

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday September 8, 2011**

**4:00 P.M.**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATE OF APPROPRIATENESS**
  - A. COA-7-11 714 West 7th Street Owner Eve Mansdorf Representative Chad Vencel  
Request to reconstruct and reduce the height of an embankment wall  
in the Fairview Historic District
- V. DEMOLITION DELAY**
  - A. 1321 East Hunter Avenue partial demolition  
Owner Ben Swanson representative Jayne York  
Removal of a rear wall in order to construct a two-story addition
  - B. 505 South Ballantine demolition  
Owner David Jacobs Representative Charles Webb  
Removal of a house from the lot at 505 North Ballantine and relocation to 512 South  
Mitchell
  - C. 1201 East Second Street demolition (change) Owner David Jacobs Representative Charles  
Webb
  - D. 700 North Walnut demolition Owner Chris Bomba Representative Travis Vencel  
Removal of a house from the lot at 700 North Walnut to an undetermined location
- VI. NEW BUSINESS**
  - A. Elm Heights historic designation progress report
  - B. Commission web design revision: Emily Brown
- VII. OLD BUSINESS**
  - A. Downtown Plan Revision update
  - B. Lecture Series : Fall Showers Topic
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, October 13, 2011 at 4:00 p.m. in the McCloskey Room

**Posted: September 1, 2011**

COA-7-11

714 West 7<sup>th</sup> Street  
Representative: Chad Vencel  
Owner: Eve Mansdorf

### Zoning RC

**Request to reconstruct a historic limestone embankment, reducing the size and restoring, recreating and relocating the saw tooth cap stones.**

105-055-74073 N 714 House; Queen Anne, c.1900 NR, BHD



In 1999, this became one of ten properties located in the Fairview Historic District. It is also listed in as a notable resource in the Near West Side National Register District. The house was originally restored in the 1990 with a loan from BRI. At that time it was known as the Flanagan House. Since then it has had several owners and considerably more work done on it. The owner approached the BHPD for a preliminary review of her proposal in June. The plan is to taken down the deteriorating wall and rebuild it at a lower height, also restoring the distinctive saw toothed cap stones, many of which were missing.. She is requesting the change

due to existing drainage conditions on her lot and the expense of reconstruction.

The wall is buckling and not level across the front of the property. When it is reconstructed, the owner will reduce the height of the wall and the grade of the yard behind it. The wall will be reduced by approximately 18 inches. The intent is to reuse existing stone if at all possible, It is anticipated that some of the capstones will need to be fabricated. The owner has produced a photograph of the existing wall and a drawing of the impact of the reduction. She has elected to lay a flat capstone along the stairs and the alley wall. She will mask some of the alley wall with vegetation.

At the preliminary discussion, it was noted that thee are many walls in need of repair in the west side. This is one of the few locally designated walls.

The owner has submitted many pages of visual documentation.(attached)



From the Fairview Historic District Guidelines

## GUIDELINES FOR THE ENVIRONMENT

The environment is one of the most fragile aspects of any historic district. Its defining characteristics are composed of building setback, landscaping, fencing, parking areas and outbuildings. All elements combine to form the environment of a neighborhood. Careless development or alterations of any one of these characteristics will damage the overall cohesiveness of an historic neighborhood.

### NEIGHBORHOOD CONTEXT

#### Appropriate

Retain and respect distinctive, character-defining features of the neighborhood or building site, such as tree plots, gardens, fences, benches, walkways, steps, streets, alleys, retaining walls, and building setbacks.

#### *Inappropriate*

*Avoid changes in paving, lighting, fencing, and pedestrian or vehicular traffic flow that disrupt the relationship between buildings and their environment. Signage should not block or interrupt significant rhythms or architectural features. Do not introduce inappropriately placed or screened lots.*

The petitioner has made a good effort to repair and preserve the wall in a practical fashion. The reduction in size is moderate and the plan will be to restore the saw tooth appearance of the wall (certainly it character defining feature, across the front yard).

Staff recommends approval



EXISTING

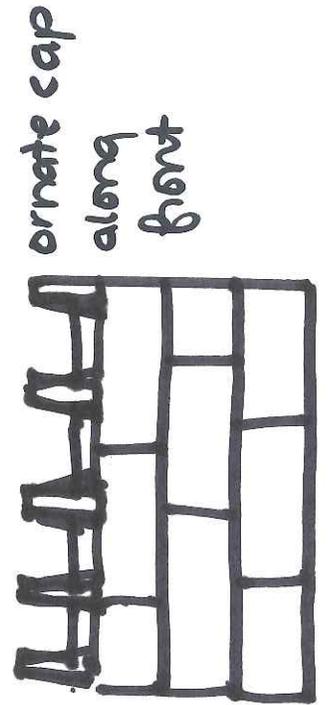
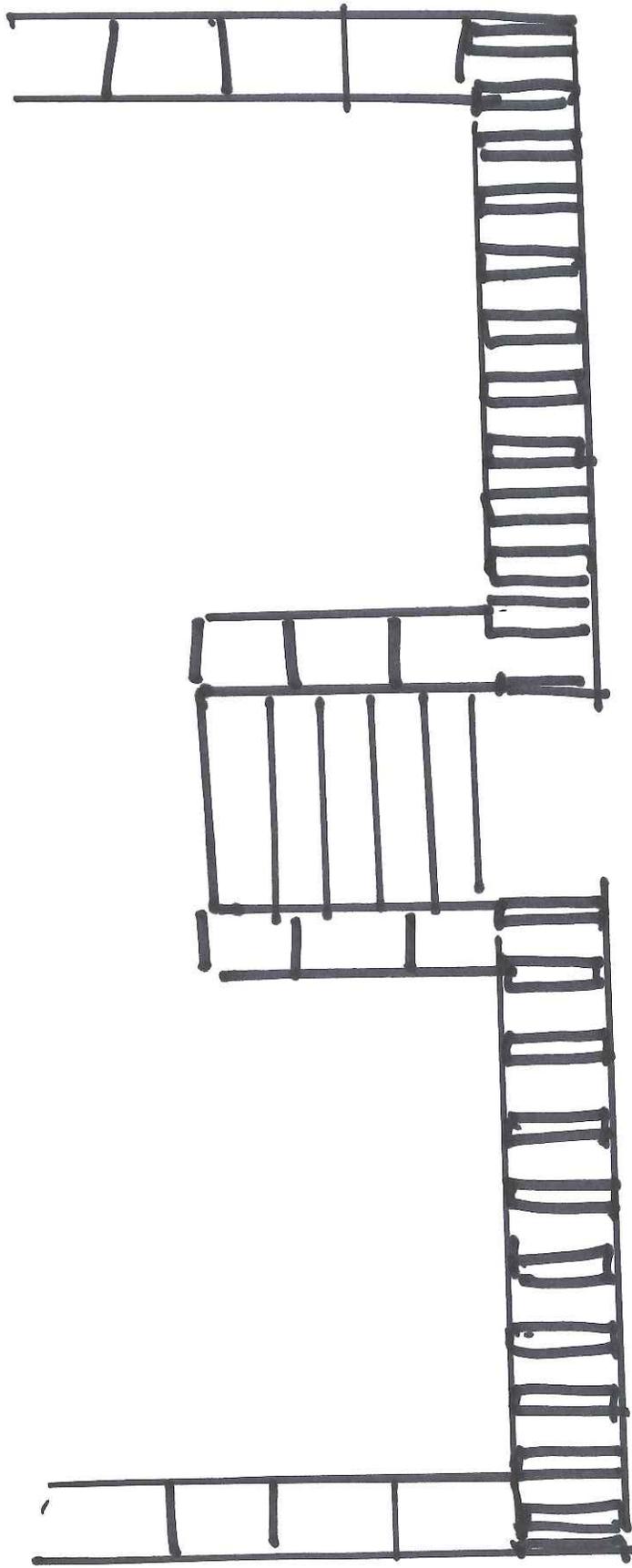
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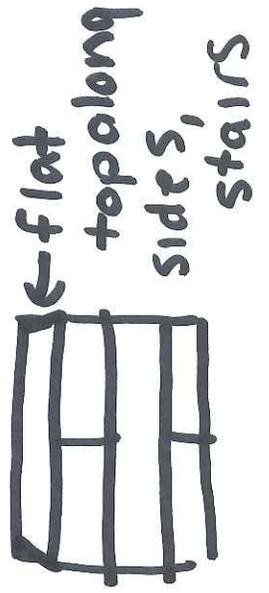
6



← Top of ornate cap



ornate cap  
along  
front



← flat  
top along  
sides,  
stairs

## SUMMARY

This is a request for partial demolition for a two story rear addition. Because it occurs on the northeast side of the house, the impact of this improvement will be out of public view except from two public alleys.

**Partial Demolition**  
1321 East Hunter Avenue

**8-11-2011**  
**Owner Ben Swanson**  
**Representative Jayne York, Kirkwood**  
**Design Studio**

## Zoning RC

105-055-76059 C      1321    House; English Cottage Revival, c.1930

This is a request for a rear addition on a frame Tudor style home.



The house is located in the Elm Heights Survey District on the north side of Hunter Street. It abuts public alleys on its west side and north sides. The house is an unusual frame interpretation of the Tudor style, which is called “English Cottage Revival” in the interim report. This is a variant of the same style. Many of these homes in Elm Heights are brick or stucco.

This is a classic Tudor design with steep front gable entry and attached chimney. Most of the existing windows are original. The owner wishes to add to the rear of the property removing a later single story enclosed porch. The rear of the site is screened by a privacy fence and vegetation on the alley side.



None of the removal will impact the primary facade of the house. Proposed skylights may be visible from the southwest along Hunter.

The new addition is two stories high with useable attic space. It is articulated by a stepped down gable which is calibrated to the steeply pitched existing house roofs. The addition contains a new bedroom, bath and closet space on the second floor and a study on the third floor that is accessible

through a spiral staircase. The footprint of the addition is only a couple feet from the existing footprint (screened porch).

The addition will be sided with cement board to match the house. The windows will be compatible with current configurations of paired and grouped multi-pane windows. The existing house is true wood divided light. A row of French doors across the back will improve the existing screened-in porch configuration currently across the rear of the house.

Some of the view of this addition will be screened from the public way by a tall privacy fence along the rear and alley side of the house. The fence is on an elevated grade above the alley and steps down along the edge of the lot.



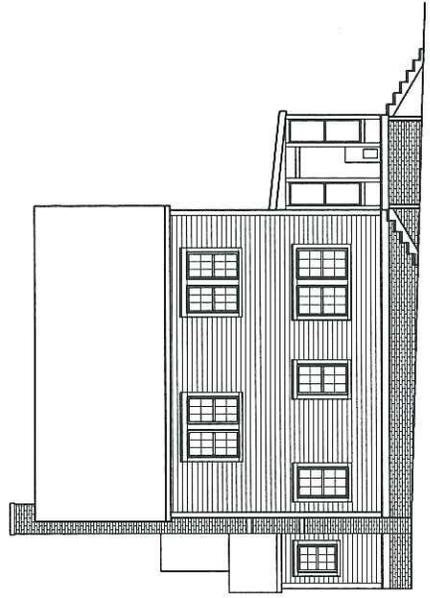
**View from west alley**



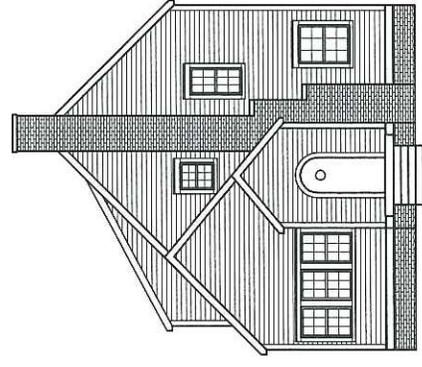
**view from rear alley.**



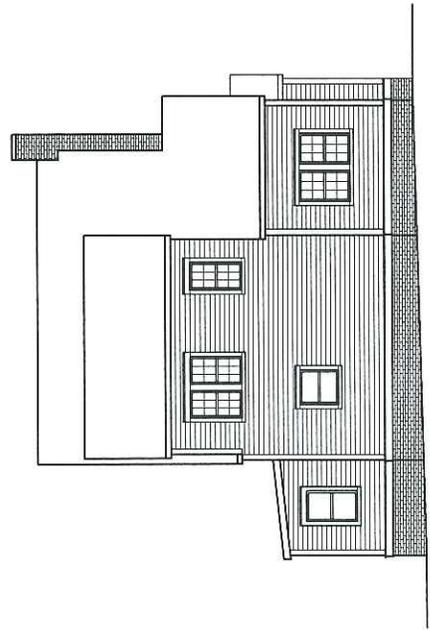
**View traveling east on Hunter.**  
Principal roof will have three skylights for attic office.



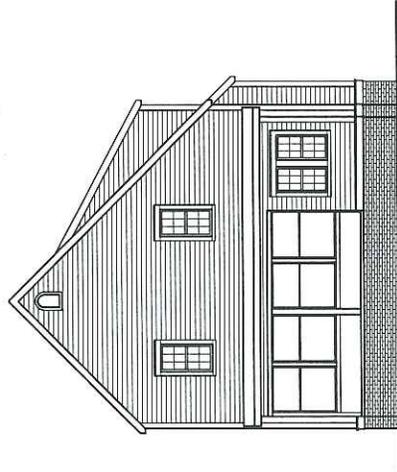
EXISTING  
**B EAST**  
 SCALE: 3/32" = 1'-0"



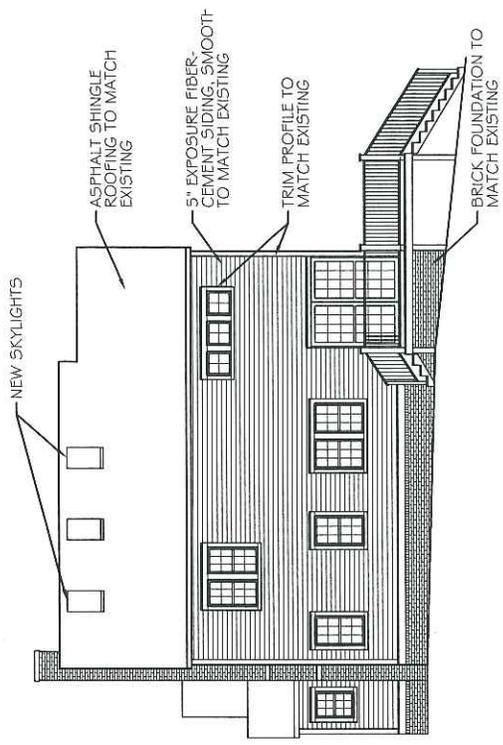
EXISTING  
**A SOUTH**  
 SCALE: 3/32" = 1'-0"



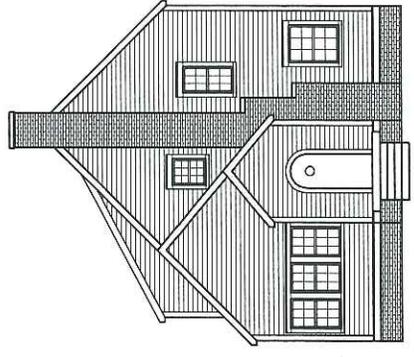
EXISTING  
**D WEST**  
 SCALE: 3/32" = 1'-0"



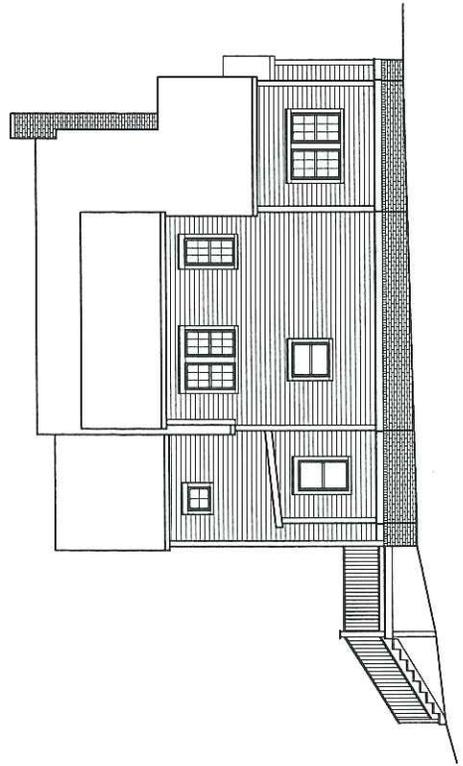
EXISTING  
**C NORTH**  
 SCALE: 3/32" = 1'-0"



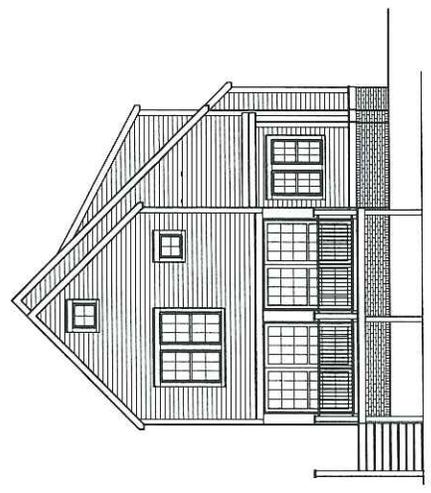
PROPOSED  
**B EAST**  
 SCALE: 3/32"= 1'-0"



EXISTING - NO CHANGE  
**A SOUTH**  
 SCALE: 3/32"= 1'-0"



PROPOSED  
**D WEST**  
 SCALE: 3/32"= 1'-0"



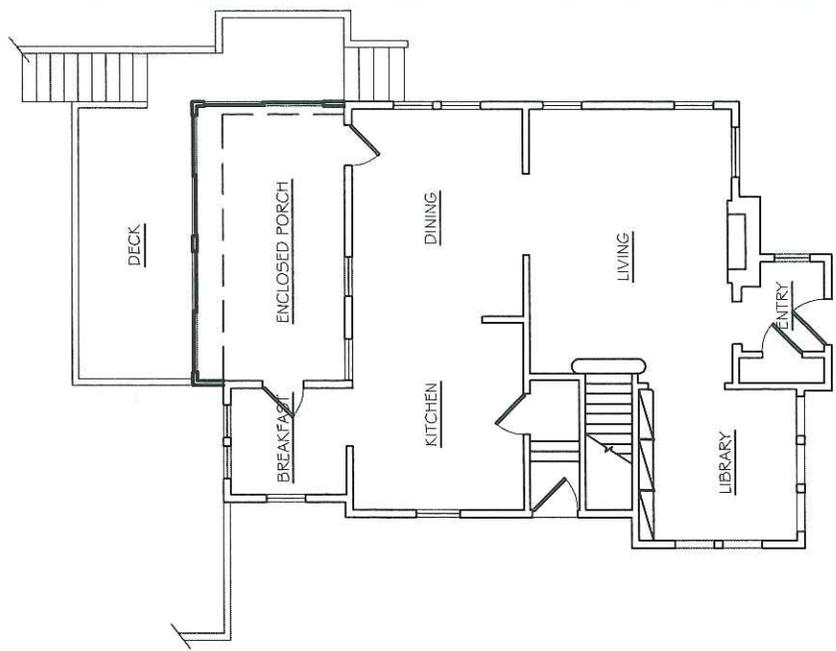
PROPOSED  
**C NORTH**  
 SCALE: 3/32"= 1'-0"

# A1

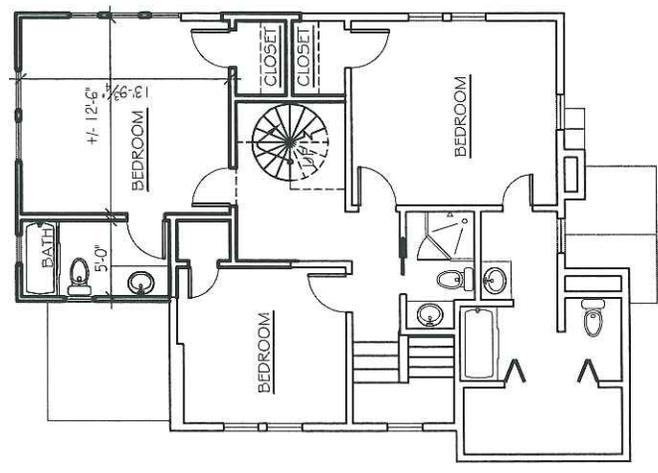
PROJECT NO.: 2011-22  
DATE: 8.31.11

SWANSON RESIDENCE  
1321 E. HUNTER  
BLOOMINGTON  
INDIANA

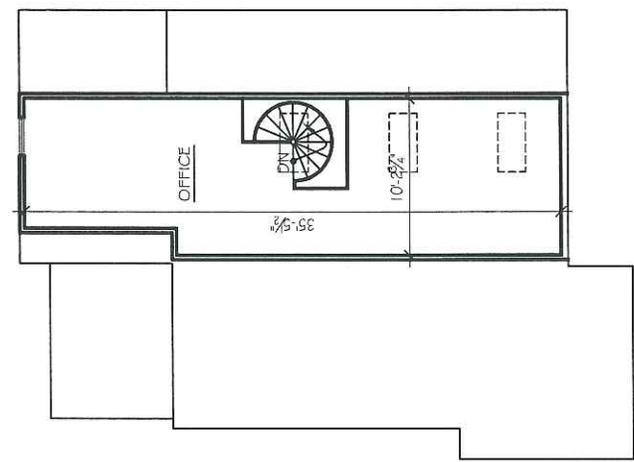
**KIRKWOOD** ARCHITECTURE + PLANNING  
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113 east 6th street  
bloomington, in 47408  
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fax 812.331.0755  
www.ktdsarchitects.com



**A** FIRST FLOOR  
SCALE: 3/32" = 1'-0"



**B** SECOND FLOOR  
SCALE: 3/32" = 1'-0"



**C** THIRD FLOOR  
SCALE: 3/32" = 1'-0"

**Summary:** The case came under review in early July. The delay period will terminate on November 3<sup>rd</sup>. The owner proposes to remove its additions and to move this house to a lot on South Mitchell Street. Per the UDO, removal is full demolition. With full demolition, the Commission cannot make the design for new structures or development of the property legally binding. Therefore, design of any new structure or development is not the Commission's purview and the Commission's decision options are to either release the demolition permit or to make a motion to designate the building on its current site.

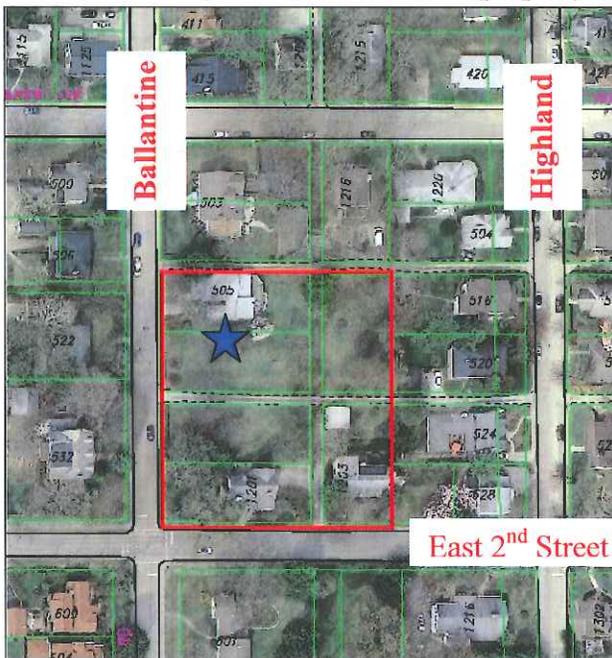
**Demolition**  
**505 South Ballantine Road**

**7-6-11**

**Elm Heights Survey District**  
**Owner: David Jacobs**  
**Representative: Charles Webb**

**Zoning RC**  
**105-055-76291 C      505      House; Queen Anne, c.1930**

**Introduction:** The current proposal is part of a proposal that involves multiple properties, one of which was the previously reviewed 1203 East Second Street, which the HPC released in May 2010, and the other property under consideration is at 1201 East



Second, where full demolition of the building is proposed. The HPC needs to make a separate decision on the properties on the agenda, reflecting the two permit applications received by the Planning Department.

**General History:** The house predates the naming of Ballantine Avenue. It was still named "Wall" Street at the time of construction. According to City Directory information, this residence was the first house built on Wall and appears c. 1915 in the directory. Its first owner was Joshua Beede. In his obituary (2-28-40) Dr. J.W. Beede was

identified as a member of the geology department with an interest in carboniferous formations. He was a fellow of the Geologic Society of America, American Academy of Science, American Geological Society, and published an important paper identifying patterns of subterranean drainage in Indiana that had not been previously documented. He moved to Wall from Hunter Ave. At the time this was literally the only house on the

block. The houses on East Second Street had not yet been built and did not appear until much later. The limestone Cape Cod at 1201 East Second was built in 1945. The house at 1203 East Second appeared on Sanborn maps soon after. When the house at 505 South Ballantine was built, the neighborhood nearby contained a greenhouse business located on "Second and Wall" which, by 1925, had become the Ellis Greenhouse.

Many residents of 505 South Ballantine have been Indiana University faculty members, including William Tucker (1920-26), Paul M. Harmon and spouse (1929-70), and Anthony (Victor) Cabot (1978-1998). Paul Harmon was a physiology professor who trained over 4,000 physicians over his career. He began at Indiana University in 1918 and retired in 1963. He created the first exercise physiology courses at IU and was active in the development of the state high school basketball tournament. William M. Tucker retired as an Assistant English Professor. In fact, this home has been almost continuously used by IU faculty.

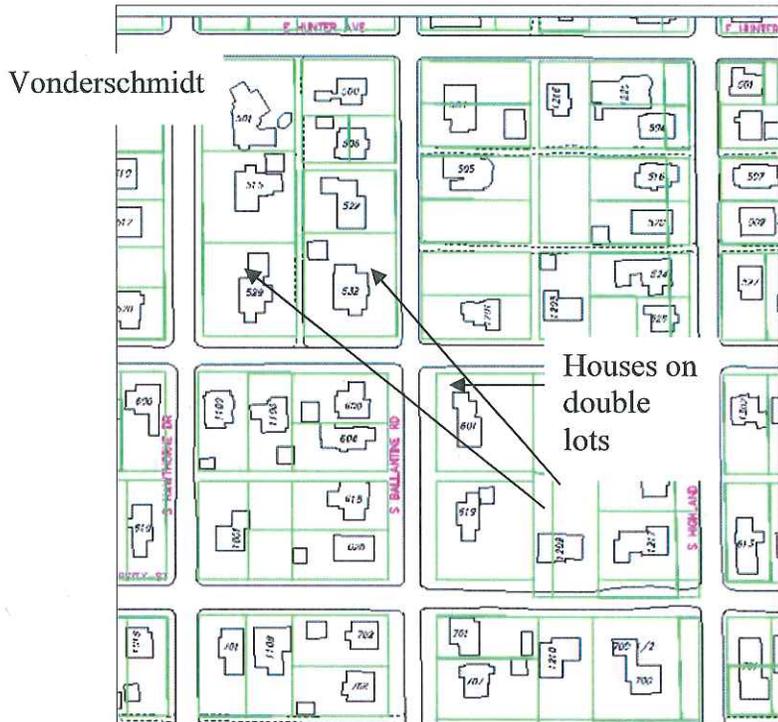


The house at 505 South Ballantine is heavily remodeled. Its original footprint was probably a simple rectangle. It was identified on a Sanborn rather uniquely for having an underground (below first floor) attached garage. The proposal is to remove the carport, a music room, a rear kitchen and deck which are later additions. The 1947 Sanborn, the only one that shows the house, is the only documentation of the structure. It also

shows a rear one story addition which would not be unusual for this era of house. The current siding material (stucco) or sand-painted board is not original nor is the split timbered framing style. Certain elements express what the house may have looked like: the central bay window and the three windows, a ribbon window system, across the front porch. Windows in the bay have been reduced in size and the wooden porch elements are replacements.



In the context of the larger neighborhood, the Vonderschmidt, one of the premier houses in Bloomington, is located a block away from this address. Vinegar Hill National Register District is also located within a block and a half. The area is encapsulated by contributing properties in an area where the Vinegar Hill district meets the Elm Heights survey area.



Another consideration is the existing site. Within a block of this location there are two homes situated on double lots, including two in the block just south of this site.

The owner proposes to move the house to 512 South Mitchell in a neighborhood that was developed considerably later. Many houses there are minimal traditional ranches built in the late 50s and early 60s or smaller frame Cape Cods. The height of the existing buildings will be considerably lower.



Mitchell example of a traditional ranch



Mitchell example of a frame Cape Cod

The site on Mitchell Street is in an area developed later than the properties on East 2<sup>nd</sup> and South Ballantine. The houses on the east side of Mitchell are minimal ranches, some may be national homes. The houses on the west side of Mitchell are frame Cape Cods, of a more modest scale and materials than the large stone Cape Cods on 2<sup>nd</sup> Street. The lots are also smaller. 130 x 55 compared with the existing lot of 147 x 58.

### **August report and update:**

Additional research on 505 South Ballantine indicates that Meggin Cabot or Meg Cabot was raised in this house. She is the daughter of A. Victor Cabot, a professor of information systems at Indiana University. Meg Cabot is the best-selling young adult romance author of *The Princess Diaries* which has been published in more than 40 countries. The first book in the series was published in October 2000; the series was 38 weeks on the [\*New York Times\*](#) Children's Series Best Sellers List and was sold to publishers in 37 foreign countries. She is extremely prolific and has branched into adult fiction recently. Several novels have been made into movies by the Disney Company.

A. Victor Cabot moved to 505 South Ballantine in 1977 and stayed through 1998. Meg Cabot would have been about 10 years old when she first lived here. Professor Cabot joined the faculty in 1966. He was part of the pioneer science of computerized quantitative business analysis and a consultant to several fortune 100 companies including Proctor and Gamble and Westinghouse.

### **September report and update**

After receiving input from city staff, and attending the July and August meetings of the BHPC, the owner has submitted new plans for the site, which is to include two smaller houses instead of a single large house in the project. Both will be single family houses that are sited on two lots. Plans were presented to a small group of owners on September 1. Plans are at a schematic stage but they show a two story house of 4556 square feet at this location, that sits on two lots north of the alley. The construction plans still require removal of this house. Details of the design are still being produced. The currently proposed plans are not legally binding for HPC purposes.

**SUMMARY:** The application, paired with the permit application above for 505 South Ballantine, was first reviewed in early July as part of a larger development proposal. The delay period will terminate on November 4<sup>rd</sup>. In late August the owner decided to request full demolition rather than partial. It was observed at a public meeting that very little of the house was being preserved (a partial chimney) and this action was determined to make the request more in keeping with the facts of the situation. In moving from partial to full demolition, the BHPC is placed in a different position regarding the proposal. With full demolition, the Commission cannot make the design for new structures or development of the property legally binding. Therefore, design of any new structure or development is not the Commission's purview and the Commission's decision options are to either release the demolition permit or to make a motion to designate the building on its current site. The demolition delay period will terminate on November 4<sup>th</sup>.

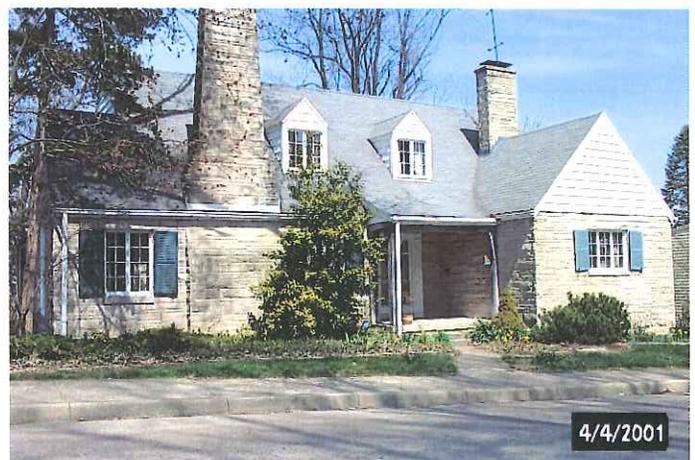
**Partial Demolition**  
**1201 East Second Street**

**7-7-11**  
**Elm Heights Survey District**  
**Owner: David Jacobs**  
**Representative Charles Webb**

**Zoning RC**  
**105-055-76077 C**      **1201**    **House; Colonial Revival, c.1940**



This is a request for the complete demolition of an existing Colonial Revival style, Cape Cod house. The existing limestone veneer home was built in 1945 by Ted Dobson, a contractor by profession. The corridor along East 2<sup>nd</sup> Street was developed several decades after the streets running north and south in this area were developed. Both 1201 and 1203 (the



demolition permit for which was released by the Commission in May 2010) were built in the 1940s and do represent a distinctive style of home of this era through the 1950s. There are many examples of Colonial Revival style homes in Elm Heights, it is, in fact, the most prevalent style. Of the 346 properties

in the Elm Heights survey district, there are less than a half dozen houses identified as Cape Cod style in the district. McAlester identifies this form in *A Field Guide to American Houses*, as a variant of the Colonial Revival style, usually a story and a half with a steep roof and prominent front dormers. This house is most similar to the houses that were demolished along the north side of Third Street earlier this year. All were limestone, but the house on Second is of a grander design with more customized wooden casement window treatments. The limestone is irregular coursed with the stones worked to resemble a rustic hand tooled appearance. It is also in good condition with no apparent later additions.



### September Report and Update:

Charles Webb met with city staff in August to discuss reduction of the size of the new construction proposal presented in July. Design plans are not completed yet. Signs on the site have been changed to full demolition. A schematic new plan was presented to a group of neighbors on Thursday September 1<sup>st</sup>. The proposed new house at this location, located on two lots, will be 6755 square feet, a considerable reduction in scale. However, as in the previous application, the design of this proposed structure is not within the Commission's purview since it is not legally binding.



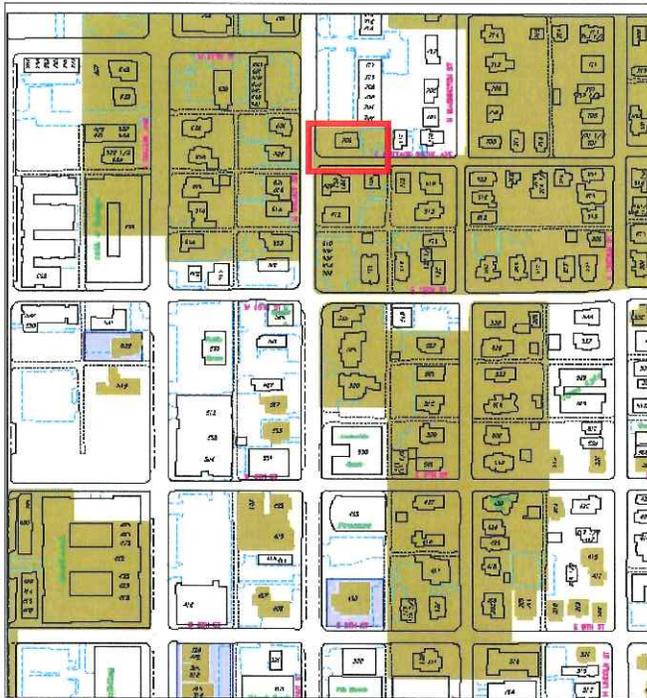
## SUMMARY

This project was discussed in a preliminary way in June and has returned to the Commission under Demolition Delay. The owner applied for a demolition permit and the project was noticed a day after the August meeting. HAND requested an additional 30 days of delay. The owners plan to move the house to another location. The Commission has no binding review of these plans.

**Demoliton**  
**700 North Walnut**

**August 5, 2011**  
**Owner: Chris Bomba**  
**Representative Travis Vencel**  
**Cottage Grove Study Area**

105-055-61063 C      700      House; Craftsman/ Dormer Front Bungalow, c.1915



This property was discussed in a preliminary way at the June meeting of the historic commission. The proposal was to move the house from its current location to a new location, to make way for redevelopment of the

High Point office park which will be demolished.



The house sits on the corner of Cottage Grove and North Walnut Street which is a commercial corridor where many single family houses have been converted to business uses. Although there are modern intrusions, the corridor has a fairly consistent run of contributing and notable homes from the 400 block through the 800 block ending just below the Indiana Railroad viaduct. This represents properties listed as contributing to the Illinois Central survey district, North Washington

and Cottage Grove, and some scattered sites. The shaded map actually depicts the concentration of structures better than the boundaries of several surveyed areas. The location of the house at 700 North Walnut is just south of the Highpoint Office Park, a single story commercial strip center built in the 1970's on the site of the old Hunter House. On the east side of the street there are two more contributing structures north of the strip commercial center. Generally the architecture along Walnut goes from important in the 400 and 500 blocks to progressively less significant in the 800 block. There have been few removals in the last 15 years (in contrast with College Avenue) But there were many over time, reducing the quality of a prominent residential corridor with such gems as the Buskirk Showers property. This was once the street where both James N and William P Showers lived. Neither home survives, nor does the house of Henry B.Gentry.



This owner intends to sell these parcels for redevelopment of the High Point site and wants to propose removal of this house to another location as a part of that project.

#### Existing Conditions:

The house is fair to good condition. It is a locally unique example of a tapestry brick craftsman bungalow, done on a large scale with eave brackets and rafter tails.

Although there are many bungalows with tapestry brick porches, the entire house is brick with limestone sills and lintels. There are several tapestry brick four-squares in town. It features an arcaded side porch, with massive brick railings. It is located on a hill overlooking the 600 block of Walnut. Most windows are original and are a less frequently used Arts and Crafts design; however they are largely obscured by mirror glass storm windows. The material is tapestry brick which is also less common in Bloomington and its use is more prevalent south of Grimes except on the commercial buildings built by the Mitchell Brothers.



The north side shows the level of craft involved in the brick work: There is a corbelled curve built into to the chimney.

Hunter House



Existing Office Park



Along this corridor, structures are in a variety of conditions from rental property that is under maintained to very fine commercial office space.



631 North Walnut "Contributing"



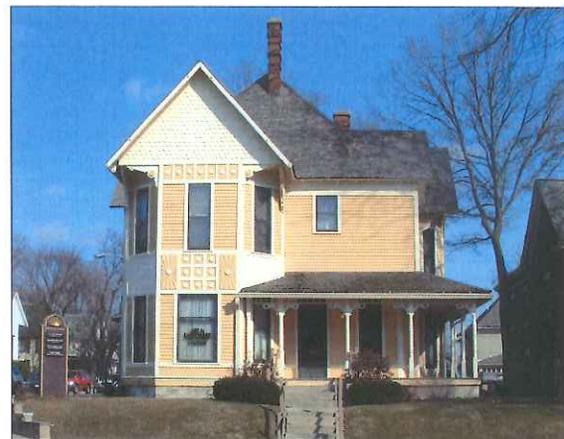
612 North Walnut "Notable"



505 North Walnut "Notable"



517 North Walnut "Notable"



532 North Walnut "Notable" NR



530 North Walnut "Notable" NR

520 North Walnut "Notable" NR

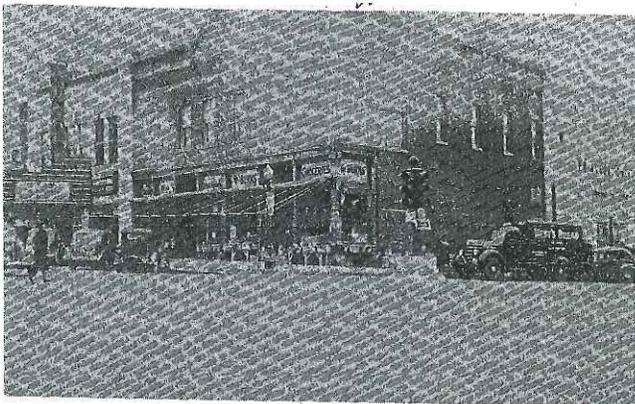


403 North Walnut "Outstanding" SR

400 North Walnut "Notable" LHD

The owner was notified by HAND that the property will fall under a 120 day review period because of the complexity of this decision.

Staff was able to find quite a lot of information on the original owner of this home. He lived there from 1928-1946. Newspaper articles indicate the house was built by Roy Burns, a businessman in early twentieth century Bloomington who developed a chain of local grocery stores. His flag ship store was in the Odd Fellows Building on North Walnut (Walnut and 6th). This was a transitional era between the kind of full service dry goods store that was familiar in the 19<sup>th</sup> century. Consumers waited for goods to be packaged by clerks behind counters, which required far smaller store space. When the self service era of individually packaged goods arrived, the floor space for groceries were enlarged, but they were still small enough to be comfortably accommodated in residential areas. Roy Burns was part of the transition to "super markets" in an era when up to 50 stores were operating in Bloomington neighborhoods. They were gradually replaced by the big retailers like Atlantic and Pacific Tea Company. Roy Burns who owned up to 14 stores in his heyday, wisely retreated into the wholesale business and continued until 1948. He was born in 1898 and admittedly enjoyed a Horatio Alger-like biography. He initially worked at the Sowders Grocery store, the building for which still stands at 4<sup>th</sup> and College Avenue. His first store was opened at 6<sup>th</sup> and Morton Streets. Some reporters attribute Burns with the introduction of "wait on yourself" groceries, but they were not preferred by his customers.



Burns store No. 1 on downtown square

## **HD-01-11**

### **Proposed Elm Heights Historic District Request for a Historic District**

At the August meeting, a petition for consideration of a full historic district in Elm Heights was presented. In response the Commission appointed a subcommittee to explore the possibility of a district. There has been much activity since the last meeting. A subcommittee composed of neighbors: Beth Baxter, Olga Diamondis, Jenny Southern, Jody Wintsch, Jaden Falcone, Mary Ellen Barwise, Amy Barnhill, Kathy Holland, Carolyn Geduld, Virginia Metzger, Richard Durisen and Commissioners: Bachant-Bell, Clothier and Doug Bruce. Dave Rollo, councilman from District 4 is also a member.

Several Commissioners and over 70 neighbors attended a public meeting on Saturday August 20<sup>th</sup>, called by the Elm Heights Neighborhood Association. This meeting was to present a draft map for comment and to answer questions about local districts.

The subcommittee met again on Saturday August 27<sup>th</sup> to begin the drafting of guidelines specific to Elm Heights. The subcommittee Met on August 31<sup>st</sup> and began to compose a mission statement for the guidelines. Subcommittees were formed concerning issues specifically of concern to the neighborhood. There is a committee for windows and doors, sustainability and solar energy issues, issues related to aging in place, as well as a committee to draft the final mission statement.

The three public meetings have been scheduled and noticed to over 250 property owners. They will occur on  
September 6 at 4:30 in the Library Auditorium  
September 15 at 6:30 PM in the Harmony School gym  
September 22 at 6:30 PM in the Harmony School gym

Staff is beginning to analyze the historic resources within the area and has produced a poster identifying important styles within the district. Many other informational materials must be produced. Staff anticipates a complete application in early October.

## **ELM HEIGHTS HISTORIC DISTRICT – PUBLIC INFORMATION MEETINGS**

### **MONROE COUNTY PUBLIC LIBRARY AUDITORIUM**

Tuesday, September 6<sup>th</sup> at 4:30 PM

**HARMONY SCHOOL GYM - 909 E. 2<sup>ND</sup> St.**

Thursday, September 15<sup>th</sup> at 6:30 PM

Thursday, September 22<sup>nd</sup> at 6:30 PM

Owners of property within the proposed Historic District are cordially invited to a series of three public information meetings. Many owners in the area are asking that the Bloomington Historic Preservation Commission consider the establishment of this Historic District. The proposed boundaries are shown on the attached map. City staff and the Historic Preservation Commission will review the process and the implications of designation, and respond to questions at these meetings. Your Neighborhood Subcommittee, an ad hoc committee, composed of neighborhood representatives, members of the Historic Preservation Commission, and your local councilman will be taking notes and input to adjust the boundaries and DESIGN GUIDELINES of the district.

### **WHY A HISTORIC DISTRICT?**

Other historic districts in Bloomington have brought positive change to those neighborhoods; Elm Heights would like to experience similar results, such as:

- Preserve our limestone heritage
- Increase owner occupancy
- Encourage property upkeep
- Increase the attractiveness of the area for families
- Protect and help reverse the erosion of the architectural character of the neighborhood
- Reinstate historic setback and green space requirements
- Preserve mature tree canopy and green-space

### **WHAT WOULD BE REGULATED?**

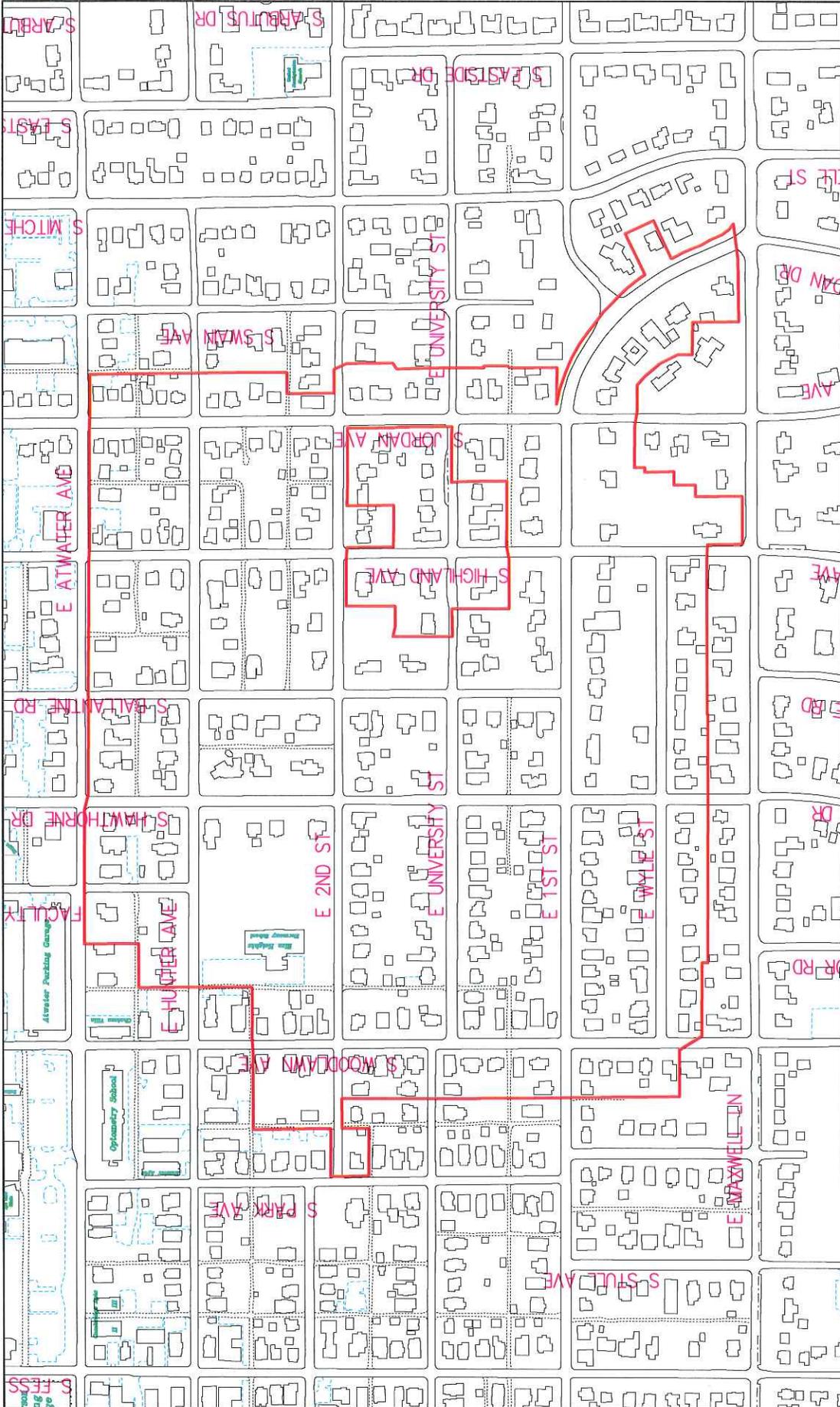
- Exterior changes or removal of buildings, walls and statuary, new construction, demolition and additions
- Historic regulation supplements underlying zoning regulations
- Design guidelines will be formulated by your Subcommittee, guided by city staff.

### **THE PROCESS:**

- The Subcommittee starts work on the guidelines with input from the neighborhood, throughout the process
- At least three informational meetings for property owners will be hosted by the Subcommittee
- Information about the properties' physical and social history, previous owners, architects, and significant features are gathered
- An application to become a historic district is completed by your Subcommittee and submitted to the Historic Preservation Commission
- The Commission reviews the application and makes a recommendation to the City Council
- The Council makes the decision to establish the historic district
- The design guidelines are developed by the Subcommittee and are approved by the Commission

**YOUR INPUT IS WELCOME! PLEASE ATTEND TO HAVE YOUR QUESTIONS AND CONCERNS HEARD.**

If you have questions concerning this meeting, please call 349-3401

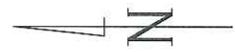


Proposed Elm Heights Historic District

City of Bloomington  
Housing & Neighborhood



Scale: 1" = 400'



By: winklec  
31 Aug 11

For reference only; map information NOT warranted.