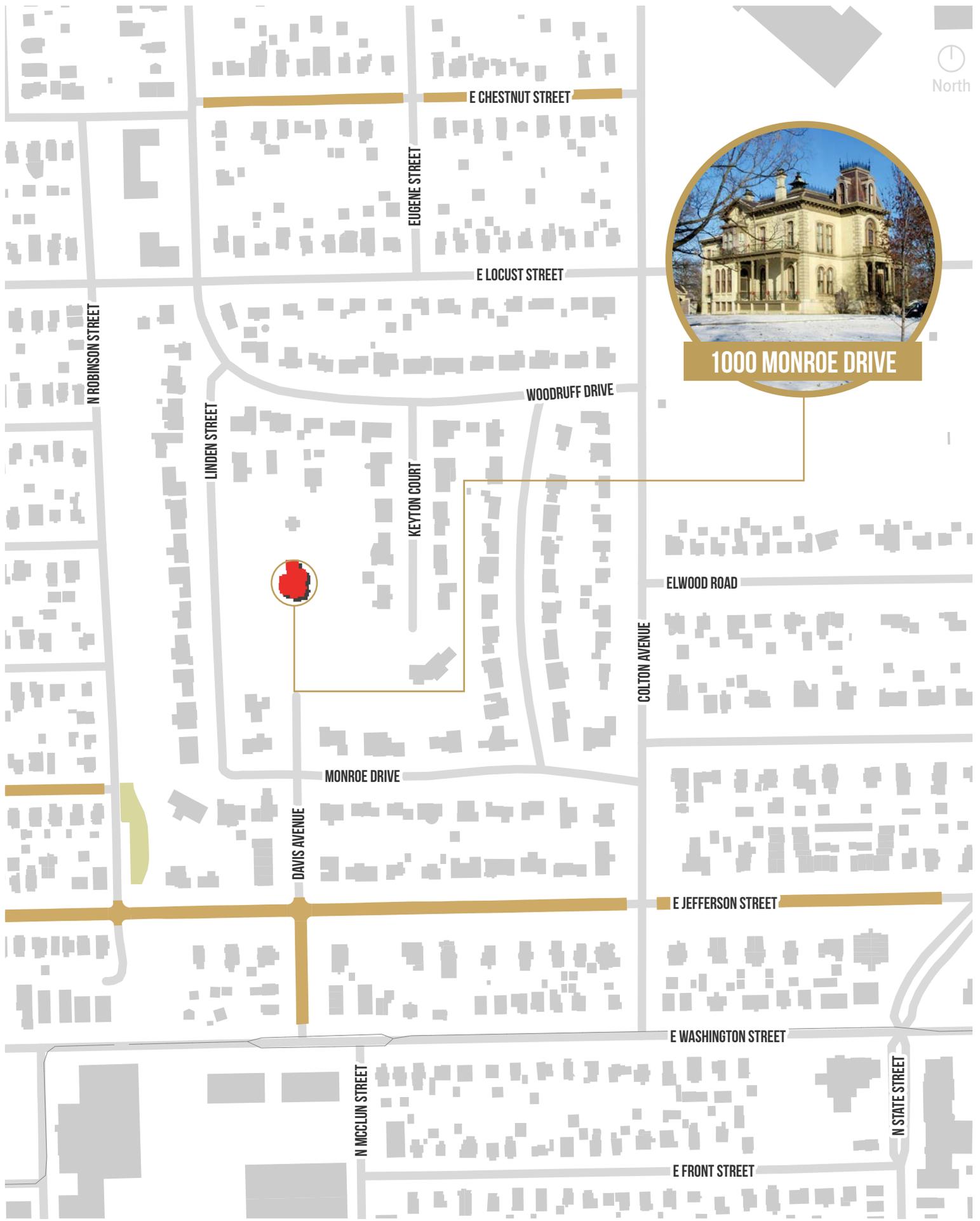
David Davis Mansion, Source: Mclean County Museum of History



North



1000 MONROE DRIVE



Local S-4 Landmarks

Criteria for Landmarks and Districts

The criteria for Local Landmark and District designation is outlined in Chapter 44-804 of the Bloomington Zoning Ordinance. Properties classified with the S-4 Historic Preservation District zoning overlay must possess sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation, and must meet one or more of ten (10) criteria for designation. Nominations are reviewed by the Historic Preservation Commission and Planning Commission and recommended to the City Council for final approval.

Local Landmarks

As of July 2020, there are thirty-eight (38) properties individually designated as Local S-4 Landmarks within the City of Bloomington (**Information on original construction date and/or designation date unavailable*).

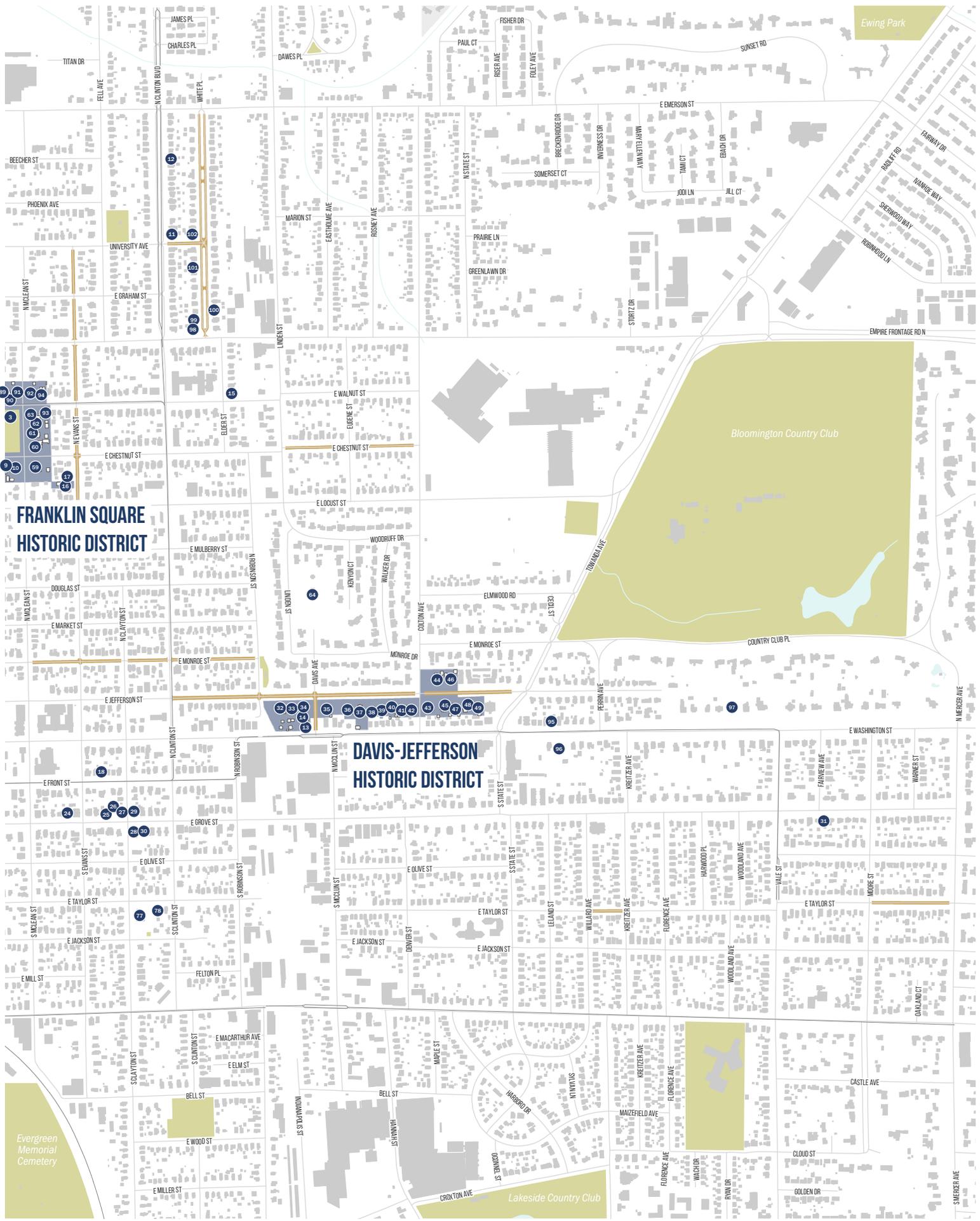
1. 1301 North Clinton Boulevard, L. Edward and Mary Slick House (c. 1914, designated 2019)
2. 1405 North Clinton Boulevard* (1914)
3. 1001 Elder Street*
4. 808 North Evans Street*
5. 605 East Front Street, George Hanna House (1900, designated 1980)
6. 201 East Grove Street, John McBarnes Memorial Building (1922, designated 2005)
7. 401 East Grove Street, Dr. D. O. Moore House (1874, designated 2005)
8. 402 East Grove Street, T. W. Wood Flats* (property destroyed by fire, site now occupied by Oscar Mandel House)
9. 510 East Grove Street, Ruben M. Benjamin House*
10. 606 East Grove Street, Charles Stephenson House (designated 2000)
11. 612 East Grove Street, Judge Sain Welty House (c. 1888, designated 2005)
12. 614 East Grove Street, Samuel Denton House*
13. 701 East Grove Street, George Cox House*
14. 702 East Grove Street, Augustus Elbe House*
15. 703 East Grove Street, Elijah Horr House*
16. 1411 East Grove Street, Wellmerling House (1929, designated 2005)
17. 708 East Jackson Street, Scott-Vrooman Carriage House (c. 1872, designated 1979)
18. 611 North Lee Street, Henry Behr House (1884-1885, designated 2017)
19. 901 West MacArthur Street, Fred Garling House (c. 1888, designated 2016)

20. *913 West MacArthur Street, James and Emma Keeran House (c. 1907, designated 2016)*
21. *931 West MacArthur Street, Michael Judge House (c. 1907, designated 2016)*
22. *200 North Main Street, McLean County Courthouse (1903) **
23. *1002 South Main Street, Store/House (1855-56, designated 2008)*
24. *508 South Mason Street**
25. *510 South Mason Street, House (1853/1867, designated 1990)*
26. *1000 Monroe Drive, Clover Lawn/David Davis Mansion (1860-1886, likely designated before 1983) **
27. *315 North Prairie Street, Moses-Montifiore Temple (1889, designated 1993)*
28. *701 East Taylor Street, Scott-Vrooman House (1896/1901, designated 1979)*
29. *701 East Taylor Street-rear, Site of the Lincoln Oak (designated 1979)*
30. *709 East Taylor Street, Eliel Barber House (c. 1855, designated 1979)*
31. *1212 East Washington Street, William Gooding House (1892, designated 2001)*
32. *1215 East Washington Street, Stephen Morehouse House (1858, designated 2011)*
33. *1316 East Washington Street**
34. *2 White Place (1914, designated 2003)*
35. *4 White Place, Alonzo Dolan House (1905-1908, designated 2005)*
36. *5 White Place (1915, designated 2005)*
37. *18 White Place (1914, designated 2005)*
38. *24 White Place (1901, designated 2005)*

Local S-4 Historic Districts

As of July 2020, there are three (3) designated Local S-4 Historic Districts in the City of Bloomington, including:

1. *Franklin Square Historic District (300 and 400 blocks of East Chestnut and East Walnut Streets, 900 block of North Prairie and North McLean Streets, listed 1979)*
2. *Davis-Jefferson Historic District (901-1109 East Jefferson Street (odd only), 1102-1104 East Jefferson Street and 202-204 Davis Street, designated 1984)*
3. *North Roosevelt Avenue Historic District (bounded by Union Street, West Empire Street, North Lee Street, and North Madison Street., designated 2000)*



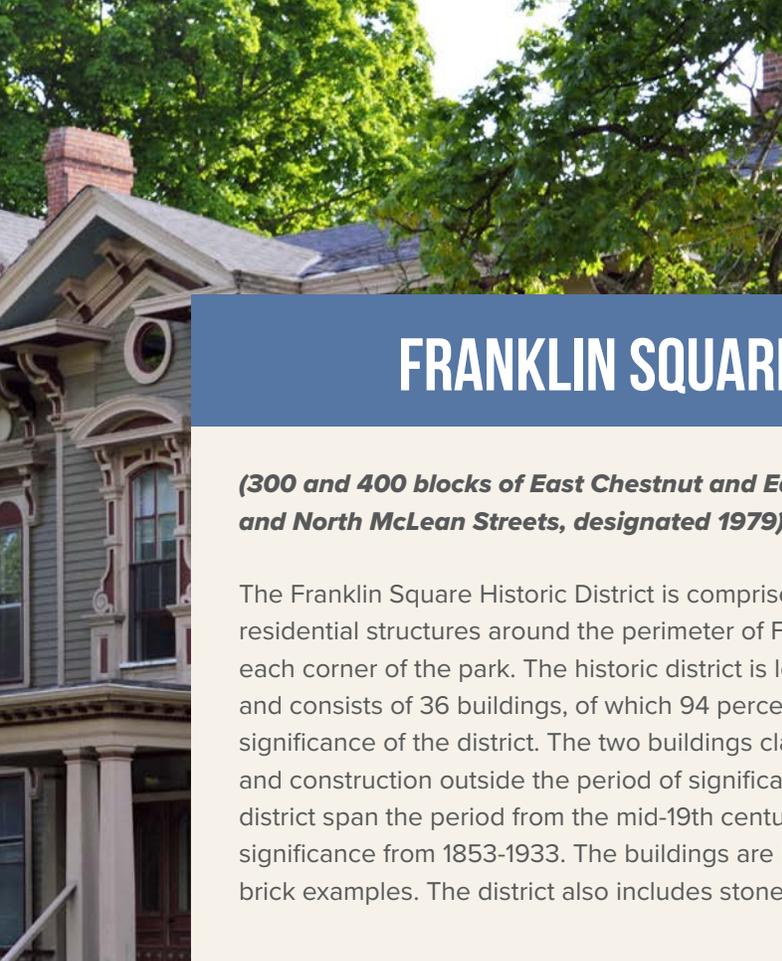
**FRANKLIN SQUARE
HISTORIC DISTRICT**

**DAVIS-JEFFERSON
HISTORIC DISTRICT**

Bloomington Country Club

Evergreen Memorial Cemetery

Lakeside Country Club



Described on the following pages are the architectural and historic resources found in each Local S-4 Historic District:

FRANKLIN SQUARE HISTORIC DISTRICT

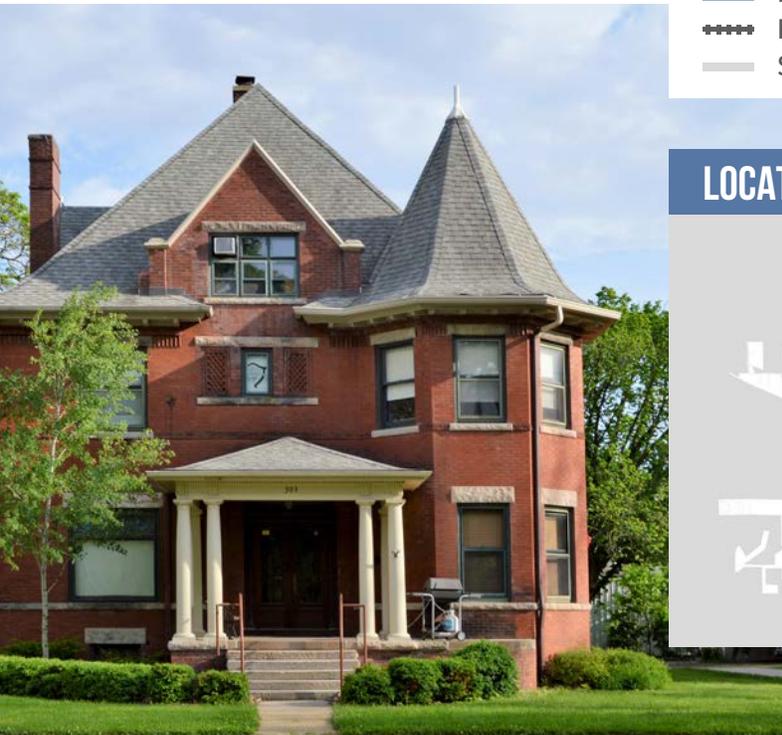
(300 and 400 blocks of East Chestnut and East Walnut Streets, 900 block of North Prairie and North McLean Streets, designated 1979)

The Franklin Square Historic District is comprised of five blocks of single and multi-family residential structures around the perimeter of Franklin Park, as well as those blocks situated at each corner of the park. The historic district is located northeast of the Central Business District and consists of 36 buildings, of which 94 percent contribute to the historic and architectural significance of the district. The two buildings classified as non-contributing are due to alterations and construction outside the period of significance. Construction dates of the buildings in the district span the period from the mid-19th century to the early 20th century, with a period of significance from 1853-1933. The buildings are largely of two-story frame construction with other brick examples. The district also includes stone curbing and brick streets first laid in 1877.



LEGEND

-  Historic District Boundary
-  Buildings
-  Railroad
-  Streets
-  Brick Paved Streets
-  Water Bodies
-  Parks/Open Space
-  Supporting Imagery



LOCATION MAP



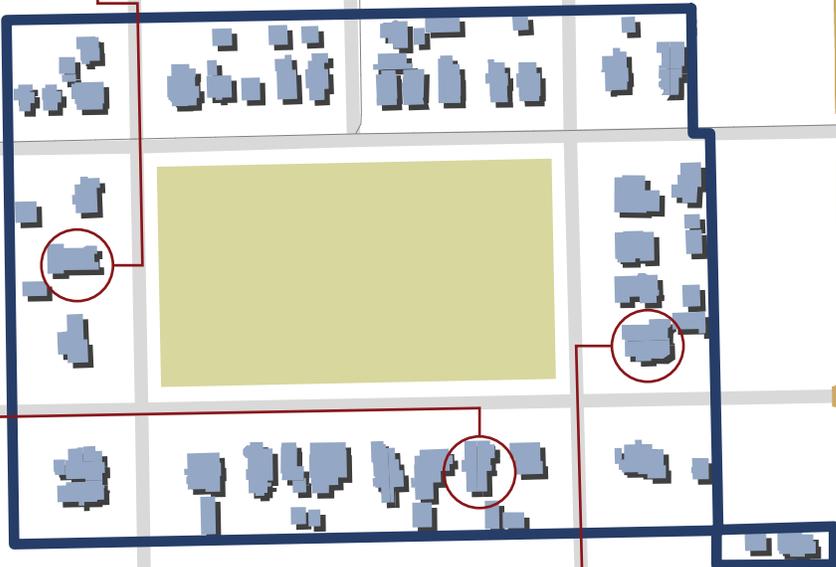
812 North Prairie Street, Source: City of Bloomington - Top Image
 303 East Chestnut Street, Source: City of Bloomington - Bottom Image



North



908 N. PRAIRIE AVENUE



319 E. CHESTNUT STREET



901 N. MCLEAN STREET

E GRAHAM STREET

E WALNUT STREET

E CHESTNUT STREET

EAST LOCUST STREET

E MULBERRY STREET

DOUGLAS STREET

E MARKET STREET

NORTH EAST STREET

PARK STREET

N MCLEAN STREET

N MAIN STREET

N EAST STREET



DAVIS-JEFFERSON HISTORIC DISTRICT

(bounded by 901-1109 East Jefferson Street (odd-numbered houses only), 1102-1104 East Jefferson Street and 202-204 Davis Street, designated 1984)

Located to the south of Clover Lawn (David Davis Mansion), the Davis-Jefferson Historic District includes twenty (20) single-family homes along East Jefferson and Davis Streets, constructed mostly in the late 19th and early 20th century with a period of significance between 1870-1913. The district features grand, more high-styled versions of two to three story Queen Anne, Italianate and Colonial Revival homes situated on large lots with generous front lawns and setbacks. Streetscape elements include brick street paving and stone curbing. All twenty (20) properties contribute to the district's architectural and historical character. There is also one individually listed National Register property, the house at 1005 East Jefferson (David Davis III and IV House).

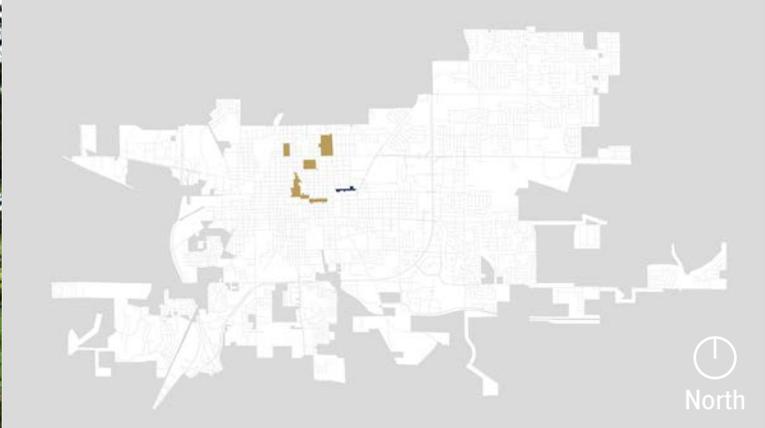


LEGEND

-  Historic District Boundary
-  Buildings
-  Railroad
-  Streets
-  Brick Paved Streets
-  Water Bodies
-  Parks/Open Space
-  Supporting Imagery



LOCATION MAP



*903 East Jefferson Street, Source: City of Bloomington - Top Image
1105 East Jefferson Street, Source: City of Bloomington - Bottom Image*



1007 E. JEFFERSON STREET



903 E. JEFFERSON STREET



1105 E. JEFFERSON STREET



NORTH ROOSEVELT AVENUE HISTORIC DISTRICT

(bounded by Union Street, West Empire Street, North Lee Street, and North Madison Street., designated 2000)

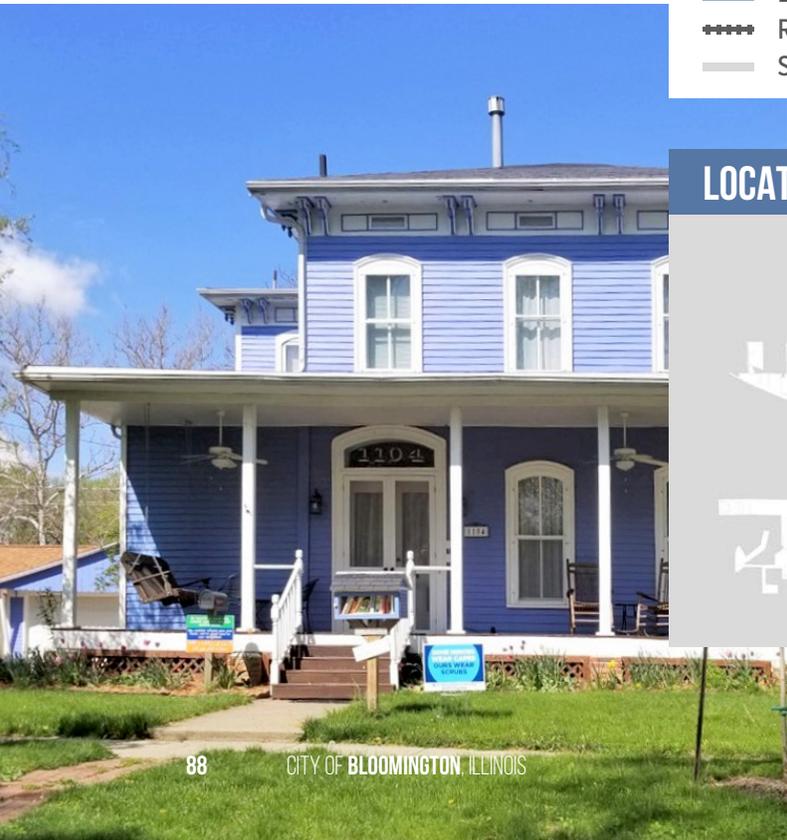
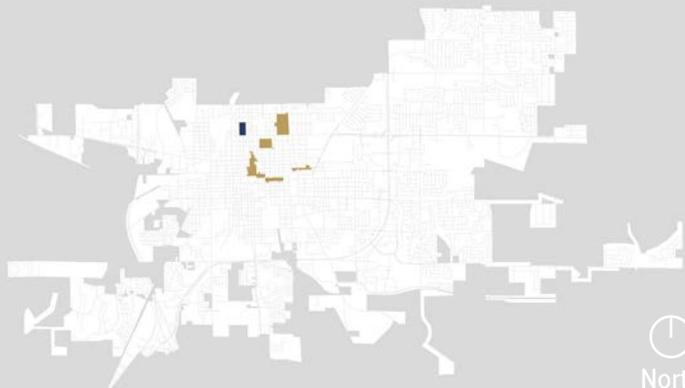
The North Roosevelt Avenue Historic District is a compact area of 70 homes largely reflecting the historical development of northwest Bloomington’s working-class neighborhoods. Settled in the late 19th century, the district was home to many Irish and Hungarian immigrants, many of whom worked in the Chicago and Alton Railroad shops located in Bloomington’s west side. The district’s architecture includes Italianate, Queen Anne, Gable-Fronts, Shot-Guns, and vernacular bungalows and cottages. Given the nature of Local S-4 Historic District designation, where properties only opt-in to the district, there are only nine (9) properties included in the North Roosevelt Avenue Historic District with the S-4 Historic Preservation District overlay classification.



LEGEND

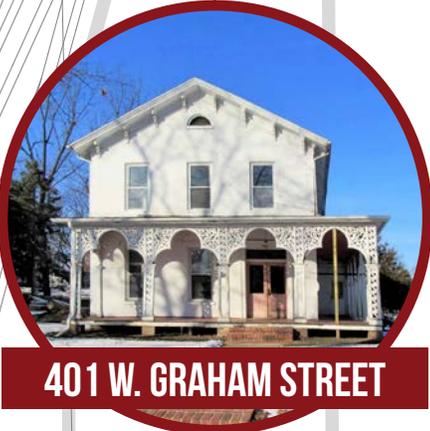
-  Historic District Boundary
-  Landmark Buildings
-  Railroad
-  Streets
-  Brick Paved Streets
-  Water Bodies
-  Parks/Open Space
-  Supporting Imagery

LOCATION MAP



1102 North Roosevelt Avenue - Top Image

1104 North Roosevelt Avenue, Source: City of Bloomington - Bottom Image



401 W. GRAHAM STREET



1104 N. ROOSEVELT AVENUE



1102 N. ROOSEVELT AVENUE

SURVEY AND DOCUMENTATION

The following section summarizes past survey and documentation efforts conducted by the City of Bloomington and other preservation partners.

Illinois Historic Structures and Landmarks Survey (1973-1974)

During the early 1970s, the State of Illinois conducted two surveys, the Illinois Historic Structures Survey, which identified and inventoried resources of architectural interest, and the Illinois Historic Landmarks Survey, which documented buildings of historic significance. The county-by-county surveys documented basic property information, such as resource type, ownership, integrity and present use, and recognized resources potentially eligible for listing in the National Register. The Illinois State Historic Preservation Office has since incorporated survey information in an online database known as the Historic Architectural Resources Geographic Information System (HARGIS).

In Bloomington, the Illinois Historic Structures Survey identified 138 buildings and historic resources in Bloomington of architectural and historical merit. All properties have construction dates prior to World War II and include residential, commercial and industrial buildings, schools, churches, a monument, a bridge and several buildings on the campus of Illinois Wesleyan University. The Illinois Historic Landmarks Survey identified 55 buildings linked with important people and events in Bloomington's history, including sites associated with Abraham Lincoln, as well as sites with historical markers.

East Jefferson Street Historic District Architectural Survey (1985)

The McLean County Historical Society completed a survey and documentation of 20 single-family homes along portions of the 900-1100 blocks of East Jefferson Street and the 200 block of North Davis Street, and area comprising the East Jefferson Street Local S-4 Historic District, designated in 1984. The survey provided detailed architectural descriptions and historical research on each property within the Historic District, although it does not make specific determinations on individually eligible properties for National Register or Local Landmark listings.

Franklin Square Historic District Architectural Survey (1985)

In the same year as the East Jefferson Street Survey, the McLean County Historical Society completed a survey of 29 single-family properties in the Franklin Square Historic District, listed in the National Register in 1976 and designated a Local S-4 Historic District in 1979. The survey area is roughly bounded by Walnut, McLean, Chestnut and Prairie Streets. As with the East Jefferson Street survey project, the survey provided detailed architectural descriptions and historical research on each property, although the survey report made no specific recommendations regarding individually eligible properties.

East Grove Street Architectural/Historical Survey (1985)

As the third survey project completed in 1985, the McLean County Regional Planning Commission undertook a survey and documentation of 68 historic resources along the 200-900 blocks of East Grove

Street just east of Downtown Bloomington. A Certified Local Government Grant offered through the National Park Service and Illinois SHPO funded the project. The survey documented each property with photographs and detailed architectural descriptions and historical research in order to evaluate their eligibility as landmarks and districts. The completed survey identified the following preservation planning priorities:

- *The survey concluded that 50 properties on the 200-700 blocks of East Grove Street were eligible for listing as a National Register Historic District. It notes that the National Register district nomination was in process at the time. It was subsequently listed in the National Register in 1987.*
- *The survey also recommended rezoning the 200-700 blocks of East Grove as a Local S-4 Historic District due to its location near Downtown Bloomington and its historic resources, as well as demolition pressures.*

Dimmitt's Grove Architectural Survey (1990)

In 1990, the City of Bloomington, through a CLG grant, completed a survey and documentation of the Dimmitt's Grove neighborhood, an area comprised of a mix of residential, religious, educational and commercial building resources. The survey area, bounded by Jefferson, Robinson, Oakland and Gridley Streets, encompasses approximately 524 resources, the majority of them constructed prior to 1920. The survey identified the following preservation planning priorities:

- *The survey identified 150 structures that would contribute to a National Register Historic District and 19 properties as individually eligible. As of July 2020, one property is National Register-listed and three designated as Local S-4 Landmarks.*
- *The survey recommended further study for the potential establishment of a thematic historic district or expansion of the East Grove Street National Register Historic District.*

Commercial and Industrial Historic Resources Survey (2018)

In 2018, the City of Bloomington completed a survey and documentation of 76 commercial and industrial resources scattered along Bloomington's historic railroad lines to the south, east and west of Downtown Bloomington. The survey identified the following preservation planning priorities:

- *The survey report recommended investigating a potential National Register multiple property nomination due to the scattered location of resources.*
- *Six industrial buildings located along 400 block of South Center Street) are potentially eligible as a Local S-4 and National Register Historic District.*
- *Three buildings along East Bell and Hannah Streets) could comprise a Local S-4 and National Register Historic District.*
- *Six buildings in the 1000 block of West Washington Street may be eligible as both a Local S-4 and National Register Historic District.*
- *There are 13 additional buildings in scattered locations potentially eligible for individual National Register listing and Local S-4 Landmark designation.*



Bloomington Historic Resource Survey Summary Chart

The following summarizes all known survey work conducted by the City of Bloomington and its preservation partners. While each survey effort used its own specific evaluation criteria, the rating categories used in the chart generally follow rating standards used in National Register nomination inventories.

INVENTORIED PROPERTIES SUMMARY TABLE

Survey Area	# Surveyed	Significant	Contributing	Non-Contributing
Davis-Jefferson (1985)	18	NA	18	0
East Grove Street (1985)	50	NA	32	18
Franklin Square Historic District (1985)	29	NA	29	0
Dimmitt's Grove (1990)	524	19	150	374
Commercial and Industrial Properties (2018)	76	13	47	16

RATING CATEGORIES

Significant: Must be a building, site, structure or object that is associated with events that have made a significant contribution to the broad patterns of our history; is associated with the lives of persons significant in our past; is architecturally significant and embodies the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values. It must also possess integrity of location, design, setting, materials, workmanship, feeling and association from the date of construction or period of significance.

Contributing: Must be a building, site, structure, or object that adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance; relates to the documented significance of the historic district; and possesses historic integrity or is capable of yielding important information about the period. A contributing building may also independently meet the National Register criteria.

Non-Contributing: Must be a building, site, structure, or object that does not add to the historic architectural qualities, historic associations, or archeological values for which a historic district is significant because it was not present during the period of significance or does not relate to the documented significance of the district; due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or it does not independently meet the National Register criteria.



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BLOOMINGTON ARCHITECTURAL STYLES AND BUILDING FORMS

The following section highlights predominant architecture styles and building forms found in Bloomington. An architectural style describes the specific exterior decorative elements and features that define that style. A building form is the overall building shape, largely determined by the configuration of interior spaces, although they may exhibit some aspects and exterior features of architectural styles. Bloomington's historic architecture exhibits features characteristic of a number of architectural styles and building forms as tastes and preferences changed over time. While the following architectural styles and building forms are generally accepted terminology, not all architectural historians agree when assigning styles and forms to buildings.

1825

GREEK REVIVAL (1825 - 1840)

Architectural Style

Building Form

Often referred to as the “National Style” given its popularity during the first half of the 19th century, Greek Revival residential and commercial architecture features references to Classical Greek architecture, including pilasters, columns, and entablatures, especially surrounding entryways. Commercial and residential examples also feature double-hung multi-paned windows, window lintels, cornice line returns, and gable-fronts or gable-fronted wings. The style predominates in the eastern half of the country with pockets in the Midwest and the West Coast. The Miller-Davis Law Buildings is a modest side-gabled example of the style in Bloomington.

Typical Stylistic Features:

- Two to three stories in height
- Frame or brick construction
- Low-pitched gabled or hipped roof configuration
- Wide cornice band at roofline
- Partial or full-width porch entry



1840

ITALIANATE (1840-1885)

By the 1860s and 1870s, the Italianate replaced the Greek and Gothic Revivals as the most fashionable architectural style for both commercial and residential buildings. In fact, Italianate commercial architecture defined the look of Main Street commercial districts throughout most of eastern and middle America. The style utilizes elements taken from Italian villas and palazzos (palaces), including large eave brackets, grouped windows and roof belvederes. Italianate commercial blocks feature flat topped blocks with brackets and decorative window moldings and were commonly two or more stories in height and large storefront windows.

Typical Stylistic Features:

- Two to three stories in height
- Brick or stone construction
- Wide projecting cornices with eave brackets
- Flat or low-pitched roofs
- Elaborate window hoods
- Roofline cupola or tower



The style is common in cities throughout the Midwest.

Source: City of Bloomington

GOTHIC REVIVAL (1840-1930)

The mid-19th century Picturesque movement in architecture, preoccupied with the pictorial values of architecture and landscape, along with a new public taste for buildings of medieval design, helped inspire the Gothic Revival movement in the United States. English country house design, which referenced buildings from the Medieval period, initially popularized the Gothic Revival, later influencing the architecture of churches, educational and institutional buildings during the late 19th and early 20th centuries. The Gothic Revival marked a significant departure from the previously popular styles with its antecedent classical forms of ancient Greece and Rome. St. Mary's Catholic Church at 527 West Jackson Street is representative example of the Gothic Revival in Bloomington.

Typical Stylistic Features:

- *One to three stories in height*
- *Frame or brick construction*
- *Steeply pitched roof shape*
- *Decorative bargeboard in gables apexes*
- *Pointed arch windows*
- *Parapets with castellations*



Source: City of Bloomington

GABLE FRONT (1850-1930)

Gable-Front cottages and houses is a vernacular housing type found in many communities across the United States, especially in working class neighborhoods and noted for its main gable end facing the street, and simple form and massing. The building form was well-suited to narrow urban lots in developing cities. Gable-Fronts may include Greek and Gothic Revival as well as Queen Anne stylistic elements, porches and other architectural features. Bloomington has many examples and variants of the Gable-Front, including Dimmitt's Grove and much of the West Side.

Typical Form Features:

- *One-to-three stories in height*
- *Frame construction*
- *Front-facing gable roof*



Source: City of Bloomington

UPRIGHT AND WING (1850-1930)

Similar to the Gable Front, the Upright and Wing is vernacular residential housing type noted for its distinctive gabled-ended two-story "upright" portion and a one-story side wing. Given the coinciding popularity of Greek Revival architecture during the early to mid-1800s, Upright and Wings often included Greek Revival stylistic features, such as gable or cornice returns, pilasters and entablatures. Upright and Wings became a common housing type in New England and then in the Midwest due to the easy access to lumber following the expansion of the railroads.

Typical Form Features:

- *One-to-two stories in height*
- *Frame construction*
- *Front and side-facing gables*
- *Porch often constructed in corner of wings*



Bloomington's West Side has several Upright and Wing examples.

SECOND EMPIRE (1855-1885)

Characterized by the mansard roof, elaborate Italianate ornament and strong massing, the Second Empire takes its cue from the French architecture fashions of the mid-19th century as well as the French Renaissance period between the 15th and 17th centuries. Predominately a residential house style, the Second Empire typically features decorative roof-top decorative railings, slender double-hung windows with elaborate hoods — sometimes paired, dormers, side and full-width porches, and occasionally a dominant central or off-centered tower. The style was popular in the Northeast and Midwest during the mid- to late-19th century for public and institutional buildings as well as for large and fashionable houses.

Typical Stylistic Features:

- *Two to three stories in height*
- *Frame or brick construction*
- *Mansard roof with dormer windows*
- *Decorative eave brackets at the cornice line*



The David Davis Mansion, known as Clover Lawn, is an excellent example of this style.



FOLK VICTORIAN (1870-1910)

Folk Victorian homes became a common housing type in American communities with the advent of the railroads during the late 1800s, which allowed for cheap transportation of mass-produced wood architectural features and ornamentation that would adorn simple cottage, Gable-Front and L-Shaped house forms. Italianate, Queen Anne and even Gothic Revival decorative details, such as brackets, projecting gable bays, spindled porches and shingling patterns, are typical ornamental features found on most Folk Victorians. With their basic, often asymmetrical floor plans, Folk Victorians were simpler working-class versions of their larger Queen Anne house counterparts. There are several Folk Victorian examples found throughout Bloomington.

Typical Stylistic Features:

- *One to two stories in height*
- *Asymmetrical floor plans and elevations*
- *Projecting gable and polygonal bays*
- *Porches with spindlework*
- *Lace-like spandrels*



ROMANESQUE REVIVAL (1880-1900)

Made popular in the United States during the late 1800s by architect Henry Hobson Richardson, the Romanesque Revival main characteristics include the use of rusticated stone, semicircular arches for window and door openings as well as decorative elements along the roofline. Other common elements include square towers of different heights, various roof shapes, and crenellated tower parapet is common. Due to its use of heavy stone, buildings were typically more expensive to construct and, in many cases, the homeowner, developer or builder would employ an architect to design them. Richardsonian Romanesque as practiced by Henry Hobson Richardson features distinctive cylindrical towers with conical caps, heavy stone rustication and recessed entrances. The McClure House, 908 North Prairie Street, is an excellent example of the style, while Holy Trinity Rectory and Convent Building at 106 West Chestnut is of the Richardsonian Romanesque.

Typical Stylistic Features:

- *Two to three stories in height*
- *Masonry walls using rusticated, squared stonework*
- *Rounded arches over windows, porches or entrances*
- *Round, polygonal, canted and square towers common*



QUEEN ANNE (1880-1910)

Perhaps the most predominate and ornate Victorian architectural style in the United States during the latter half of the 19th century, the Queen Anne generally features a distinct vertical orientation, asymmetrical massing in most instances, projecting gables and corner towers, bay windows, decorative porches, contrasting wood siding with shingling. Pyramidal roofs and brick chimneys with corbeling are other common features. The style can vary from the highly decorative to more restrained versions with simple floor plans. Typically of wood frame construction, masonry examples of the style are also common. Although known mostly as a residential architectural style, commercial examples were also prevalent and noted for their brick corbeling patterns, and corner and canted tower bays. Bloomington has a large number of homes in the style, many architect-designed, found mainly on the east side of the city, particularly in the East Grove and Davis-Jefferson Historic Districts.

Typical Stylistic Features:

- *One to three stories in height*
- *Asymmetrical facades and elevations*
- *Partial, full-width or wrap-around porches with spindlework*
- *Projecting gables and window bays*
- *Stained glass windows*
- *Square or rounded towers and bays*
- *Chimneys with corbeling*



SHINGLE (1880-1910)

The Shingle style, uniquely developed in the United States, borrows architectural and stylistic elements from the Queen Anne, and the Colonial and Romanesque Revival styles. Much simpler than the Queen Anne in form with a more horizontal emphasis, Shingle style homes feature a consistent use of wood shingles as the primary surface material, gabled roofs with long slopes and narrow eaves, multi-light casement or sash windows, and asymmetrical floor plans. The style emanated in the Northeast though examples exist throughout the country. Representative examples of the style in Bloomington include 402 East Grove Street.

Typical Stylistic Features:

- *Two to three stories in height*
- *Front, side-gabled, and gambrel roofs common*
- *Wood shingle siding*
- *Large porches*
- *Restrained exterior ornamentation*
- *Palladian or recessed windows are common*



COLONIAL REVIVAL (1880-1955)

Into the 20th century, the Colonial Revival became the most popular architectural styles, employed mainly in residential property types but also in religious, institutional and commercial buildings. For residential dwellings, Colonial Revival elements include entryways with both sidelights and fanlights, broken pediments over entryways and windows, multipaned double-hung windows, shutters, gabled dormers and side-gabled roof shapes. Popularized after the United States Centennial in 1876, Bloomington has many noteworthy examples of the style exhibited in early 20th century brick houses and numerous Styled Ranch homes built during the 1950s and 60s.

Typical Stylistic Features:

- *One to two stories in height*
- *Frame or brick construction*
- *Front entrance with slender porch columns and decorative pediment*
- *Symmetrical front façade with center door*
- *Double-hung windows and multiple panes*
- *Paired windows common*



1890

MISSION (1890-1920)

California was the birthplace of the Mission style where a number of their landmark examples are located. The style refers to Spanish Colonial mission buildings with shaped dormers and roof parapets as its main identifying features. By 1900, Mission style houses became popular and spread eastward under the influence of well-known architects and national builder magazines. There are several examples of the style in Bloomington's Dimmitt's Grove neighborhood.

Typical Stylistic Features:

- *Two stories in height with a simple square or rectangular floor plan*
- *Mission dormer or roof parapet with overhanging eaves, some examples with visor roofs*
- *Prominent one-story full width porches*
- *Double-hung windows sometimes grouped together*
- *Smooth stucco wall surface and thin red tile roof covering*



TUDOR REVIVAL (1890-1940)

One of the more common revival architectural styles made popular by servicemen returning from World War I and architectural pattern books, Tudor Revival architecture, based on Medieval and Elizabethan stylistic references, features false or ornamental half-timbering covering gables or portions of the front façade, a dominant chimney stack and a steeply pitched roof. Tudor Revivals also have asymmetrical or L-Shaped floor plans, bay and oriel windows, and brick, stone, or stucco cladding. Tudor Revival was popular in the early 20th century and second only to Colonial Revival as a preferred residential style.

Typical Stylistic Features:

- *Two stories in height*
- *Steeply pitched roofs*
- *Multiple front-facing gables with one dominant*
- *Tall, narrow windows, often in groups, with multiple panes*
- *Large chimney stacks*
- *Decorative half-timbering partial or full façade*



Several examples include the properties along Ridgewood Terrace and Elmwood Road.



Source: 2019 Google

Source: 2019 Google

1895

ENGLISH ARTS AND CRAFTS (1895-1915)

The term Arts and Crafts refers to a broad social and artistic movement that began in the United Kingdom and Europe in the mid-19th century and grew in popularity in the United States at the turn of the 20th century. The Arts and Crafts Movement includes interior design, fine and decorative arts, jewelry, textiles and wallpaper, furniture and ceramics and architecture. It was largely a response to overly ornamented facades or earlier historical styles.

Typical Stylistic Features:

- *Two stories in height*
- *Frame, stone, brick or stucco cladding*
- *Simplicity in design with spare or no ornamentation*
- *Exposed beams, brackets, posts*



DUTCH COLONIAL REVIVAL (1895-1935)

A variant of the Colonial Revival, Dutch Colonial homes feature the gable-ended gambrel roof shape as its most distinguishing feature, along with dormer windows, overhanging eaves supported by columns, porches, multi-paned windows, and entry side and fanlights. Some Dutch Colonial have L-Shape forms or stepped gables reflecting Flemish architectural influences. The house at 1214 South Madison Street in Bloomington is a representative example.

Typical Stylistic Features:

- *Two stories in height*
- *Frame or masonry construction*
- *Gambrel roof form either front or side-facing*
- *Symmetrical front façade with center door*
- *Double-hung windows and multiple panes*
- *Shed and other dormer shapes are common*



The house at 1103 East Monroe Street in Bloomington is a representative example.

GEORGIAN REVIVAL (1895-1950)

A subtype of the Colonial Revival, Georgian homes were popular in the United States in the early 20th century, emulating characteristics and traits of Georgian homes and public buildings built during the American Colonial period. Generally, Georgian Revival have more elaborate features and ornamentation, including dentil-lined cornices, one-story entry porticos, decorative modillions, symmetrical facades, regular door openings and side-gabled roof forms. The David Davis House III and IV, 1005 East Jefferson, is an early representative example of the style, a style often found in larger early 20th century homes and also on Mid-Century Stylized Ranches.

Typical Stylistic Features:

- *Two stories in height*
- *Rectangular and symmetrical in shape*
- *Hipped roof with dormers*
- *Chimneys in the gable-ends*



The house at 1909 East Oakland Street is a representative example.

AMERICAN FOURSQUARE (1895-1950)

The American Foursquare takes its name for its square building shape with four rooms on each floor. As a simple building form that could accommodate different stylistic and architectural features, from Colonial porches, Prairie dormers and Queen Anne gables and bay windows, Foursquares were a popular housing type in working and middle-class neighborhoods. There are multiple examples found in Bloomington's neighborhoods.

Typical Form Features:

- *Two to two- and one-half stories in height*
- *Frame, brick or stucco cladding*
- *Open front porch*
- *Hipped or gabled roof with dormers*
- *Symmetrical façade*



NEO-CLASSICAL/CLASSICAL REVIVAL (1895-1955)

At the turn of the last century, the Classical Revival style, used mainly in commercial, institutional and educational property types, signaled a return to the Classical building forms of Greece and Rome, with more spare building expressions than other revival styles. Classical Revival characteristics include masonry or stone construction, pedimented windows and entryways, pilasters, porticos, domes and dentil cornices. Other Classical Revival versions feature brick construction with engaged columns and terra cotta spandrel ornamentation. This style was popular throughout the early 20th century and combined various elements of the Greek, Georgian and other Colonial Revival subtypes with a tendency towards more elaborate details. The McLean County Courthouse is a representative example, as well as on residential and commercial buildings in Bloomington.

Typical Stylistic Features:

- *Two stories in height for residential examples; multi-story for other property types common*
- *Frame, brick or stone construction*
- *Full-height porch with Classical columns or colonnade*
- *Window pediments and decorative front door surrounds*
- *Symmetrical façade*



BUNGALOW (1900-1960)

In the early 20th century, the bungalow became a predominant small house property type around the country in both large cities and small communities. Bungalows are one to one-and-one-half story houses, which most often employ the elements of different architectural styles and stylistic features, including most commonly, Craftsman and Prairie, but also Colonial, Classical, Tudor and Spanish Revivals. Several neighborhoods in Bloomington feature bungalow property types, including a fine collection of Craftsman bungalows along Berenz Place.

Typical Form Features:

- *One to one-half stories in height*
- *Frame, brick or stucco construction and cladding*
- *Deep overhanging eaves*
- *Open front or side porch*



PRAIRIE (1900-1920)

Originated and popularized by Frank Lloyd Wright and his Prairie School followers during the early decades of the 20th century, the Prairie style emphasizes horizontality, particularly by low, flat rooflines and extended overhangs. In some homes, the roof cantilevers from the walls to create deep shadows and shade over porches and verandahs. Windows bands, particularly in clerestories, as well as stained windows and spare ornamentation, are also characteristic features. Due in large part to pattern books and magazines, simple and restrained versions of the of the Prairie style in Foursquares and Bungalows are common around the country. Bloomington has many fine examples of Prairie-influenced houses, concentrated mainly in the White Place Historic District.

Typical Stylistic Features:

- *One and one-half-story in height, sometimes two-stories*
- *Low-pitched hipped roof with wide over-hanging eaves*
- *Frame, brick or stucco construction and cladding*
- *Large, square porch supports are common*



Source: City of Bloomington

CRAFTSMAN (1905-1930)

Originating in California and made popular through architectural pattern books during the early decades of the 20th century, the Craftsman style emerged from the English Arts and Crafts movement, which stressed simplicity, comfort and man-made authenticity in building materials and construction. Characteristic architectural features include full-width porches with tapered or round columns, overhanging eaves with knee brackets, exposed roof rafter tails, clipped gables, and double-hung windows with divided light upper sashes. Some versions of the Craftsmen have half-timbering in the porch gables.

Typical Stylistic Features:

- *One to one- and one-half stories*
- *Frame, brick or stucco*
- *Deep overhanging eaves*
- *Rafter tails and/or brackets*
- *Gabled roofs – front or side-facing*
- *Square porch supports*



Examples in the White Place National Register Historic District, as well as bungalow examples elsewhere.

SPANISH REVIVAL (1915-1940)

Based on early Spanish missions but evolved to encompass various Spanish architectural traditions, the Spanish Revival in the United States became popular during the 1920s and 30s. Spanish Revival homes feature sculpted exterior surfaces, most commonly in stucco but also in terra cotta, curvilinear gables and parapets, round arch openings and heavy tile roofs. Arcaded entryways, elaborate window surrounds and wrought iron detailing are other characteristic design elements. The style is prevalent in the Southwest, but individual examples exist in many suburban communities. Bloomington has several examples of the style.

Typical Stylistic Features:

- *One to two stories in height*
- *Stucco wall surfaces*
- *Low-pitched tile roof, usually red*
- *Arched door or window openings*



Source: 2019 Google

FRENCH ECLECTIC (1915-1945)

Similar to Tudor Revival in its popularity and proliferation after the First World War, French Eclectic homes feature a distinctive steeply pitched roof, sometimes with flared eaves, symmetrical and asymmetrical floor plans, gabled or hipped dormers placed often at the roofline, dominant chimneys and rounded towers with conical roofs, sometime serving as the main entrance. There are also several similarities to Tudor Revival houses with half-timbering and the use of stucco. The style, used principally in the United States for residential properties, seeks to emulate the rambling farmhouses of the French Normandy countryside. The property at 19 Country Club Place, with its round tower and conical roof, is a representative example of the style in Bloomington.

Typical Stylistic Features:

- *Two to two-and-one-half stories in height*
- *Tall, steeply pitched hipped roof with flared eaves*
- *Doors, windows and dormers often with segmental arch.*
- *Brick constructions with stone and stucco cladding*



1920

ART DECO (1920-1940)

Art Deco developed in the 1920s and became a popular architectural style for commercial buildings, as well as schools, post offices, government buildings, airport hangers and apartment buildings. Geometric forms and designs, chevrons and zig-zags, floral and architectural reliefs, polychromatic facades, and broken cornice lines and stepped roof lines are common features of the Art Deco. Vitrolite or structural glass storefronts were also familiar elements in Art Deco makeovers of older commercial buildings during the 1920s to the 1940s. The style gained its name from the Exposition Internationale des Arts Decoratifs et Industriels Modernes, a World's Fair highlighting modern architecture and other decorative arts, held in Paris in 1925. There are several examples of the style in the Downtown Bloomington, including the State Farm Building and Holy Trinity Catholic Church.

Typical Stylistic Features:

- *Terra cotta, masonry or stucco exterior treatments*
- *Varying height patterns*
- *Geometric designs and decorative elements*
- *Structural glass storefronts in commercial buildings*



Source: City of Bloomington

ART MODERNE (1920-1940)

Moderne or Art Moderne was popular during the 1930s serving as the transition from Art Deco to more functional International Style. Common features include smooth and rounded surfaces, mostly in stucco but also in brick and terra cotta and projecting flat metal ribbed canopies. While less common in residential buildings, the Art Moderne found their way in bus and airport terminals, garages and other commercial buildings.

Typical Stylistic Features:

- *One to two stories in height*
- *Stucco, brick or terra cotta cladding*
- *Flat roof*
- *Horizontal design elements*
- *Smooth asymmetrical façade with curved walls*



INTERNATIONAL STYLE (1925-PRESENT)

Use of smooth surfaces and lack of ornamentation are hallmarks of the International Style, which highlighted a building's volume with asymmetrical shapes adding to its sleek modern appearance. Most International Style buildings are architect-designed and mostly found in communities in the Northeast, Midwest and the West Coast. The International Style is also less common in residential buildings than they are for commercial and institutional buildings. Bloomington has several examples, including Holmes Hall on the campus of Illinois Wesleyan University.

Typical Stylistic Features:

- *Two to three stories*
- *Square and geometric shapes, sometimes with curved corners*
- *Flat roofs*
- *Curtain wall windows with horizontal rhythms; windows may wrap around corners in residential examples.*
- *No ornamentation*



1935

MINIMAL TRADITIONAL (1935-1950)

Built in significant numbers before and preceding World War II, the Minimal Traditional, based on the Cape Cod Colonial house originating in New England, was an affordable and easy to mass produce property type in response to the housing needs during the Great Depression. In other aspects, Minimal Traditional homes evolved as a transition from bungalow and cottage forms to early Ranch homes. Minimal Traditionals feature a roughly square or rectangular form with small rooms situated around a core, low-pitched roofs and closed eaves, and basic Colonial and Tudor Revival elements, such as a front-facing gable, and gabled and columned entranceways. Typical wall materials include brick, wood and metal siding. South Bloomington, including Meadowbrook Drive, has a number of Minimal Traditional homes.

Typical Form Features:

- *One story in height*
- *Rectangular or square in shape*
- *Frame or brick construction, metal siding common*
- *Low pitched roof often gabled*
- *No roof dormers*
- *Minimal architectural detail*



RANCH (1935-1975)

Mainly derived from Spanish Colonial precedents of the American Southwest and originating in California, the Ranch property type became the most prevalent housing form after World War II, especially in newly sprouting residential subdivisions. Ranch homes feature a horizontal floor plan, an attached garage or carport, picture or bay windows and rear patio as the primary focus shifted from the front porch to the back yard. Brick construction was also common along with the use of vertical siding planes and little to no ornamentation. In some versions, Ranch would feature knee brackets and wide eaves, elements associated with both the Prairie and Craftsman style. By the early 1950s, the Ranch replaced the Minimal Traditional or Cape Cod as the preferred housing type.

Typical Form Features:

- *One to one-half story in height*
- *Rectangular or L-shaped floor plan*
- *Low-pitched roof without dormers*
- *Off-center front door*
- *Picture or bay window*
- *Attached garage or carport*



Source: 2019 Google



Source: 2019 Google

STYLED RANCH (1935-1985)

Styled Ranches are Ranch homes with defined features and ornamentation referencing a particular architectural style, including French, Spanish, Neo-Classical, Tudor or Colonial Revival. For instance, a Styled Ranch in the Colonial Revival may feature a columned entranceway, a dentil cornice line, double-hung multi-pane windows and a cupola on the roof ridgeline. Bloomington has a number of Stylized Ranch homes in its eastern neighborhoods.

Typical Stylistic Features:

- *One and one-half story in height*
- *Rectangular or L-shaped*
- *Mostly of brick construction depending on style*
- *Low-pitched roof with and without dormers*
- *Varied roof shapes and materials*
- *Porticos or recessed entries common*



Source: 2019 Google

ONE-PART COMMERCIAL BLOCK

The One-Part Commercial Block is a common commercial building type found in most traditional downtowns and commercial districts throughout the country during the late 19th and early 20th centuries. Adapted from the more prevalent two-part commercial block during the mid to late 1800s, One-Part Commercial Blocks are rectangular in shape with Italianate or other Victorian-era ornamentation, or little to no stylistic features towards the decades prior to World War II. In later versions, storefronts would feature an enframed stylized surround. Utilitarian in construction, such buildings housed mostly commercial uses, sometimes serving as interim buildings in the speculation that the local market would support future multi-story construction.

Typical Form Features:

- *One story in height*
- *19th century examples often in box form, 20th century examples in rectangular shapes*
- *Recessed storefront with large plate glass windows and transoms*
- *Upper façade wall below a parapet*
- *Ornate to plain parapets and cornices*
- *Simple architectural detailing*



TWO-PART COMMERCIAL BLOCK

Typically defined by its two to four story height, with the commercial storefront level considered as one zone and the upper floors as the second, the Two-Part Commercial Block is the most common commercial building form found in most traditional downtowns. The building form often features a storefront cornice or change in building material or façade fenestration to differentiate the ground floor storefront zone from the upper façade. The large street level windows indicate public spaces for businesses and commercial enterprises, while the smaller windows of the upper façade suggest more private spaces reserved for offices, meeting halls or apartments. Such blocks showcased popular architectural styles of the time period from Italianate as the most common to Art Deco in the 20th century.

Typical Form Features:

- *Two stories minimum*
- *Box or rectangular in form*
- *Well-defined separation between storefront level and upper façade with roof-line cornice*
- *Often characterized by a distinct architectural style*
- *Extensive storefront glazing with recessed entries common*
- *Lace-like spandrels*



INDUSTRIAL LOFT BUILDINGS (1850S - 1910S)

The design of Industrial Loft buildings accommodated multiple industrial functions on different floor levels. Typically, these buildings were multiple stories with open interior floor plans on the upper levels. Ground floor commercial uses were common in earlier examples, while the upper floors were suited to manufacturing and storage. Multiple tenants often shared use of the building. As building footprints grew larger with advanced building technologies, building functions tended to rely solely on manufacturing. In Bloomington, industrial loft buildings relied on direct access to transportation and were located along railroad lines. The Warehouse District adjacent to Downtown Bloomington includes several examples such as the John Deere Plow Company Warehouse (1912, 409 South Center Street).

Typical Form Features:

- *Multiple stories in height*
- *Masonry construction*
- *Minimal window openings*
- *Little to no ornamentation*



Source: City of Bloomington

PRODUCTION SHEDS (1850S - 1960S)

The design of Production Sheds enabled heavier manufacturing to occur on one level. This one-story building type provided the large open spaces with high ceilings that could accommodate the manufacturing of larger items through the use of movable cranes and large furnaces. Large window openings or monitors along the central roofline provide ventilation for these spaces. Production Sheds required direct access to transportation for the moving of product. In Bloomington, Production Sheds located along railroad lines or rail spurs. The Meadows Manufacturing Company Complex (1920, 1101 Bell Street) contains multiple Production Sheds in its overall structure complex.

Typical Form Features:

- *One-story masonry*
- *Rectangular in plan*
- *Multiple bays and openings for ventilation*
- *Little to no ornamentation*



Source: City of Bloomington

POWERHOUSES (1890S - 1940S)

In most cities, including Bloomington, a central powerhouse provided electricity. Larger industrial facilities often constructed their own Powerhouses to supply and manage the energy required to run their factories. Safety concerns required the construction of Powerhouses separate from the main complex. Whether using steam-powered engines or generators, most Powerhouses were designed using masonry construction, large windows and tall chimney stacks. The Chicago and Alton Railroad Shops possessed their own Powerhouse, though most of the complex is no longer extant. The Bloomington and Normal Powerhouse (c. 1910, 402 South Roosevelt Avenue) is an early 20th-century example.

Typical Form Features:

- *Multiple stories in height*
- *Masonry construction*
- *Rectangular or square in plan*
- *Multiple window openings*
- *Tall chimney stacks*
- *Little to no ornamentation*



Source: City of Bloomington

INDUSTRIAL OFFICES (1890S - 1940S)

While earlier industrial lofts housed their administrative offices on a separate floor, larger manufacturing companies in the late 19th and early 20th centuries provided a separate building away from the noise and dust of the production shed. As the main office for the company, the Industrial Office building features architect-designed architectural details not found elsewhere in the complex. A good example in Bloomington is the main office of the Meadows Manufacturing Company (1920, 1101 Bell Street). The two-story brick building includes façade treatments such as decorative concrete banding, cornice and entry surround, with the company's name embedded in the facade.

Typical Form Features:

- *Multiple stories in height*
- *Masonry construction*
- *Rectangular or square in plan*
- *Multiple window openings*
- *Adorned with architectural ornamentation*
- *Often architect-designed*



Source: Jean L. Guarino

ROUTE 66 BUILDING TYPES (1920S - 1960S)

Constructed in 1926, Route 66 is one of the earliest numbered national highways in the United States, connecting Chicago with Los Angeles. As the road became more popular for travelers through the mid-20th century, construction of buildings to serve those travelers occurred along the rural sections and in small towns and cities that dotted the road. While there is no one building type associated with Route 66, many were related to the service industry, such as motels, campgrounds, tourist shops, restaurants and automobile service stations. Although the Route 66 roadway alignment in Bloomington changed five times between 1926 and 1977, there remains several resources associated with the highway.



Source: City of Bloomington

ROUTE 66 AUTOMOBILE SERVICE STATIONS

Automobile service stations are one of the most prevalent building types associated with Route 66, providing gasoline and rest areas to travelers along the route. Often simple in design, sometimes modern, these one-story buildings feature brick or frame construction. Metal panels adorned more modern examples. In Bloomington there are several examples found along Route 66, including the Work Rite Garage (1927, 905 South Morris Avenue) and Quinn's Service Station (1941, 802 North Main Street).

Typical Form Features:

- Usually one story in height
- Mostly of frame or brick construction
- Often utilitarian in design, though some reflect Modern design
- Rectangular in shape with one or two service doors



Source: City of Bloomington

ROUTE 66 TOURIST SHOPS AND RESTAURANTS

Popular along Route 66, restaurants, diners and tourist shops allowed travelers to reinvigorate and purchase mementos of their trip. Typically one story in height and of frame or brick construction, the designs varied from the vernacular to modern. Signage was key in attracting travelers to stop, and often incorporated neon. Originally a fruit stand, Casey's Market Basket (1949, 1501 North Main Street), now Casey's Garden Shop and Florist, was the first 24-hour grocery store in Bloomington and is one of the few remaining shops in town that catered to Route 66 travelers.

Typical Form Features:

- Usually one story in height
- Typically frame or brick construction
- Designs range from Vernacular to Modern
- Rectangular in shape
- Large signage common, often incorporating neon



Source: McLean County Museum of History

KEY ARCHITECTURAL DEFINITIONS

Bargeboard (vergeboard) - A board, often ornately carved or pierced, fixed to the projecting edge of a gable roof.

Bay - Part of a building marked off by vertical elements, such as columns, which may extend outward from the plane of a façade.

Bay Window - A window space projecting outward from a building's main walls and forming a bay in a room.

Bracket - A wooden or stone decorative support beneath a projecting floor, window, or cornice.

Clipped Gable Roof - A roof type in which the gable top is cut back at the peak and a small roof section added to create an abbreviated hipped form.

Column - A supporting pillar consisting of a base, a shaft, and a capital. Most commonly, the shaft is cylindrical, but some columns display a square, rather than circular cross-section.

Cornice - Any crowning projection found at the roof line of a commercial or residential building.

Dormer - A window projection in a sloping roof, usually that of a bedroom window. There are several types of dormers, including hipped, shed, gable and pedimented.

Eave - Part of a sloping roof that overhangs or extends from the wall.

Facade - Any one of the external faces or elevations of a building.

Gable - Part of the upper section of a wall between the edges of a sloping roof.

Gable Roof - A double sloping roof with a ridge and gables at each end.

Gambrel Roof - A usually symmetrical two-sided roof with two slopes on each side.

Masonry - Masonry describes all stone, brick, and concrete units, whether used for decorative or structural purposes.

Massing - The overall bulk, size, physical volume, or magnitude of a building.

Pediment - A triangular gable usually found above an entrance portico or in a porch directly above a building's main entrance

Porch - A covered platform, usually having a separate roof, at an entrance to a building.

*Presser Hall, School of Music at IWU (1966),
Source: IWU Local History Resources - Collections.Carli.Illinois.Edu*



Portico - A covered entrance porch supported on at least one side by columns.

Rafter - One of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof. Exposed rafters supporting roofs or porches are rafter tails.

Ridgeline - The top horizontal member of a roof where the sloping surfaces meet.

Rusticated - Roughened stonework or concrete blocks typically at the foundation level to give greater articulation to each block.

Scale - A proportioning of a building's major components and materials to one another and to neighboring buildings.

Shingles - Used as siding and roof materials, shingles are units of wood, asphalt material, slate, tile, concrete, asbestos cement, or other material cut to stock lengths, widths, and thickness and applied in an overlapping fashion.

Shutters - Exterior window coverings usually made of louvered wood and in the form of two hinged panels located on each side of a window.

Sidelights - A framed area of fixed glass alongside a door or window.

Siding - The exterior material used to cover the walls of wood framed buildings. Siding may be made of natural materials while others may be synthetic such as vinyl, aluminum, or fiber cement to resemble a variety of authentic wood siding types.

Spindle - Slender, elaborately turned wood dowels or rods used as decorative porch trim.

Stucco - A cement-based mixture of sand and limestone used as a siding material. Stucco is typically used in Prairie and American Foursquare style homes.

Transom - A window or pane above a door, whether rectangular or arched.

Veranda - A covered roof or porch on the building exterior, sometimes located on a second story.

Vernacular - A term often used to describe buildings generally not designed by an architect or that exhibit basic characteristics of a particular style.



Livingston Building at 102 West Washington Street,
Source: Mclean County Museum of History

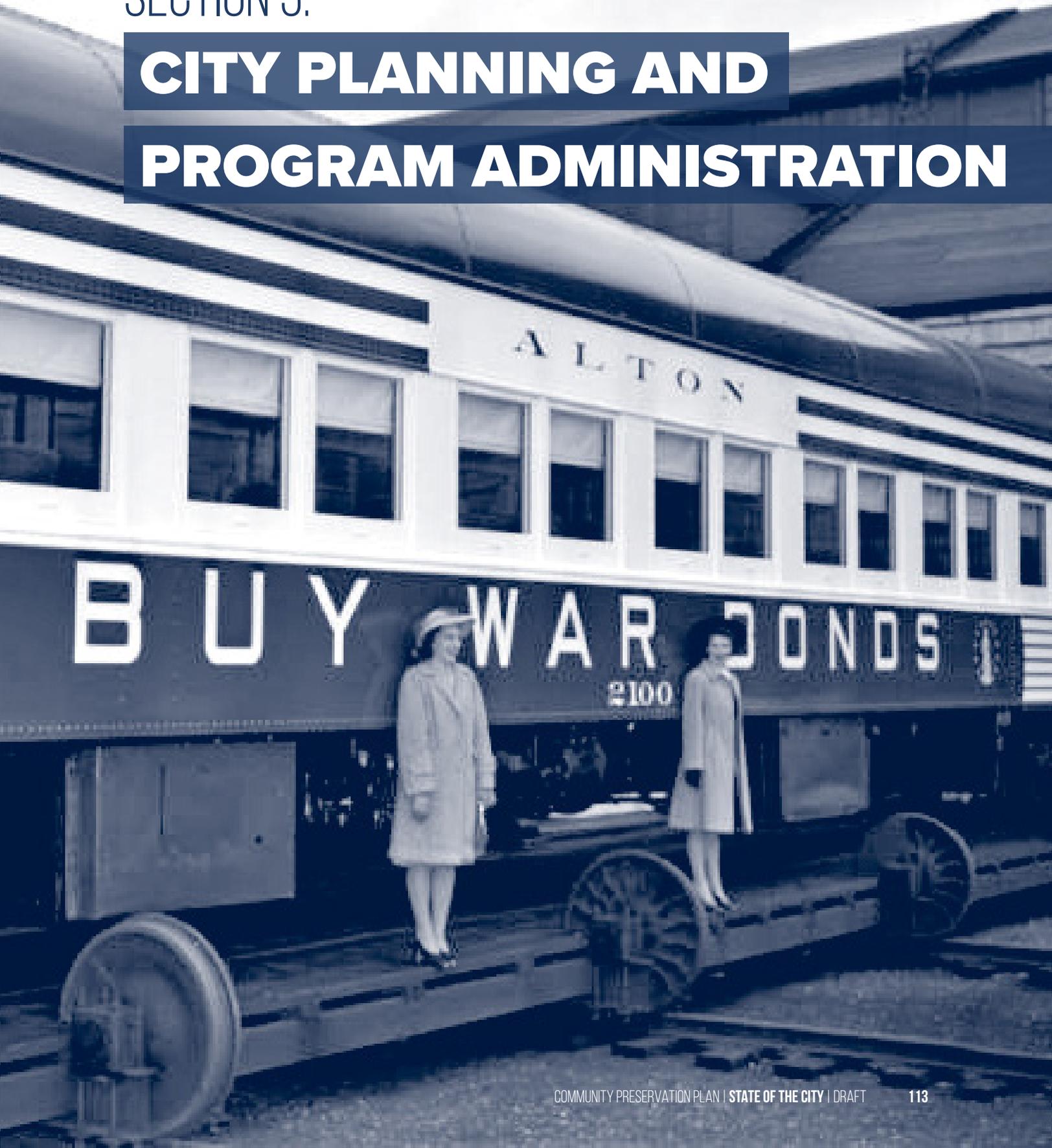


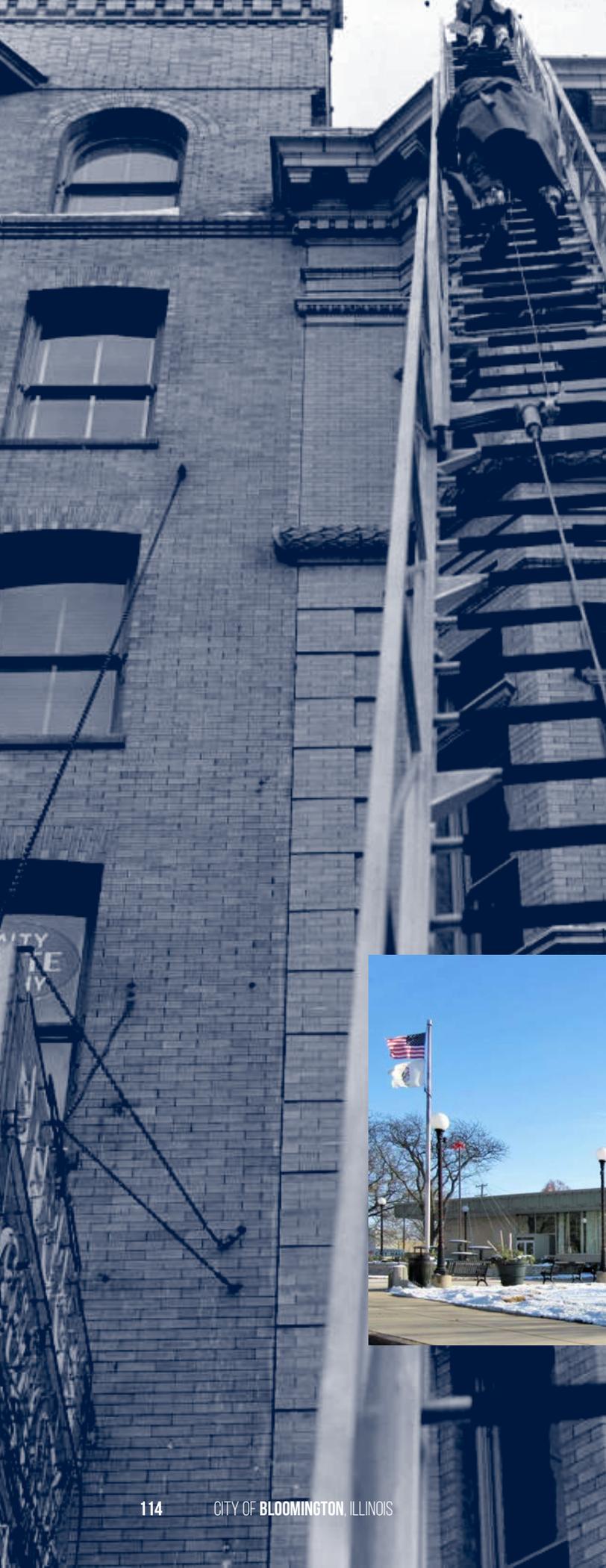


SECTION 3:

CITY PLANNING AND

PROGRAM ADMINISTRATION





Historic preservation is fundamentally a local concern as each community defines how it best preserves and protects its heritage given local needs and stakeholder interest and support. At the local level, various policy documents, such as comprehensive plans, preservation plans, and plans for neighborhoods and districts, provide clear goals and objectives for developing a local historic preservation program and integrating preservation as a tool for city-building and enhancing quality of life. Zoning and historic preservation ordinances are the customary tools that implement local preservation policy. This section summarizes all major planning policies and the legal contexts and mechanisms that support local historic preservation, particularly in regard to the City of Bloomington and its Historic Preservation Commission. In addition, this section provides an analysis of the Bloomington Historic Preservation Ordinance with suggested changes and updates.

In addition to local planning policies and tools, incentive programs and other preservation partners and entities also play key roles in advancing local preservation. This section also includes a description of these programs and partners.



*Member of the Bloomington Fire Department Clearing Snow (1940),
Source: McLean County Museum of History,
Pantagraph Negative Collection - Left Image*

City Hall at 109 East Olive Street (1961) - Bottom Right Image

LOCAL PLANNING CONTEXT

(65 ILCS) Illinois Municipal Code, Division 12: Plan Commission

Under the Illinois Municipal Code (65 ILCS) 5/11-12-5(1), a municipal plan commission is responsible for preparing and recommending a “*comprehensive plan for the present and future development or redevelopment of the municipality.*” Furthermore, a comprehensive land-use plan must reflect local conditions, concerns, and goals. A comprehensive plan is typically composed of a several interrelated elements and chapters defined within the *Illinois Local Planning Technical Assistance Act (Public Act 92-0768)*. Section 25 (a) (10) of the Act further defines what elements to include in local comprehensive plans, including “*...agriculture and forest preservation; human services; community design; historic preservation; and the adoption of sub plans, as needed.*” Although both acts do not explicitly require the development and adoption of historic preservation plans as elements to a municipal comprehensive plan, local communities are free to do so “*...based on the needs of the particular unit of local government.*” Therefore, under Public Act 92-0768, this Community Preservation Plan may serve as an element of any revised or updated community comprehensive plan.

Bloomington Comprehensive Plan – Bring It On Bloomington (2015)

In 2014, the McLean County Regional Planning Commission initiated a year and a half process to document Bloomington’s existing conditions, conduct extensive outreach and community engagement and prepare a new comprehensive plan document for 2035. Thirteen different working groups addressed a range of subjects including housing, neighborhoods, education, arts and culture, natural environment, health, community well-being, economic development, downtown, transportation, utilities, community facilities and regional cooperation. The Comprehensive Plan presents key planning goals and strategies related to historic preservation, neighborhood conservation and preservation-based economic development.

The Comprehensive Plan’s overarching land use framework divides Bloomington into several planning zones, including a “Regeneration Area” focused on the West Side and a “Preservation Area” for Bloomington’s east side. Specific Regeneration Area objectives include identifying potential Neighborhood Conservation Districts to protect and enhance neighborhood character, and to continue implementation of the 2010 West Bloomington Revitalization Strategic Plan. For the Preservation Area, the Comprehensive Plan recommends ongoing efforts to preserving and adapting significant historic buildings, encouraging increased use of local incentives and the Illinois Property Tax Assessment Freeze Program for historic properties, and in preparing neighborhood level plans that address neighborhood preservation issues.

Beyond the Comprehensive Plan’s land use framework, the Plan also provides historic preservation-related recommendations and strategies related to Downtown Bloomington, the Warehouse District, heritage tourism, Route 66, code enforcement, and local arts and culture. Specific historic preservation strategies emphasize creating design guidelines with predictable standards, updating historic district regulations to maintain adequate protective measures, and creating an accessible database of historic resources, including landscape elements such as historic gateways, carriage walks, brick streets and sidewalks. One key recommendation is to update Bloomington’s historic preservation plan as it “*...not only identifies the historic assets but also identified strategies and resources necessary to protect those assets* (Bloomington Comprehensive Plan, page 45).”

Other Plans and Policies

Bloomington Consolidated Plan 2020-2024 (2019)

In 2019, the City of Bloomington and Town of Normal, along with the McLean County Regional Planning Commission, created jointly a new five-year Consolidated Plan, which guides the use of Community Development Block Grant (CDBG) funds provided through the U.S. Department of Housing and Urban Development. Following an extensive community outreach process, the Consolidated Plan identified future funding priorities for housing and community development, including the preservation and rehabilitation of both rental and owner-occupied single and multi-family housing units through rehabilitation. The ability to rehabilitate affordable multi-family housing will be contingent upon the type and availability of federal and state tax credit programs and other funding sources. Demolition and clearance may be appropriate in the replacement of blighted units with new affordable housing.

Bloomington Brick Streets Master Plan (2017)

In 2017, the Public Works Department and the Historic Preservation Commission prepared a Brick Streets Master Plan that guides local decision-making on the preservation and maintenance of Bloomington's existing historic brick streets. Bloomington's 2015 Comprehensive Plan references brick street preservation as a key objective in maintaining community and neighborhood character. Brick streets within historic districts have priority for rehabilitation and maintenance along with potential historic districts identified in the 2004 Historic Preservation Plan.

Dimmitt's Grove Neighborhood Plan (2016)

In 2016, the McLean County Regional Planning Commission and the Dimmitt's Grove Neighborhood Association collaborated on the creation of a new neighborhood plan as recommended in the 2015 Comprehensive Plan. Dimmitt's Grove, a historic neighborhood encompassing 26 blocks located to the southeast of Downtown Bloomington, has a rich collection of historic homes from Queen Anne houses to Craftsman bungalows. The Neighborhood Plan, which incorporates an existing conditions assessment and extensive community engagement process, proposes several planning objectives and implementation actions, including enhancements to the municipal code enforcement program, establishing formal or informal programs to incentivize the deconversion of multi-family properties back to single-family homes, and creating a neighborhood conservation district. Other actions include Increasing neighborhood visibility through signage and public art and Increasing participation in the neighborhood association activities.

Downtown Bloomington Strategy (2013)

First initiated in 2008 and completed in 2013, the Downtown Bloomington Strategy provides a land use framework for downtown's future development and revitalization. In addition to its land use recommendations, the Strategy document includes a retail plan based on an extensive market assessment, parking and transportation initiatives, and potential implementation funding sources and partner agencies and entities. The document's key historic preservation strategies aim at both an incentive and regulatory approach: introducing a targeted loan or grant program for the Warehouse District, educating property owners on the tax benefits of rehabilitation, and adopting both a zoning overlay to guide new downtown development design as well as a "Historic Character District" that preserves existing historic buildings. Other strategies include encouraging public art and arts-based business development. The Strategy's implementation matrix summarizes key planning goals and recommendations.

Bloomington Strategic Plan – Vision 2025 (2010)

The Bloomington Strategic Plan, adopted by the City Council in 2010, establishes a vision and strategy framework for enhancing local economic development and quality of life. The Plan outlines core planning principles and five-year goals and objectives related to downtown and neighborhoods, the economy, transportation, education, recreation and quality of life with an aim to achieving long-term sustainability and livability. Stated planning goals incorporate several historic preservation related objectives, including preserving Downtown Bloomington’s historic buildings and revitalizing other traditional commercial and neighborhood areas. Creating strong partnership with residents and neighborhood associations to advance preservation and livability is another key planning goal.

West Bloomington Neighborhood Plan (2008)

In 2008, the Economic Development Council of Bloomington-Normal and the City of Bloomington established the West Bloomington Task Force to manage and guide the creation of a new neighborhood plan for the West Side neighborhoods of Olde Towne and Gridley, Allen and Prickett (GAP). The Neighborhood Plan assessed the area’s existing conditions and needs following an extensive community engagement process. Neighborhood Plan strategies include partnering with the property owners, housing development groups, and the City of Bloomington to rehabilitate vacant homes whenever feasible; establishing affordable live-work studios; and adopting a vacant building ordinance to mitigate blight conditions where they exist. Other initiatives involve partnering with local non-profit organizations to construct new housing on vacant lots and educating owners of historic homes on available grant programs and tax incentives.

West Bloomington Plan Area and Neighborhood Conditions Report (2008)

In 2008, the City of Bloomington conducted a survey of building conditions in portions of West Bloomington as part of its Community Development Block Grant (CDBG) Consolidated Plan for 2010-2015. The survey area, coinciding with the same neighborhood boundaries used in the West Bloomington Neighborhood Plan, documented 657 properties, of which 62 percent were deemed in sound condition or requiring minor repairs. The Conditions Report also provided an overview of existing land uses, zoning designations and public infrastructure as well as key demographics and housing data. In 1974, Illinois SHPO conducted a statewide survey and inventory of individual properties with architectural and historical significance. The survey identified twenty properties in West Bloomington that were subject building condition assessments in the Conditions Report. Recommendations for neighborhood future improvements consist of housing repair and rehabilitation, conservation and historic preservation as well as sidewalk and various infrastructure enhancements.

Main Street Redevelopment Plan (2007)

The 2007 Main Street Redevelopment Plan, undertaken in partnership with the City of Bloomington, the Town of Normal, Illinois State and Illinois Wesleyan Universities, and BroMenn Health Care, proposes a new planning, urban design, transportation and regulatory framework for enhancing Illinois Route 51 (Main Street), which serves as Bloomington-Normal principal north-south transportation artery. A focus of the Redevelopment Plan is the adoption of a form-based code, a more designed based zoning approach better suited than other conventional methods in encouraging compatible new development, especially in neighborhoods with distinct architectural character, particularly south of Downtown Bloomington near the IWU campus and along Ridgewood Terrace. The Redevelopment Plan also outlines several streetscape and transportation enhancements to Main Street to promote pedestrian safety and alternative transportation modes.

Bloomington Historic Preservation Plan (2004)

In 2004, the City of Bloomington adopted a new Historic Preservation Plan, which updates the previous Five-Year Preservation Plan created in 1987. The 2004 Preservation Plan provides a historic context overview and description of important historic resources, along with new preservation planning goals and recommendations. A Certified Local Government grant from Illinois SHPO helped underwrite the Preservation Plan's preparation. Recommendations for new historic landmarks and districts included:

- *Ewing Manor*
- *East Washington Street and Country Club Neighborhoods*
- *East Grove Street (Denver to Mercer) in the Founder's Grove Neighborhood*
- *White Place*
- *Illinois Wesleyan University neighborhood*
- *Berenz Place Neighborhood*
- *Evergreen Memorial Cemetery*
- *Miller Park*
- *South Hill Neighborhood near Miller Park*
- *Forty Acres Neighborhood near the former Chicago and Alton Railroad shops*
- *Ridgewood Terrace*
- *Thematic designations involving the work of local architects, commercial and industrial sites, transportation-related properties, religious buildings, schools and vernacular house types.*

Additional key plan recommendations include:

- *Complete a comprehensive intensive survey of all historically, culturally and architecturally significant pre-1951 properties within Bloomington*
- *Update of previous surveys where needed.*
- *Designate Planning and Code Enforcement Department as the permanent location to store historic preservation records.*
- *Review and update the Historic Preservation Commission's operational procedures and ordinance, including the creation of design guidelines*
- *Request dedicated funding to support preservation activities from the City's budget.*
- *Increase public awareness and educational activities including the distribution of brochures, organizing the annual Heritage Preservation Awards, and supporting the programs of the McLean County Historical Society and the Old House Society.*
- *Encourage the cooperation of neighborhood associations in areas with potential historic districts.*
- *Continue integrating preservation goals and priorities into the City's and McLean County's planning processes.*

RELATED POLICIES AND PLANS

The National Historic Preservation Act of 1966

The National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) is the nation's primary historic preservation law. The act created the National Register of Historic Places, the official list of properties significant in the history, architecture, archeology and culture of the United States. The act also called for the creation of State Historic Preservation Offices (SHPOs) to administer the national program at the state level.

In addition, any project that involves federal funds, licenses or permits is reviewed in accordance with Section 106, which establishes procedures to be followed by federal agencies whose actions may directly or indirectly have an effect on historic properties and directs those agencies to consult with the SHPO to assess those effects. The Advisory Council on Historic Preservation, also established by the National Historic Preservation Act as an executive level agency, may also consult on federal undertaking matters affecting resources listed or eligible for listing in the National Register. Examples of federal undertakings include permits from the Federal Communications Commission regarding the installation of cell towers in National Register Historic Districts or funding for housing rehabilitation provided by the U.S. Department of Housing and Urban Development.

Certified Local Government (CLG) Program

In 1980, Congress amended the National Historic Preservation Act to implement the Certified Local Government (CLG) Program, which allows for local communities to participate in statewide preservation planning activities, including access to grants and resources allocated by the U.S. Congress. The CLG Program is administered between the U.S. Department of the Interior – National Park Service, the Illinois State Historic Preservation Office (SHPO), and the designated CLG's – of which Bloomington is one – with the central purpose of developing a strong, effective historic preservation program at the local level. To become a CLG in Illinois, a local community must establish a Historic Preservation Commission and adopt a historic preservation ordinance and enforce applicable state and local laws; maintain an adequate and qualified Historic Preservation Commission; maintain a system for the survey and inventory of historic properties; and provide for public participation in the local historic preservation program.. Local CLGs also play a role in National Register nominations by reviewing and commenting on nominations before submission to the Illinois Historic Sites Advisory Committee and may be eligible to receive planning, survey, and National Register grants. Bloomington became a Certified Local Government in 1985.



*Corn Belt Bank Building, Source: City of Bloomington - Left Image
101 West Jefferson Street - Top Right Image*

RELATED POLICIES AND PLANS CONTINUED...

(65 ILCS) Illinois Municipal Code, Division 12: Plan Commission

Under the Illinois Municipal Code (65 ILCS) 5/11-12-5(1)), a municipal plan commission is responsible for preparing and recommending a *“comprehensive plan for the present and future development or redevelopment of the municipality.”* Furthermore, a comprehensive land-use plan must reflect local conditions, concerns, and goals. A comprehensive plan is typically composed of a several interrelated elements and chapters defined within the Illinois Local Planning Technical Assistance Act (Public Act 92-0768). Section 25 (a) (10) of the Act further defines what elements local communities may incorporate in comprehensive plans, including *“...agriculture and forest preservation; human services; community design; historic preservation; and the adoption of sub plans, as needed.”* Although both acts do not explicitly require the development and adoption of historic preservation plans as elements to a municipal comprehensive plan, local communities are free to do so *“...based on the needs of the particular unit of local government.”* Therefore, under Public Act 92-0768, this Community Preservation Plan may function as an element of any revised or updated local comprehensive plan.

20 ILCS 3420, Illinois State Agency Historic Resources Preservation Act

Like the Section 106 review authorized under the NHPA, the Illinois State Agency Historic Resources Preservation Act requires State of Illinois agencies to consult with Illinois SHPO on any state-funded, licensed, or permitted action that may adversely impact properties eligible for, or already listed in, the National Register of Historic Places.

Illinois State Preservation Plan 2012-2016

Every five years, the Illinois SHPO prepares a state-wide plan that defines how historic preservation can benefit Illinois. Following extensive surveys and outreach activities to gather feedback from Illinois stakeholders, the Preservation Plan provides a goal framework for statewide preservation action, including:

1. *Increasing public awareness in Illinois of the value of historic preservation.*
2. *Improving education and training of professionals, students, and the public on historic preservation techniques.*
3. *Finding more funding for preservation and remove economic barriers to preservation.*
4. *Increasing partnerships among preservation groups and related organizations.*
5. *Expanding the capacity to identify historic resources.*

Livingston Building - Top Left Image

*Horatio Bent School at 904 North Roosevelt Avenue,
Source: City of Bloomington - Right Middle Image*

Scott-Vrooman Mansion at 701 East Taylor Street - Bottom Right Image

LEGAL CONTEXT

(65 ILCS 5/11-13) Illinois Zoning Enabling Act

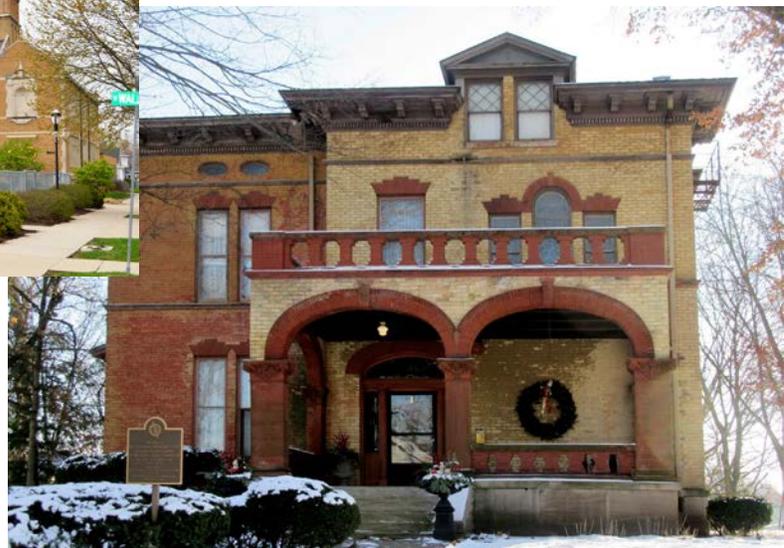
The Illinois Zoning Enabling Act (65 ILCS 5/11-13) includes a provision that allows municipalities “to ensure and facilitate the preservation of sites, areas, and structures of historical, architectural, and aesthetic importance.” This Act provides further legal ground for local Illinois communities to enact preservation ordinances and historic district overlays within zoning ordinances.

(65 ILCS 5/11-48.2) Illinois Historic Areas Protection Act

Under the Illinois Historic Areas Protection Act (65 ILCS 5/11-48.2) the State of Illinois allows local municipalities “to have the power to provide for official landmark designation by ordinance of areas, places, buildings, structures, works of art, and other objects having a special historical value,” and allows for the regulation of those “designated properties.” This act provides the basis for local Illinois communities to enact local historic preservation ordinances. Under the U.S. Supreme Court’s decision Penn Central Transportation Company versus City of New York (1978), local Historic preservation ordinances are a valid constitutional exercise of the municipal police power as granted under the 10th Amendment of the U.S. Constitution.

Illinois State Constitution, Article VII, Local Government, Section 6(A) Power of Home Rule Units

Communities in Illinois over 25,000 in population are automatically granted “home rule” status, and therefore, are given the power to perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare ” ...including enacting zoning and historic preservation ordinances.”



Bloomington Code of Ordinances, Chapter 44: Zoning Ordinance

A key element in any municipal preservation program is the ability to preserve and protect a community's historic resources, establish local landmarks and districts, and conduct effective design management over designated resources. In Bloomington, both the Historic Preservation and Planning Commission play roles in administering the Historic Preservation Ordinance, first adopted in 1983, and its related landmark and historic district designation and design review processes.

The following is a summary and analysis of the relevant portions of the Bloomington Zoning Ordinance and historic preservation provisions as they compare with the Illinois Model Historic Landmark Ordinance developed by the Illinois SHPO. Recommended updates and changes are in italics.

Article VIII – Zoning Overlay District Regulations; Subsection 44.801.C –

S-4 Historic Preservation District

This section creates the S-4 Historic Preservation District Zoning Overlay to promote the protection and preservation of properties and areas with special historic character or value in Bloomington. The S-4 District applies as an overlay on existing base zoning districts with specific preservation purposes and objectives.

- *While Illinois communities do not customarily use historic preservation zoning overlays to designate local landmarks and districts, they are common in other states. Illinois CLGs typically do not designate landmarks and districts as a zoning action.*

It means that the development, rezoning or subdivision of a lot with S-4 Zoning, or an application for a variance to an S-4 Zoned property, shall not be approved if it will have a detrimental impact on the landmark or district, and that S-4 Zoning should take precedence over underlying zoning requirements in these cases.

Article VIII – Zoning Overlay District Regulations; Subsection 44.804.B –

Historic Preservation District

Subsection 44.804.B permits local landmark and historic district nomination submission by members of the Historic Preservation Commission, the City Council, the owner of record, or any other person or organization.

- *This section is compatible with other local preservation ordinances as well the Illinois Model Ordinance. Consider amending the language to specify “any Bloomington resident or organization” to prevent any outside influences in the nomination and designation process. The procedures for landmark designation allow for public input with the City Council having final approval. Consider adding additional requirements for residents and organizations submitting nominations such as requiring documentation that the property meet more than one criterion for designation, the reason for the nomination or a nomination fee.*

Included in Subsection 44.804.B is the application criteria and designation process for Local S-4 Landmarks and Historic Districts, which involve the Historic Preservation and Planning Commissions.

- *The designation criteria appear tailored for individual properties. Consider adding additional criteria for designation of Local Historic Districts. The Illinois Model Ordinance provides separate criteria for Landmarks and Historic Districts, a common practice in other local preservation ordinances. The Illinois Model Ordinance also suggests that the nomination includes a petition of signatures of no less than 51 percent of the property owners in a proposed historic district. This provision is not common in other local preservation ordinances.*
- *Consider streamlining the designation process in accordance with the above recommendations by limiting the role of the Planning Commission to reviewing broader planning impacts to a proposed Local Landmark or Historic District designation earlier in the designation process, perhaps before the Historic Preservation Commission hearing. Afterwards, the Planning Commission can then recommend the S-4 Overlay adoption to the City Council.*

Subsection 44.804.B also permits an appeal of a Planning Commission determination that a property does not meet designation criteria.

- *In tandem with the previous recommendation, should the Planning Commission have a more limited role the designation process, a revised provision would allow the appeal by a designation decision of the Historic Preservation Commission.*

Subsection 44.804.B outlines procedures for final City Council approval of a Local Landmark or Historic District by ordinance. Upon designation, The Planning Commission classifies a Local Landmark or Historic District as an S-4 Historic Preservation District zoning overlay district.

- *These procedures are line with the Illinois Model Ordinance and other community preservation ordinances although it is not customary in Illinois communities to use zoning overlays to designate landmarks and districts.*

Subsection 44.804.B requires that existing bulk and height regulations, building alterations and new construction must follow underlying zoning standards and receive Historic Preservation Commission approval to maintain the character of locally designated Landmarks or Historic Districts.

- *While this language is not common in most preservation ordinances, it is appropriate within a zoning ordinance to provide additional protection for designated properties.*



100 Block West Washington Street - Left Image
300 Block North Main Street - Right Image



Article XVII – Administrative Procedures and Enforcement; Subsection 44.1702.A – Decision-Making Bodies (Board of Zoning Appeals, Historic Preservation Commission, Planning Commission)

Subsection 44.1702.A outlines various administrative procedures and requirements for commissioners and board members of Board of Zoning Appeals and the Historic Preservation and Planning Commissions, including term limits, officer selection, duties, quorum, voting, open meetings, and conflicts of interest. Board and Commission members may serve three consecutive three-year terms.

- *These provisions are consistent with most local preservation ordinances; however, consider reducing the number of terms from three to two to promote broader community involvement in the Historic Preservation Commission.*

Article XVII – Administrative Procedures and Enforcement; Subsection 44.1702.C – Historic Preservation Commission

This subsection defines the membership and composition of the Historic Preservation Commission. The Commission comprises seven members who must reside within the City of Bloomington or own property within city limits and live within five miles of Bloomington’s corporate boundaries.

- *Most ordinances limit eligibility to residents of the municipality. This broader eligibility is unusual, and while it expands the potential pool of applicants, it also carries the risk that nonresidents will have a greater voice in Commission deliberations.*

In addition to the above Commission membership composition requirements, Subsection 44.1702.C defines a commissioner as someone with “...a demonstrated interest in the history or architecture of the City, and at least one member of the Preservation Commission should, if possible, be an Illinois registered architect, one an attorney and one a person experienced in real estate.”

- *This is generally in line with most local preservation ordinances. Consider including other professions such as historians, contractors, engineers, city planners and historic preservation professionals, as well as owners of locally designated properties or members of a neighborhood association that may be owners of designated historic properties.*

Subsection 44.1702.C also lists twenty-two (22) powers and duties of the Historic Preservation Commission, including nominating landmarks and historic districts to the National Register of Historic Places, conducting design review, developing specific design guidelines, and informing and educating Bloomington residents on local heritage, among others.

- *These are generally in keeping with the Illinois Model Ordinance and other community preservation ordinances.*

Subsection 44.1702.C outlines procedures for planning and conducting historic resource surveys and commission-initiated Local landmark nominations and designation.

- *This language is identical to that found in the Illinois Model Ordinance.*

Article XVII – Administrative Procedures and Enforcement; Subsection 44.1702.D – Planning Commission

This section defines the membership and composition criteria for the Planning Commission and its powers and duties.

- *In relation to previous comments regarding the Planning Commission’s role in the Local Landmark and Historic District designations, the Bloomington Zoning Ordinance does not reference the Commission’s power to review and recommend designations to the City Council. Should the Planning Commission retain a role in the designation review process, the Zoning Ordinance must clarify and specify that role.*

Article XVII – Administrative Procedures and Enforcement; Subsection 44.1704 – Application Processing

Subsection 44.1704 provides guidance on reviewing completed nomination applications, application staff reports, referrals, concurrent and successive applications.

Article XVII – Administrative Procedures and Enforcement; Subsection 44.1706 – Zoning Map (rezoning) and Text Amendments

Subsection 44.1706 outlines application requirements and public hearing procedures before the Planning Commission. The Planning Commission makes final recommendations to the City Council based on criteria for consideration outlined in this section. Only the City Council, the property owner or the holder of a valid purchase contract can initiate a zoning map amendment.

- *While the Historic Preservation Commission does not have a role in the zoning map amendment process, the Bloomington Zoning Ordinance specifies all S-4 Landmarks as zoning overlays, and the Planning Commission reviews these as map amendments. There appears to be conflicts in the language in Section 44.804.B, which allows any member of the public to nominate a property for S-4 designation, and the language in this section that requires the request to be from the City Council or property owner. The City of Bloomington may consider amending the language in both sections to allow the addition of S-4 Landmarks to the zoning map automatically upon approval of the designation by City Council. It stands to reason that if the City is supportive of designating a property with the S-4 Landmark overlay, then it meets the criteria for amending the zoning map.*

Article XVII – Administrative Procedures and Enforcement; Subsection 44.1710 – Certificate of Appropriateness

Subsection 44.1710 outlines requirements for a Certificate of Appropriateness (COA) applications for any work affecting Local Landmarks and properties within Historic Districts reviewed and approved by the Historic Preservation Commission prior to the issuance of a building or demolition permit. It also requires an owner apply for a COA through forms provided by the Community Development Department and establishes a process and timeline for Commission decisions and conditional approvals.

- *This provision provides language outlining actions that are exempt from COA requirements. It is consistent with the Illinois Model Ordinance and other local preservation codes.*

Subsection 44.1710 also establishes ten (10) general standards and eight (8) design guidelines to guide the Commission COA decision-making.

- *These criteria, or general standards and design guidelines generally reflect the Illinois Model Ordinance, which also references the Secretary of Interior’s Standards for Rehabilitation.*

- *Consider adopting more detailed, user-friendly design guidelines which are specific to historic properties and districts in Bloomington. This document could include illustrations and photographs for use by the Historic Preservation Commission COA application reviews and as an educational tool for property owners.*

Subsection 44.1710 also provides detailed application and review procedures for a Certificate of Economic Hardship (COEH), as well as permitting the Commission to designate a subcommittee to review and approve COA applications when a delay in the meeting of the Commission will cause hardship to the applicant.

- *Subsection 44.1710 requires the Historic Preservation Commission to first deny a COA application for an applicant to then apply for a COEH. This practice is consistent with the Illinois Model Ordinance.*
- *Some local historic preservation commissions find that creating a permanent committee to review COA applications that meet accepted design standards and guidelines helps in streamlining the process. It also creates a more informal atmosphere for discussing applications with property owners. For those applications that propose significant changes, the subcommittee can forward the application to the full Commission at its regular meeting.*

Subsection 44.1710 authorizes the Commission to designate municipal staff to review and approve certain types of COA applications.

- *Municipal administrative approval of COA applications for work of a minor nature, such as repair, replacement of materials in-kind, work not visible from the street, or other items agreed upon by the Historic Preservation Commission is appropriate and can expedite the review process.*

Decisions of the Historic Preservation Commission on COA and COEH applications are final and reviewable only in the court in accordance with the applicable State of Illinois statutes. If the denial of the COA was by fewer than five members of the Historic Preservation Commission, the applicant may appeal the decision to the City Council.

- *Most local historic preservation ordinances allow an applicant to appeal any denial of a COA or COEH to the City Council, which is consistent with the Illinois Model Ordinance.*

Article XVII – Administrative Procedures and Enforcement; Subsection 44.1711 – Demolition Review

Subsection 44.1711 requires review municipal staff and/or the Historic Preservation Commission of all demolition permits for properties older than 50 years, greater than 500 square feet which are not locally designated.

- *This provision is relatively new, with the intent to delay demolition by no more than 60 days to determine if a property possesses architectural or historical significance. Refinements to this provision could include specific criteria for understanding significance. A 60-day delay period does not seem to be a sufficient amount of time when determining a potential alternative for demolition. Ninety days is more commonplace.*

301 West Monroe Street, Source: City of Bloomington - Left Image

409 South Center Street, Source: Jean L. Guarino - Middle Image

*Jacob Stautz Butcher Shop at 501 West Market Street,
Source: City of Bloomington - Right Image*

DESIGN REVIEW

Design review is the process in which a local historic preservation commission evaluates the appropriateness and architectural compatibility of public and private projects involving alterations and additions to landmarks and properties within historic districts. In the context of this Community Preservation Plan, the Bloomington Historic Preservation Commission conducts design review through the Certificate of Appropriateness (COA) application process for Local S-4 Landmarks and Historic Districts. To receive a COA, an application must meet the design review standards and guidelines specified within the local historic preservation ordinance. The design review process may vary somewhat from one community historic preservation ordinance to another.

Many local historic preservation commissions use the *Secretary of the Interior's Standards for Rehabilitation* as a basis for design review decisions while other communities may create and adopt their own design standards and guidelines to address local design and historic preservation issues and needs. For Bloomington, the Historic Preservation Commission uses the *Architectural Review Guidelines*, based on the Village of Oak Park Architectural Review Guidelines, for design review purposes and to determine the appropriateness of alterations, repairs and demolitions of buildings and structures designated as Local S-4 Landmarks or located within Local Historic Districts. Chapter 44, Subsection 44.1710 of the Bloomington Zoning Ordinance, "Certificate of Appropriateness," governs the design review process.

BUILDING AND FIRE CODES

The City of Bloomington currently uses the 2012 versions of the International Residential, Building and Fire Codes. The City Council is currently reviewing the potential adoption of the 2018 versions of these codes.

PRESERVATION ADMINISTRATION

Currently, the City's Planning and Zoning Division assigns one staff position to provide support and administration to the Historic Preservation Commission on a part-time basis with duties including reviewing and processing COA applications, managing Commission operations, overseeing survey and documentation projects, and maintaining Bloomington's CLG status.



FEDERAL, STATE AND LOCAL INCENTIVES

Summarized in this section are several financial incentive and assistance programs offered by the City of Bloomington and at the federal and state levels.

Local Incentives

Eugene D. Funk, Jr. Historic Preservation Grant Program

The Eugen D. Funk, Jr. Historic Preservation Grant Program provides financial assistance to owners of properties with S-4 Historic Preservation District Zoning. Eligible work includes the rehabilitation and restoration of primary and secondary building architectural features and elements. The Bloomington Historic Preservation Commission administers the program. The program provides funding for up to 50 percent of the total cost of eligible exterior work with a maximum grant amount of \$5,000 per project. An applicant may receive one grant per year, although major rehabilitation projects may receive two.

Harriett Fuller Rust Facade Grant Program

The Harriett Fuller Rust Facade Grant Program provides financial support to Downtown Bloomington property or business owners for building rehabilitation, repair or restoration work. Like the Funk Grant Program, the Historic Preservation Commission also administers the application process. Property or business owners can receive grants up to 50 percent of the total cost of qualified facade improvement project, 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 award may increase up to an additional \$20,000 to pay for documented costs associated with a structural inspection(s), architectural drawings and engineering reports to determine the building's safety and structural integrity. Properties with residential on the ground floor will be determined eligible on a case by case basis.

Eligible work includes exterior storefront or building façade rehabilitation and structural work, as well as architectural drawings, structural inspections, and asbestos and lead paint removal. Proposed work must be in substantial compliance with the Secretary of Interior's Standards for Rehabilitation. Regular maintenance work is not eligible expense. The Commission gives preference to buildings of architectural or historic significance.

Federal Incentives

20 Percent Federal Historic Preservation Tax Credit Program

Since 1976, the National Park Service, in partnership with the Internal Revenue Service and the Illinois SHPO, administers the Federal Historic Preservation Tax Credit Program (Federal HPTC) provides a 20 percent tax credit of Qualified Rehabilitation Expenditures (QREs) to owners and developers of income producing historic buildings who undertake a substantial rehabilitation project. To be eligible, a building must be a certified historic structure — buildings individually listed in the National Register of Historic Places or considered contributing building in a National Register or state or local historic district certified by the Secretary of the Interior. A qualified building rehabilitation project must also meet the Secretary of the Interior's Standards for Rehabilitation. Both the Illinois SHPO and National Park Service review projects for conformance to the Standards.

Low Income Housing Tax Credit

Established as part of the U.S. Tax Reform Act of 1986, the Low-Income Housing Tax Credit (Federal LIHTC) provides a dollar-for-dollar tax credit for investors in affordable housing projects. In Illinois, the Illinois Housing Development Authority (IHDA) allocates the credit as part of an annual or semi-annual competitive application process. Claimed over 10 years, LIHTC may help underwrite both rental housing rehabilitation and new housing construction. Developers may pair LIHTC with the Federal Historic Preservation Tax Credit for the rehabilitation of certified historic residential structures or buildings adapted to housing purposes.

Underrepresented Communities Grant Program

Managed by the National Park Service, the Underrepresented Communities Grant Program (URC) works towards diversifying nominations to the National Register of Historic Place to include underrepresented communities. The program receives its funding through the Historic Preservation Fund (HPF), established by the National Historic Preservation Act of 1966. Eligible projects include surveys and inventories of historic properties associated with underrepresented populations, as well as the National Register nominations. The National Park Service awards grants through a competitive process and do not require a local match.

Preservation Easements

A preservation easement donation is a one-time charitable, Federal income tax deduction equal to the appraised value of the preservation easement. The easement assigns the right to review and approve alterations to a qualified non-profit organization for the purpose of preserving the property in perpetuity. Property must be a certified historic building within the National Register of Historic Places, individually listed, or contributing to a local landmark district. Landmarks Illinois, the statewide advocacy organization, is the principal recipient of preservation easements in Illinois.

State Incentives

Illinois Historic Preservation Tax Credit Program

Created in 2019, the Illinois Historic Preservation Tax Credit Program (Illinois HPTC) provides a state income-tax credit equal to 25 percent of a project's QREs to owners and developers of certified historic structures who undertake significant rehabilitation. The purpose of the program is to create jobs, stimulate local Illinois economies, and revitalize historic buildings and neighborhoods. Unlike the Federal Historic Preservation Tax Credit, which has no tax credit limits per project, the Illinois HPTC caps available tax credits at \$3 million per project with a maximum of \$15 million in 2019. The State of Illinois will only allocate \$75 million in state tax credits over a five-year period between 2019 and 2023. Applications to the program must meet several other eligibility priorities, including the location of the property in a census tract that has a median family income at or below the Illinois median family income; whether the property was previously owned by a federal, state, or local governmental entity; and, whether the rehabilitation plan includes a community development entity or a not-for-profit organization, among others. Developers and investors may use the Illinois HPTC in tandem with the Federal program. The Illinois SHPO administers the program.

Illinois Property Tax Assessment Freeze Program

Owner-occupied residential properties listed in the National Register individually or contributing as part of a district, or a locally landmarked or contributing building to a local district in a community whose ordinance has been certified for the tax freeze by the Illinois SHPO, are eligible to participate in the Illinois Property Tax Assessment Freeze Program administered by the Illinois SHPO. The program freezes a property's assessed valuation for a period of eight years, after which the valuation rises in steps to its actual market value over a period of four years. In addition, to qualify, a property owner must spend an amount equal or exceeding 25 percent of the fair cash value of the house, as determined by the local assessor on a qualified rehabilitation that meets the Secretary of the Interior's Standards for Rehabilitation. The Illinois SHPO reviews all applications to the Tax Assessment Freeze Program.

Illinois Certified Local Government (CLG) Grants

Administered by Illinois SHPO, CLG grants partially underwrite several preservation activities, including survey and documentation, National Register nominations, historic preservation plans, design guidelines, and various education and outreach activities. Such grants require a 30 percent match by a local governmental agency.

Illinois Affordable Housing Tax Credit

The Illinois Affordable Housing Tax Credit program (IAHTC) advances local affordable housing efforts by providing Illinois income tax credits to donors to qualified non-profit affordable housing sponsors and entities. The tax credit is equal to 50 percent of the donation value where donations may include money, securities, real estate or personal property. Donations must exceed \$10,000 in total value and must occur within one year of a tax credit reservation from the Illinois Housing Development Authority (IHDA). Developers and investors may use the IAHTC in tandem with other historic preservation tax credit programs.

Illinois Housing Development Authority Tax Exempt Bond Programs

The Illinois Housing Development Authority offers several tax-exempt bond programs for financing housing programs in conjunction with the Low-Income Housing Tax Credit.

Illinois Affordable Housing Trust Fund - Single Family Rehabilitation Program

Administered by IHDA, the Single-Family Rehabilitation Program provides funding to municipalities or non-profit organizations for local homeowner rehabilitation projects. Program applicants must possess proven experience in property rehabilitation or have partnerships with local or regional agencies that possess such experience. Funding partners must also demonstrate capacity for construction management. Eligible homeowners may receive up to \$45,000 in financial assistance but must meet certain household income requirements. The Illinois Affordable Housing Trust Fund, administered by IHDA, underwrites the Single-Family Rehabilitation Program.

Illinois Housing Development Authority Abandoned Property Program

The IHDA Abandoned Property Program provides grants to municipalities and counties for the costs incurred in facilitating the rehabilitation of abandoned properties. Like the Single-Family Rehabilitation Program, the applicant must demonstrate capacity and experience to carry out and manage the rehabilitation project. Administered by IHDA, the State of Illinois funds the program through foreclosure filing fees.

African American Civil Rights Grant Program

The African American Civil Rights Grant Program (AACR), managed by the National Park Service and funded through the Historic Preservation Fund, supports projects that document, interpret, and preserve the sites related to the African American Civil Rights Movement. Eligible projects include a broad range of planning, preservation and research initiatives, as well as survey, documentation, interpretation, education, architectural services, historic structure reports, preservation plans, and bricks and mortar repair projects. The National Park Service awards grants through a competitive process with no local match requirement. Local governments and non-profit organizations are eligible to apply.

Other Incentive and Grant Programs

National Trust Preservation Funds

Preservation Fund Grants, offered by the National Trust for Historic Preservation, encourages preservation at the local level by providing seed money for various preservation efforts, including underwriting technical assistance initiatives and in facilitating private-sector involvement in preservation projects. Eligible initiatives may also include community sustainability, historic property stewardship, cultural diversity and preservation, and public land heritage resources.

African American Cultural Heritage Action Fund

Grants from the National Trust for Historic Preservation's African American Cultural Heritage Action Fund serve to advance ongoing preservation activities for historic sites, museums and landscapes representing African American cultural heritage. The fund supports work in four primary areas: capital projects, organizational capacity building, project planning, and programming and interpretation.

Preservation Heritage Fund

Landmarks Illinois, the statewide preservation advocacy organization, currently manages the Preservation Heritage Fund, which provides grant monies to preserve or protect significant buildings and sites in Illinois. Significant buildings under threat of demolition, imminent deterioration or are of such architectural importance that their preservation will benefit the Illinois public, are high priority candidates for the Fund.

Barbara C. and Thomas E. Donnelley II Preservation Fund Grant Program

In addition to the Preservation Heritage Fund, Landmarks Illinois also manages the Barbara C. and Thomas E. Donnelley II Preservation Grant Program, which underwrites a variety of preservation initiatives, including National Register nominations, building feasibility studies, design guidelines, historic structures reports, and educational activities.



715 East Empire Street, Source: Jean L. Guarino - Left Image

Chicago & Alton Railroad Freight House 801 West Chestnut Street, Source: Jean L. Guarino - Right Image



CITY BOARDS AND COMMISSIONS

The following section summarizes the relevant City of Bloomington boards and commissions that have specific roles in administering of the City's historic preservation program. In addition, this section also describes other preservation partner organizations, including governmental agencies and education and advocacy groups.

Bloomington Historic Preservation Commission

In 1983, City Ordinance No. 1983-93 created the Historic Preservation Commission with a membership of seven member commissioners. Chapter 44, Article 17-2 outlines the duties and authority of the Commission, which includes conducting historic resource surveys, recommending designation of Local Landmarks and Local Historic Districts, maintaining an inventory of locally designated historic properties and districts, recommending historic markers and wayfinding signage for historic properties, and nominating properties and historic districts to the National Register of Historic Places. Additional duties include advising owners of historic properties on available financial incentives, providing public education on historic preservation, developing design guidelines for locally designated properties, reviewing zoning and special use applications for locally designated properties, and conducting COA review.

Bloomington Planning Commission

The Planning Commission, a ten-member body, conducts public hearings and makes recommendations to City Council regarding zoning map and text amendments, including zoning map amendments for S-4 Historic Preservation District zoning. Currently, the Bloomington Zoning Ordinance vests the Planning Commission with additional authority to review Local Landmark and Historic District nominations prior to City Council review.

Bloomington Cultural Commission

In 2000, the Bloomington City Council created the Cultural Commission to oversee the development of the Bloomington Cultural District, which includes as its centerpiece effort, the rehabilitation of the Bloomington Center for the Performing Arts, as well as the development of additional arts and culture-related facilities on the surrounding properties. The Commission, an 11-member advisory body is also responsible for recommending cultural programs and encouraging private-sector support and participation in the Cultural District.

Bloomington Transportation Commission

The Transportation Commission advises the City Council on policy matters related to Bloomington's transportation network, including its brick streets, alleys, roadways, street parking, sidewalks, recreational pathways, bikeways and multi-use trails.

Bloomington Board of Zoning Appeals

The Board of Zoning Appeals conducts public hearings and reviews applications for special uses, zoning case appeals, variances, signage, and zoning code and map amendments.

CITY DEPARTMENTS

Community Development Department

The Community Development Department oversees building code inspections and enforcement and various other aspects of community development and planning. The Department's Planning and Zoning Division provides staff support for the Historic Preservation and Planning Commissions, as well as the review of planning, zoning and historic preservation applications. The Building Safety Division conducts zoning and building code inspections and administers the building permit and demolition permit process.

Public Works Department

The Public Works Department manages and maintains all public property in the City of Bloomington, including its streets, sewers, parkways, sidewalks, and municipally owned parking lots and other property. The Department includes the Engineering Division, which maintains the City's historic brick streets, stone curbs and sidewalks. The Department also provides staff support for the Transportation Commission.

Economic Development Department

The Economic Development Department promotes community economic diversity and growth through programs and financial incentives that support revitalization and revitalization initiatives and local business development. The Department also oversees the Downtown Division, which provides staff support for various downtown initiatives and special events, including the Farmers' Market, the Steampunk Festival and First Fridays.

Bloomington Parks, Recreation and Cultural Arts Department

In 1968, the City of Bloomington created the Parks and Recreation Department to manage the City's parks, golf courses, swimming pools and recreation programs. In 2009, the Department merged with the Bloomington Cultural District to form the Parks, Recreation and Cultural Arts Department. The Department comprises of five divisions which oversee existing and new parks, including the Constitution Trail, golf courses, recreational programs, the Miller Park Zoo and Cultural District, an outdoor theater space and the nearby Creativity Center housing arts education programs. The Department provides staff support for the Cultural Commission.



213-219 East Mulberry Street, Source: City of Bloomington - Left Image

Evergreen Memorial Cemetery, Source: City of Bloomington - Middle Image

English Lutheran/Wayman A.M.E. Church at 803 West Olive Street, Source: City of Bloomington - Right Image

PRESERVATION PARTNERS AND ADVOCATES

McLean County Regional Planning Commission

In 1967, the McLean County Regional Planning Commission formed as a seven-person steering committee, later formally recognized by the McLean County Board as the county's Metropolitan Planning Organization (MPO). The Commission provides planning leadership within the McLean County region at the neighborhood, local and county levels, and partners with other agencies to complete planning projects and programs with an emphasis on sustainability and community engagement.

Neighborhood Associations and Organizations

Bloomington has several active neighborhood associations committed to revitalizing housing and local beautification efforts, enhancing quality of life, and engaging residents in social and community-building activities. Among the more active neighborhood associations include the Dimmitt's Grove and Founder's Grove Neighborhood Associations, the West Bloomington Revitalization Project and the Davis-Jefferson Neighborhood Association.

Illinois State Historic Preservation Office (Historic Preservation Division), Illinois Department of Natural Resources

The Illinois State Historic Preservation Office (Illinois SHPO), Historic Preservation Division, Illinois Department of Natural Resources, is the state agency for historic preservation, which consults with counties, local communities, citizens, and organizations to preserve the state's architectural, archaeological and cultural resources. Illinois SHPO manages several programs, including the National Register of Historic Places, the Certified Local Government program, Section 106 reviews and state archaeology protection programs. The Agency also reviews project applications for the Federal and State of Illinois Historic Preservation Tax Credits.

Historic Sites Division, Illinois Department of Natural Resources

The Illinois Department of Natural Resources, Historic Sites Division, oversees 52 historic sites and memorials across Illinois, including the David Davis Mansion in Bloomington.

Landmarks Illinois

Landmarks Illinois is the statewide preservation advocacy organization with offices in Chicago and Springfield. The organization manages several initiatives, including a statewide endangered properties list, an annual awards program and several small grant programs: the Donnelly Preservation Fund, the Endangered Building Grant Program and the Preservation Heritage Fund. Landmarks Illinois is also active in legislative advocacy at the state and local levels.

Bloomington Center for Performing Arts at 600 North East Street, Source: McLean County Museum of History - Bottom Left Image

Illinois House at 207 West Jefferson Street - Top Right Image

McLean County Museum of History - Middle Right Image

McLean County Bank Building at 102 North Main Street (c. 1856) - Bottom Right Image

Illinois Route 66 National Scenic By-Way

In 2005, the portion of Route 66 in Illinois received designation as a National Scenic Byway by the U.S. Department of Transportation. As a non-profit organization, the Illinois Route 66 Scenic Byway works with 90 Illinois communities along Route 66 to promote economic opportunities for local businesses and promote heritage and cultural tourism.

McLean County Historical Society and Museum of History

Founded in 1892, the McLean County Historical Society serves as the major educational institution for Bloomington's history and heritage. The Society's Museum of History, housed in the former McLean County Courthouse and leased by the Historical Society in 1991, first opened in 1904. The Museum holds an impressive collection of research resources, historic maps and digitized historic photographs. The Museum partners with the City of Bloomington and other entities on history and research projects, as well as historic resource surveys and National Register nominations. Its exhibits have won numerous state and national awards for their excellence.



Bloomington-Normal Area Convention and Visitors Bureau

The Convention and Visitors Bureau (CVB), commonly known as VisitBN, promotes McLean County as a destination for tourists and visitors. The Bureau's mission is to encourage residents and visitors to stay in local hotels, visit local attractions and heritage sites, host meetings and sporting events at local venues and spend money at local restaurants and retail stores. In particular, heritage attractions including Route 66, sites associated with Abraham Lincoln, and local museums, generate increased tourism. In 2017, the most recent statistics collected by the CVB, over 200,000 people visited the region, generating over \$580,000 in hotel tax dollars. For every \$1 of hotel tax received, \$10.60 was returned to the local economy. This led to an economic impact of \$6,243,120. By collecting this data, the CVB provides the information showing how local tourism improves the quality of life and economic vitality of the region.

Old House Society

Founded in 1979, the Old House Society is a non-profit organization devoted to historic preservation education and advocacy in Bloomington. The Society's Salvage Warehouse provides an outlet for owners of historic homes to purchase salvaged building materials for building rehabilitation and restoration projects. The Society also provides a small Restoration Grant of \$500 (\$250 Salvage Warehouse credit and \$250 cash) for restoration projects on single-family homes. Since 1989, the Old House Society "*Gift to the Street*" award program has recognized 68 homeowners for outstanding restoration work. The award program is by application and provides a bronze plaque to the recipient.

Downtown Bloomington Association

The Downtown Bloomington Association (DBA) is a non-profit membership-based organization representing business owners, property owners and residents with a mission to revitalize and grow historic Downtown Bloomington through public-private partnerships. In 2005, the Illinois Main Street, a preservation-based downtown economic development program once funded through the Illinois Department of Commerce and Economic Opportunity, designated Bloomington an Illinois Main Street community.

David Davis Mansion Foundation

Since its establishment in 1986, the David Davis Mansion Foundation assists the Division of Historic Sites, Illinois Department of Natural Resources, in the preservation and interpretation of the David Davis Mansion, constructed in 1872 as the home of Judge David Davis. The Foundation is a membership-based organization which supports programs, exhibits and restoration efforts at the David Davis Mansion through fund-raising, education and outreach initiatives.

Ewing Cultural Center

In 1969, Hazel Buck Ewing bequeathed her 1929 home to the Illinois State University Foundation with the stipulation that the estate serve a function in promoting intercultural understanding. The Center includes 6.5 acres incorporating the Ewing Manor, designed in 1929 by architect Phil Hooten; the *Theatre at Ewing*, a 430-seat outdoor amphitheater which opened in 2000; and, the *Genevieve Green Gardens*, the landscaped grounds which surround and connect the Theatre and Manor.

Dreams Are Possible Training Center

The Dreams Are Possible Training Center, funded through the Illinois Prairie Community Foundation, adapted an 1880s neighborhood store into a training center for disadvantaged women to learn skills in the building trades. The training programs allow women to seek apprenticeships in the plumbing, sheet metal, electrical and carpentry trades, among others. The site is located at 1311 West Olive Street on Bloomington's West Side.



Franklin Square Historic District, Source: City of Bloomington





SECTION 4:

THE COMMUNITY SPEAKS



Cultivating local support for historic preservation requires regular engagement of property and business owners, institutions and residents on their ideas, aspirations and vision for how preservation can contribute to community vitality and sustainability. Community engagement also serves to inspire Bloomington stakeholders as future participants and leaders in local preservation efforts, whether led by the City of Bloomington, its Historic Preservation Commission and departments, neighborhood associations, and other preservation partners and entities. This Community Preservation Plan provides an opportunity to not only recognize the future of historic preservation in Bloomington but also the roles of many different partners and participants in achieving a compelling preservation vision.

In preparation of this *State of the City Report*, preparing the Community Preservation Plan, the City of Bloomington conducted the following engagement efforts to discuss and determine key preservation planning issues.

STAKEHOLDER LISTENING SESSIONS

The City of Bloomington organized several listening and interview sessions with a variety of Bloomington stakeholders, including:

- *Listening Session with the City of Bloomington Municipal Departments, including Planning and Zoning, Community Development, Traffic Engineering, Code Enforcement, Public Safety, Public Works, Economic Development, Corporation Counsel's office (February 24, 2020).*
- *Listening Session with local schools, universities, libraries and arts institutions, including Illinois Wesleyan University, McLean County Arts Center, Illinois State University, Milner Library, Bloomington Public Schools D87, and Illinois State University (February 24, 2020).*
- *Listening Session with the Chair of the Bloomington Historic Preservation Commission (February 24, 2020).*
- *Listening Session with Downtown Bloomington stakeholders, including City of Bloomington Downtown Development Division, McLean County Museum of History, and Ward 4 Council Member (February 25, 2020).*
- *Listening Session with Bloomington economic development entities, including Bloomington-Normal Convention and Visitors Bureau, City of Bloomington Economic Development and McLean County Chamber of Commerce (February 25, 2020).*
- *Interview Session with the Mid Central Community Action (February 25, 2020).*
- *Interview Session with the Eaton Studio and Gallery and the McLean County Museum of History (February 25, 2020).*
- *Listening Session with members of the Bloomington Historic Preservation Commission and the David Davis Mansion Historic Site (February 25, 2020).*

- *Listening Session with Bloomington Neighborhood Associations, including the Dimmitt's Grove Neighborhood Association, Westside Neighbors/Miller Park Neighbors, Dimmitt's Grove Neighborhood Association, Founder's Grove Neighborhood Association, the Vrooman Mansion, the Franklin Square Foundation/Franklin Square Association, West Market Street Council. West Bloomington Revitalization Project (February 25, 2020).*
- *Listening Session with the McLean County Regional Planning Commission, City of Bloomington Housing and Community Development Department and Deputy City Administrator (February 26, 2020).*
- *Listening Session with local realtors and architects, including Williams Realty, Coldwell Banker, and Workbench Architects (February 26, 2020).*
- *Listening Session with City of Bloomington municipal staff, including the Assistant City Engineer, Chief Building Official, Economic Development Coordinator, and Parks Project Manager (February 26, 2020).*
- *Listening Session with Community Preservation Plan Steering Committee (February 26, 2020).*
- *Presentation at the Regular Meeting of the Bloomington Planning Commission (February 26, 2020).*
- *Interview Session with Mayor of Bloomington and City Manager (February 27, 2020).*
- *Open Listening Session with various stakeholders including Crossroads, Illinois State University and City of Bloomington planning staff.*
- *Listening Session with the West Bloomington Neighborhood Association (May 29, 2020).*

With the exception of West Bloomington Neighborhood Association listening session, the City of Bloomington conducted all others on-site.



*Bloomington HS Homecoming (1942),
Source: McLean County Museum of History,
Pantagraph Negative Collection - Left Image*

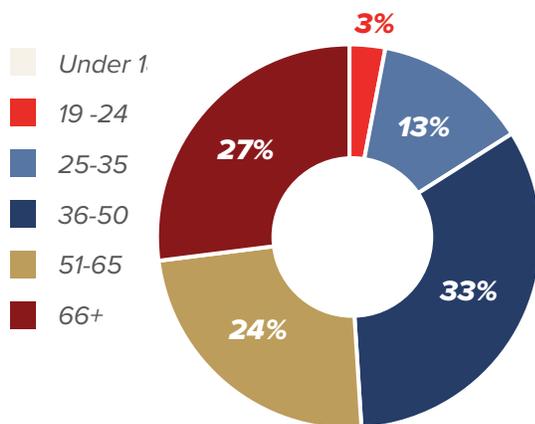
*McPherson Theater, IWU (1966/Dedicated 1963),
Source: IWU Local History Resources - Collections.Carli.Illinois.Edu - Right Image*

COMMUNITY WORKSHOP AND SURVEY

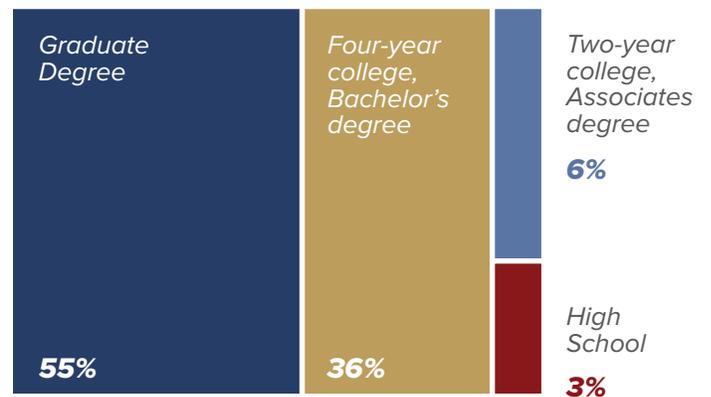
In addition to stakeholder listening sessions, the City of Bloomington and the Historic Preservation Commission planned an on-site community workshop for March 2020 to gain additional stakeholder feedback on key preservation planning issues. However, due to the impacts of the COVID-19 pandemic, an on-site community open house originally planned for March transitioned to an online survey format made available to the public through the City of Bloomington and the project website. Approximately 107 respondents participated in the survey. Key survey findings include:

Demographics

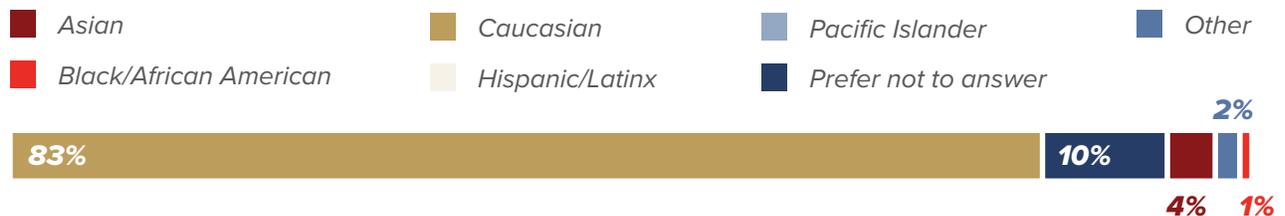
Age (70 Online Respondents)



Educational Attainment (71 Online Respondents)



Racial Breakdown (70 Online Respondents)



Map Images from Community Online Workshop #1

Key Questions

Do you feel historic preservation is a worthwhile goal for Bloomington?

93%
Yes

5%
No

2%
I don't know

"Listening Session with the City of Bloomington Municipal Departments, including Planning and Zoning, Community Development, Traffic Engineering, Code Enforcement, Public Safety, Public Works, Economic Development, Corporation Counsel's office (February 24, 2020)."

"Economic revitalization with historic structures already in place is a smart way to guard against sprawl while maintaining ties to the past. It keeps town centers together by keeping them viable and, frankly, more interesting than a strip mall or the remnants of our own larger mall. It saves dollars, saves higher quality building material, and anchors the town to its past with an eye for the future."

"Preserving historic buildings is the first step in understanding our history which is crucial to being able to learn from our history. This is a fortuitous time in our history to take this action."

"Once gone you cannot get it back. Seeing, touching history has more impact than books and pictures."

"Preservation of the buildings means preserving the history and character of the community-- significantly bringing pride as well as contributing to the attractiveness of the community as a destination for future residents as well as tourists. The resources are here, why not use what is here. Our community needs to know the value of what we have. There are three things that are of value in most old buildings: materials, craftsmanship and last but not least, architecture."



*New Home (1939), Source: McLean County Museum of History - Left Image
Ford Motors Dealership Building at 305 West Jefferson Street - Right Image*

Special People and Places that Matter

Preserving Bloomington's heritage includes both places, people and the stories that matter. The survey queried respondents on what people, population groups and places should be subject to further documentation and recognition.

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 or Local Historic Districts?

- *The Briarwood/Norbloom neighborhood — captures the feel of being the “heart” of the Bloomington*
- *Downtown*
- *South Hill Neighborhood has many old homes and sites vital for preservation in our community*
- *Berenz Place*
- *East Washington to Oakland Streets bordered by Clinton on the West and Mercer on the East Side*
- *1300 block of North Main and Ridgewood Terrace former Nierstheimer Drug and adjacent apartment complexes*
- *West Washington, West Side commercial center in 1950's-1960's*
- *Miller Park and South Hill Neighborhood*
- *Dimmitt's Grove Neighborhood*
- *Chicago and Alton railroad yard*
- *Historic Illinois Wesleyan University campus buildings*
- *West Side*
- *Parts of Founders Grove*
- *Pockets of historic neighborhoods yet recognized, such as Elmwood Road and Country Club Place itself and Funks Grove neighborhood properties*
- *The neighborhood surrounding the David Davis Mansion*
- *White Place Historic District and adjacent blocks*
- *Washington Street from Towanda/State Street to Mercer Street*
- *The older neighborhoods west of downtown, particularly those settled by different ethnic groups*
- *The grand houses around Miller Park*
- *Davis-Jefferson Local S-4 Historic District*
- *Harwood Place*
- *Ridgewood Terrace*

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

- *Highland Park Golf Course, due to its old, mature trees lining each fairway and the two extant brewery buildings*
- *Miller Park Zoo and the Miller Park Pavilion*
- *The houses on the east end of Miller Park and on Sunset west of Ewing Manor*
- *Bank at Washington/Center SW*
- *The Moses Montefiore Synagogue, St. John's Lutheran Church, and the Unitarian Universalist Church of Bloomington-Normal; they are all three near Towanda and Emerson*
- *Ewing Manor*
- *Trotter Fountain designed by Lorado Taft*
- *The old power station on Emerson Street*
- *The Alton Freight Depot on the East Side*
- *Former Stare Farm Building in downtown*
- *Zoo Katthoefer Animal Building, Miller Park Zoo*
- *Western Avenue Community Center*
- *The Oaks (not necessarily the apartment in front of the original Gridley home)*
- *Bloomington's Art Deco school buildings*
- *Any building designed by Pillsbury or Moratz*
- *More sites that designate the histories of underrepresented communities; For example, the placard at Miller Park's segregated beach tells an important but overlooked story*



Raymond School at 1402 West Olive Street, Source: City of Bloomington - Left Image

Old Power Station at 402 South Roosevelt Avenue (Jean L. Guarino) - Middle Image

People's Bank at 120 North Center Street - Right Image

Local Preservation Understanding

The following summarizes stakeholder understanding of local preservation program, issues and barriers.

Were you aware of the following incentive programs?

Eugene D. Funk, Jr. Historic Preservation Grant Program



Harriet Fuller Rust Facade Grant Program



Illinois Historic Preservation Property Tax Assessment Freeze



Illinois Historic Preservation Tax Credit



Federal Historic Preservation Tax Credit



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

“Increasing the amount of available grant money would be helpful.”

“Simple incentives for owners of historic homes (e.g. those built prior to 1940) to modernize utilities (e.g. plumbing, electrical, heating/cooling systems). Older homes are more likely to have prohibitively high modernization costs that would discourage low-income or first-time homebuyers from improving properties.”

“All of these incentive programs need an expanded public awareness campaign — the majority of residents have no idea of these benefits, and they still view historic designations as “bad for development, in terms of renovations and property investments.”

“Low interest restoration loans.”

“Something like the Rust Grant would be helpful if proceeds are available to all, not just the downtown area. The Funk Grant would be better if it did not have a cap of \$2,500 to \$5,000. It would also be nice not to necessarily have to come up with 50 percent of the project from the owner or have a minimum amount for a project in case you had something smaller to do.”

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

“We need to work to educate prospective buyers that there are financial incentives available to owners of historic properties. Enlisting the help of local Realtors and lending institutions would greatly aid this effort.”

“Neighborhood associations, working in conjunction with neighborhood church groups and educational institutions in the local community, can identify preservation opportunities in local neighborhoods and through their preservation efforts can revitalize those neighborhoods by creating affordable and attainable housing. Historic preservation projects do not always need to result in the gentrification of previously disadvantaged neighborhoods.”

“Historic presentation helps keep absent landlords from allowing properties to degrade. Historic districts unify a neighborhood so that property owners take more pride in ownership and maintenance of special properties.”

“Better and more communication with neighborhood associations and assistance in forming neighborhood associations, formation of a Neighborhoods of Bloomington organization.”

“Safe housing is a human right. We should always look at the affect that preservation decisions have on local residents. For example, how do we minimize displacement and gentrification? How do we ensure that rent is at an affordable level? Historic preservation efforts need to work hand-in-hand with social services and government to ensure that the goals of neighborhood revitalization and affordable and attainable housing actually occur, not just the profit of developers.”

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

“Conducting tours of local neighborhoods that are part of historic districts is an idea. These tours could be self-guided or could be “manned” during special events such as during Preservation Month.”

“Connecting Bloomington’s history to more than a few larger than life leaders could possibly broaden the interest in people living here or visiting here. Farming developments, African American history and collegiate history would start to highlight a broader base of people who could see themselves in part of the past. The Museum does a good job of the variety of communities moving here but it does not seem to carry outside its walls so if you have not made it there, you would not know.”

“Being off Route 66 we have opportunities, but the stories need to be easy to find and recommended tour paths to see the sites is important. Having them is one part of the equation. This requires marketing.”

“Working in conjunction with the Visitors’ Bureau could certainly amplify what we offer. Route 66 continues to offer potential.”

“The history of Bloomington is really interesting, and we can capitalize on visiting families for ISU with historically centered restaurants, attractions, and bed/breakfasts.”

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

“Encourage interested entrepreneurs to utilize historic buildings as their base of operations.”

“Subsidies or TIF districts to incentivize investment in historic areas and buildings, such as the Market Street corridor. Incentives for repairing or upgrading historic properties would generate more local jobs and skills related to historic preservation.”

“It should attract private investment in neighborhoods that have a critical mass of well cared-for older houses (though I often fear that too many homebuyers fear moving into older neighborhoods).”

“Educating potential work force on methods and standards for preservation and skilled labor through the Dreams are Possible Program and the community college.”

“People want to invest in homes/buildings that have potential - historic preservation policies signify that monetary investment will pay off - seems like a logical extension of buying local and supporting local, instead of tearing something down and putting up a building that could be anywhere.”

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

“More programs in schools! Encouragement of young people becoming involved in the trades of craftsmanship which can support restoration and rehabilitation of historic buildings.”

“Training for realtors and lenders to make them aware of the unique benefits and requirements that are involved with purchasing and maintaining historic properties.”

“Additional funding for the community’s prominent local museums and cultural institutions so that they will be able to increase the number and variety of programs they offer that are relevant to historic preservation.”

“Local neighborhood associations and neighborhood churches could also be encouraged to provide preservation-related programs for their residents and congregations, respectively, and such programs could be developed and provided by our local museums, along with state-wide institutions, such as the IDNR, and the Abraham Lincoln National Heritage Area.”

“Stronger online presence highlighting unique elements hidden gems of Bloomington.”



McLean County Arts Center at 601 North East Street, Source: Victor-Maze-Photography - Left Image

“Mother” Miller House at 1330 East Grove Street - Middle Image

St. John's Lutheran Church at 1617 East Emerson Street, Source: City of Bloomington - Right Image

What are the most significant barriers to promoting historic preservation in the City of Bloomington? Rank the following from most significant barrier (1) to least significant barrier (8).

- #1** Lack of knowledge and understanding of Historic Preservation’s benefits (5.67 Rating)
- #2** Lack of financial incentives (5.43 Rating)
- #2** Weak investor / Developer interest in historic properties (5.43 Rating)
- #3** Red tape / Building code / Zoning / Regulatory barriers (4.80 Rating)
- #4** Lack of ongoing, organized Historic Preservation advocacy efforts (4.46 Rating)
- #5** Lack of citizen interest and involvement (4.26 Rating)
- #6** Lack of public-private partnership / Organizational collaboration (3.19 Rating)
- #7** Lack of skilled preservation craftsman / Tradesman / Contractors (2.92 Rating)

Priority Actions

The online survey required participants to ranked six five prospective preservation initiatives by priority:

PRIORITY ACTION RATINGS	
Historic Preservation Initiatives	Rating Order
Promoting Downtown Revitalization	1 
Providing Additional Economic Incentives for Preservation	2 
Promoting Neighborhood Revitalization	3 
Offering New Education and Outreach	4 
Identifying and Designating Additional Landmarks/Historic Districts	5 
Other Initiatives	6 

Other suggested initiatives included:

- *Promoting Available Properties*
- *Heritage Tourism*
- *Community Support*

Finishing West Jefferson Street Paving (1940), Source: McLean County Museum of History, Antagraph Negative



SECTION 5:

APPENDICES



APPENDIX 1: NATIONAL HISTORIC LANDMARK CRITERIA FOR EVALUATION; CODE OF FEDERAL REGULATIONS: 36 CFR § 65.4

a. Specific Criteria of National Significance

The quality of national significance is ascribed to districts, sites, buildings, structures and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or,
3. That represent some great idea or ideal of the American people; or,
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style, or method of construction, or that represent a significant, distinctive, and exceptional entity whose components may lack individual distinction; or,
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or,
6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts, and ideas to a major degree.

b. National Historic Landmark Exclusions

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

1. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or,
2. A building or structure removed from its original location, but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or,
3. A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or,
4. A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building or structure directly associated with the productive life of that person exists; or,
5. A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or from an exceptionally significant event; or,
6. A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or,
7. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or,
8. A property achieving national significance within the past 50 years if it is of extraordinary national importance.

APPENDIX 2: THE NATIONAL REGISTER CRITERIA FOR EVALUATION, CODE OF FEDERAL REGULATIONS: 36 CFR § 60.4

This appendix is adapted from Section 2 of National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*, produced by the National Park Service, U.S. Department of the Interior.

Criteria For Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or,
- b. That are associated with the lives of significant persons in our past; or,
- c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- d. That have yielded or may be likely to yield, information important in history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or,
- b. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or,
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or,
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or,

- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

APPENDIX 3: CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES WITHIN NATIONAL REGISTER HISTORIC DISTRICTS

Franklin Square Historic District (1976)

Contributing

210 East Chestnut Street
303 East Chestnut Street
305 East Chestnut Street
307 East Chestnut Street
315 East Chestnut Street
317 East Chestnut Street
319 East Chestnut Street
321 East Chestnut Street
806 North Evans Street
809 North McLean Street
901 North McLean Street
905 North McLean Street
907 North McLean Street
909 North McLean Street
1003 North Park Street
812-814 North Prairie Street
815 North Prairie Street
908 North Prairie Street
912 North Prairie Street
1006 North Prairie Street
206 East Walnut Street
208 East Walnut Street
210 East Walnut Street
302 East Walnut Street
304 East Walnut Street
306 East Walnut Street
308 East Walnut Street
310 East Walnut Street
402 East Walnut Street
404 East Walnut Street
406 East Walnut Street
408 East Walnut Street
410 East Walnut Street
502 East Walnut Street

503 East Walnut Street

504 East Walnut Street

Bloomington Central Business District Historic District (1985)

Contributing

105-109 North Center Street

111-113 North Center Street

116-120 North Center Street

208 North Center Street

210 North Center Street

212-214 North Center Street

218-220 North Center Street

315 North Center Street

317 North Center Street

411-413 North Center Street

415 North Center Street

417 North Center Street

505 North Center Street

511 North Center Street

503 North East Street

106 East Front Street

213 East Front Street

215 East Front Street

217-219 East Front Street

220-228 East Front Street

221-223 East Front Street

227-229 East Front Street

230 East Front Street

232-234 East Front Street

234-1/2 East Front Street

236 East Front Street

301 East Front Street

305 East Front Street

315 East Front Street

103-111 West Front Street

113 West Front Street

115 West Front Street

101 West Jefferson Street

103 West Jefferson Street

105-107 West Jefferson Street

109-111 West Jefferson Street

113 West Jefferson Street

115-117 West Jefferson Street

201-207 West Jefferson Street
213 West Jefferson Street
214 West Jefferson Street
215-217 West Jefferson Street
102-116 West Locust Street
101-103 North Main Street
102 North Main Street
105-107 North Main Street
200 North Main Street
306 North Main Street
309 North Main Street
310 North Main Street
311 North Main Street
312-314 North Main Street
313 North Main Street
315 North Main Street
316 North Main Street
317 North Main Street
319 North Main Street
320 North Main Street
401 North Main Street
402-412 North Main Street
405-407 North Main Street
409 North Main Street
411 North Main Street
413 North Main Street
414 North Main Street
415 North Main Street
416 North Main Street
417-419 North Main Street
418-420 North Main Street
422-424 North Main Street
426 North Main Street
428-430 North Main Street
505 North Main Street
507-511 North Main Street
513-515 North Main Street
514 North Main Street
516 North Main Street
523 North Main Street
529 North Main Street
531-533 North Main Street
602-608 North Main Street
610-612 North Main Street

614 North Main Street
616-618 North Main Street
620-622 North Main Street
624 North Main Street
106-114 East Market Street
109 East Market Street
116 East Market Street
105 West Market Street
106 West Market Street
107 West Market Street
108-114 West Market Street
109-111 West Market Street
115-117 East Monroe Street
101-105 West Monroe Street
104 West Monroe Street
106-110 West Monroe Street
107 West Monroe Street
109-111 West Monroe Street
103-103-1/2 East Mulberry Street
112 East Washington Street
207-209 East Washington Street
211-213 East Washington Street
102-104 West Washington Street
106-108 West Washington Street
110-114 West Washington Street
116 West Washington Street
118 West Washington Street

Non-Contributing

102-106 North Center Street
110 North Center Street
202 North Center Street
216 North Center Street
102 South East Street
235-237 East Front Street
112 East Jefferson Street
121 North Main Street
205 North Main Street
301-307 North Main Street
318 North Main Street
403 North Main Street
501-503 North Main Street
504-506 North Main Street
519 North Main Street

525 North Main Street
527 North Main Street
111 East Monroe Street
115 East Washington Street

East Grove Street Historic District (1987)

Contributing

401 East Grove Street
407 East Grove Street
409 East Grove Street
414-416 East Grove Street
420 East Grove Street
421 East Grove Street
502 East Grove Street
503 East Grove Street
505 East Grove Street
506 East Grove Street
507 East Grove Street
507 East Grove Street (rear)
508 East Grove Street
510 East Grove Street
601 East Grove Street
602 East Grove Street
604 East Grove Street
605 East Grove Street
609-611 East Grove Street
610-612 East Grove Street
701 East Grove Street
711 East Grove Street
712 East Grove Street

Non-Contributing

410 East Grove Street
418 East Grove Street
501 East Grove Street
504 East Grove Street
509 East Grove Street
511 East Grove Street
512-518 East Grove Street
603 East Grove Street
606 East Grove Street
613 East Grove Street
614 East Grove Street
702 East Grove Street

703 East Grove Street
704 East Grove Street
705-707 East Grove Street
706 East Grove Street
709 East Grove Street
710 East Grove Street

White Place Historic District (1988)

Contributing

1101 North Clinton Boulevard
1102 North Clinton Boulevard
1103 North Clinton Boulevard
1104 North Clinton Boulevard
1105 North Clinton Boulevard
1106 North Clinton Boulevard
1107 North Clinton Boulevard
1108 North Clinton Boulevard
1109 North Clinton Boulevard
1110 North Clinton Boulevard
1111 North Clinton Boulevard
1201 North Clinton Boulevard
1202 North Clinton Boulevard
1204 North Clinton Boulevard
1205 North Clinton Boulevard
1206 North Clinton Boulevard
1207 North Clinton Boulevard
1208 North Clinton Boulevard
1209 North Clinton Boulevard
1211 North Clinton Boulevard
1212 North Clinton Boulevard
1213 North Clinton Boulevard
1301 North Clinton Boulevard
1302 North Clinton Boulevard
1303 North Clinton Boulevard
1304 North Clinton Boulevard
1305 North Clinton Boulevard
1306 North Clinton Boulevard
1308 North Clinton Boulevard
1309 North Clinton Boulevard
1310 North Clinton Boulevard
1311 North Clinton Boulevard
1312 North Clinton Boulevard
1313 North Clinton Boulevard
1314 North Clinton Boulevard

1315 North Clinton Boulevard
1317 North Clinton Boulevard
1319 North Clinton Boulevard
1401 North Clinton Boulevard
1402 North Clinton Boulevard
1403 North Clinton Boulevard
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1418 North Clinton Boulevard
501 East Emerson Street
503 East Emerson Street
702 East Emerson Street
704 East Emerson Street
1103 Fell Avenue
1105 Fell Avenue
1109 Fell Avenue
1111 Fell Avenue
1201 Fell Avenue
1203 Fell Avenue
1205 Fell Avenue
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1306 Fell Avenue
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1417 Fell Avenue
704 Graham Street

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605 University Avenue
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Non-Contributing

1406 North Clinton Boulevard

1409 North Clinton Boulevard

1412 North Clinton Boulevard

1101 Fell Avenue

1107 Fell Avenue

1207 Fell Avenue

1209 Fell Avenue

1315 Fell Avenue

1411 Fell Avenue

421 Phoenix Street

608 University Avenue

1 White Place

8 White Place

14 White Place

25 White Place

26 White Place

31 White Place

32 White Place

39 White Place

45 White Place

49 White Place

53 White Place

57 White Place

59 White Place

APPENDIX 4: CITY OF BLOOMINGTON MUNICIPAL CODE, CHAPTER 44: ZONING

Article VIII: Zoning Overlay District Regulations

44-801: Purpose and Intent

C. S-4 Historic Preservation District.

The intent of this S-4 Historic Preservation District is to promote the-protection, enhancement, perpetuation, and use of improvements of special character or special historical interest or value. The City of Bloomington finds that the preservation of such resources is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of its citizens. This S-4 Historic Preservation District shall be applied as an overlay district in combination with underlying base zoning districts as shown on the Official Zoning Map. The purpose of the S-4 Historic Preservation District is to:

- 1) Effect and accomplish the protection, enhancement, and perpetuation of such improvements and of such districts that represent or reflect elements of the City’s cultural, social, economic, political, and architectural history;
- 2) Safeguard the City’s historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
- 3) Stabilize and improve property values;
- 4) Foster civic pride in the beauty and noble accomplishments of the past;
- 5) Protects and enhance the City’s attractions to residents, home buyers, tourists, and visitors and shoppers, 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 of the people of the City.

44-801: Historic Preservation District

A. *Applicability.*

- 1) The S-4 Historic Preservation District is an overlay district which shall be applied in combination with one or more underlying base zoning districts, as shown on the Official Zoning Map. The S-4 Historic District designation may be applied to a single property (historic landmark) or group of properties (historic district) subject to the nomination process defined herein.
- 2) In an S-4 Historic Preservation District, all regulations of the underlying Agriculture District, Residence District, Business District, Manufacturing District or Public Interest District shall apply, except insofar as such regulations are in conflict with the special regulations applicable to the S-4 Historic Preservation District, and in the event of such conflict, the regulations governing such S-4 District shall apply. All permitted uses or special uses otherwise allowable in the underlying Agriculture District, Residence District, Business District, Manufacturing District or Public Interest District shall continue to be allowable uses except as provided in the designating ordinance, described in § 44-804B(6) of this Code.

B. Designation of Landmarks and Historic Districts.

- 1) *Nominations.* A nomination for a historic landmark or historic district may be submitted by a member of the Preservation Commission, owner of record of the nominated property or structure, City Council, or any other person or organization and shall be made on a form prepared by it by the Preservation Commission.
- 2) *Criteria for consideration of nominations.* The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria:
 - a) 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);
 - b) Its location as a site of a significant local, county, state, or national event;
 - c) 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;
 - d) 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;
 - e) 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;
 - f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
 - g) Its embodiment of design elements that make it structurally or architecturally innovative;
 - h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
 - i) 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
 - j) Its suitability for preservation or restoration.
- 3) *Preservation Commission Review Procedures.*
 - a) *Timeline.* Within 45 days from receipt of a completed nomination, unless as extended by mutual agreement of the property owner(s), applicant and Director of Community Development, the Preservation Commission shall conduct a public hearing on the nomination of a historic landmark or historic district.
 - b) *Public notice.* Notice of the public hearing shall be distributed at least 15 days prior to the hearing, in the following manner:
 - 1) By mail. Notice shall be sent by mail to the owner(s) of record and to the nominators, as well as to property owners adjoining the nominated historic landmark or historic district. Notice shall include the date, time, place, and purpose of the public hearing and a copy of the completed nomination form.

- 2) Newspaper. Notice shall also be published in a newspaper having general circulation in the City. Notice shall include the date, time, place, and purpose of the public hearing and shall state the street address and legal description of the nominated landmark and/or the boundaries of a nominated historic district.
- c) *Public hearing.* Oral or written testimony concerning the significance of the nominated historic landmark or historic district shall be taken at the public hearing from any person concerning the nomination. The owner of any nominated landmark or of any property within a nominated historic district shall be allowed reasonable opportunity to present evidence regarding significance and shall be afforded the right of representation by counsel and reasonable opportunity to cross-examine expert witnesses. The hearing shall be closed upon completion of testimony.
- d) *Recommendation and report.* Within 60 days from receipt of a completed nomination, the Preservation Commission shall make findings and a recommendation as to whether the nominated landmark or historic district meets the criteria for designation and adopt such findings by resolution. The resolution shall be accompanied by a report to the Planning Commission containing the following information:
- 1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation;
 - 2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;
 - 3) In the case of a nominated landmark found to meet the criteria for designation:
 - a) The significant exterior architectural features of the nominated landmark that should be protected;
 - b) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that should be reviewed for appropriateness pursuant to the provisions of § 44-1710 of this Code.
 - 4) In the case of a nominated historic district found to meet the criteria for designation:
 - a) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;
 - b) The types of alterations and demolitions that should be reviewed for appropriateness pursuant to the provisions of § 44-1710 of this Code.
 - 5) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district;
 - 6) The relationship of the nominated landmark or historic district to the ongoing effort of the Preservation Commission to identify and nominate all potential areas and structures that meet the criteria for designation;
 - 7) Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling unit size, floor area, sign regulations, and parking regulations necessary or appropriate to the preservation of the nominated landmark or historic district;

- 8) A map showing the location of the nominated landmark and the boundaries of the nominated historic district.
 - e) *Transmittal to Planning Commission.* The recommendations and report of the Preservation Commission shall be sent to the Planning Commission within seven days following the vote on the resolution and shall be available to the public in the Office of the City Clerk.
- 4) *Planning Commission review procedures.*
- a) *Timeline.* The Planning Commission shall schedule a public hearing on the nomination within 30 days following receipt of a report and recommendation from the Preservation Commission regarding a nomination for a historic landmark or historic district.
 - b) *Public notice.* Notice of the public hearing shall be distributed at least 15 days prior to the hearing, in the following manner:
 - 1) By mail. Notice shall be sent by mail to the owner(s) of record and to the nominators, as well as to property owners adjoining the nominated historic landmark or historic district. Notice shall include the date, time, place, and purpose of the public hearing and a copy of the completed nomination form.
 - 2) Newspaper. Notice shall also be published in a newspaper having general circulation in the City. Notice shall include the date, time, place, and purpose of the public hearing and shall state the street address and legal description of the nominated landmark and/or the boundaries of a nominated historic district.
 - c) *Public hearing.* Oral or written testimony concerning the significance of the nominated historic landmark or historic district shall be taken at the public hearing from any person concerning the nomination. The Preservation Commission may present expert testimony or present its own evidence regarding the compliance of the nominated historic landmark or historic district with the criteria for consideration of a nomination set forth in § 44-804B(2). The owner of any nominated landmark or of any property within a nominated historic district shall be allowed reasonable opportunity to present evidence regarding significance and shall be afforded the right of representation by counsel and reasonable opportunity to cross-examine expert witnesses. The hearing shall be closed upon completion of testimony.
 - d) *Determination by Planning Commission.* Within 30 days following close of the public hearing, the Planning Commission shall make a determination, based upon the evidence presented, as to whether the nominated historic landmark or historic district meets the criteria for designation. Such a determination shall be passed by resolution of the Planning Commission and shall be accompanied by a report stating the findings of the Planning Commission concerning the relationship between the criteria for designation in § 44-804B(2) and the nominated historic landmark or historic district and all other information required by § 44-804B(3). A concurring vote by a 2/3 of Planning Commission members then holding office shall be required to reach a determination that a nominated historic landmark or historic district does not meet the criteria for designation.
 - e) *Notification of determination.* Within seven days following determination by the Planning Commission, notice of the Planning Commission's determination, including a copy of the commission's resolution and report, shall be sent to the following parties:
 - 1) By regular mail to the nominator, owner of record of a nominated historic landmark and/or all owners of record of properties within a nominated historic district; and

- 2) By hard copy or electronic transmittal to the City Council.
- 5) *Appeal.* A determination by the Planning Commission that the nominated historic landmark or historic district does not meet the criteria for designation shall be a final administrative decision reviewable under the Illinois Administrative Review Act provided, however, that the nominator or any owner of the nominated landmark or of property within the nominated historic district may within 30 days after the postmarked date of the notice of the determination, file with the City Clerk a written appeal to the Council pursuant to the procedures contained in Article XVII of this Code.
- 6) *City Council action.*
 - a) *Timeline.* The City Council shall act upon a nomination to designate a historic landmark or historic district, or upon an appeal of the Planning Commission's findings to deny such nomination, within 60 days after receiving the Planning Commission's recommendation or a written appeal. The Council's action to deny historic designation or to reject an appeal shall be made in the form of a resolution; approval shall be made by ordinance. Any resolution or ordinance shall be accompanied by a written statement explaining the reasons for the Council's action.
 - b) *Public hearing.* The City Council may hold a public hearing before enacting the resolution or ordinance and provide notice and take testimony in the same manner as provided in § 44-804B(4) (a) and (b).
 - c) *Notification of action.* Within seven days following City Council action on a nomination or appeal, the City Clerk shall provide written notification of the action of the Council by regular mail to the nominator, the appellant, and/or the owner(s) of record of the nominated landmark or all owners of record of properties within a nominated historic district. The notice shall include a copy of the designation ordinance or resolution passed by the Council. A copy of each designation ordinance shall be sent to the Preservation Commission, the Planning Commission, and the Director of Community Development.
 - d) *Designating ordinance.* Upon designation, the historic landmark or historic district shall be classified as a "S-4 Historic Preservation District" overlay district as provided in § 44-804A of this Code. The designating ordinance may prescribe the significant exterior architectural features; the types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that should be reviewed for appropriateness; the design guidelines for applying the criteria for review of appropriateness; and sign regulations. Procedures for issuance of certificates of appropriateness are contained in Article XVII of this Code.
- 7) *Interim control.* No building permit shall be issued by the Director of Community Development for alteration, construction, demolition, or removal of a nominated historic landmark or of any property or structure within a nominated historic district from the date of the Preservation Commission meeting at which a nomination form is first presented until the final disposition of the nomination by the City Council unless such alteration, removal, or demolition is authorized by formal resolution of the City Council as necessary for public health, welfare, or safety. Unless extended by mutual agreement of the property owner(s), applicant and Director of Community Development, the delay of the permit shall not exceed 180 days.
- C. *Amendment and rescission of designation.* Designation may be amended or rescinded upon application to the Preservation Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

C. Bulk regulations.

- 1) The following bulk regulations shall apply to all permitted uses:
 - a) Lot regulations. To the extent that existing lot patterns, including lot size, shape, and orientation, contribute to the character of the S-4 Historic Preservation District, it is the intent of this section to encourage continuation of such patterns and prevent future fragmentation of landownership in a manner that would be inconsistent with, or have adverse effects on such character.
 - 1) Lots or portions of lots existing at the time of the S-4 Historic Preservation District designation may be combined subject to compliance with the designating ordinance and the general exceptions cited in § 44-902 of this Code.
 - 2) Lots or combinations of lots or portions thereof may only be reduced in width, depth, or area subject to compliance with the standards of the underlying zoning district, the designating ordinance, and approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.
 - b) Yard regulations. Subject to the general exceptions cited by § 44-902 of this Code and compliance with the standards of the underlying zoning district and designating ordinance, front yards, side yards, rear yards or portions thereof may be reduced in width, depth, or area only upon approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.
 - c) Height regulations.
 - 1) *Existing buildings or structures.* Subject to the general exceptions cited by § 44-902 of this Code and compliance with the standards of the underlying zoning district and designating ordinance, the height of buildings or structures or portions thereof may be altered only upon approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.
 - 2) *New buildings or structures.* Subject to the general exceptions cited by § 44-902 of this Code and compliance with the standards of the underlying zoning district and designating ordinance, a building or structure may be constructed, placed, or erected to any height above grade only upon approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.
 - d) *Building permit review.* A building permit authorizing a new building or structure, or an exterior alteration or addition to any existing building or structure shall only be issued by the Director of Community Development subject to compliance with the designating ordinance and subsequent to review and approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.

APPENDIX 5: ARTICLE XVII: ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

44-1701: Purpose and Intent

The purpose and intent of this article is described below.

- A. Provide a clear and comprehensible development review process that is fair and equitable to all interests including applicants, effected neighbors, and the City;
- B. Establish an orderly review process for all proposed projects involving construction of a building or other structure, any site improvements or alterations or a modification in the use of land within the City that is consistent with this chapter;
- C. Ensure that land, parcels, and lots are appropriately developed so that their use and operation comply with all applicable requirements of this chapter;
- D. Ensure that development complies with the Comprehensive Plan and allow for processes and procedures that support creative and innovative proposals to enhancing the benefits of development to the Bloomington community.

44-1702: Decision-making Bodies (Board of Zoning Appeals, Historic Preservation Committee, Planning Commission)

A. General.

- 1) *Terms.* A person appointed to the Board of Zoning Appeals, Historic Preservation Commission or Planning Commission shall serve a term of three years. This term may be extended after the three years for no more than two additional three-year terms. Members of the Board shall serve no more than three consecutive three-year terms (a total of nine years). Vacancies shall be filled for the unexpired term only. Members may be recalled for cause as provided by Chapter 2, § 2-350, of the Bloomington City Code, 1960 as amended.
- 2) *Officers.*
 - a) Officers of the Board of Zoning Appeals, Historic Preservation Commission and Planning Commission shall consist of a chairperson and a vice-chairperson elected by the Board or commission, who shall each serve a term of one year and shall be eligible for reelection; but no member shall serve as chairperson for more than two consecutive years.
 - b) The chairperson shall preside over meetings. In the absence of the chairperson, the vice-chairperson shall perform the duties of the chairperson.
 - c) If both the chairperson and vice-chairperson are absent, a temporary chairperson shall be elected by those present.

3) *Meetings.*

- a) A quorum shall consist of a majority of the members. All decisions or actions of the Board or commission shall be made by a majority vote of those members present and voting at any meeting where a quorum exists.
- b) Meetings shall be held at regularly scheduled times established herein or at any time upon the call of the chairperson.
- c) No member of the Board or commission shall vote on any matter that may materially or apparently affect the property, income, or business interest of that member.
- d) The chairperson, and in his or her absence the acting chairperson, may administer oaths and compel the attendance of witnesses.
- e) All meetings shall be conducted in accordance with the Open meetings Act, 5 Illinois Compiled Statutes 120/1, et seq.

C. Historic Preservation Commission.

- 1) *Composition.* The Bloomington Historic Preservation Commission (“Preservation Commission”) shall consist of seven members, all of whom shall be appointed by the Mayor and approved by the City Council. Members shall be residents of the City or owners of taxable real estate located within the corporate limits of the City and whose place of residence is located not more than five miles from said corporate limits. The Mayor shall make every reasonable effort to try to appoint persons with a demonstrated interest in the history or architecture of the City, and at least one member of the Preservation Commission should, if possible, be an Illinois registered architect, one an attorney and one a person experienced in real estate.
- 2) *Powers and duties.* The Preservation Commission shall have the following powers and duties:
 - a) To adopt its own procedural regulations;
 - b) To conduct surveys to identify historically and architecturally significant properties, structures, and areas that exemplify the cultural, social, economic, political, or architectural history of the United States of America, the State of Illinois, or the City of Bloomington;
 - c) To investigate and recommend to the Planning Commission and to the City Council the adoption of ordinances designating properties or structures having special historic, community or architectural values as “landmarks”;
 - d) To investigate and recommend to the Planning Commission and to the City Council the adoption of ordinances designating areas as having special historic, community or architectural value as “historic districts”;
 - e) To keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each designation;
 - f) To determine an appropriate system of markers and make recommendations for the design and implementation of specific markings of the streets and routes leading from one landmark or historic district to another;
 - g) To advise and assist owners of landmarks and property or structures within historic districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on the National Register of Historic Places;

- h) To nominate landmarks and historic districts to the National Register of Historic Places, and to review and comment on any National Register Nominations submitted to the Preservation Commission upon request of the Mayor or City Council;
- i) To inform and educate the citizens of the City concerning the historic and architectural heritage of the City by publishing appropriate maps, newsletters, brochures, and pamphlets, and by holding programs and seminars;
- j) To hold public hearings and to review applications for construction, alteration, removal, or demolition affecting proposed or designated landmarks or structures within historic districts and issue or deny certificates of appropriateness for such actions;
- k) To consider applications for certificates of economic hardship that would allow the performance of work for which a certificate of appropriateness would otherwise be denied;
- l) To develop specific design guidelines for the alteration, construction, or removal of landmarks or property and structures within historic districts;
- m) To review proposed zoning amendments, applications for special use permits, or applications for zoning variations that affect proposed or designated landmarks and historic districts. The Director of Community Development shall send applications for special use or zoning variations to the Preservation Commission for comment prior to the date of the hearing by the Planning Commission or Board of Zoning Appeals;
- n) To administer through the City Parks and Recreation Department any property or full or partial interest in real property, including easements, that the City may have or accept as a gift or otherwise, upon authorization and approval by the City Council;
- o) To accept and administer through the Office of the Director of Finance on behalf of the City such gifts, grants, and money as may be appropriate. Such money may be expended for publishing maps and brochures or for hiring staff persons or consultants or performing other appropriate functions for the purpose of carrying out the duties and powers of the Preservation Commission;
- p) To call upon available City staff members as well as other experts for technical advice;
- q) To retain such specialists or consultants with the permission of the City Council or to appoint such citizen advisory committees as may be required from time to time;
- r) To testify before all boards and commissions, including the Planning Commission and the Board of Zoning Appeals, on any matter affecting historically and architecturally significant property, structures, and areas;
- s) To confer recognition upon the owners of landmarks or property or structures within historic districts by means of certificates, plaques, or markers;
- t) To develop a preservation component in the official Comprehensive Plan and to recommend it to the Planning Commission and to the City Council;
- u) To periodically review the Bloomington Zoning Code and to recommend to the Planning Commission and the City Council any amendments appropriate for the protection and continued use of landmarks or property and structures within historic districts; and
- v) To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to implementation of the purpose of this Code.

- 3) *Surveys and research.* The Preservation Commission may undertake survey and research efforts in the City to identify neighborhoods, areas, sites, structures, and objects that have historic, community, architectural, or aesthetic importance, interest, or value. As part of a survey, the Preservation Commission may review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs. Before the Preservation Commission may on its own initiative nominate any landmark for designation, it shall first develop a plan and schedule for landmarks and adopt procedures to nominate them in groups based upon the following criteria:
 - a) The potential landmarks in one identifiable neighborhood or distinct geographical area of the City;
 - b) The potential landmarks associated with a particular person, event, or historical period;
 - c) The potential landmarks of a particular architectural style or school, or of a particular architect, engineer, builder, designer, or craftsman;
 - d) Such other criteria as may be adopted by the Preservation Commission to assure systematic survey and nomination of potential landmarks within the City.
- 4) *Meetings.*
 - a) Meetings shall be held on the third Thursday of each month at 5:00 p.m. or at any time upon the call of the chairperson at such times and place as the Commission may determine.
 - b) No action shall be taken by the Preservation Commission that could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition, or demolition until such owner shall first have had the opportunity to be heard at a public meeting of the Preservation Commission, as provided herein.

D. Planning Commission.

- 1) *Creation.* The Planning Commission of the City of Bloomington, Illinois, which has been duly created by the City Council is the Planning Commission referred to in this Code.
- 2) *Composition.* The Planning Commission shall consist of 10 members who are residents of the City of Bloomington, Illinois, and all of whom shall be appointed by the Mayor and approved by the City Council.
- 3) *Powers and duties.*
 - a) To conduct legislative public hearings and submit reports and recommendations to the City Council on applications or proposals to amend the boundaries of the zoning districts created by this Code;
 - b) To conduct public hearings and submit reports and recommendations to the City Council on proposed amendments to the regulations imposed by this Code, that is, zoning text amendments;
 - c) To conduct public hearings and recommend approval or disapproval of preliminary plans for subdivisions and, if directed by the City Council, to report on final subdivision plats in the manner provided in Chapter 24 of the Bloomington City Code, 1960, as heretofore or hereafter amended;

- d) To conduct public hearings and recommend approval or disapproval of preliminary development plans for planned unit developments and, if directed by the City Council, to report on final development plans in the manner provided in Article XV of this Zoning Ordinance and Chapter 24 of the Bloomington City Code, 1960, as heretofore or hereafter amended;
 - e) When required by this Code or the City Council to conduct public hearings and recommend approval or disapproval of site plans as required by provisions of this Code;
 - f) To recommend to the City Council amendments to this Zoning Code and Chapter 24 of the Bloomington City Code, 1960, as amended;
 - g) To carry out and perform such additional duties as are assigned to them by the City Council.
- 4) *Meetings.* Meetings shall be held on the second and fourth Wednesday of each month at 4:00 p.m. or at any time upon the call of the chairperson at such times and place as the Commission may determine.

44-1703: General application requirements.

- A. *Forms.* Applications for the procedures established under this section shall be submitted on application forms and in such numbers as required by the applicable review official or review body. The application form for each development review procedure shall establish the minimum information required for that procedure.
- B. *Proof of ownership or sufficient proprietary interest.* All applications required under this section shall include proof of ownership satisfactory to the applicable review official or decision-making body. Such proof may include a preliminary title report from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property.
 - 1) Where the owner is not the applicant, the applicable review official shall require an applicant to present evidence that the applicant is a duly authorized agent of the owner or has sufficient proprietary interest, such as a contract to purchase.
- C. *Property owner endorsement.* All applications shall include the name and signature of the current property owner(s) of all property within the boundaries; or,
- D. *Filing fees.*
 - 1) All applications shall be accompanied by the associated filing fee as set forth in Chapter 1, § 1-125, "Schedule of Fees" and shall be filed with the Community Development Department.
 - 2) Each application shall be accompanied by a check, payable to the City of Bloomington, or a cash payment, to cover the cost of publication, posting, and hearings. Each application shall also be accompanied by a payment to cover the cost of publishing any public notices.
 - 3) Filing fees are not refundable except where an application was accepted in error or the fee paid exceeded the amount due. Fees may be refunded or partially refunded, where applications are withdrawn prior to publication of any notices. Under no condition shall said sum or any part thereof be refunded for failure of said application to be approved. No fee shall be required from any governmental or public agency.

44-1704: Application processing.

- A. *Completeness review.* An application shall not be considered by any decision-making body unless such application is complete, as described herein.
- 1) A determination of application completeness shall be made by the review official within seven days of application filing.
 - 2) An application is considered complete only if it is provided in the required form, includes all mandatory information as may be required by the review official, and is accompanied by the applicable fee.
 - 3) If an application is determined to be incomplete, the review official shall contact the applicant in writing to explain the application's deficiencies. No further processing of the application shall occur until the deficiencies are corrected.
 - 4) If the deficiencies of an incomplete application are not corrected by the applicant within 30 days, the application shall be considered withdrawn and returned to the applicant.
 - 5) All applications must be deemed complete at least 21 days prior to a meeting or public hearing, unless otherwise allowed by the review official.
- B. *Referrals.* The review official may forward complete applications submitted under this article to such other public officials and agencies as required by law or as deemed appropriate for further review.
- C. *Staff reports.* The Director of Community Development shall submit a written report containing a summary of the land use application, its compliance with the Zoning Ordinance, Comprehensive Plan, and/or any other relevant official document, and recommendations on the basis thereof, at least seven days prior to the meeting or hearing of the review-and/or decision-making body before which the application is to be heard.
- D. *Concurrent applications.*
- 1) If approved by the Director of Community Development, applications for development approvals may be filed and reviewed concurrently; provided, however:
 - a) Any application that also requires a legislative decision shall not be eligible for final approval until the legislative decision has been approved; and,
 - b) No site plan or special use shall be approved before any necessary rezoning is approved.
 - 2) Applications submitted concurrently are subject to approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.
- E. *Successive applications.* A successive application for an application that has been denied shall not be reviewed or heard within one year after the date of denial, except if the Director of Community Development determines that substantial new information has become known since the denial. A successive application filed within one year of the date of denial shall include detailed information that justifies its consideration.

44-1705: Notice and public hearings.

- A. *Required legal notice.* After an application has been certified complete as required by § 44-1704, the applicable review or decision-making body shall fix a reasonable time for the required hearing of the application or appeal. Notice of the time and place of a legislative or administrative hearing shall be given in accordance with the laws of the State of Illinois.
- 1) The Zoning Administrator or designee shall publish notice of the hearing in a newspaper of general circulation in the City of Bloomington.
 - 2) Notice shall also be sent by first class mail or personal delivery to the property owner as shown on the records of the Local Tax Assessor's Office of record of all parcels, lying in whole or in part within 500 feet, inclusive of public right-of-way, of the property lines of the property for which the action is requested.
 - 3) The notice shall be given at least 15 days, but not more than 30 days before the date the application will be considered for approval.
 - 4) If the name of the occupant is not known, the term "occupant" may be used in making notification under this subsection. The notice shall include all of the following:
 - a) The name and address of the applicant and property owner;
 - b) The common address or location of the subject property;
 - c) A description of the nature and purpose of the requested action;
 - d) The location, date and time of the public hearing or meeting; and
 - e) The office address and telephone number of the City office where information concerning the application may be obtained.
- B. *Courtesy notice.* In addition to any required legal notice as provided herein, courtesy notice may be given at the direction of the Director of Community Development by posting the property affected with a sign indicating that zoning action affecting the property is pending and that additional information may be obtained from the Director of Community Development. Distribution of courtesy notice shall not constitute a precedent for future notice on the subject application or on any future application.
- C. *Administrative public hearing.*
- 1) *Parties.* The applicant, the City and persons filing a written entry of appearance may all be parties to an administrative public hearing;
 - 2) *Testimony.* Any person may appear and testify at an administrative public hearing, either in person or by a duly authorized agent or attorney;
 - 3) *Oaths or affirmation.* The chairperson or in his or her absence, the acting chairperson, may administer oaths or affirmations;
 - 4) *Compelling the attendance of witnesses.* The chairperson or in his or her absence, the acting chairperson, may compel the attendance of witnesses by mailing to such persons a notice compelling attendance, not less than five calendar days before the public hearing. Failure of a person to appear in response to such a notice shall constitute a violation of this Code.
 - 5) *Hearing procedures.* In order that the Board or commission may efficiently transact the business before it and provide an opportunity for all interested parties to be heard, the following rules and procedures shall be followed:

- a) The chairperson shall provide a short description of the application, the relief requested, and the procedures governing the public hearing;
 - b) The secretary shall report whether notice of the public hearing was given as required by this Code;
 - c) City staff shall summarize basic facts and relief requested in the application, and may provide a recommendation to the Board or commission;
 - d) The chairperson shall invite persons at the public hearing to speak in favor of the application;
 - e) The chairperson shall invite persons at the public hearing to speak against the application;
 - f) The chairperson shall open the floor for cross-examination by those interested parties who request the right to cross-examination. Questions must be relevant, as determined by the chairperson, to the application before the Board or commission;
 - g) The chairperson shall allow the applicant reasonable time to respond, to the public testimony, evidence, and comments presented;
 - h) The chairperson shall close the public hearing and allow time for members of the Board or commission to discuss the application. The Board or commission shall make findings, applying the standards and factors set forth in this Code;
 - i) At the end of such discussion the chairperson shall invite a motion of approval. After the motion of approval is seconded, those members who are in favor of approving the application shall vote "Yes," those in favor of denying the application shall vote "No," and those wishing to abstain from voting on the application shall vote "Present." Board members shall cast their votes on roll call by the Secretary;
 - j) The chairperson shall then review the decision of the Board or commission and discuss the procedures to be followed for the benefit of the applicant.
- 6) *Record keeping:*
- a) The Board or commission shall make a sound recording of all administrative public hearings and shall retain such recording for not less than six months following the closing of the hearing;
 - b) Verbatim transcripts. In the event that any party desires a verbatim transcript of the administrative public hearing, a written request therefor shall be filed with the chairperson not less than three weeks before the hearing date. Any party desiring a transcript of the proceedings shall pay any transcription or copying costs;
 - c) Decisions and orders. The Board or commission shall retain in the Office of the Community Development Department a copy of every ruling, decision, or determination.
- 7) *Notification of decision.* Copies of findings of fact and decisions or recommendations of the Board or commission shall be served by mailing a copy thereof to all parties within five business days of such decision.
- D. *Legislative public hearing procedure.*
- 1) Notice for all legislative public hearings shall be given in accordance with § 44-1705A. All legislative public hearings shall be held at regularly scheduled meetings, except when conditions require a special meeting.
 - 2) *Testimony.* Any person may submit written comment which shall be made part of the public record or may appear and testify at a legislative public hearing, either in person or by duly authorized agent or attorney.

- 3) *Oaths.* The chairperson may administer oaths.
- 4) *Compelling the appearance of witnesses.* The chairperson may compel the attendance of witnesses by mailing to such persons a notice compelling attendance, not less than five days before the public hearing. Failure of a person to appear in response to such a notice shall constitute a violation of this Code.
- 5) *Record keeping.* The commission shall keep minutes of its proceedings, showing the vote of each member upon each question or if absent or failing to vote, indicate such fact.
- 6) *Transmittal of recommendation to Council.* A copy of the meeting minutes and any reports or recommendations shall be filed with the Community Development Department prior to final action by the City Council on a particular item and shall become part of the public records of the municipality, provided however, the failure to file such minutes shall not invalidate final action of the City Council.

44-1706: Zoning map (rezoning) and text amendments.

- A. *Purpose.* Recognizing that conditions may change subsequent to the adoption of the City's Zoning Map and Zoning Ordinance, and/or that amendments may be necessary to clarify or correct the zoning regulations, the amendment process is hereby established. For this purpose and for the purpose of promoting the public health, safety, morals, comfort and general welfare, conserving the value of property throughout the City and lessening and avoiding congestion of the public streets and highways, City Council may, from time to time, in the manner hereinafter set forth, amend the regulations imposed in this Code and the districts provided hereby, provided that in all amendments adopted under the authority of this section, due allowance shall be given for the existing condition, the conservation of property values, the direction of building development to the best advantages of the entire City and the use to which the property is devoted at the time of adoption of such amendment.
- B. *Initiation of amendment.* Amendments to the Zoning Map may be proposed by the City Council, property owners or parties to a valid and enforceable purchase option contract. Amendments to the Zoning Ordinance, that is, zoning text amendments, may be proposed by a motion or resolution of the City Council.
- C. *Application.*
 - 1) An application for a map amendment shall be submitted on the form provided by the Office of the Community Development Department.
 - 2) Applications shall conform to the requirements of § 44-1703. In addition to the minimum requirements of the application, the Director of Community Development may request additional information necessary to facilitate a review of the application.
- D. *Action by Director of Community Development.* Upon submission of a complete application, the Director of Community Development shall review the application for compliance with § 44-1703 of this article and other applicable requirements and prepare a written report.
- E. *Action by Planning Commission.*
 - 1) *Hearing.* The Planning Commission shall give notice and hold a legislative public hearing on each application for a Zoning Map or zoning text amendment.

- 2) *Recommendation.* At the close of the legislative public hearing, the Planning Commission shall make findings of fact and prepare a recommendation to the City Council. In making its recommendation, the Planning Commission shall be guided by those purposes, standards, and objectives of this Code and shall not recommend the adoption of any amendment unless it finds that such amendment is in the public interest and not solely for the benefit of the applicant. In making such a finding, the Commission may consider:
 - a) The suitability of the subject property for uses authorized by the existing zoning;
 - b) The length of time the property has remained vacant as zoned considered in the context of land development in the area;
 - c) The suitability of the subject property for uses authorized by the proposed zoning;
 - d) The existing land uses and zoning of nearby property;
 - e) Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application;
 - f) The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification;
 - g) The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area;
 - h) The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification;
 - i) The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in § 44-1701 herein;
 - j) The extent to which property values are diminished by the particular zoning restriction;
 - k) The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public;
 - l) Whether a Comprehensive Plan for land use and development exists, and whether the ordinance is in harmony with it;
 - m) Whether the City needs the proposed use.

F. *Action by the City Council.*

- 1) The City Council upon receiving the report and recommendation of the Planning Commission, as an exercise of the legislative discretion vested in the corporate authority of the City of Bloomington, Illinois, may grant or deny the proposal.
- 2) If an application for a proposed amendment is not acted upon finally by the City Council within three months of the date upon which such application is received by the City Council, it shall be deemed to have been denied unless extended by agreement of the applicant and the City Council.

- 3) In case a written protest against any proposed amendment of the zoning districts created under this Code, signed and acknowledged by owners of 20% of the frontage proposed to be altered, or by the owners of 20% of the frontage directly opposite the frontage proposed to be altered or by the owners of 20% of the frontage immediately adjoining or across the alley therefrom is filed with the Community Development Department, the amendment cannot be passed except on the favorable vote of 2/3 of the Aldermen of the City then holding office.
- 4) No application for a map amendment which has been denied wholly or in part by the City Council shall be resubmitted for a period of one year from the date of said order of denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the City Council.

44-1710: Certificate of Appropriateness.

A. Applicability.

- 1) A certificate of appropriateness shall be required before the following actions affecting the exterior architectural appearance of any landmark or property within a historic district may be undertaken:
 - a) Any construction, alteration, or removal requiring a building permit from the City;
 - b) Any demolition in whole or in part requiring a permit from the City;
 - c) Any construction, alteration, demolition, or removal affecting a significant exterior architectural feature as specified in a historic resource survey or in the ordinance designating the landmark or historic district.
- 2) Actions that do not alter the exterior architectural appearance of a landmark or property within a historic district, regardless of whether such actions require a building or demolition permit, are exempt from the requirement for a certificate of appropriateness.
- 3) Initiation of application. An application for a certificate of appropriateness may be made by any person, firm, or corporation, or by any office, department, board, bureau or Commission requesting or intending to request application for a building or demolition permit or by the City Council or the City staff at the direction of the City Council.

B. Application requirements.

- 1) The application for a certificate of appropriateness shall be submitted on a form provided by the Office of the Community Development Department.
- 2) Applications shall conform to the requirements of § 44-1703. The information requested on the application is deemed to be a minimum, and the applicant may be required to supply additional information.
- 3) The following information shall be provided on one more sheets.
 - a) Street address of the property involved.
 - b) Applicant and/or owner's name and address.
 - c) Architect's name if one is utilized.
 - d) Brief description of the present improvements situated on the property and photographs of existing conditions.
 - e) A detailed description of the construction, alteration or demolition proposed, together with any architectural drawings or sketches if those services have been utilized by the applicant and, if not, a description of the construction, alteration, or demolition, sufficient to enable anyone to determine what the final appearance of the improvement will be.

C. Action by Historic Preservation Commission.

- 1) Every application for a certificate of appropriateness, including the accompanying plans and specifications transmitted to the Preservation Commission within 20 days after the application is deemed complete, unless such time frame is extended in writing by mutual agreement of the City and applicant.
- 2) The Community Development Department shall not issue the building or demolition permit for a designated landmark or a property within a designated historic district until a certificate of appropriateness has been issued by the Preservation Commission.

D. *Standards for review.* In considering an application for a building or demolition permit or for a certificate of appropriateness, the Preservation Commission shall be guided by the design guidelines in Subsection E and any guidelines established in the ordinance designating the landmark or historic district, as well as the following general standards:

- 1) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;
- 2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;
- 3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;
- 4) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;
- 5) Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;
- 6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;
- 7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken;
- 8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project;
- 9) Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- 10) For landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines.

- E. *Design guidelines.* Design guidelines for applying the criteria for review of certificates of appropriateness shall, at a minimum, consider the following architectural criteria:
- 1) *Height.* The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in a historic district;
 - 2) *Proportions of windows and doors.* 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;
 - 3) *Relationship of building masses and spaces.* The relationship of a structure within a historic district to the open space between it and adjoining structures should be compatible;
 - 4) *Roof shape.* The design of the roof should be compatible with the architectural style and character of the landmark and of surrounding structures and landscapes in historic districts;
 - 5) *Landscaping.* Landscaping should be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in historic districts;
 - 6) *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;
 - 7) *Directional expression.* Facades in historic districts should blend with other structures with regard to directional expression. Structures in a district should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition should be compatible with its original architectural style and character;
 - 8) *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.
- F. *Conditions of approval.* The Preservation Commission may impose such conditions and restrictions upon the certificate of appropriateness as may be necessary to comply with the standards established in this section, to reduce or minimize the effect of such upon a landmark or historic district, and to better carry out the general intent of this ordinance.
- G. Certificate of economic hardship.
- 1) A certificate of economic hardship may be granted by the Preservation Commission when an applicant presents evidence clearly demonstrating that failure to approve a certificate of appropriateness will cause an immediate extreme financial hardship because of conditions specific to the particular structure that is the subject of the application. Upon granting a certificate of economic hardship, the commission may approve or conditionally approve a certificate of appropriateness even though it does not meet the standards set forth in Subsection D.
 - 2) An application for a certificate of economic hardship shall be made on a form prepared by the Community Development Department. The applicant shall supply the following minimum information in support of an application for a certificate of economic hardship:
 - a) Estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Preservation Commission for changes necessary for the issuance of a certificate of appropriateness;

- b) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
 - c) Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; after any changes recommended by the Preservation Commission; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
 - d) In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
 - e) Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer;
 - f) If the property is income producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
 - g) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
 - h) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years;
 - i) Assessed value of the property according to the two most recent assessments;
 - j) Real estate taxes for the previous two years;
 - k) Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other;
 - l) Any other information, including the income tax brackets of the owner, applicant, or principal investors in the property considered necessary by the Preservation Commission to a determination as to whether the property does yield or may yield a reasonable return to the owners.
- 3) The Preservation Commission shall review all required evidence and information, conduct an administrative public hearing, and make a determination on the application within 45 days of receipt of the completed application unless such time frame is extended in writing by mutual agreement of the City and applicant.
- 4) In order to grant a certificate of economic hardship, the Preservation Commission must find that denial of the proposed certificate of appropriateness would deprive a designated landmark or property within a Historic District of all reasonable use of or return.
- a) In the case of a proposed removal, relocation or demolition, the Preservation Commission must find that the designated landmark cannot be remodeled or rehabilitated in a manner that would allow a reasonable use of or return from such landmark or property to a property owner.
 - b) The Preservation Commission or Director of Community Development may order that the issuance of a permit for removal, relocation, or demolition be delayed for a period of up to 180 days in order that such steps may be taken as are reasonably likely to result in the preservation of the building or structure involved. These efforts may include consultation with civic groups, public agencies, and interested citizens, and the exploration of possible acquisition.

H. Decision of Preservation Commission.

- 1) The Preservation Commission shall review the application for a certificate of appropriateness and issue or deny the certificate of appropriateness within 45 days following transmission of the completed application unless such time frame is extended in writing by mutual agreement of the City and applicant.
- 2) The Preservation Commission may establish a subcommittee of three of its members to review applications for a certificate of appropriateness when delay to the next regular meeting would create an unnecessary inconvenience to the applicant. A certificate of appropriateness may be issued with full authority of the Commission prior to the next regular meeting upon the signature of the Chairperson of the subcommittee or upon the signature of the review official with his or her written finding that the application is consistent with the standards described in this section. The Commission may further designate staff support responsible for reviewing routine applications for certificates of appropriateness when the proposed work is clearly appropriate and in accordance with the criteria set forth in Subsection D of this section.
- 3) Written notice of the approval or denial of the application for a certificate of appropriateness shall be provided to the applicant within seven days following the determination.
- 4) A denial of a certificate of appropriateness shall be accompanied by a statement of the reasons for the denial. The Preservation Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the Preservation Commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the Preservation Commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Preservation Commission.

I. Appeals.

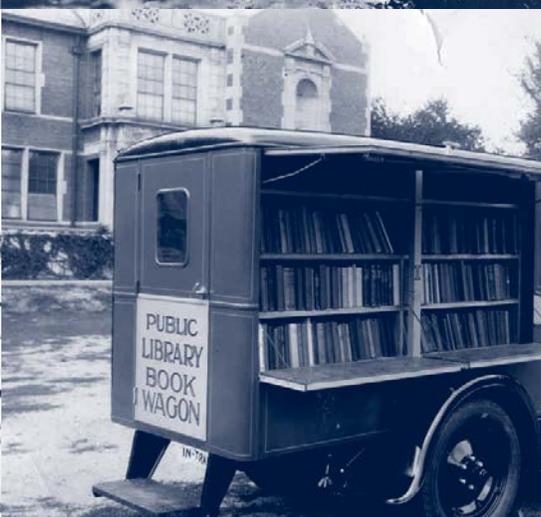
- 1) Decisions of the Preservation Commission on certificates of appropriateness and certificates of economic hardship shall be final and reviewable only in the Court in accordance with the applicable Statutes of the State of Illinois. (735 ILCS 5/3-101, et seq.), However, the Preservation Commission's determination may be appealed to the City Council if such application is rejected by the vote of fewer than five members.
- 2) An applicant may appeal such decision to the City Council by filing notice of intent to do so with the Community Development Department within 30 days after receiving notice of the decision of the Commission.
- 3) An appeal from a final administrative decision as defined herein shall be to the Circuit Court as provided in the Administrative Review Act (735 ILCS 5/3-101 et seq.) For purposes of the Illinois Administrative Review Act any of the following shall constitute a final administrative decision:
 - a) A decision of the Bloomington City Council finally disposing of the matter;
 - b) A decision of the Historic Preservation Commission that is not subject to appeal under this section;
 - c) An appealable decision of the Historic Preservation Commission that has not been appealed to the City Council at the end of the time for appeal to the City Council.

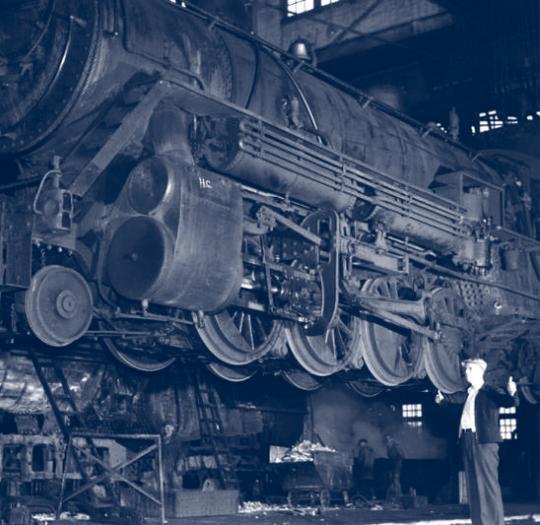
44-1711: Demolition review.

- A. *Applicability.* Except for historic landmarks and buildings located in a historic district, buildings shall be subject to the requirements of this section where:
- 1) The proposed demolition exceeds 500 square feet of gross floor area; and
 - 2) The building was constructed more than 50 years before the date of the application for a demolition permit, as determined on the basis of available records.
- B. *Administrative review of demolition.* Upon receipt of an application for a demolition permit, or a building permit involving demolition, the Director of Community Development shall review the application to determine if the building meets the criteria of Subsection A. If it does, the Director of Community Development shall:
- 1) Notify the applicant in writing within five days that the application for demolition must be reviewed before proceeding.
 - 2) Within five days, forward a copy of the application to the Preservation Commission chairperson and any standing committee of the Preservation Commission that is empowered to review demolition permits.
 - a) Within five days of a receipt of the copy of the application, the chairperson or duly authorized committee shall issue a preliminary recommendation regarding the granting of the demolition permit. If a favorable recommendation is issued, the demolition permit shall be issued. If the chairperson or committee determines that the building is potentially significant pursuant to the standards of § 44-804B, a recommendation may be made in opposition to granting the demolition permit.
 - b) If the chairperson or committee determines that the building is potentially significant, it shall schedule an administrative public hearing before the Preservation Commission to consider the building's historical or architectural significance. Said hearing shall be conducted within 35 days of initial submittal of the permit application. The City shall give notice in the manner prescribed by § 44-1705.
- C. *Public hearing.* The administrative public hearing shall be conducted in accordance with the procedures of § 44-1705.
- 1) The Preservation Commission shall hear all public testimony regarding the potential significance of the building and the proposed demolition.
 - 2) At the conclusion of the hearing, the Commission shall make findings and issue a determination as to the significance of the building.
- D. *Decision.*
- 1) If the building is determined to be not significant, the Director of Community Development shall cause such demolition or building permit to be issued, provided that it complies with all other requirements of the Code.
 - 2) If the building is significant, Director of Community Development shall conduct a meeting between the chairperson or committee and the owner (or his or her representative), within 10 days of the public hearing, to discuss alternatives to demolition.

E. *Demolition.*

- 1) The demolition review process shall not delay the issuance of a demolition or building permit by more than 60 days.
- 2) If no alternatives to demolition have been identified and agreed to by the applicant within said sixty-day period, the Director of Community Development shall cause the demolition or building permit to be issued provided that it complies with all other requirements of this Code.
- 3) Nothing in this section shall be construed to prevent immediate demolition or partial demolition where public safety is at risk and where the building has been determined by the Building Official to be a public hazard and demolition is the only viable recourse.







BLOOMINGTON
Community Preservation Plan