BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday January 23, 2014
5:00 P.M.
AGENDA

I. CALL TO ORDER
II. ROLL CALL
III. APPROVAL OF MINUTES
IV. CERTIFICATE OF APPROPRIATENESS
A. COA-01-14
521 West Howe Street Prospect Hill Owner(s) Jonathon Wunrow and Leslie Skooglund
Request to remove parts of a fence, and existing vinyl siding. Plans to either restore wood siding or install cement board and reconstruct trim details.
VI. NEW BUSINESS
VII. OLD BUSINESS
A. Approval of Matlock Heights Design Guidelines conditioned on Council Approval.
VIII. COMMISSIONERS' COMMENTS
IX. PUBLIC COMMENTS
X. ANNOUNCEMENTS
XI. ADJOURNMENT

Next meeting date is Thursday February 13, 2014 at 5:00 p.m. in the McCloskey Room

Posted: January16, 2014

RETREAT AGENDA
Thursday, January 23, 2013
McCloskey Room
following business meeting

1. Impact of current RLUIPA ruling on Historic preservation of churches and religiously owned buildings;

2. Elevations of Prospect Hill & McDoel;

3. Limits of what can be required of building permit applicant in demolition delay cases.

4. Design Guidelines (how they should be written, what we want to see, etc...);

5. Big Issues on the Horizon;

6. How the Commission can work more productively and be a better Commission.

Posted: January 16, 2014

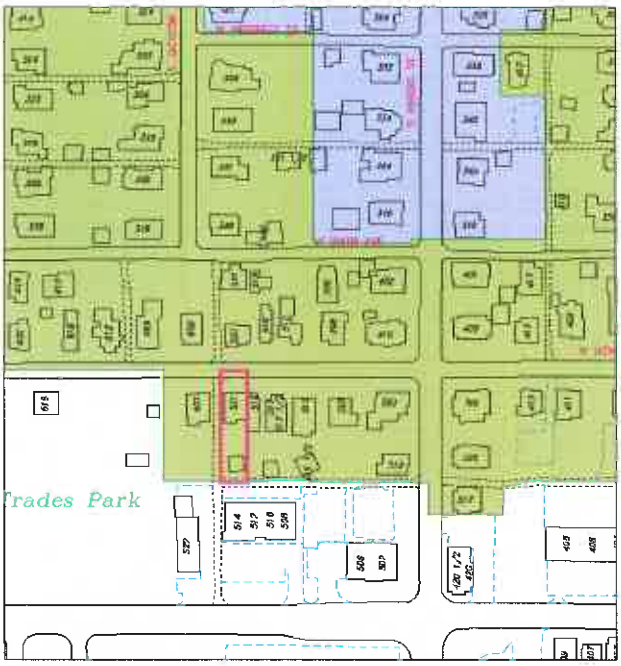
Summary:

Request to remove part of a fence, remove vinyl siding and either restore wood siding or replace with cement board on a house in the Prospect Hill Historic District (formerly Conservation district)

COA-01-14

521 West Howe
Prospect Hill Historic District
Jonathon Wunrow and Leslie Skooglund

Zoning RC
105-055-65115 C **521** **House;** Carpenter Builder/ Gabled-ell, c.1900



The is a residential structure that has recently been purchased by a new owner in the Prospect Hill Historic District. The area was previously listed as a conservation district. The house is a simple gabled-ell with vinyl siding and replacement windows which are sized differently than the original window openings. This part of the district does show good integrity and some interesting forms including pyramidal cottages and shotgun houses. The house is located next to a nearly identical gabled-ell that was restored in 1999 by BRI. That house had original windows and the siding beneath the aluminum was in good shape.

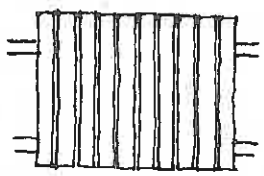
In lieu of neighborhood specific guidelines, staff reasoned that if the project meets the most stringent guidelines in the area, then it is approvable, otherwise the default guidelines that the Commission has always used on single sites, should be applied until the new guidelines are drafted and approved by the respective neighborhoods.

521 West Howe

601 West Howe

REQUEST
Staff discussed the initial proposal with the owners and in response they modified some of their plans. The owners have two requests: They wish to remove a front picket fence and part of a dilapidated privacy fence facing the alley. They will repair or replace other portions with the same style of fencing. The existing vinyl siding is damaged and past its useful life, so they will remove it and either restore or resurface the house siding.
EXISTING CONDITIONS:
The owners have noted that the vinyl siding covers a layer of insulation board that is attached to the original siding (this is assumed underneath). Their plans are to either restore the existing siding, if it is not too badly damaged, or to replace the siding with cement board that matches the original reveal. In this case, they will replicate trim proportions with cedar, which, provided with the template next door, should be easy to fabricate. Staff notes that with the resizing of window openings, there is predictable damage to the siding. These windows will remain, in the existing casements and surrounds so this will have to be accommodated in the plan for rehabilitation. Existing vinyl shutters will be removed.

DISCUSSION:
The fence proposal (removal of front picket and repair of existing rear vertical board fencing) meets criteria in the PHDesign Guidelines (following) which is the most stringent review available:
Appropriate
Back yard fences are appropriate to the Prospect Hill Local Historic District. Acceptable designs include slat-style (vertical board), picket, lattice, or wrought iron. Less expensive designs such as woven wire and rabbit fencing are also acceptable. Fences must conform to setback requirements. The appropriateness of a new fence will be judged in part by its appearance from the street; in general it should begin no farther forward than a point midway between the front and rear facades of the house.
Inappropriate
Chain link, basket-weave, louver, split rail, and stockade are inappropriate fence types for installation within the public view. Front yard fences are not generally characteristic of the Prospect Hill Local Historic District and are discouraged.


VERTICAL BOARD

The existing fences are not historic and their removal does not damage the historic context of the neighborhood. The fence to be repaired is a backyard fence that meets current criteria in the full historic district.

The plans for the siding may be reviewed against the Secretary of the Interior's standards:

In the words of the Park Service these standards are weighed against other factors including: Relative importance in history, existing condition of the building, proposed use, and mandated code considerations. Staff has selected the pertinent standards for rehabilitation:

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

All historic materials associated with this project will remain. In the event of using cementitious siding, it will be applied over the insulation board.

2. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Plans are to replicate covered or removed trim using the dimensions of a similar home next door. In the case of either restoration of the siding or installation of cement board some replication of details will be required. The owners have removed the request to add wood shutters to the house. Staff has communicated that the details of this house could be enhanced using paint color, rather than adding details that didn't exist before. This issue may still be open but it is a small one made even less important by the fact the original windows are missing and that some of the windows have been resized.

3. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

If the siding is deemed too damaged (or missing) to repair then cement board siding with cedar trim will replicate the proportions on a similar vernacular structure nearby, including elements such as frieze boards, gable details and corner trim.

4. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The house is a typical form and dimensions for replicated details are readily available throughout the district.

BLOOMINGTON

Nancy Hiestand <hiestann@bloomington.in.gov>

Re: COA application 521 West Howe

1 message

Jonathan Wunrow <jonwunrow@gmail.com> Thu, Jan 2, 2014 at 10:16 AM
To: Nancy Hiestand <hiestann@bloomington.in.gov>
Cc: Keith Skooglund <kskoogs@gmail.com>, David Sharp <dsharp@sharpdesigns.net>

Hi Nancy,
Thanks for the additional information you provided by phone earlier today regarding our COA application for 521 W. Howe. i would like to add the following comments as an addendum to our application:

Back Yard Fence: We definitely plan to remove the portion of the backyard fence and gate that faces the alley, as it is sagging and unsafe. In addition, we may chose to repair/replace other remaining portions of the existing fence with the exact same fence-style as what is currently in place. We will not be using a split-rail fence style.

Siding and Trim: Since submitting our application, we removed a small portion of the vinyl siding and found that the entire house is "wrapped" in a 1/2-3/4" insulating board, to which the vinyl siding is attached. Removing all of this insulating board may be prohibitive to getting to whatever original siding might still be in place. Our plan is to remove the vinyl siding, and replace with a cement board product that matches the dimensions of the original siding as closely as possible. We will use "real wood" (likely 1x4 cedar) trim for doors and windows that match original trim dimensions (to the extent that these dimensions can be determined). Similarly all corner boards will be "real wood." At this time we are not planning on installing any "freeze boards" under the gable ends, and will run the cement board right up to the soffit. If freeze boards are required, we will use real wood for the freeze board trim to match the rest of the wood trim.

I hope these clarifications help. Let me know if there is any other information you need prior to the Jan. 9 meeting.

Thanks again,

Jon Wunrow

On Thu, Jan 2, 2014 at 8:45 AM, Nancy Hiestand <hiestann@bloomington.in.gov> wrote:

> Thanks for your application. We may be able to hear this case at the January 9th meeting. I wanted to make a few comments because of recent changes to our ordinance and decisions by our legal department. You have given me a complete application. Because of a decision by the legal department, Prospect Hill Conservation District is being reviewed as a full historic district. This means that all exterior changes can be reviewed. Most of your proposal falls within approveable criteria, but I have a few comments. I think in the larger area that was the Conservation District, cement board will be more accepted than in the areas that were originally historic districts. So I don't anticipate much discussion about your decision to remove it, assess the siding underneath, and then proceed if needed with siding replacement. But I should say that this is the first decision of its kind in the former Conservation district area. so you should anticipate discussion. Also the split rail fence that you mentioned is probably not appropriate to the area, this is generally seen as western style fence probably only used in some suburban ranch locations. (if we both mean the same thing) I am providing a link to the Guidelines developed for Prospect Hill in 1997, because there is a discussion of appropriate fencing to the era and style of the houses.
> http://bloomington.in.gov/media/media/application/pdf/9701.pdf (page 6)
> It sounds as if you are not married to your fence style yet, so I just wanted provide some input. Please feel free to discuss the staging and decisions in your application.

PETITIONER'S AMENDMENT 6

Howe Street View - Remove Fence & Replace Siding

- Howe Street View - Remove Fence

Howe Street View - Remove fence & Replace Siding

5 - Remove & Replace Backyard Fence along alley

Remove & Replace Back yard fence - along alley.

5. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Whether or not the cement board siding will be used, the existing siding material will remain beneath the insulating board.

Staff recommends approval.

Matlock Heights

Conservation District Guidelines

TABLE OF CONTENTS

Introduction	**4**
Matlock Heights History	**6**
Traditional Mid-Century Modern House Forms	**9**
Classification of Buildings in a Conservation District	**15**
"Subject to Review and Approval"	**17**
PRIMARY STRUCTURES	
SUBJECT TO REVIEW AND APPROVAL	
GUIDELINES	
MASS	18
FOUNDATION/ FIRST FLOOR ELEVATION	18
MATERIALS	19
OPENINGS/FENESTRATION	19
OTHER ARCHITECTURAL DETAILS	20
PATIOS & PORCHES	22
ACCESSORY STRUCTURES	**22**
SUBJECT TO REVIEW AND APPROVAL	
OTHER ISSUES	**23**
UTILITIES & EQUIPMENT	
PARKING	23
FENCES	24
CONTEXT FOR NEW CONSTRUCTION	**24**
SUBJECT TO REVIEW AND APPROVAL	
SITE CATEGORIES	
Developed Site	24
Isolated Lot	25
Large Site	26

SETBACK 27
ORIENTATION 28
BUILDING ENTRY 28
SPACING 29
BUILDING HEIGHT 29
BUILDING OUTLINE 30

STANDARDS FOR MOVING BUILDINGS 31
SUBJECT TO REVIEW AND APPROVAL
GUIDELINES

STANDARDS FOR DEMOLITION 32
SUBJECT TO REVIEW AND APPROVAL
GUIDELINES
CRITERIA

PROCESS FOR CONSTRUCTION APPROVAL 34

PROCEDURES FOR THE REVISION OF THE MHCD DESIGN GUIDELINES 35

CONTACT INFO 36

Our thanks to:
Matlock Heights Conservation District
Design Guideline Subcommittee

Kelly and Steven Bangs
Carol and Richard Darling
Deb Hutton
John Williams
Robin Halpin Young

Commissioners
Sandi Clothier
Marleen Newman
Staff
Nancy Hiestand

15

INTRODUCTION

The purpose of these design guidelines is to present flexible approaches to appropriate design in the Matlock Heights Conservation District (MHCD). The goal is to harmonize new buildings with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. Within such a framework, there can be many different design solutions which may be appropriate. The intent of these design guidelines is to maintain the integrity of our mid-century modern neighborhood, as originally constructed, to protect property values for home owners; to keep single family homes where they have been built traditionally; to regulate the building of new homes and moving of existing homes. The following guidelines regulate new construction, should such a circumstance arise. They do not regulate modifications or additions to existing home structures, although we do suggest voluntary use of them as guiding principles.

The Matlock Heights Neighborhood is zoned Residential Core (RC) which permits only single family style homes. Ideally a new building in the MHCD should fit seamlessly into the fabric of our neighborhood. The continuity of the streetscape, as seen from the road, should be consistent with the contributing buildings already on the street, maintaining existing scale, density, and atmosphere. In the pages that follow, these design guidelines present a simple outline of ways to analyze the scale and placement of a building on a lot, as well as include small details of design that make a new building look more traditional. Some of these are as modest as window arrangement or the use of lime-

stone trim. The MHCD wants to ensure the quality and compatibility of infill by explaining the details that add value in this historic neighborhood.

The Matlock Heights Neighborhood Association has been active for many years, seeking to promote a safe and harmonious living environment for its residents, to protect this special place from incompatible development, and to preserve our valuable mid-century modern homes from destruction. The MHCD was implemented to help preserve our unique residential housing and to provide stability in a neighborhood where student housing development pressure is present. The distinctive makeup of our neighborhood should ensure that people are likely to purchase homes here and to work together for the enhancement of the neighborhood over time. With support from the Bloomington Historic Preservation Commission (BHPC), we have established these design guidelines for any future changes in our MHCD, to preserve the historic character of this place. In Matlock Heights, we value our history and the diverse families who live here and have pride in our neighborhood, all of which encourage us in this endeavor.

MATLOCK HEIGHTS HISTORY
IN LOCAL AND NATIONAL CONTEXT

Matlock Heights was platted in 1951, by Waldron Fritz, on land that had been long held in farming by the Matlock Family. The neighborhood prizes the c. 1850 farmhouse built by George Matlock, located in the heart of the district. It was spared from demolition by the Sullivan family in the 1950's when Waldron and Martha Fritz subdivided the farm for "modern housing." Development of the neighborhood was highly concentrated: all but ten of the current existing houses were constructed within a decade of the recorded plat. Waldron Fritz went on to develop several other mid-century neighborhoods on the outskirts of Bloomington including, most prominently, Fritz Terrace.

Fritz's plat for Matlock Heights featured large lots, curvilinear streets, and 79 homes, the majority (61) of which were constructed of limestone in the ranch architectural form. The homes reflect a change in the national values of that era, with the fusion of the western ranch ideal with the modernist concept of leisure inspiring the forms of this mid-century neighborhood. Plans for new and "modern housing" had been circulating through magazines such as *House Beautiful, Sunset,* and *House and Garden,* which set the style and

wetted the appetite for the suburban ideal. Romance of open spaces, independence of single family homes, natural landscaping, backyard privacy, and informality were worked into the modern suburban dream. Rambling floor plans, expanses of windows, and curvilinear streets express the aspirations of a generation who sought to live in nature.

Although other characteristic building materials are present in the neighborhood, like rustic vertical siding and brick, Matlock Heights is yet another and later expression of Bloomington's enthusiasm for stone. The limestone industry reached its nadir in the 1930's and 40's, but the era of the 50's saw its resurgence, partially through the returned popularity of stone in the construction of ranch homes. Limestone veneer homes, some with stone knee walls and massive chimneys, reflect a long standing local industry translated through the new style in this neighborhood. It is the consistency of age, form, and building materials that make Matlock Heights an outstanding and eminently preservable example of its era.

Fritz and his partner, builder Gilbert Swaim, created the distinctiveness of Matlock Heights using the architectural cohesiveness of the mid-century modern form throughout. The home located at 2421 Barbara Drive is just one result of the above mentioned marketing strategies; this red brick "colonial" style ranch was named *Better Homes and Gardens* magazine's best-selling plan of all time, (Five Star Home #2001). Designed by Bertram Webber, the home was touted for its open and free circulation, cross ventilation, easy access to the patio, and two closets for every bedroom.

Most of the contributing homes in this neighborhood have not been significantly altered since being built, which underscores that these high-quality homes remain durable examples of their kind. Lots in MHCD are large, with 1.85 buildings per acre. Homes average 2,800 square feet at ground level. The longest horizontal plane of most of these homes is seen from the front of the lot with a good setback from the street. There are sizable yards with no sidewalks and little through-traffic from non-resident vehicles. Homeowners in Matlock Heights believe strongly that these characteristics need to be preserved.

The diversity of owners spans a nice range including owners aging in place, young families with children, related families in multiple homes, working professionals, and business owners. Homeowners tend to remain in Matlock Heights for many years. Many of

them now value utilization of solar power and multiple other energy efficient improvements well-adapted to their mid-century modern house forms. Pride of ownership is apparent with homes and properties kept in good repair and landscaping reflects the pride of place.

TRADITIONAL MID-CENTURY MODERN HOUSE FORMS

The area included in the MHCD displays housing forms and styles that were primarily constructed in the 1950's and early 1960's. These forms reflect the mid-century modern style of homes of that period. Historical resources, such as *Indiana Landmarks: Architectural Movements of the Recent Past (1941-Present)*, cite Ranch (Minimal Traditional, Massed Plan Ranch, and Populist Modern) and Split Level as the dominant forms of the era. Each form has characteristic placement on a lot, setback, height, and roof shape. The design guidelines are intended to keep new development compatible with these forms.

The ubiquitous ranch form incorporates large "picture" windows and sliding doors, patios, and porches to reach out into the environment. Generally, the style is characterized by horizontality reinforced by low pitched roofs, wide eaves, and rambling rooms. Natural materials, predominantly limestone with some sandstone, brick, and wood, are used on the exterior. Many ranches have large stone chimneys that become a primary architectural feature on the exterior, as well as an anchor to the interior space. New construction, compatible with the ranch form is encouraged to include the unique windows, openings, and floor plans that distinguish the style.

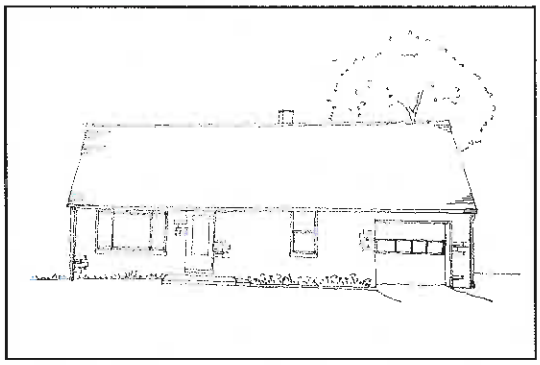
TRADITIONAL HOUSE FORMS

RANCH

Sometime after World War II, Americans revisited ways to integrate outdoor amenities into a residential floor plan. That desire in the 1920s was the motivation behind the design of bungalow front porches and open sleeping rooms. The 1950s ranch form is central to Matlock Heights. Within the form are various 'styles' like the colonial style ranch at 2421 Barbara Drive, the design for which was once featured in Better Homes and Gardens magazine. Spanish style ranches have minimal references to classic Spanish homes, with arcaded porches or stucco walls to imitate adobe.

VARIETIES OF RANCH FORMS

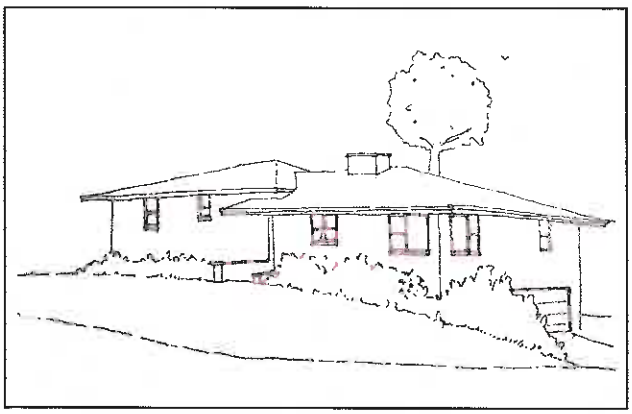
MINIMAL TRADITIONAL RANCH



Although this form is very similar to the traditional ranch, it is usually mass-produced and typically side-gabled. At least one large picture window is always present on the front façade. This form is frequently built on smaller lots. It may have a carport or attached garage but no other additions or secondary rooms outside the rectangular footprint.

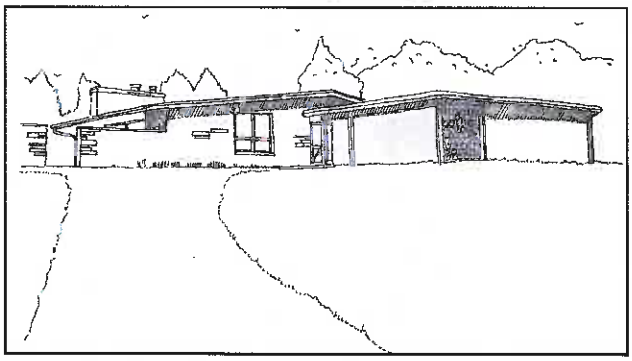
22

MASSED RANCH



The massed ranch features a squarer footprint that is almost always topped with a hipped roof. Deep boxed eaves and a low pitched roofs emphasize the horizontal plan. There may be knee walls of stone or carefully designed banks of windows that elongate the appearance of the structure.

POPULIST MODERN



This example evolved from the International Style of the 1920s as it was reinvented after World War II. The

SPLIT LEVEL

Sometimes referred to as the tri-level, the plan of the split-level was intended to be an alternative to the one level ranch. The two forms are often found together. The design includes a single level home split into two levels at the mid section of the house. The levels were defined by uses: bedrooms on top, kitchen and living areas in the middle and service areas and garages in the basement. Brick is the most common exterior material, however, the levels are often defined by a change in materials on the exterior among the different levels.

Matlock Heights Conservation District

Map

Outstanding Properties are outlined in Red
Notable Properties are outlined in Green
Contributing Properties are shaded in Yellow
Non-Contributing Properties are shaded in Blue

ELEVATION NOTES:
1. Roof shapes -long, low roof line, hipped or gabled roof line
2. Horizontal orientation relative to the street
3. Aluminum Soffit
4. Aluminum Gutters and Downspouts
5. Masonry Veneer -Brick or Limestone
6. Double Hung Windows
7. Split-Faced Foundation, where exposed
8. Prominent Masonry Chimney -Brick or Limestone
9. Asymmetrical Entry
10. Wood Picture Windows -Tripartite
11. Attached Garage -One or Two car garage

TERMINOLOGY IN THE GUIDELINES

Historic District

A full Historic District regulates all exterior changes to a property, site or setting.

Conservation District

A Conservation District is a less regulated version of a historic district. In a conservation district only new construction of a principal new building, demolition and moving buildings are reviewed by the Historic Commission

"Subject to Review and Approval"

Only those items marked: *"SUBJECT TO REVIEW AND APPROVAL"* contained in the blue boxes must be submitted to the BHPC through an application for a Certificate of Appropriateness. These design guidelines are less comprehensive and less restrictive than for a Historic District.

Classifications

The following terms are nationally accepted classifications adopted by the Parks Service.

Outstanding (O)

The "O" rating means that the property has enough historic or architectural significance that it is already listed, or should be considered for individual listing in the National Register of Historic Places. Outstanding resources can be of local, state, or national importance

Notable (N)

A rating of "N" means that the property did not quite merit an Outstanding rating, but is still above average in its importance. Further research or investigation may reveal that the property could be eligible for National Register listing.

Contributing (C)
A "C" rating was given to any properties meeting the basic inventory criterion of being pre-1970, but that are not important enough to stand on their own as individually outstanding or notable. Such resources are important to the density or continuity of the area's historic fabric. Contributing properties can be listed on the National Register of Historic Places if they are part of an historic district, but would not usually qualify individually.
Non-Contributing (NC) Properties rated "NC" are not important enough to stand on their own as individually outstanding or notable and were not included in the inventory unless they were located within an historic district. Such properties are usually either post-1970 or they are older structures that have been badly altered and have lost their historic character or they are otherwise incompatible with their historic surroundings. These properties are not eligible for the National Register.

Note:
In these pages the term "contributing" properties often refers to all of the properties that contribute to the historic significance of the area, including both outstanding and notable properties.

MATLOCK HEIGHTS DESIGN GUIDELINES

PRIMARY BUILDINGS

SUBJECT TO REVIEW AND APPROVAL

Definition: A primary building is the single family dwelling occupying a single lot.

GUIDELINES

The following guidelines relate to the construction of any new primary building. Mid-century modern forms and designs are considered appropriate. Contributing buildings in the MHCD should be studied for their characteristic design elements, either directly or in the *Matlock Heights Neighborhood Survey* (2012), available on the Historic Commission's website. www.bloomington.in.gov/bhpc Significant features define compatibility, such as roofing, entryways, how a house is set on its foundation, chimneys, gables, overhanging eaves, and porches. When analyzing the design of contributing buildings, consider original materials and designs, rather than later modifications to the buildings. These are described in the section "Traditional Mid-Century Modern House Forms," page 10.

MASS

Definition: The three dimensional outline of a building.

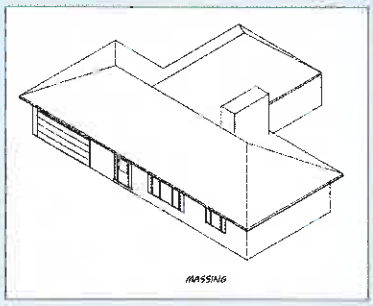
Depending on the block face, buildings in MHCD may reflect the traditional horizontal mass of the mid-century modern house forms. See the architectural description of traditional forms provided earlier in this document.

Recommended

The total mass and site coverage of a new building should be consistent with adjacent contributing buildings.

The massing of the various parts of a new building should be characteristic of adjacent contributing buildings.

Consider the mass of all building parts (i.e., house, attached garage, integrated porch, and breezeway).



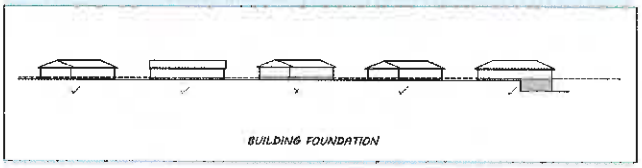
MASSING

FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the first floor living space.

Recommended

New construction first floor elevation and foundation height should be consistent with contiguous contributing buildings.



BUILDING FOUNDATION

New construction first floor elevation and foundation height should fit into the natural (not man-made) gradient of the land.

MATERIALS

Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.

Recommended

Building materials, whether natural or man-made, should be visually compatible with surrounding contributing buildings.

When hardboard or concrete board siding is used to simulate wood clap board siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used.

Limestone/sandstone, brick, clapboard, wood, and cement board are appropriate materials.

OPENINGS/FENESTRATION

Definition: The design, arrangement, and proportioning of windows, doors, and openings.

Recommended

Paying attention to the proportion of openings in a wall visible from the street can help blend new construction into the streetscape.

Matlock Heights Neighborhood
Historic Doors and Windows

Period Ranch Door Configurations

Period Ranch Window Configurations

32

Matlock Heights Neighborhood Characteristics

Ranch

Split Level

Mid Century Characteristics

Horizontality
Complex massing
Multiple roofs
Front-facing garage
Complex fenestration
Massive chimneys
Limestone veneer

Lower density
Curvilinear streets
Accommodates topography
Visual access to outside
Sprawling footprint
Deep overhanging eaves
Irregular lots

.66 Acre
3180 Square Feet

.37 Acre
2755
Square Feet

Garden Hill 8.32 buildings per acre, ground floor average 1100

Prospect Hill 6.5 buildings per acre 1300 square foot ground floor

McDoel Gardens
6.5 Buildings per acre
1077 square feet ground floor

Matlock Heights
1.85 Buildings per acre
2800 square foot ground floor

33

- Horizontal shapes and combinations of windows are integral to the look of the wall. Creative use of commercially available window shapes and sizes can help mimic typical mid-century modern patterns (e.g., original pattern: 2410 N Barbara, renovated: 210 E Gilbert).
- Creative expression with fenestration is not precluded, but should not conflict with or draw attention from the basic fenestration pattern of adjacent contributing buildings
- Doors are important to the overall design as well. They usually feature small glass panes in various geometric patterns. Entryways are often hidden, but distinctive.

Other Architectural Details

Definition: These items extend the mid-century house mass into the landscape.

Recommended

- Some carports have unique pillar construction forming interesting angles, such as the tapered base of carports (see examples: 201 E Gilbert, 2401 N Dunn, 201 E Glendora).
- Wide boxed soffits are featured on most contributing buildings.
- Sliding glass doors open on non-front walls to patios or porches.

PATIOS AND PORCHES

Definition: Flat constructed areas, adjacent to the house, which extend the living space into the exterior environment.

Recommended

Building materials include laid brick, concrete, stone, and wood.

ACCESSORY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL

Definition: Any structure secondary to the principal building on the lot and greater than **80 square feet** in size is subject to the following guidelines.

Recommended

If the new structure is a garage, every effort should be made to attach it to an existing house. This is the most compatible solution.

New structures should be placed in a subordinate position and, where possible, to the rear of the primary building on the lot.

New structures accessory to primary buildings should be visually compatible in shape and materials with existing MHCD patterns.

New structures should be proportionately smaller, both in height and size of footprint, than the primary building on the lot.

Other Issues:

UTILITIES & EQUIPMENT

Definition: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment).

Recommended

Mechanical equipment should be placed in loca-

tions that have the least impact on the street view of the building, site, and the adjacent contributing buildings.

PARKING & STORAGE ACCESS

Definition: Locations of driveways and access to storage of all vehicles, including but not limited to cars, RVs, boats, ATVs, etc.

Recommended

Driveways should be built with direct access to parking or storage structures and pass along the side or rear of the primary building.

Oversized parking pads in view of the street are discouraged.

FENCES

Fences are not regulated in MHCD, but an inappropriate fence can deface the streetscape. Wooden, metal, and vinyl privacy fences (including stockades, basket weave, and chain link) are relatively modern styles of fencing and should be hidden in rear yards, if possible.

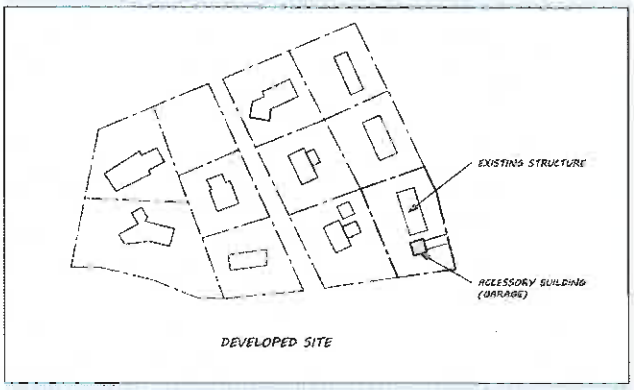
CONTEXT FOR NEW CONSTRUCTION

SUBJECT TO REVIEW AND APPROVAL

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context. The most important first step in designing new construction in any conservation district, therefore, is to determine just what the context is. Contributing properties are important to the density and continuity of the MHCD. Every site possesses a unique context, which comprises the contributing buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district,

and the district as a whole.

Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

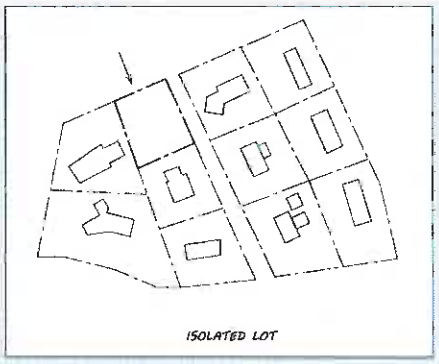


SITE CATEGORIES

Developed Site. A site upon which there is already an existing historic primary structure. New construction usually involves the construction of an accessory building such as a garage (see Accessory Structures, page 22).

Context: New construction must use the existing historic building as the most important, perhaps only, context. It should not overwhelm in scale or proportion and should not exceed the height of the primary building.

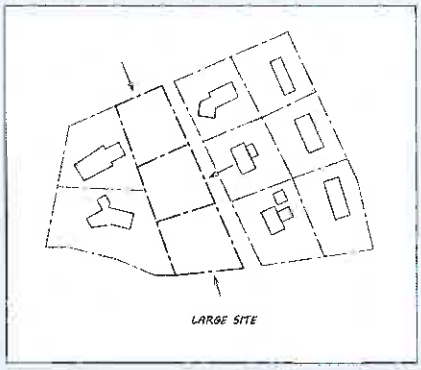
Isolated Lot. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.



ISOLATED LOT

Context. The existing contributing buildings immediately adjacent and in the same block and the facing block provide a very strong context to which any new construction must primarily relate. [add a few facing block buildings in diagram]

Large Site. This is usually a combination of several vacant lots, often the result of previous demolition or natural disaster.



LARGE SITE

Context. Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such a case, a somewhat larger area

than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

SETBACK

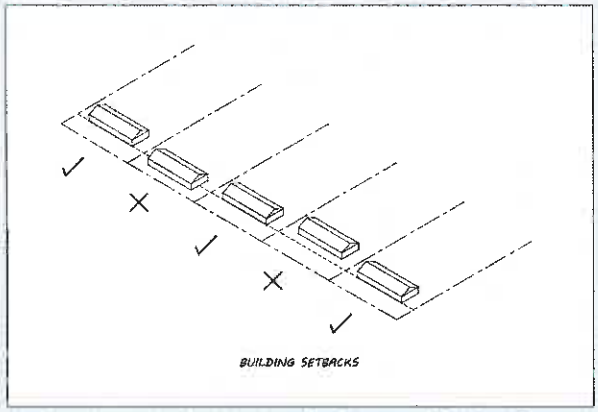
Definition: The distance a building is set back from a street or property line.

In MHCD, the longest sides of houses are most commonly placed parallel to the street and relatively in line with adjacent houses. New residential buildings should also be parallel to the street with setback to fit with adjacent contributing buildings.

Recommended

A new building's setback should conform to the setback pattern established by the existing block context.

On corner sites, the setbacks from both streets must conform to the context.



BUILDING SETBACKS

Structures that are much closer or further from

the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

ORIENTATION

Definition: The direction a building faces.

In MHCD, houses are usually oriented with their longest side and main entrance facing and parallel to the street.

Recommended

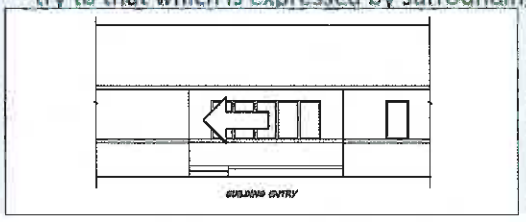
New buildings should be oriented toward the street in a way that is characteristic of surrounding contributing buildings.

BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

Recommended

New buildings should reflect a similar sense of entry to that which is expressed by surrounding



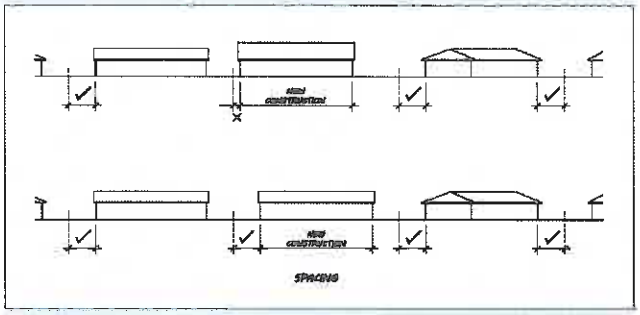
contributing buildings. Frequently, mid-century entrances are located perpendicular to the façade at the end of a jutting addition or a porch.

SPACING

Definition: The distance between contiguous buildings along a block face.

Recommended

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.



BUILDING HEIGHT

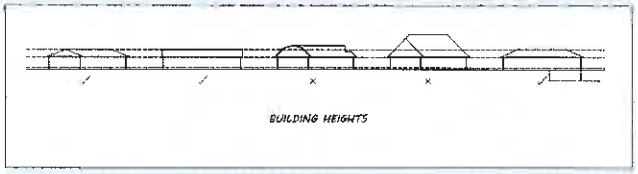
Definition: The actual height of buildings and their various components as measured from the ground's existing grade at the foundation, relative to the grade of the street that the building faces.

In MNCD, the topography of the lots is often gently rolling and varied; therefore, new construction must blend and flow with the existing topography.

NOTE: In areas governed by this plan, building heights should be determined using these guidelines, rather than those noted in the zoning ordinance.

Recommended

Generally, the height of a new building should fall within a range set by the highest and lowest contiguous contributing buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.



BUILDING HEIGHTS

Cornice heights, porch heights and foundation heights in the same block face (on the same side of the street) should be considered when determining the appropriate range.

Consider the grade of the lot against the grade of the adjacent street, as well as the grade of the adjacent contributing buildings.

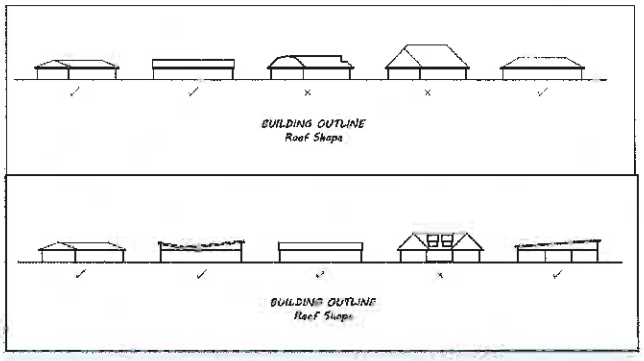
BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

Recommended

The basic outline of a new building, including general roof shape, should reflect building outlines typical of MHCD.

42



The outline of new construction should reflect the directional orientations characteristic of the existing contributing buildings in its context.

STANDARDS FOR MOVING BUILDINGS

SUBJECT TO REVIEW AND APPROVAL

The moving of any building in the MHCD should only be done as a last resort to save the building. It may also be considered when necessary to maintain the MHCD historical context. The following guidelines are meant to assist in determining the appropriateness of moving any building within, into, or out of the MHCD.

GUIDELINES

The following guidelines are enforceable by the BHPC and are less comprehensive and less restrictive than for an historic district.

Recommended

The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.

Small noncontributing storage buildings (under 80 square feet) in backyards may be moved without review.

Contributing accessory structures (over 80 square feet) require review according to guidelines for compatible new construction.

STANDARDS FOR DEMOLITION

SUBJECT TO REVIEW AND APPROVAL

Definition: The complete or substantial removal of any structure which is located within the MHCD. A more precise definition is located in Title 8 of the Municipal Code and should be consulted if you are uncertain.

A Certificate of Appropriateness must be issued by the BHPC before a demolition permit is issued by other agencies of the city and before work is begun on the demolition of any building in MHCD. This section explains the type of work considered to be demolition, as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Review and approval is required for demolition of primary buildings within the boundaries of the MHCD or demolition of contributing accessory structures.

GUIDELINES

The following guidelines relate to the above actions and they are enforceable by the BHPC. These are the same guidelines as those for historic districts.

CRITERIA

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The

44

BHPC shall approve a Certificate of Appropriateness for demolition as defined in this chapter only if it finds one or more of the following:

- The building poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
- The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
- The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the building, or portion thereof, for which demolition is sought.
- The building or property cannot be put to any reasonable economically beneficial use without approval of demolition.
- In the case that the building is accidentally damaged by storm, fire, or flood, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The BHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8.

PROCESS FOR CONSTRUCTION APPROVAL

Step #1: Present construction design to MHCD Neighborhood Design Sub-Committee for review. This committee is composed of members designated by the neighborhood association and advises the BHPC.

Step #2: The final decision is made at a public hearing before the BHPC.

PROCEDURES FOR THE REVISION OF MHCD DESIGN GUIDELINES

MHCD guidelines will be reviewed every 5 years. In this event:

- Changes to the guidelines, if desired, may be initiated by any homeowner or from within the MHCD Neighborhood Design Sub-Committee.
- Actual revisions to the guidelines are finalized by the MHCD Neighborhood Design Sub-Committee.
- The neighborhood committee informs the BHPC of the proposed changes to the guidelines.
- All property owners in the MHCD are notified of the proposed changes in the guidelines. They are given copies of the proposed changes and notice of the time and place of the public hearing on the proposals.
- The MHCD Neighborhood Design Sub-Committee provides a system whereby all property owners have the opportunity to cast a vote on the proposals.
- If 60% of the property owners who cast a vote approve the changes, the new guidelines are forwarded to the BHPC for ratification.

46

It may become necessary to revise sections of these guidelines because of state enabling legislation. In this event:

- The MHCD Neighborhood Design Sub-Committee will draft the appropriate change.
- The change will be advertised through the MHCD's traditional information methods: e-mails and newsletters.
- After advertisement, the change will go to the BHPC meeting for a public hearing and approval.

If you have any questions feel free to contact the Department of Housing and Neighborhood Development.

CONTACT INFORMATION

To contact the BHPC:

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URL: www.bloomington.in.gov/bhpc

To contact the MHCD Neighborhood Design Sub-Committee:

Email: MHCDInfo@gmail.com

Drawings and Diagrams
by
Ernesto Castaneda

18

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1-15-14

TO: HISTORIC PRESERVATION COMMISSION

THE MCDOEL GARDENS NEIGHBOR HOOD ASSN. WISHES TO AMEND OUR GUIDELINES NOW WE HAVE BEEN ELEVATED TO A HISTORIC DISTRICT. SIGNED BY OUR GUIDELINES COMMITTEE.

Elizabeth Cox Ash
ELIZABETH COX-ASH

Paul T. Ash

Samuel S. Frushour

Cherie McDonald
Cherie McDONALD

CHRIS W DADOS

Andrew J Baker

Matthew Press

Colin Roy-Ehri

5