



WELCOME
TO THE NEAR WEST SIDE
HISTORIC DESIGNATION
DISCUSSION SERIES

TONIGHT'S AGENDA

- An invitation to engage in Civil Discourse
- Who is the NWS Historic Designation Committee?
- Summary of the February 28th and April 26th Presentations
- FAQs
- Open Discussion: Questions, Answers, and Comments

CIVIL DISCOURSE

In our work, we've committed to abide by the following agreements and ask that you do too:

- Agreements to Foster Civil Discourse:
 - Be honest and respectful (be careful not to make assumptions).
 - Listen to understand.
 - It's ok to disagree, but do so with curiosity, not hostility.
 - Be brief and concise (so everyone can participate).
 - Refrain from interrupting.

WHO IS THE NEAR WEST SIDE HISTORIC DESIGNATION COMMITTEE?

- We are neighborhood homeowners, residents, and landlords who have volunteered to explore the possibility of applying for some form of local Historic Designation for the Near West Side neighborhood:
 - to research information and share it with you
 - to start a conversation among us all
 - to hear and collect your input and, ultimately, record your preferences via a vote
- This committee is intended as a workgroup that represents the neighborhood – its residents and homeowners – throughout all aspects of this process.

WHO IS THE NEAR WEST SIDE HISTORIC DESIGNATION COMMITTEE?

- Olivia Dorfman, Co-chair
- Karen Duffy, Co-chair
- Alan Balkema
- Bill Baus
- Tim Clougher
- Peter Dorfman
- Christine Lovelace
- Frank Marshalek
- Steve Mascari
- Lisa-Marie Napoli

RECAP: The What, Why, and How of Historic Designation

February 28, 2019



PRESENTERS: Jeff Goldin (Historic Preservation Commission) and Conor Herterich (Historic Preservation Program Manager)

■ CURRENT NEIGHBORHOOD PROTECTIONS

- Zoning: Controls specific land uses, building heights, lot coverage, etc.
- Demolition Delay: Delays the issuing of a demolition permit in order to allow for public notice and discussion of proposed full or partial demolitions to structures that have been identified as “Contributing,” “Notable,” or “Outstanding.”

■ LOCAL DESIGNATIONS

- Historic District (Multi-Property and Single Property)
 - Highest level of local protection.
 - Appropriate when there are many historic structures with high architectural integrity in the area.
 - Appropriate if area has high historical value.

- Conservation District
 - Appropriate when there is significant development pressure.
 - Appropriate when the inventory of buildings to be protected do not possess high or unique architectural value.
 - After 3 years, 51% of property owners must vote to remain a conservation district or the neighborhood is automatically elevated to full historic district.

■ BENEFITS OF LOCAL DESIGNATION

- Protects the homeowner's investment.
- Historic district properties appreciate at greater rates.
- Better quality and cohesiveness of design within neighborhood.
- Saves older buildings from landfill by reusing them.
- Gives communities a voice in their future — especially as city government plans to change zoning, density, and roads.

■ DESIGNATION PROCESS

1. Neighborhood organizes and decides to pursue historic district designation.
2. Neighborhood holds three (3) public meetings.
3. Neighborhood submits application with a map to historic preservation program manager at HAND.
4. Conor Herterich creates a staff report which considers the merits of the application.
5. Public meeting is scheduled where the HPC will vote to approve or deny historic designation.
 - a) HAND sends letters of notice about this meeting to all property owners in and adjacent to proposed district.
 - b) Public has chance to comment on historic designation at this meeting.
6. Hold the public meeting.
 - a) HPC will recommend designation to the City Council or designation will be denied.
7. City Council hears proposed historic designation and votes to either approve or deny.

■ HOW DESIGNATION AFFECTS THE HOMEOWNER

- Must apply for a Certificate of Appropriateness (COA) for:

Conservation District

- Demolition
- Moving a Structure
- New Construction

Historic District

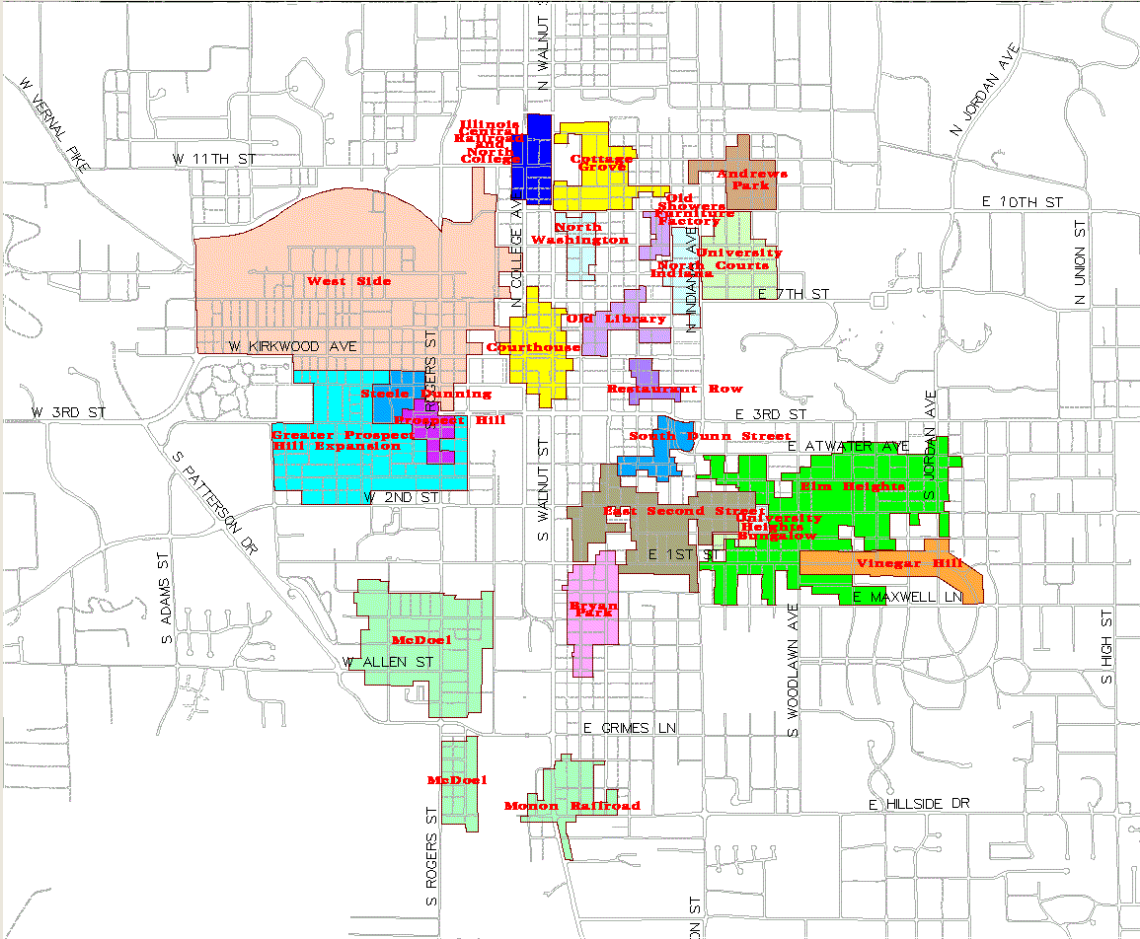
- All of the above, plus...
- Any work which may alter the façade of a structure viewable from the public right-of-way.
 - *Varies depending on design guidelines written by committee.*
 - *Examples: Removal or destruction of an exterior feature; enclosing a porch; changing siding; changing windows; altering roof; rear addition.*
- Design Guidelines are written by a committee of homeowners, an HPC member, and Conor to reflect the will of the neighborhood. Guidelines can be as strict or lenient as the neighborhood would like.

RECAP: The Historic Value of the Near West Side

April 26, 2019



Presenters: Duncan Campbell and Cynthia Brubaker



Bloomington and its core neighborhoods with the courthouse in yellow and the NWS in light pink. (Other colors indicate locally designated historic districts.)

How Did Our Neighborhood Develop?

- **1850 – 1900:** Rural beginnings, with a few large formal houses associated with small farms, the estates of wealthy individuals



Cochran-Lindley House, 1850



Elias Abel House, c 1850

- **1880s – early 20th century:** Industrial development, with Showers Brothers Co attracting diverse labor pool, including both white and African American workers (from Bloomington and post-Reconstruction South)



Showers Bros Co Furniture Factory, 1910



Illinois Central Freight Depot, 1906



Johnson's Creamery, 1913

- **1900s – 1920s:** Growth of social services following new settlement and employment bases — people address their religious and educational needs



The Banneker School, 1915–54



*Fairview School,
[1892/1928/1953]*



White Oak Cemetery, 1876



Bethel AME, 1921



Second Baptist Church, 1913



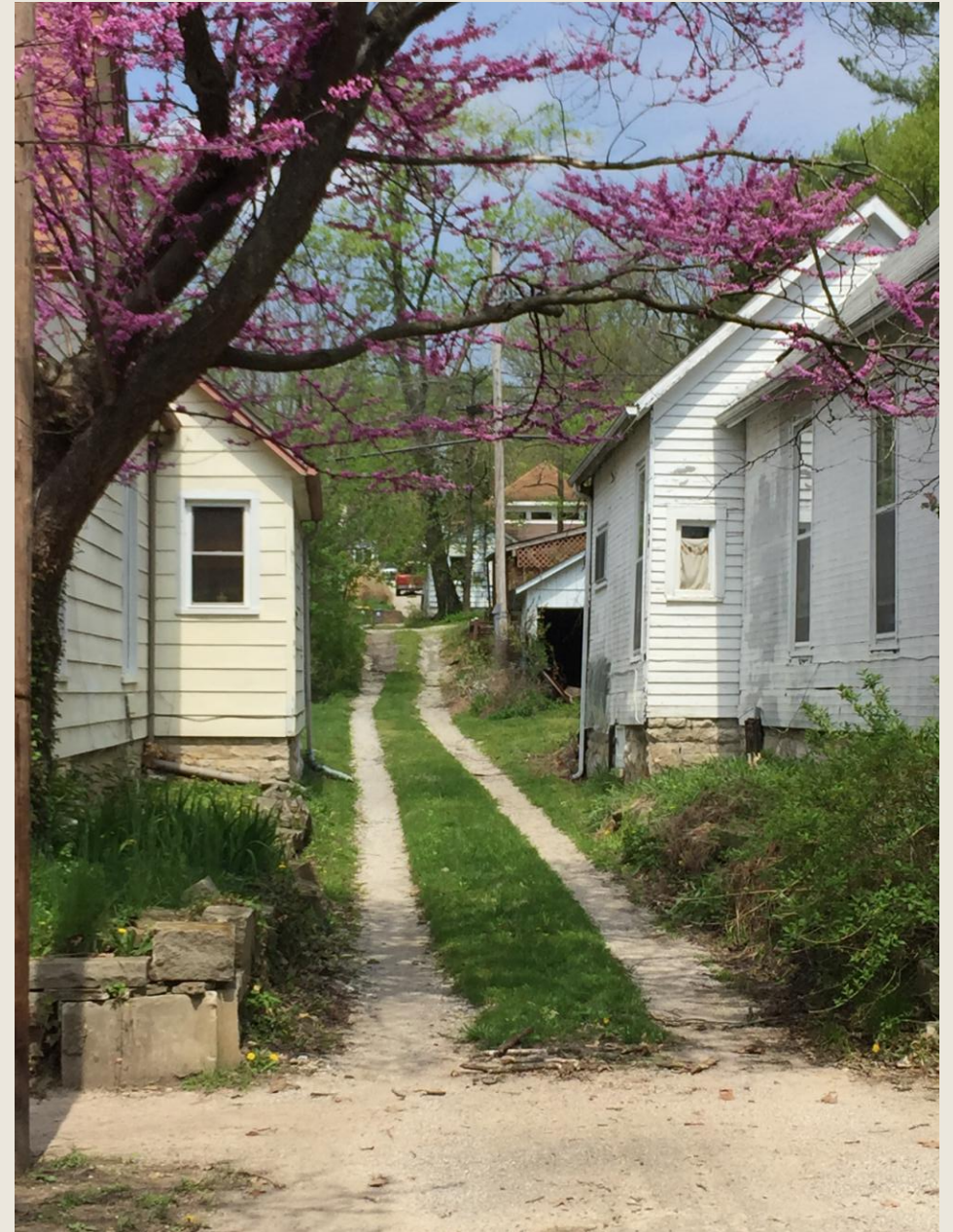
Fairview United Methodist, 1921

What Is the Historical Character of Our Houses?

- By 1900: No more grand houses built on NWS. All new residences were working-class, built by local carpenters.
- Shared features of houses give our neighborhood its familiar “look”:
 - Small lots, densely sited, with mature growth at back.
 - Built of wood; many use limestone for steps, walls, sidewalks.
 - Plain, undecorated fronts; open porches.
 - Most have gable facing street, with 2nd gable facing side (gabelled-ell form).
 - Small front yards; low retaining walls.
 - Houses stand on street in a line.
 - Shared features — gables, porches, walls — create a rhythm.



- Houses are connected by the NWS's narrow streets, built in the horse-cart era,
- and by a network of alleys that facilitated deliveries, likewise dating to the earliest days.



- Houses retain historic character even when modified.
- Some still stand next to larger, earlier homes — reminders of the social shift that sparked our neighborhood’s growth.



- And some stand beside smaller homes like this shotgun house, itself evidence of that migration from the South that contributed to the African American presence on the Near West Side.
- In all, it’s this legacy and “look” of our neighborhood that Local Designation can help us preserve going forward, by encouraging compatible change and discouraging random change.



Frequently Asked Questions

What can Local Designation do for a neighborhood that zoning laws can't?

Zoning is general: it does not protect a neighborhood's special character, such as its historical character. Where that can be demonstrated to exist, Local Designation supplements zoning laws by encouraging compatible change that respects the neighborhood's past and discourages random change that does not.

Can Local Designation protect against, or even prevent, zoning changes a city government might decide to make?

Local Designation cannot stop a city from making zoning changes, but the Design Guidelines that locally designated neighborhoods draw up continue to be legally binding after rezoning. The Guidelines thus establish and serve as a constant set of developmental standards, unique to each district, that won't change with rezoning. This is true in Conservation Districts as well as in Full Historic Districts.

How long can a homeowner living in a locally designated district expect the Design Review process to take?

The Design Review process can take anywhere from 1–4 weeks depending on the extent and nature of the proposed changes to the home. The vast majority of petitioners — about 90% — receive approval within 2 weeks. The remaining 10% are either denied, or asked to return with additional information or changes to their application. In this situation, the review process is lengthened by at least 2 weeks.

What are Design Guidelines? Who writes them, and when?

Design Guidelines are a document that establishes a district's chosen standards for maintaining the historic character of its façades. Interiors are not included in Design Guidelines because changes not viewable from the public right-of-way are not subject to review by the HPC. The Guidelines vary considerably from district to district, ranging from strict regulation to lenient. This is because the scope of activities subject to review by the HPC depends on the language of the Design Guidelines, which are written by a neighborhood committee. As for who writes the Guidelines — YOU do! If our neighborhood chooses to apply for designation and receives it, please join the Guidelines Committee!

What happens next?

Before any application is submitted, we are collecting and recording property owners' preferences through the voting process beginning tonight. If the majority of responses are in favor of Local Designation, an application will be submitted. If a majority of responses are against Local Designation, this committee will not submit an application.

Who has a say in this decision?

We are following the City's rules for counting preferences:

- if you own property, you have a say
- no matter how many properties you own, you get ONLY one vote
- each person whose name is on a deed gets a vote
- corporations and real estate companies get one vote no matter how many properties owned.

OPEN DISCUSSION

- We want to hear your questions and comments!
- Civil Discourse Reminder:
 - Be honest and respectful.
 - Listen to understand.
 - It's ok to disagree, but do so with curiosity, not hostility.
 - Be brief and concise.
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CONTACT THE COMMITTEE AND STAY UP TO DATE!

- nwshdcommittee@gmail.com
- www.historicNWS.org
- www.facebook.com/groups/NWSbtown

