BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday May 14, 2015
5:00 P.M.
REVISED AGENDA

I. **CALL TO ORDER**
II. **ROLL CALL**
III. **APPROVAL OF MINUTES**
IV. **CERTIFICATES OF APPROPRIATENESS**
STAFF APPROVALS
A. COA-17-15 Elm Heights Historic District
1112 East 1st Street Owner Barre Klapper
replacement of a limestone step in kind and replawcment of broken concrete with limestone stepping stones.
B. COA-18-15 Elm Heights Historic District
1220 East 1st Street Owner : Marie Deer
Roof replacement changing three tab shingles to architectural style shingling
COMMISSION REVIEW
A. COA-9-15 McDoel Historic District
410 West Dodds Owner: Joshua Bennett Representative: Rusty Peterson
Request for a single story rear addition
B. COA-15-15 Elm Heights Historic District
1315 East 2nd Street Owner: Wendy Rubin Representative: Scott Hannon
Request for a new front door and storm door, replacement of a wood porch with concrete
C. COA-16-15 Greater Prospect Hill Historic District
335 South Fairview Owner Heather Maritano
Request for a new accessory structure to be used as an office
D. COA-19-15
811 South Woodlawn Owners Heather Heerson
Request to enclose an existing 3 season rear porch.
V. **DEMOLITION DELAY**
VI. **NEW BUSINESS**
VII. **OLD BUSINESS**
A. Awards and Preservation Month
B. Design Guidelines Subcommittee Showers Buildings
VIII. **COMMISSIONERS' COMMENTS**
IX. **PUBLIC COMMENTS**
X. **ANNOUNCEMENTS**
XI. **ADJOURNMENT**

Next meeting date is Thursday May 23, 2015 at 5:00 p.m. in the McCloskey Room
Posted: May 11, 2015

STAFF APPROVAL

Summary

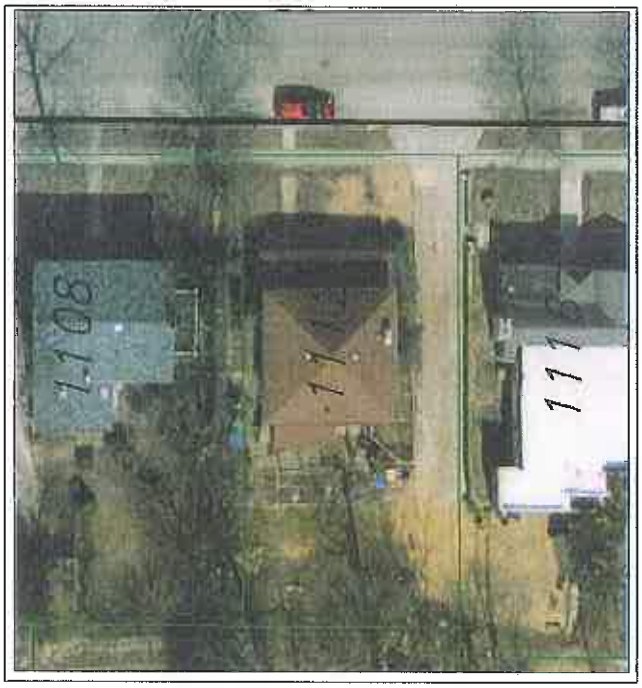
Request to replace a limestone step in kind and replacement of broken concrete sidewalk with limestone stepping stones.

COA-17-15

1112 East 1st Street
Elm Heights Historic District
Owner Barre Klapper

RC Zoning

1. **27** **C** **1112** **House;** Four-square, c.1930



This is a classic brick four-square home in Elm Heights. It is also part of the Vinegar Hill National Register District. This is minor modification. The limestone step replacment in-kind would not have required any Certificate of Appropriateness. The owner also wanted to replace a broken concrete area at the base of the stairs with limestone and this was a staff level approval. The Elm Heights subcommittee reviewed and endorsed this project.

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STAFF APPROVAL

Summary

Request to replace a limestone step in kind and replacement of broken concrete sidewalk with limestone stepping stones.

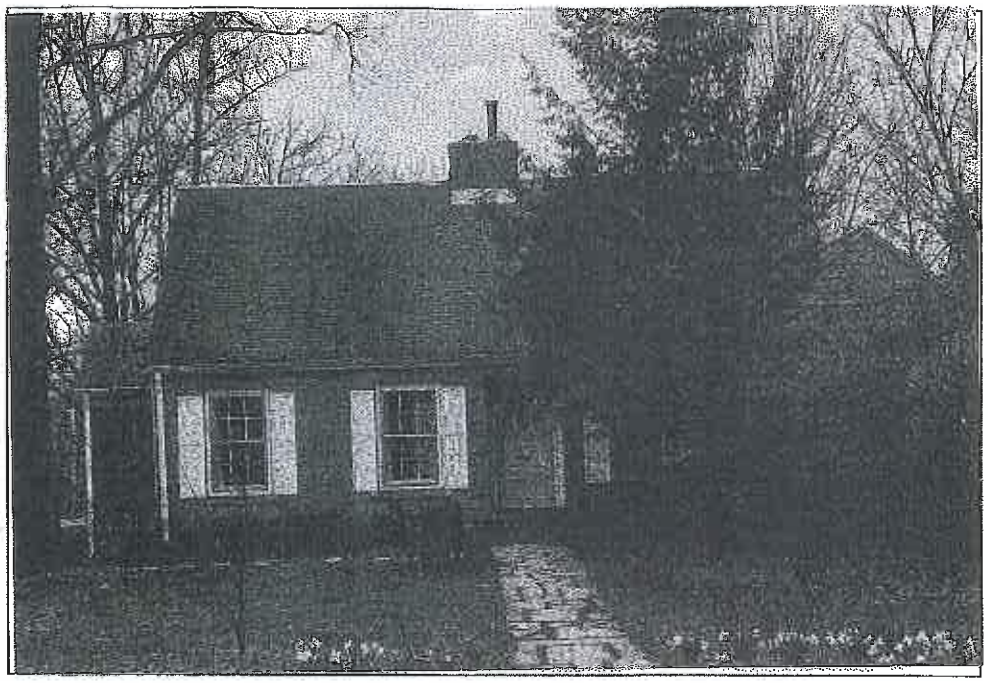
COA-18-15

1220 East 1st Street
Elm Heights Historic District
Owner Marie Deer

RC Zoning

1. **38** **C** **1220** **House;** Colonial Revival, c.1940

This is a small well designed limestone and frame colonial revival home on the corner of Highland and East 1st Street. It is across the street from the large homes more characteristic of the area. The house is being re-roofed and the house was formerly shingled with three tab fiberglass shingles. The owners would like to change to architectural shingles. Since this would be a change in the appearance, it requires a Certificate of Appropriatness. In staff opinion, on this particular house, architectural shingles (which imitate shake shingling) would be more appropriate on this colonial revival home than the three tabs currenly used. Staff contacted the Elm Heights subcommittee and they endorsed the project.



Summary
Request for a new front door and storm, replacement of a wood porch floor with concrete.

COA-09-15

410 West Dodds
McDoel Historic District
Owner: Joshua Bennett
Representative: Rusty Peterson

Zoning RM
050 C 410 House; Vernacular/ Bungalow, c.1929 BHD

This petition was intitially heard as a preliminary review in April of 2014. At that time the petitioners were inquiring about the possibility of a seocnd floor addition on this bungalow home on Dodds. The property is among a row of contributing bungalows and is oddly zoned (RM) and shares a garage structure with an adjacent neighbor. The lot is quite small 88'x48.6' and the house is around 1300 square feet. The owners have a small family and wish to stay in the neighborhood. They have spent several months redesigning the proposal to accomodate the Commission's concerns about a second floor addition.

EXISTING CONDITIONS
The house is a simple front gable bungalow with a hipped front porch. The porch structure is limestone

veneer and the siding is aluminum, typical of McDoel bungalows. The porch is enclosed with jalousie windows. The backyard is enclosed by a high privacy fence. It is also elevated from the grade of the Madison extension that runs to the east. The house frontage is basically on Dodds.

PROPOSED CHANGES

The rear addition will attach to an existing addition and continue along the line of the east side of the house, allowing a 20' rear setback. The owners will go to Hearing Officer in late May for two variances: setback and lot coverage. The addition will be sided with aluminum to match the existing house. New windows will be proportional to the existing double hung. The east elevation shows single and paired openings. The rear (north elevation) will have a ribbon of double hung windows, giving the appearance of a sunroom.

Staff attempted to take some photographs of this rear area over the fence.

This shows the existing small addition to the rear.

This shows the lack of visibility of this area from Madison.

from the McDoel Historic District Guidelines:

VI. Additions (New)

This section is reviewed by the Commission

The ability to expand on the lot is important to the changing needs of families and predicts the longevity of ownership in the neighborhood. In McDoel the modest sizes of the houses are valued, but the owners are encouraged to seek ways to adapt the property for current uses while maintaining footprints in keeping with the neighborhood.

Preferable
Additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those on the existing structure.

Acceptable
Additions should maintain the style and massing of contributing property in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original structure.

This addition will be largely invisible from any street view and continues the use of the materials of the house. A second floor was not supported because contributing adjacent houses are consistently single story bungalows. The east side the house will be extended around 20' (to encompass the existing addition) and across the rear around 25' to match the width of the house. It adds approximately 350 square feet to the house which is in keeping with the scale of other houses in the district.

The gabled roof will step down and the house will be notched in on the west side. The fenestration is in keeping with existing openings. The neighborhood has reviewed this plan and supports the proposal. They are excited to be able to retain this family in the neighborhood and the owners were willing to go through the variance process to make the addition less obtrusive.

This was a difficult problem because of all of the unusual constraints on this lot. The owners have worked several months with their designer to come up with a more compatible design.

Staff recommends approval

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **"Complete Application"** consists of the following:

1. A legal description of the lot.
015-08990-00 STULL PT LOTS 11 + 12

2. A description of the nature of the proposed modifications or new construction:
- EXTEND BACK ROOM TO ADD A BATHROOM - ON EAST SIDE AND A SUN ROOM ON NORTH SIDE

3. A description of the materials used.
- PLAN TO MATCH MATERIALS OF EXISTING HOUSE - BLOCK FOUNDATION, MATCHING SHINGLES, ALUMINUM SIDING, + DOUBLE HUNG WINDOWS

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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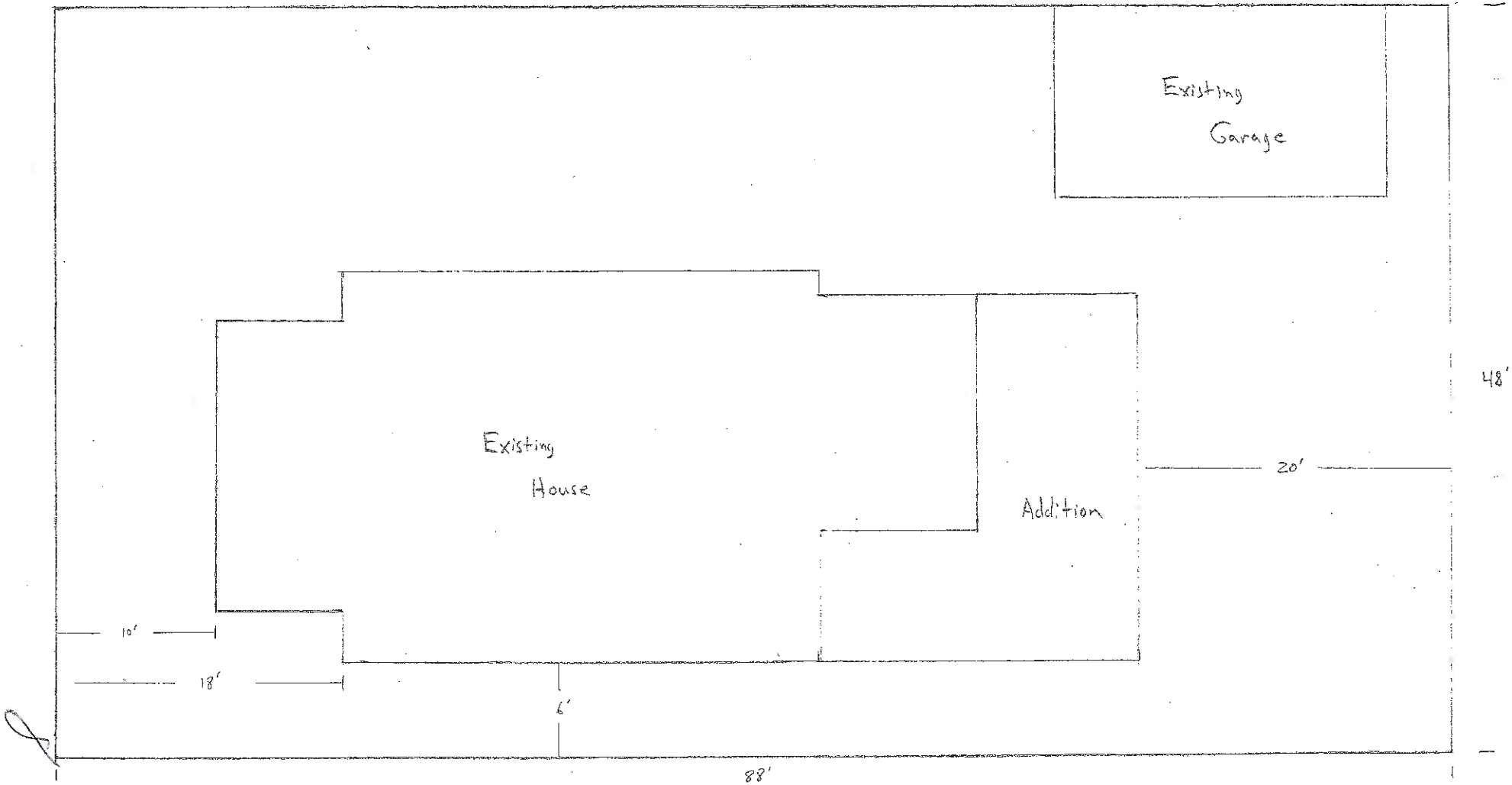
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

7

RECEIVED
APR 1 2015
BY: JH

Bennett/Hojas Addition
410 West Dodds Street
Bloomington, IN 47403



SITE PLAN
3/16 = 1'-0
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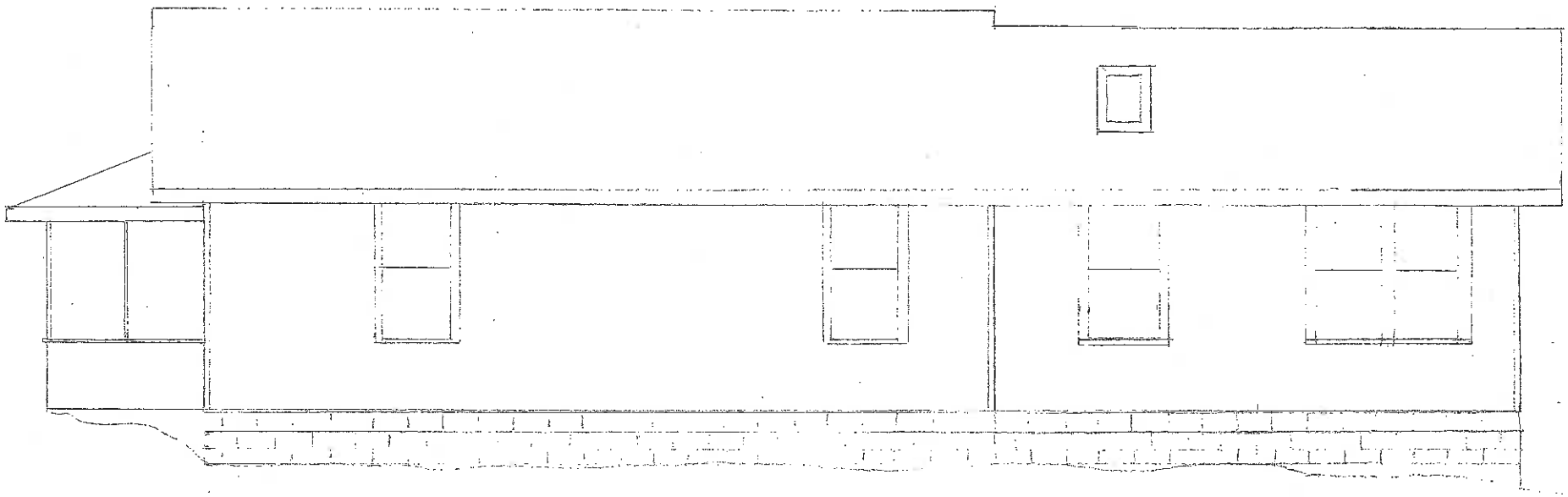
RECEIVED
APR 1 2015
BY: ...

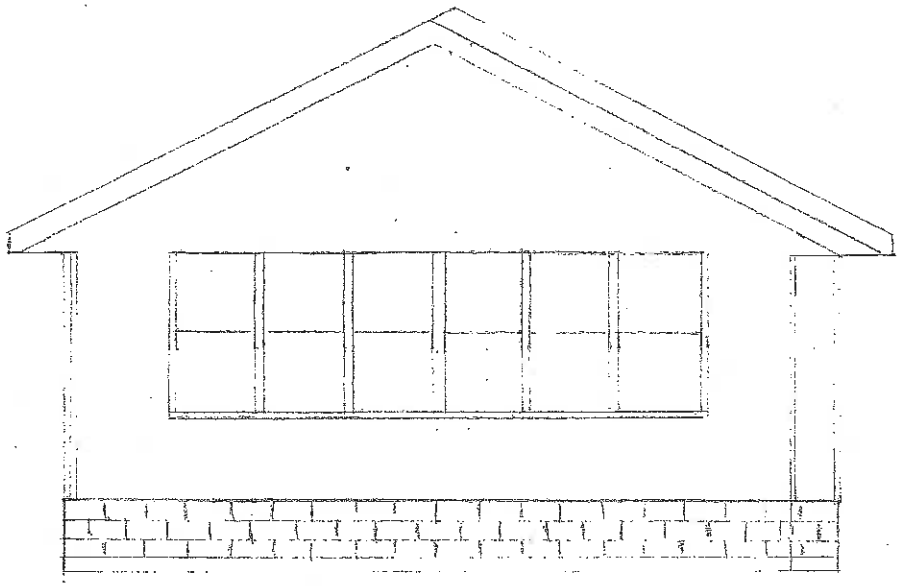
Bennett / Hojas Addition
410 West Dodds Street
Bloomington, IN 47403



EAST
1/4" = 1'-0

RECEIVED
APR 1 2015
BY: YK

Bennett/Hosas Addition
410 West Dodds Street
Bloomington, IN 47403



NORTH
1/4" = 1'-0

10

Summary

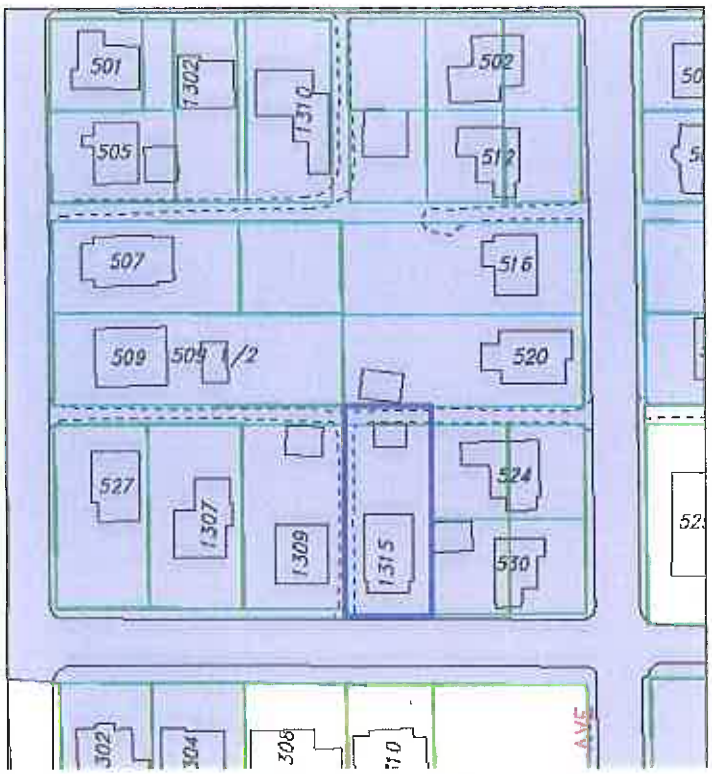
Request for a new front door and storm, replacement of a wood porch floor with concrete.

COA-15-15

1315 East Second Street
Elm Heights Historic District
Owner: Wendy Rubin
Representative: Scott Hannon

Zoning RC

37. **81** **C** **1315** **House;** Arts and Crafts/ Four-square, c.1925



This is a brick two-story four square house at the north eastern edge of the Elm Heights district. Because the request includes removal of orginal material, I thought it should best be heard by the Commission. The house has undergone remodeling in the past, including the removal of windows and partial encolosure of the front porch. The owner has been retired for awhile and is asking for these improvements to accomodate her needs. I received comment upon this proposal and there was consensus in the subcommittee that a wood door would be preferable to the fiberglass door originally proposed.

EXISTING CONDITIONS

The current front door may be original and it is a typical three light and vertical panel arts and crafts door. The lock set on the door has been damaged and is not reparable. The owner is now using a deadbolt lock to enter. The current wood storm door is failing. The floor of the porch is subject to deterioration and the owner believes concrete would be less maintenance for her in the future.

PROPOSED CHANGES

These are changes considered modest by the building department and have no planning issues. They are all located on the front of the property. The owner wants to replace her current front door (which may be original) with a wood Mission

style door, similar in style to what she has. She has submitted evidence of the lock damage. (left), which she has attempted to have repaired but could not. She also wants to replace her storm door with a full light metal storm.

The porch floor is subject to repeated painting and damage, so the owner wants to have cement laid to create a more permanent and weatherproof surface.

STAFF DISCUSSION

This is a difficult decision because of some unique variables are considered: the integrity of the house and the age of the owner. The house is classified as contributing because it is of the era of significance for the district, but is an common form that has been modified in a very visible way. The full front porch of a four-square is, along with its hipped roof, its most distinctive feature.

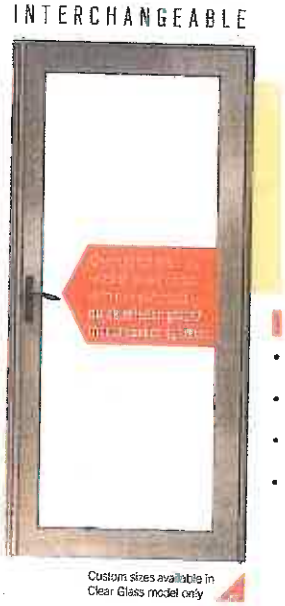
The existing front of the house has an enclosure that encompasses half of the porch. It is covered with frame vertical siding which draws attention to itself : It noticeably is not part of the original building. The windows, which were undoubtedly Arts and Crafts have been replaced with simple double hung vinyl windows, further reducing the integrity of the architecture. The side entry portico is an interesting design that is still intact.

Changes are proposed in two locations: the porch floor and front entry. The circumstances of these requests were explained above and in an attached e-mail.

Existing

Proposed

Existing



Proposed

from the Elm Heights Historic District Guidelines:

Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.

• Replace missing elements based on accurate documentation of the original.
• Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
• New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
•Inappropriate treatments of windows and doors, particularly in the primary facades, include:
a) creation of new window or door openings
b) changes in the scale or proportion of existing openings
c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors
d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited

In general staff does not support replacement of original doors. This request was withdrawn from March 2015 when it was first proposed. Staff drove through Elm Heights looking at comparable four square forms. This is a very common house style on the near south east side. There were numerous examples of this style of door as well. The extent of the damage to the locking system can be very difficult to repair.
Staff thinks that a credible case for replacement is made, since the door locking system cannot be repaired. Based upon the condition described, replacement is warranted. Staff suggested to the owner and her representative, based upon subcommittee input, that wood is the preferable material if replacement is warranted. The owner has selected a wood door for replacement.

Guidelines for Porches and Porticos

I. Removal of any porch, portico, or its materials or features outlined above and visible from the public right-of-way.
• The retention of all architectural metal elements is encouraged. If replacement is necessary, consider in kind replacement
over substitute materials if feasible.
• The enclosure of historically open front porches and porticos is discouraged. Increased flexibility is given for porch and
portico enclosures along secondary facades. However, all proposals for enclosure require a COA.
II. Reconstruction of missing, or the installation of new, functional or decorative porch or portico elements that are integral components of the building or site and visible from the public right-of-way, such as doors, steps, balustrades,
pilasters, entablatures, and trim work.
• Replace missing elements based on accurate documentation of the original or use a compatible new design.
• Consider compatible new materials only if using original materials is inadvisable or unfeasible.
• Porches or porticos that are not original but have gained historical or architectural significance in their

For this era of house, a cement porch floor is as appropriate a material as wood decking, The owner is correct in observing that many four squares were built with cement porch floors.

The owner selected a full light metal storm, something that has been acceptable on other projects. According to the photographs, the existing storm door has already been structurally repaired once.

Staff also acknowledges the length of tenure of this owner, the need for safety and security, as she ages in place.

Staff supports this petition and aprreciates the selection of a wood replacment door. subcommittee. A condition of the approval might be to store the original door in the basement.

Nancy Hiestand <hiestann@bloomington.in.gov>

Fwd: Proposed Changes at 1315 E 2nd

1 message

Nancy Hiestand <hiestann@bloomington.in.gov> Wed, Mar 4, 2015 at 2:02 PM
To: Jayne H Spencer <jhspence@indiana.edu>, Jenny Southern <southernjenny@yahoo.com>, Kathy Holland <kch42@att.net>, Kris Floyd <kgfloyd@cmatheuarchitect.com>, Mark Kaplan <kaplanm@indiana.edu>, Olga Diamondis <milina.diamondis@gmail.com>

Here is the promised information.

I think what should be considered is:

- condition/integrity of the house.
- scale and visibility of changes
- owner's age as per page 36 of the EHDG and aging place goals. Although this is not a true accessibility issue, it may be a safety issue.
- Whether the features being removed are original or character defining.

If the (suspected) original door is removed it should at minimum be retained with the house for future owners.

N

---------- Forwarded message ----------
From: **Scott Hannon** <housedoktr@aol.com>
Date: Wed, Mar 4, 2015 at 1:42 PM
Subject: Re: Proposed Changes at 1315 E 2nd
To: hiestann@bloomington.in.gov

Hi Nancy,

We don't have evidence that the door has been previously replaced. Upon further inspection, it may be original, but I cannot tell for sure, and Wendy doesn't have any documentation from previous owners.

Regardless, the reasons we want to make the change are:

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1. Security: The old lockset has ceased functioning. Wendy had to send somebody through a window to unlock it for her the day it quit. JB Locksmith did their best but was unable to fix it or come up with a replacement, and they then permanently retracted it so it doesn't lock her out again. She now has to use the deadbolt as a primary latch which is highly inconvenient. If she wants to work in the front garden, she has to use her key to lock/unlock the deadbolt every time she wants to pass through the door.
2. Energy and comfort considerations: Even when pushed shut tightly, the door shows daylight around the edges. Several attempts have been made to upgrade / add onto the weatherstripping in the past, with little improvement.
3. Aesthetics are a lesser concern. That's why we've picked out a door that looks to be of a similar style, and are fine with using a different storm door.

Some other considerations:

1. Wendy is past retirement age, lives alone, has been in her house since 1975 and would like to stay there as long as possible. These changes would make her feel safer, and better in general about staying on top of the upkeep of a 90 year-old house. I would add that, in my estimation and based on 28 years in the field, she has taken excellent care of the house and is likely to continue to do so.
2. The house has undergone extensive updates in the past. Someone put in vinyl windows, and someone else enclosed 3/4 of the front porch. We feel that our proposed upgrades would not change the character of the house a fraction as much as some of the past projects already did.

Attached are 2 additional photos. One is of another storm door without a cross-bar, and we are proposing a black-framed unit. The other is of the mess that is the strike-side jamb.

Thank you,
Scott

-----Original Message-----
From: Nancy Hiestand <hiestann@bloomington.in.gov>
To: Scott Hannon <housedoktr@aol.com>
Sent: Mon, Mar 2, 2015 9:25 am
Subject: Re: Proposed Changes at 1315 E 2nd

Scott, Why do you think this isn't an original door? What's your evidence?

On Sun, Mar 1, 2015 at 5:34 PM, Scott Hannon <housedoktr@aol.com> wrote:
Hi Nancy,

Here is the completed application.

I'm not sure what lies beneath the pine planks. My assumption is stand-alone framing that runs parallel to the street, and hopefully which ends at the previously enclosed portion of the porch. Other than the planks and framing, I don't think anything else needs removed. The limestone steps and all the brickwork would remain undisturbed. I'm also hoping to find lots of gravel/fill under the wood that will give us a good start towards a proper concrete base.

Thanks,
Scott

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-----Original Message-----
From: Nancy Hiestand < hiestann@bloomington.in.gov>
To: Scott Hannon < housedoktr@aol.com>
Sent: Thu, Feb 26, 2015 2:24 pm
Subject: Re: Proposed Changes at 1315 E 2nd

Good to hear from you. I did go out to look at the house. First fill this application out. I have the photographs that you sent. I have a couple questions. Will you have to remove anything to make a concrete porch? What are the interior supports beneath the porch?

On Thu, Feb 26, 2015 at 11:21 AM, Scott Hannon <housedoktr@aol.com> wrote:

Hi Nancy,

It's Scott Hannon. I am the contractor who spoke with you by telephone a few weeks ago regarding some proposed changes to Wendy Rubin's front porch at 1315 E 2nd, within the Elm Heights historical district.

What we wish to do is to replace the front door and storm door, and also change the porch floor from pine planks to concrete.

The door is not original. It was changed a few decades ago and has seen better days. It is showing signs of rot, doesn't seal properly, and worst of all the latch has quit working despite JB Locksmith's best efforts to repair it.

I have attached a photo of the proposed new door. It is fiberglass but has a retro wood look to it. I have also attached a photo of the proposed storm door, and as you can see it is a full-lite.

Regarding the porch, the pine floor is rotting and needs attention. Going forward, Wendy is interested in low maintenance, and her neighbors all seem to have concrete porches, so that is what she is hoping to do as well.

What we are seeking is approval.

Please advise me as to what other information we can provide to assist with your decision.

Thanks much,
Scott
322-7458

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Nancy Hiestand AICP
Program Manager Historic Preservation
Housing and Neighborhood Development
P.O. Box 100
Bloomington, IN
47402
812-349-3507
FAX: 812-349-3582
hiestann@bloomington.in.gov

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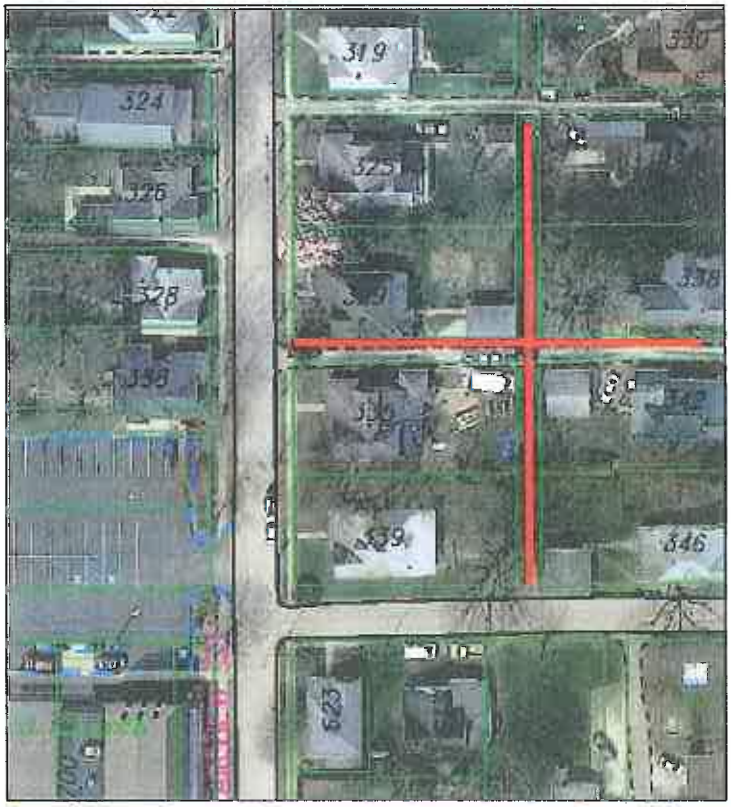
Summary
Request to remove a noncontributing shed and build a 11x18' combination storage shed and office.

COA-16-15

335 South Fairview
Greater Prospect Hill Historic District
Owner: Heather Maritano
Representative: Dave Gulyas

Zoning RC
242 C 335 House; **Carpenter Builder/ Gabled-ell, c.1904**



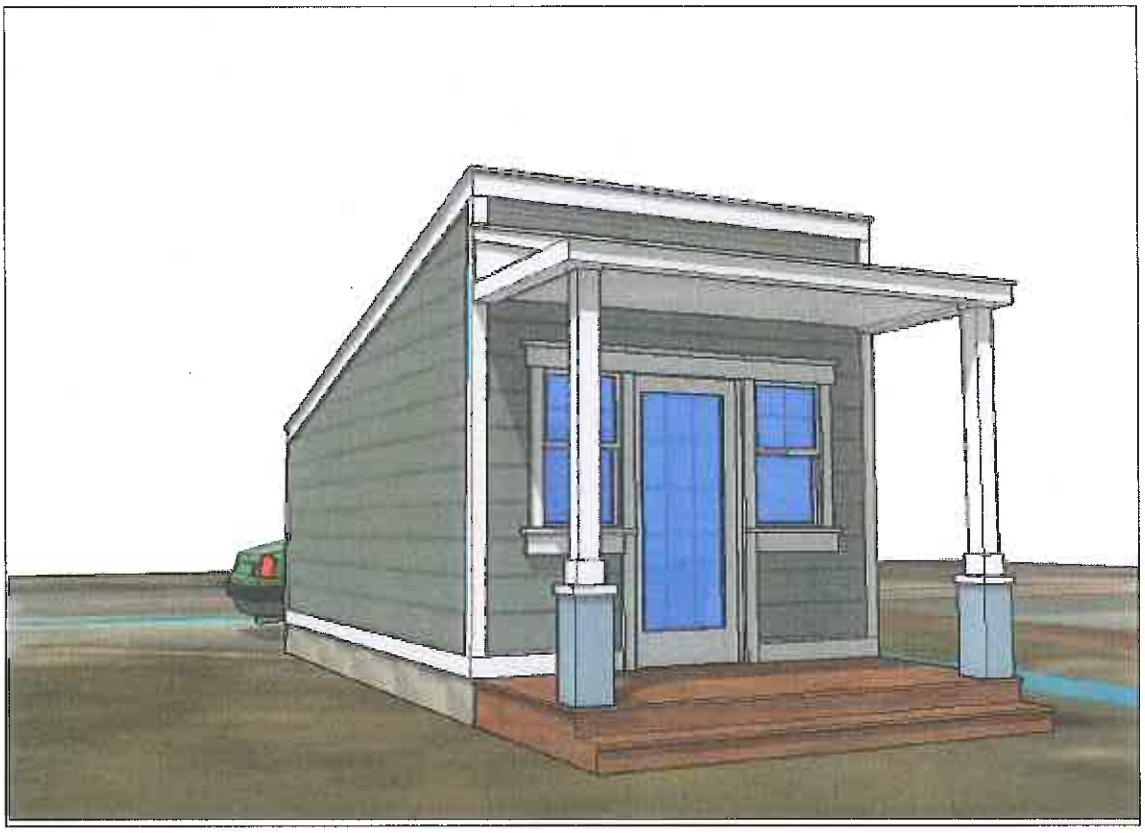
Fairview Street in Greater Prospect Hill is known for its consistent streetscape of gabled ell houses and this is one of the better examples. The rear of the house is framed by intersecting alleys. which run along the north and east sides of the lot. The owner wishes to remove a prefabricated shed from the rear yard and build a multiuse accessory building. The access will be off the east-west alley. A privacy fence runs along the rear (north-south) alley which is not improved. Because the house has an addition that juts to the north very close to the alley, the proposed structure will not be visible from the street. It is set back about 17' from the side alley (the only improved one) and so is tucked directly behind the house. There are no additional planning considerations. The other three

lots at this location have garages, The existing garages are in the 550 square foot range. This structure will be approximately half that size and there is no detached garage structure on the lot. Since this is new construction, it goes to the full commission for review, and the fundamental critiera have not changed from the era of Conservation Districts.

EXISTING CONDITIONS

The house is frame with a limestone foundation and rock-faced limestone porch. There is a small 8x10 shed in the rear yard. It is prefabricated and not historically linked with the house.

PROPOSED CHANGES
The shed will be removed. The new structure will have a long shed roof with the lower elevation facing the alley. The front (facing south) will have square columns on plinths and a centrally located door with side windows framing it. The entrance is located beneath an approximately 5' shed roof porch. The submitted design shows cement board lapped siding, with corner boards, cornice trim and a bottom drip course trim.



From the Greater Prospect Hill Guidelines:

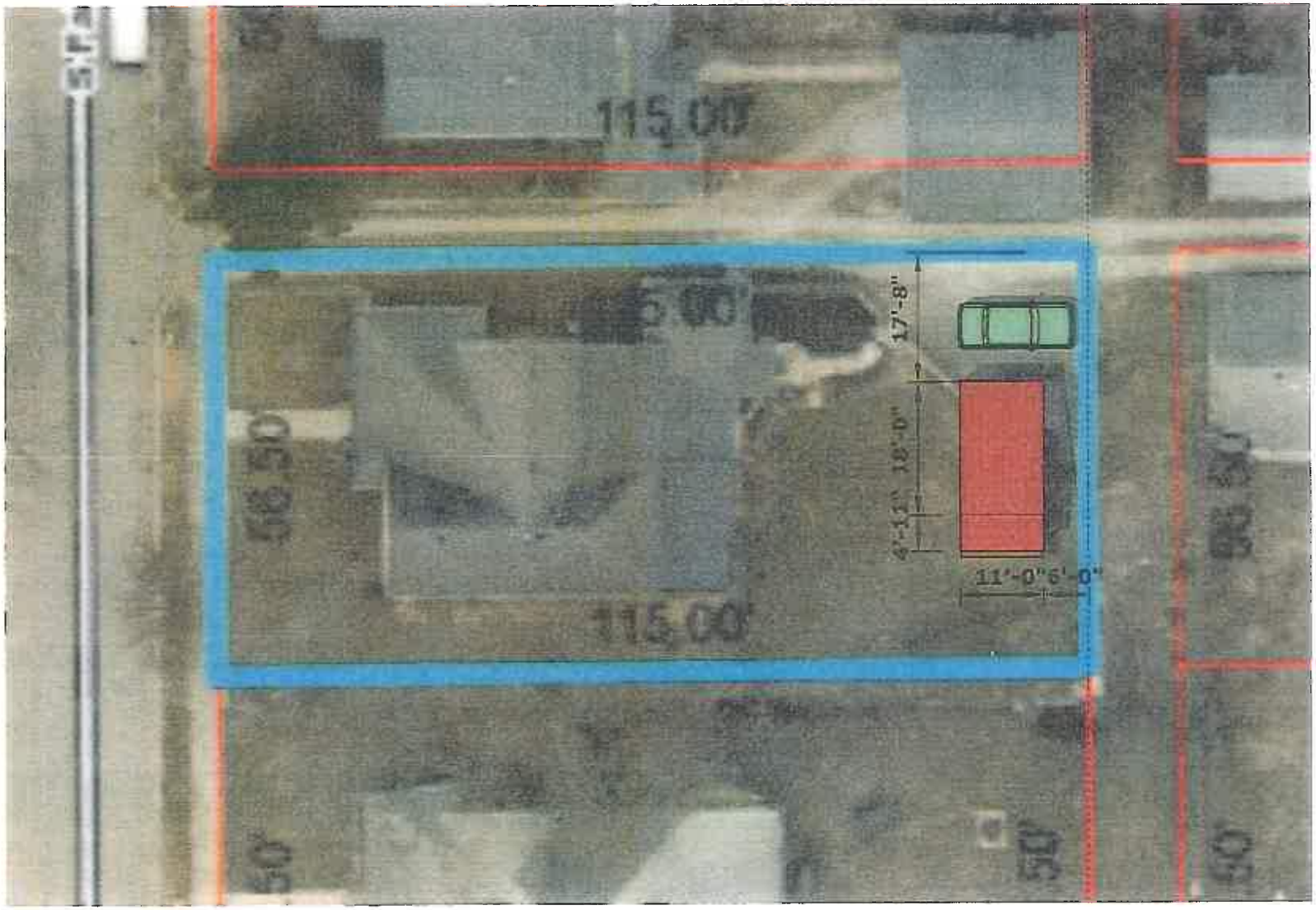
ACCESSORY STRUCTURES
SUBJECT TO REVIEW AND APPROVAL:

All accessory structures greater than 80 square feet within the boundaries of the Greater
Prospect Hill Historic District.
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
1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern.
2. New structures should be placed, where possible, in a subordinate position to the primary building on the lot.

MATERIALS
Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.
RECOMMENDED
1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
2. When hardboard or concrete board siding is used to simulate wood clapboard 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.
3. Brick, limestone, clapboard, cement board, wood, shingles, stucco

MASS
Definition: The three dimensional outline of a building. Depending on the block face, buildings in Prospect Hill may reflect the traditional horizontal mass of the gabled-ell or the more vertical projection of the bungalow form. See the architectural description of traditional forms provided in the *Homeowner's Guide to Living in a Historic District.*(not complete)
RECOMMENDED
1. The total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

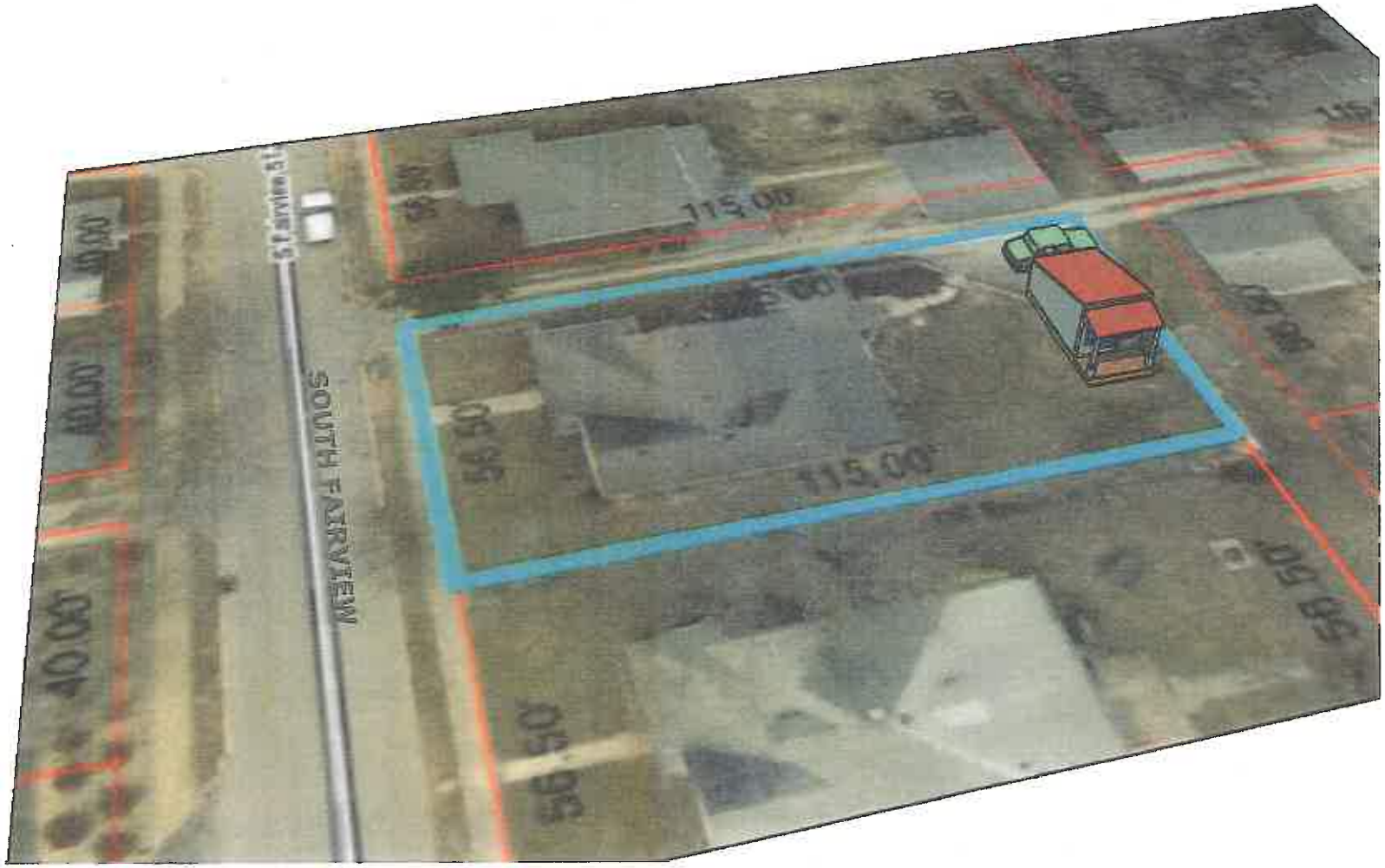
FENESTRATION
Definition: The arrangement, proportioning, and design of windows, doors and openings.
RECOMMENDED
1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing



PROPOSED GARDEN OFFICE PLAN VIEW

NOT TO SCALE

335 SOUTH FAIRVIEW, BLOOMINGTON, IN
PARCEL # 53-08-05-102-03
MARITANO, HEATHER / OWNER



PROPOSED GARDEN OFFICE

335 SOUTH FAIRVIEW, BLOOMINGTON, IN
PARCEL # 53-08-05-102-03
MARITANO, HEATHER / OWNER

PROPOSED GARDEN OFFICE LOOKING NORTHEAST

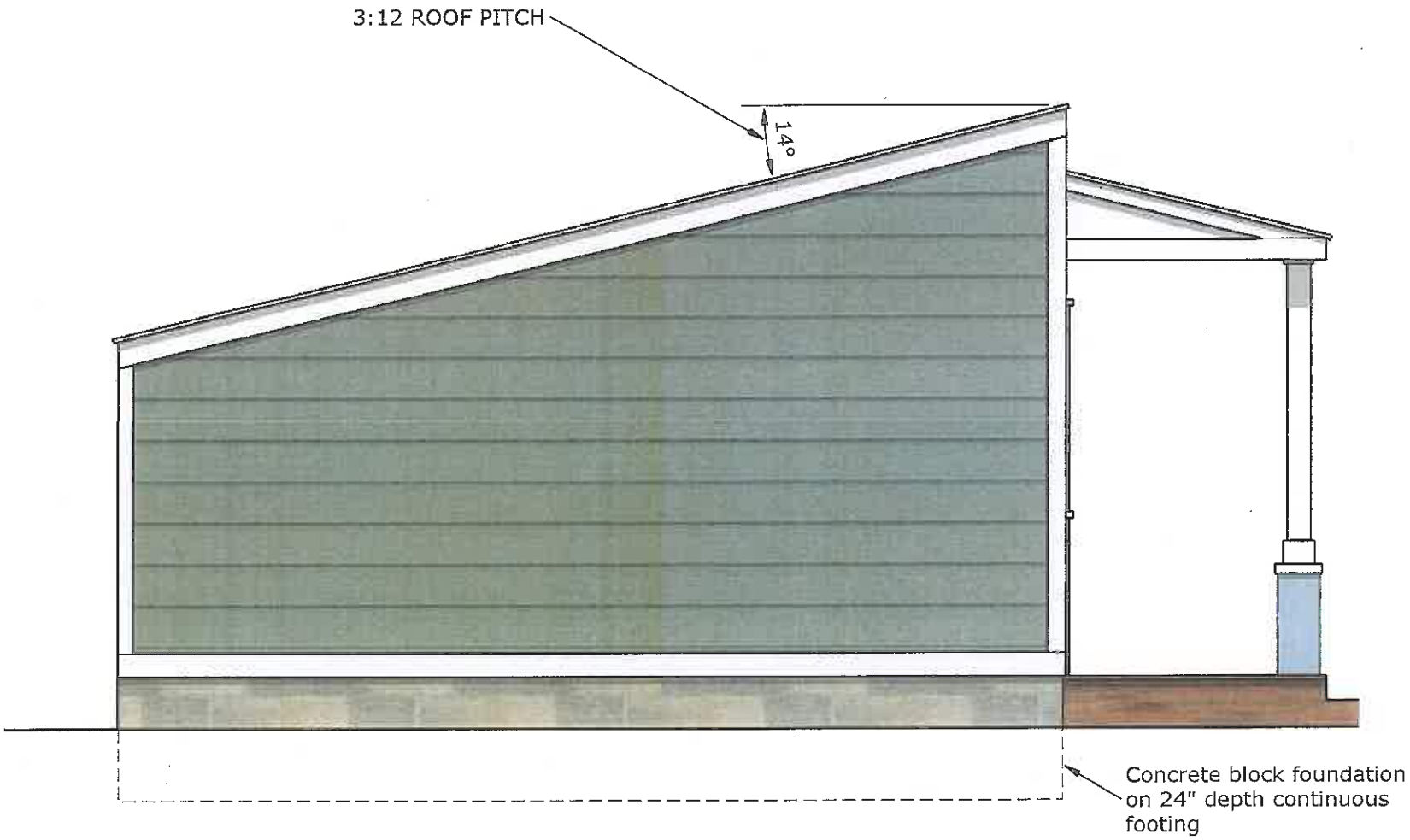
335 SOUTH FAIRVIEW, BLOOMINGTON, IN
PARCEL # 53-08-05-102-03
MARITANO, HEATHER / OWNER

PROPOSED GARDEN OFFICE SOUTH ELEVATION

NOT TO SCALE

335 SOUTH FAIRVIEW, BLOOMINGTON, IN
PARCEL # 53-08-05-102-03
MARITANO, HEATHER / OWNER

DAVID GULYAS DESIGN 908 WEST 8TH STREET. BLOOMINGTON, IN 47404 812-340-4256



PROPOSED GARDEN OFFICE EAST ELEVATION

NOT TO SCALE

335 SOUTH FAIRVIEW, BLOOMINGTON, IN
PARCEL # 53-08-05-102-03
MARITANO, HEATHER / OWNER

DAVID GULYAS DESIGN 908 WEST 8TH STREET, BLOOMINGTON, IN 47404 812-340-4256

Summary

Request to enclose an existing sun porch to make it a four season room

COA-19-15

811 South Woodlawn
Elm Heights Historic District
Owner: Heather Heerson and Jonathon Trinidad
Representative: Golden Hands

Zoning RC

167. 261 C 811 House; Ranch, c.1940

The home is located at the northeast corner of Woodlawn and Wylie Streets. This is the far western edge of the Elm Heights Local Historic District. Modifications will only affect an addition on the north side of the home, but these will be clearly visible from Woodlawn. The existing room is a three season porch and the owner wishes to convert it to a four season porch. The roof and footprint of the sunroom will remain the same.

EXISTING CONDITIONS

The house is a limestone story and a half structure with some tudor touches in the slope of the roof and the front porticos which face Woodlawn. The current porch is on the north side of the house and is partially hidden by a basket weave privacy fence and a trellis style gate which lead to the sideyard. The existing porch design has large wood frame single pane windows all around the three sides to maximize access to the outdoors. It is built on concrete

block and set at a different level than the main floor so it is probably not original to the house.

PROPOSED CHANGES
The owner wishes to winterize the room with Anderson 100 windows and Boral panels below and cement board framing. The door will be moved to the interior location close to the house. It will still face Woodlawn. The framing will be Boral, a substitute material for wood frame and cement board.

STAFF DISCUSSION

This is only a request for modification of exterior glass and doors. However the space appears to be an early screened-in porch but evidence cited above suggests that it is probably not be original. The retrofit will have more utility for the family. In general it is not advisable to introduce new materials, but the remodeling is intended to make the space useable in the winter. It would be very difficult to do this with the existing window system and framing. The guidelines for porches clearly speak to historically open porches on the front facades. This porch was built as an enclosure but was not intended to be energy efficient. It probably couldn't be adapted for four seasons without significant energy loss using existing materials.

The relative heaviness of the design may also be caused by the drawing software.

Guidelines for Porches and Porticos

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered
item further assist applicants with the COA process. Also refer to Section 7.2 Web Sites for Project Planning and Restoration Resources for
additional guidance.

I. Removal of any porch, portico, or its materials or features outlined above and visible from the public right-of-way.

• The retention of all architectural metal elements is encouraged. If replacement is necessary, consider in kind replacement
over substitute materials if feasible.

• The enclosure of historically open front porches and porticos is discouraged. Increased flexibility is given for porch and
portico enclosures along secondary facades. However, all proposals for enclosure require a COA.

**II. Reconstruction of missing, or the installation of new, functional or decorative porch or portico elements that are
integral components of the building or site and visible from the public right-of-way, such as doors, steps, balustrades,
pilasters, entablatures, and trim work.**

• Replace missing elements based on accurate.

5.2 Patios, Terraces, and Decks

Lovely historic terraces and patios of both brick and limestone can be seen throughout Elm Heights. Outdoor entertainment and relaxation areas were commonly built into the design of many of the homes in the neighborhood; they included porches, patios, and both at-grade and rooftop terraces. Their appropriate placement is dependent on the house's style.

Staff is prepared to recommend approval upon receiving input from the subcommittee. This report was sent very late to the subcommittee because staff took days off after Preservation month celebrations.

EXISTING

EXISTING

809 S Woodlawn Ave
Bloomington, Indiana
Street View - Aug 2014

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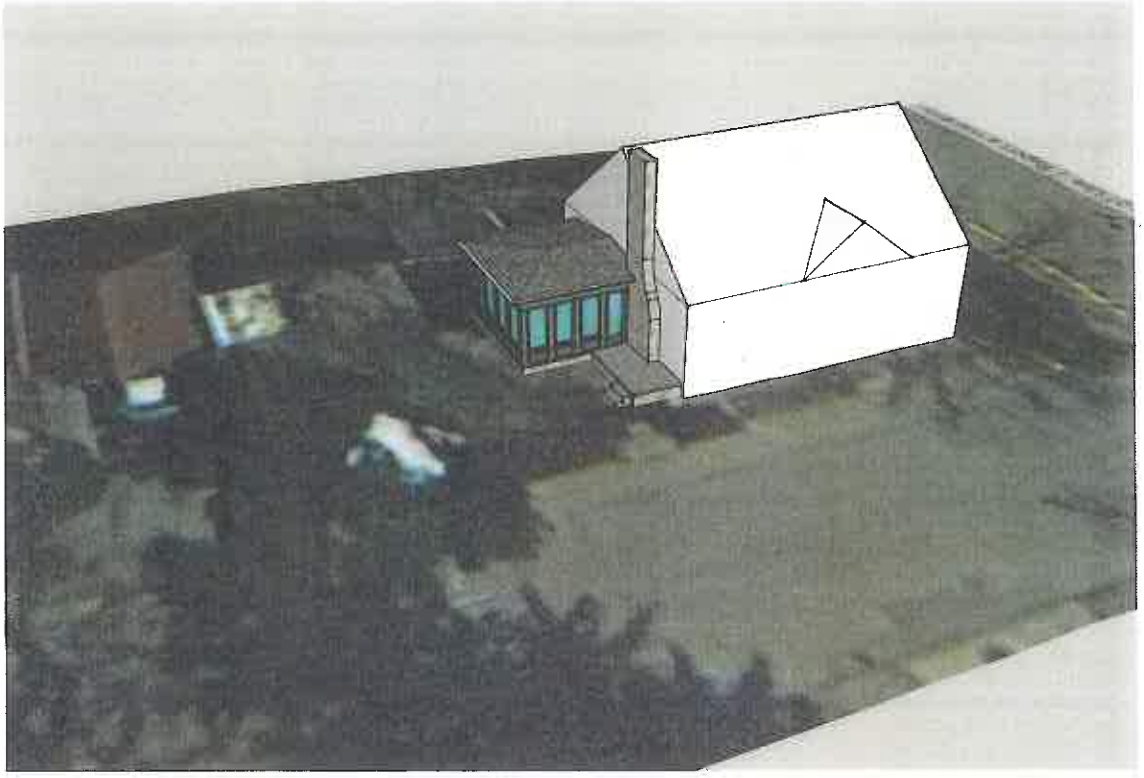

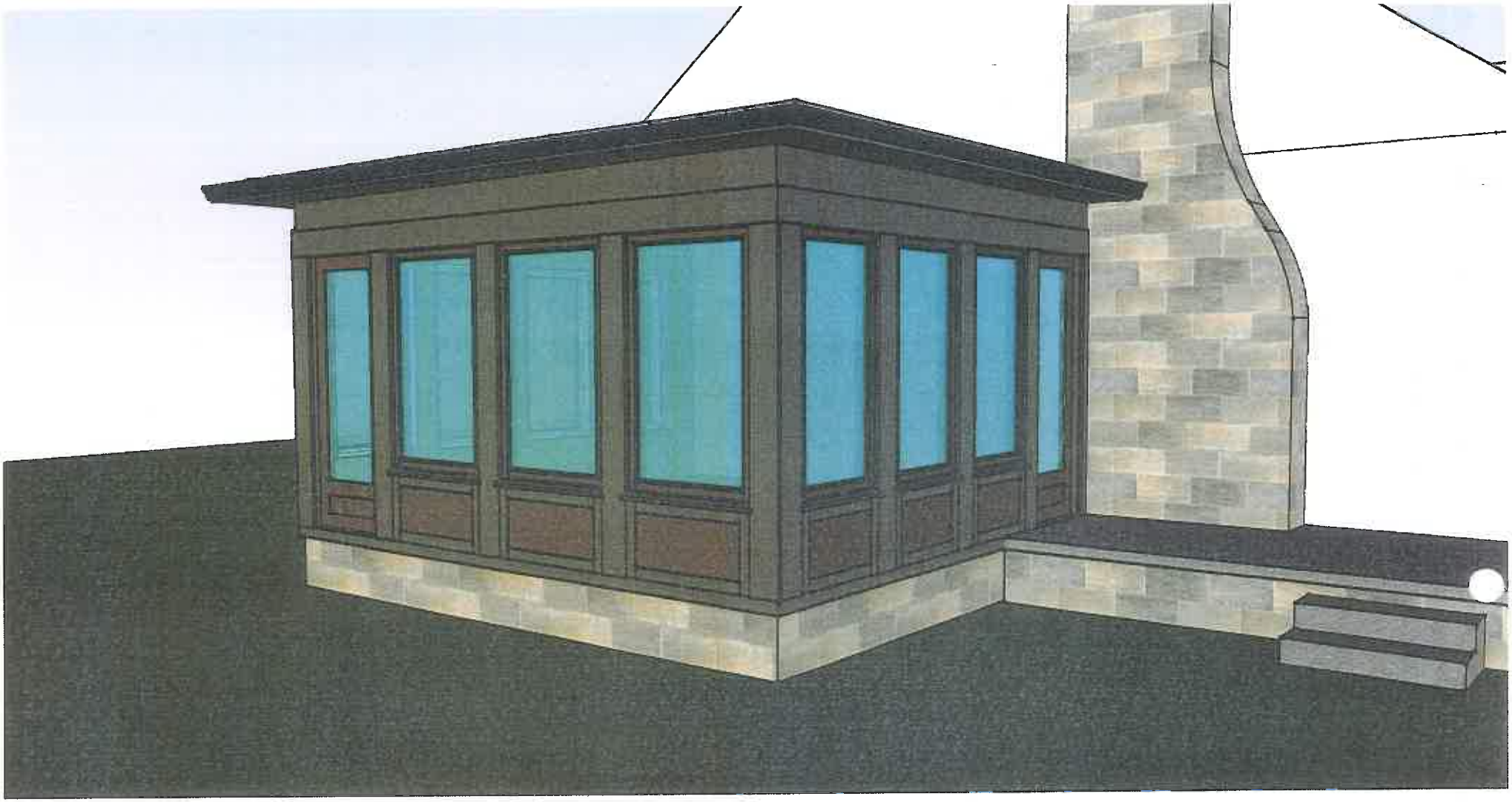

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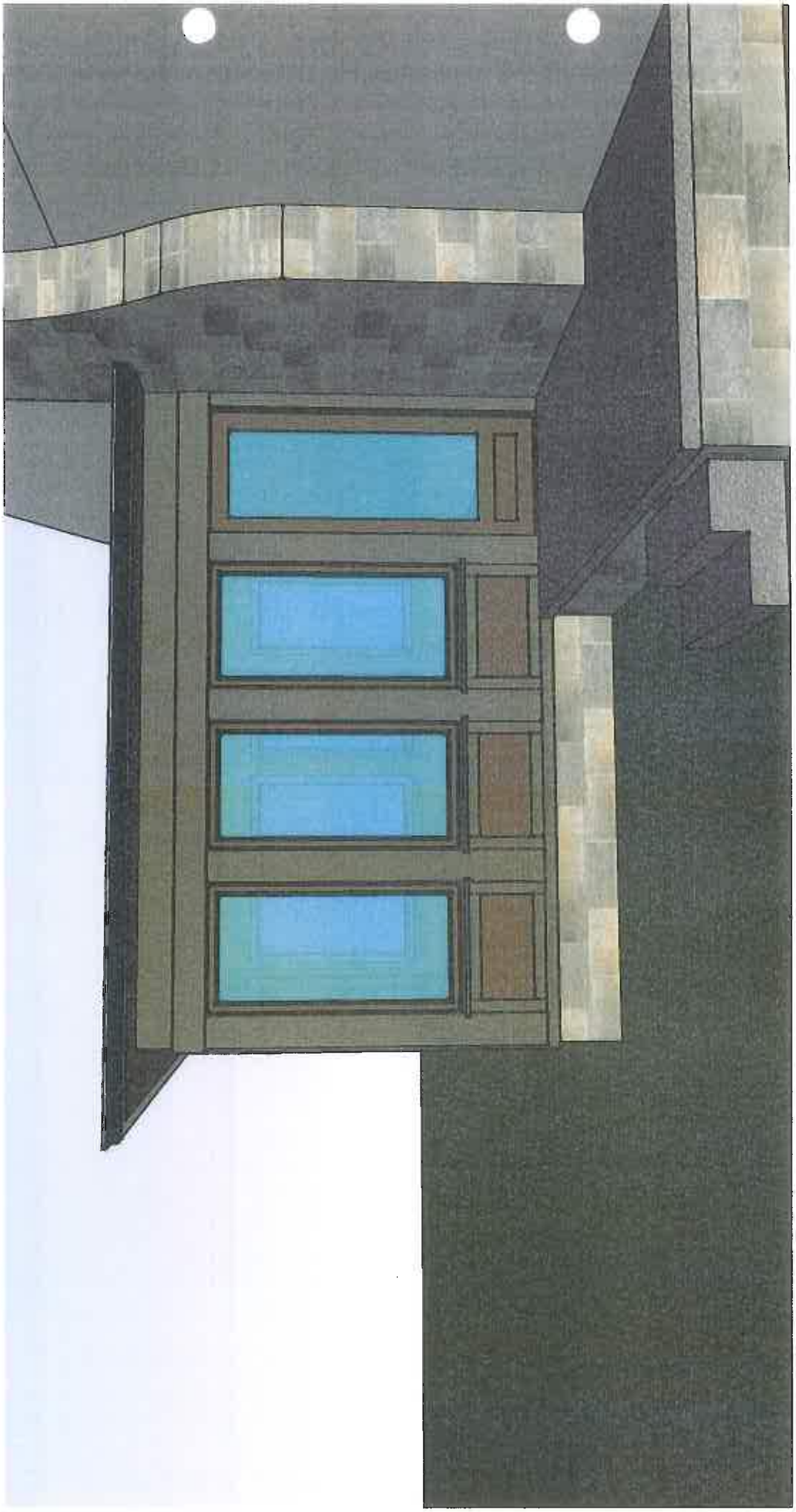

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Staging Awards
Best New Thing

1. *nominee Bloomington Fading*
   Friend of Preservation
2. *nominee (development) Mary Friedman Omega Properties*
   Vision
3. *Commercial*
   nominee Seeber Ferguson Williams Jewelry acknowledge Kerry Dishman
4. *Residential SF*
   nominee DeSollar East University
5. *Residential MF*
   nominee Justin Fox
6. *Infill New Construction Matt Press*
   Neighborhood Preservation
7. *Best contribution to neighborhood vitality*
   nominee Bethel AME Parsonage
8. *Most improved residence in a historic district*
   nominee Woodlawn Kevin Spicer
9. *Impossible Save*
   University Courts neighborhood
   Lifetime Achievement

in-house acknowledgment :
Leadership; Dave Harstad, Friends of preservation Mark Kruzan, and discuss role of Council in implementing districts , Nancy Hiestand

Design Guidelines Template
Showers Factory Buildings

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Epilogue

Suggested Guidelines for the BHPC regarding New Construction in the CTP (Non-Binding Review)

Introduction, Intent and Applicability

These Design Guidelines are intended to assist property owners in making informed decisions about their historic properties. These Guidelines are not absolute; the Bloomington Historic Preservation Commission (BHPC) has the authority to allow variation from any of the Guidelines on a case-by-case basis. In many decisions, issues of practical utility will be weighed against and alongside these preservation guidelines. Any request to vary from the Guidelines, when accompanied by a demonstrated reason for, and advantages gained by such variation, will be given serious consideration by the Commission Similarly, conformance alone to these Guidelines does not necessarily ensure approval; but it is the intent of the BHPC to work collaboratively with property owners to come to mutual conclusions on issues found not to be adequately addressed by these Guidelines.

Commission review is confined to the exterior of the four buildings identified in these Guidelines and any addition or attachments to the buildings. The Certified Technology Park (CTP) will be master planned and the design elements of lighting, pedestrian ways, and street furniture will be decided by that study with the input of the BHPC and other stakeholders. New construction buildings in the CTP will not have binding review by the BHPC, but because the BHPC may act in an advisory capacity at the request of Bloomington Plan Commission some general guidance has also been included in this document related to new construction in the CTP

The City's Historic Preservation Officer and other Staff of the BHPC ("Staff"), and the members of the BHPC are responsible for administration of these Design Guidelines.

These Guidelines apply to the following four buildings which were historically part of the Showers Brothers Furniture Company complex, and are referred to below by that former function and further described in the History section of these Guidelines:

1. Plant #1
2. The Planing Mill
3. The Kiln
4. The Administration Building

These Guidelines apply to all exterior building alterations that are visible from any existing or proposed street or way that is open to public travel. They do not apply to site improvements that are unattached to the building wall. These Guidelines apply to such exterior alterations, whether permanent or temporary. In the case of proposed temporary additions, the proposed duration of the addition must be clearly described in an application.

History

[history and design features of each building goes here]

1. General Prioritization of Decisions

The Commission's evaluation of an application will be based upon the degree to which proposed changes are in harmony with the character of this collection of thematic buildings in the old Showers campus. The statement of intent, or "Goals,"at the beginning of each section of these Guidelines should serve to aid in identifying character-defining design features and the most sympathetic approach to proposed alterations. The following prioritized list of approaches to the Commission's decisions illustrates activities from the least amount of intervention to the greatest amount. The owner, manager or developer should follow them, in order, to ensure a successful project.

A. Identify, Retain, and Preserve the form and detailing of the materials and features that define the historic character of the structure, keeping in mind that the designated buildings share design elements that are enhanced by their thematic use on the old Showers campus. These are basic treatments that should prevent actions that may cause the diminution or loss of the structure's overall historic character, or that of the old Showers campus. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.
B. Protect and Maintain the materials and features that have been identified as important and must be retained during the rehabilitation work. Protection usually involves the least amount of intervention and is done before other work.
C. Repair the character-defining features and materials when it is necessary. Repairing begins with the least amount of intervention possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in extremely deteriorated or missing part of features. Replacements should be based on surviving prototypes.
D. Replacement of entire character-defining features or materials follows repair when the deterioration prevents repair. The essential form and detailing should still be evident so that the physical evidence can be used to re-establish the feature. If 60% of a window or parapet is intact then it should be repaired, rather than removed and replaced with new and compatible material. If there are multiple examples of a feature, or wholesale replacement is requested, then the decision will be based upon whether repair is technically or economically feasible. See Guidelines for Existing Structures (4. A. 3).
E. The preferred option, when replacement is necessary, is replacement of the entire feature in-kind using the same material. Because this approach may not always be technically or economically feasible the Commission will consider the use of compatible substitute material. The Commission does not recommend removal and replacement of a feature that could be repaired.
F. Missing historic features should be replaced with new features that are based on adequate historical, pictorial and physical documentation. The commission may consider a replacement feature that is compatible with the remaining character-defining features. The new design should match the scale, size, and material of the historic feature or may approximate it in simpler form.

G. Alterations or Additions that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character-defining spaces, materials, features or finishes. The Commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

2. Levels of Review

A formal request for review conducted by the Commission or staff is called an application for a Certificate of Appropriateness. The Commission meets twice a month in order to expedite the cases that it does review. Staff may review and approve Certificates of Appropriateness in a few days. The Commission has no desire to interfere with normal maintenance procedures. In order to provide some guidance to the property owner, manager or developer and to the Commission, the activities which might be construed as causing an alteration to the physical character of the exterior have been categorized into five Levels of Review. **Staff should be notified by the property owner, manager or developer of *any* work planned on the exterior so that Staff may provide necessary guidance as to the appropriate Level of Review or if an application is necessary.**

A. Activities that are not subject to review by the Commission and do not require an application for a Certificate of Appropriateness:

1. Activities associated with routine maintenance or which do not result in any permanent alterations or attached fixtures, including such items as: in-kind replacement of broken glass, window washing, , and holiday decorations.
2. Alterations which are not visible from any existing or proposed street or way that is open to public travel.

B. Activities that may be determined by Staff to be eligible for Staff Approval, whether submitted for review via an application to the BHPC or in consultation with Staff:

1. Maintenance, repair, and in-kind replacement involving no change in design, material, color and outward appearance, including such items as tuck pointing of masonry.
2. Work which is required to comply with BMC 8.12.020 Public safety.
3. Replacement of non-original materials with a design or product previously approved, as for example, windows, lighting fixtures and canopies, when the feature has already been approved by the BHPC or is the adopted design used in a successful tax credit project on a comparable Showers Building.

C. Activities requiring submittal of an application to the BHPC for Commission review and a Certificate of Appropriateness from the BHPC:

1. Additions
2. Any reconstruction, restoration, replacement, alteration or demolition not based upon photographic or material evidence as being original to the

structure. This includes but is not limited to surface treatments, fixtures and ornaments.

3. New construction of any type; removal of historic features or elements; any alteration involving change in design, material color, location or outward appearance, not justified by historic evidence.

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Guidelines, the Staff shall determine whether an application is required and if so, whether it shall be an application to the BHPC for a Certificate of Appropriateness or Staff Approval.

E. Concurrent Jurisdiction

In some cases, activities may fall under the jurisdiction of other entities. This may occur because of an owner's voluntary participation in either a Rehabilitation Investment Tax Credit application or a review for the use of Federal or State funds. In those cases, changes typically require a stricter review process by other entities, such as the State of Indiana Division of Historic Preservation and Archaeology (DHPA) or the U.S. Department of the Interior. The Bloomington Historic Preservation Commission will accept either the Certificate of Appropriateness application or the material submitted to the DHPA for a Part 2 *. An explanation of the tax credit process is available on-line
http://www.nps.gov/tps/tax-incentives/before-you-apply.htm.
All efforts will be made to expedite the local review process to accommodate the required review by other entities, and the BHPC will approve plans previously approved by the Federal reviewing entity (Department of the Interior) under the Investment Rehabilitation Tax Credit Program and reserves the right to accept plans that are not approved by the Department of the Interior.

3. General Guidelines

A. The design approach to the buildings should begin with the premise that the features of historical and architectural significance described within these Guidelines should be preserved. In general, this will minimize alterations..

B. Changes and additions to the building and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes may have developed significance in their own right, and if so, this significance should be recognized and respected.

C. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.

D. When replacement of features that define the historic character of the building is necessary, it should be based upon physical or documentary evidence of original or later contributing features.

E. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size scale, color, material and character of the property and its environment.

F. New additions or alterations should not disrupt the essential form and integrity of the building and should be compatible with the size, scale, color, material and character of the building and its environment.

G. New additions or related new construction should be differentiated from the existing thus, should not necessarily be imitative of an earlier style or period.

H. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

I. Surface cleaning shall use the mildest method possible. Sandblasting, wire brushing, power washing or other similar abrasive cleaning methods may not be permitted. The National Park Services publishes a series of technical reports on the appropriate treatment of historic materials. They are available online at http://www.nps.gov/tps/how-to-preserve/briefs.htm.

J. These Guidelines are not intended to prohibit the incorporation of new or existing technologies that enhance energy conservation, efficiency, or alternative energy generation for the buildings or for the Certified Technology Park.

4. Guidelines for Existing Structures

Goals: Existing contributing historic structures and their character-defining architectural features shall be preserved and repaired, rather than replaced, except as otherwise permitted herein.

A. Exterior Walls, General (See also all following sections for Guidelines pertaining to specific features of Exterior Walls.)

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, cornices, parapets, shutter hardware, tie rod plates, loading hoists, and other industrial features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.

2. When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation. Any replacement design for a fixture or window that is within the thematic group and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.

3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

4. Using existing openings is preferred, but new openings may be approved on a case-by-case basis.

5. Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.

6. Re-opening original openings which have over time been filled is encouraged.

7. New balconies or attached walkways must be made of compatible materials and may be approved on a case-by-case basis.

Masonry

1. If the masonry is to be cleaned, or if graffiti removal is required, the mildest method possible should be used, and a test patch of the cleaning method shall be reviewed and approved. More aggressive methods such as sandblasting, power washing, wire brushing or other similar abrasive cleaning methods are not desirable but may be permitted with Staff approval, and should be utilized with extreme caution.

2. In general, coating or painting masonry is not an appropriate repair method, but may be approved on a case-by-case basis.

3. Original mortar should be retained. Deteriorated mortar shall be carefully removed by hand-raking the joints. Use of mechanical saws may be allowed.

4. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture; joint size, joint profile, and method of application, unless the original mortar strength is deemed inappropriate.

5. Sample areas of new mortar shall be reviewed at the staff level for appropriate color, texture, and profile.

Paint and Coating

1. Cleaning of wooden or metal elements shall use the mildest method possible, and a test patch of the cleaning method shall be reviewed and approved.

2. Paint removal from wooden elements should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

3. Propane or butane torches, sandblasting, water blasting or other abrasive cleaning and/or paint removal methods will not be permitted on wood surfaces.

Equipment and Exterior Mechanicals

1. Miscellaneous equipment such as security cameras, door buzzers and the like that requires attachment to exterior walls shall be fastened so as to avoid damage to historic fabric. When such equipment is removed, patching with appropriate material will be required.

2. Exterior conduits and cables are acceptable and Staff will determine the level of review.

3. Solutions to incorporate alternative energy technologies is encouraged, and should be appropriately designed and mounted to minimize visual impact.

B. Windows

1. The original window design, elements and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced. Windows, window fittings, sash operation, and shutters are important elements of building design that reflect the period of development and the original purpose. Representative window sash includes wood with single glazing, steel ventilator windows, double-hung (single light and multi-light), double vent casements, and pivot windows.

2. Deteriorated or missing window elements and features (functional and decorative), should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation as closely as technically and economically feasible.

3. Retrofitting existing frames and sash to allow for the insertion of an additional pane of insulating glass for storm window applications may be allowed if the alteration does not visually detract from historic fabric of the original window.

4. Before the Commission will consider window replacement, a survey of existing window conditions shall be submitted for review including

photographic documentation. For large scale replacement, a site visit may be appropriate.

5. If it is demonstrated that original windows cannot be repaired, they should be replaced with windows that match the original in material, detail, profile, and dimension. If using the same material is not technically or economically feasible the Commission may consider the use of replacement windows. The Commission may require the retention of some original windows, preferably in situ, to provide documentation of original conditions. Enlarging or reducing window openings for the purpose of fitting stock window sash or air conditioners will not be allowed.

6. The number and arrangement of window panes in the sash design shall not be changed from the original.

7. True divided light window sash with muntins that match the dimension and profile of the original muntins is preferred. Applied muntins may be allowed if the applied muntins match the original muntin dimension and profile, are identical on the interior and exterior of the window, and have a dark spacer bar between the glass.

8. Tinted or reflective-coated glass are not preferred, but may be approved on a case-by-case basis In particular, solar thermal, energy efficiency and similar "green" properties will be a consideration toward an approval of tinted or reflective-coated glass.

9. Some of these buildings have already lost their original windows or they have been filled in. Replacement windows for these properties should be based on documentary evidence of the original windows. If such evidence is unavailable, the replacement window design should be based on documentation of original windows on a similar property among the Showers Buildings. An opening may be adapted for other uses on a case-by-case basis.

10. Exterior combination storm windows and/or screens may be allowed provided the installation has a minimal visual impact. Exterior or interior storm windows are encouraged as long as the windows do not obscure the original sash design. This is done easily by matching the placement of the dividing rails, stiles and rails on double hung windows with features of an equal or smaller dimension on the storm windows.

11. Storm window sashes and frames shall have a finish that matches the primary window sash and frame color, so as not to obscure the original sash design.

C. Entrances/Doors/Loading/Docks

1. All contributing entrance, doors, and loading docks and their elements, materials, and features (functional and decorative), should be preserved and repaired using recognized preservation methods, rather than replaced. Where they survive, original doors and door fittings are significant architectural features that lend distinctive historical character to the area. Where fabric has been removed, appropriate infill designs will be considered.

2. The original entrance design and arrangement of openings should be retained. Where alterations are required, they will be reviewed on a case-by-case basis. It is anticipated that some adaptations may require more prominent entrances with compatible new design.

3. When contributing entrance and door elements, materials, and features (functional and decorative) cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation.

4. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

5. Contributing entrance materials, elements, and features (functional and decorative) shall not be sheathed or otherwise obscured by other materials.

6. Proposals for new doors or entrances will be reviewed on a case-by-case basis.

D. Roof Shape and Roof

1. The sense of the original roof shape and its character defining features should be preserved. In general, buildings are characterized by flat roof shapes, barrel vault roofs, parapets and saw-toothed clerestories.

2. Contributing rooftop elements and features such as clerestories, chimneys, and skylights that are visible from existing or proposed streets and ways that are open to public travel should be preserved.

3. Roofing materials shall be compatible with the character of contributing buildings when visible from existing or proposed streets and ways that open to public travel.

4. Flashing, gutters, and downspouts should be compatible with the existing building in design and materials.

See also section 6B guidelines regarding Rooftop Additions.

E. Exterior Lighting

1. Contributing light fixtures should be retained and repaired using recognized preservation methods.

2. When contributing light fixtures cannot be repaired, they should be replaced with fixtures which match the original in material, color, configuration, size, shape, profile, detail of installation, and quality of light. If using replicated light fixtures is not technically or economically feasible, then compatible substitute lighting fixtures may be considered.

3. Contributing light fixtures shall not be sheathed or otherwise obscured by other materials.

4. New illumination may be added in appropriate locations.

5. New lighting will be reviewed on a case-by-case basis for all aspects of the lighting design including fixtures, installation methods, and the quality of light. Mock-ups of new lighting may be required on a case-by-case basis.

6. Mock-ups of proposed accent lighting will be required.

7. The design and materials of new lighting shall be compatible with the character of the Showers Buildings

8. Light fixtures shall be attached so as to avoid damage to historic fabric.

9. Exterior conduits and cables are acceptable with review.

F. Accessibility

1. Alterations to existing buildings for the purposes of providing accessibility shall provide persons with disabilities the level of physical access to historic properties that is required under applicable law and as desired by the property owner, manager or developer to fully adapt the building. Alterations should be consistent with the preservation of each property's significant historical features, with the goal of providing the highest level of access with the lowest level of impact to the character-defining features of the property. Modifications to some character-defining features may be allowed in providing access, once a review of options for the highest level of access has been completed.

2. It is recommended that applicants consult with staff of the Commission as early in the process as possible when proposing alterations for the purpose of accessibility.

3. Where feasible and appropriate, metal ramps or other reversible solutions to providing accessibility are encouraged.

5. Guidelines for Demolition

Goals: The intent of these guidelines is to prevent the demolition of contributing buildings and structures or contributing portions of buildings and structures.

A. Removal of Later additions

1. Removal of additions may be considered if the Bloomington Historic Preservation Commission finds that the addition does not contribute to the historic and/or architectural character of the Showers Buildings.

2. The following factors will be considered by the Commission in determining whether later additions can, or should be removed:

   a. Compatibility with the original.
      It is recommended that applicants consult with staff of the Commission as early in the process as possible when proposing alterations for the purposed of accessibility.
   b. Historic association with the property.
   c. Design and execution of the addition.

B. Demolition (General)

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The BHPC shall approve a Certificate of Appropriateness for demolition as defined in this chapter only if it finds one or more of the following:

1. 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.

2. 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 Showers Buildings.

3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the thematic buildings than is retention of the building, or portion thereof, for which demolition is sought.

4. The building or property cannot be put to any reasonable economically beneficial use without approval of demolition. See Bloomington Municipal

Code, Title 8.12.010.

5. In the case that the building is accidentally damaged by storm, fire, or flood, it may be re-built to its former configuration and materials without a requirement for review if work is commenced within six (6) months. If the work is not commenced within six (6) months, then plans and specifications will be reviewed according to the guidelines for existing buildings and replication of features in this document using an application for a certificate of appropriateness.

6. 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 Bloomington Municipal Code Title 8.

6. Guidelines Additions to Existing Structures

Goals: The intent of these guidelines is to allow for the creation of additional space that is compatible with the massing, materials, texture, scale of historic material, and to guide the form and design of all new additions to the buildings, to ensure that new construction is compatible with the historic physical character of the building, allowing for contemporary expression.

A. Guidelines for Additions to existing structures

1. These guidelines apply only to facades that are open to view from any existing or proposed street or way that is open to public travel.

2. According to Standard 9 of the Secretary of the Interior Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building.

3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.

4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new construction will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.

5. New construction that is affixed to any portion of an existing building shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new construction were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.

6. The Commission will consider design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the buildings that are thematically linked.

B. Rooftop Additions (Including New Construction and Roofdecks)

1. Rooftop additions may be considered if the underlying roof is not a character-defining feature (as in the sawtooth roofs of the Planing Mill or Plant #1, for example).

2. Where permitted, care should be taken to make it minimally visible from existing or proposed streets and ways open to public travel. "Minimally visible" is defined as any rooftop addition which, when viewed from public ways, due to its placement and size does not call attention to itself nor detract from any significant architectural features.

3. All rooftop additions, including rooftop equipment and utilities, will be carefully reviewed on a case-by-case basis for their appropriateness of location and visibility. Additionally, the massing, materials, and details will be reviewed for their appropriateness and impact to the character-defining features of the thematic Showers buildings.

4. Rooftop Additions that contribute to the sustainability, energy conservation and efficiency, or alternative energy generation of the building and/or of the Certified Technology Park will receive favorable consideration during the review of items in Criterion #2 above.

C. Utilities

1. The location of mechanical and/or electrical equipment, stair or elevator head houses, satellite dishes, antennas and other communication devices should be integrated into the design of the new addition so as to minimize the visibility of the utilities. When located on the roof, such equipment should be set back as to minimize visibility from an existing or proposed street or way that is open to public travel (see above Rooftop Additions section)

These will be available to the Commission with the option of including in the CTP Guildelines.

Guidelines for New Construction (Non-Binding Review)

New construction that is not attached to the historically designated buildings in the Certified Technology Park does not require a Certificate of Appropriateness. This section of the Guidelines is provided as a potential guide to the BHPC should the Plan Commission request comment on new construction projects. Additionally this section should be used to merge goals articulated in the CTP Master Plan with issues of compatibility that are the purview of the Commission.

Goals: The successful redevelopment of the CTP requires a transformation of this historically industrial area to an urban downtown set of mixed uses and the creation of a sense of place suitable to the successful recruitment of a concentration of employers in a new industry – high tech. This will logically result in a shift in demand for increased density of both residential and commercial uses, and a unique and appealing opportunity to meld contemporary architectural and design sensibilities with the existing architectural features of the old Showers campus rooted industrial design. The significant amount of infill opportunities in the Certified Technology Park provides a nexus between the past and the future, where innovation in design can expand our notions of compatibility in new and invigorating ways.

A. Heights for Infill Construction

1. Heights of new infill construction buildings that are taller than the height of an adjacent historically designated building (sharing common property lines) should acknowledge the cornice height of the adjacent building, reinforce the existing street wall and be compatible with its context.
2. Significant changes in topography can be found between adjacent properties in the Certified Technology Park, and such changes will be a consideration in the BHPC review of the visibility of upper stories of new infill construction from the pedestrian level of adjacent buildings and of streets and ways open for public travel. In general, additional stories should take care to minimize such visibility.

B. Building Materials

1. Building materials, colors, and finishes of new construction should be compatible with building materials, colors, and finishes among the comparable Showers buildings, or use other characteristics such as scale, form, architectural detailing, etc. to establish compatibility.

2. Use of materials which are prevalent on the thematic buildings is encouraged for all exterior surfaces of new construction within the scope of these regulations: for example, brick, limestone detailing, metal, steel ventilators windows

3. Additionally, innovative building materials may be appropriate to ensure the new infill is a building of its own time and the BHPC may consider alternative building materials in their review.

C Design Features

1. New construction should strive to reinforce the existing character of the street wall of which they are a part. The use of elements which give the existing buildings their essential character is encouraged. Where used, they should approximate the proportions and materials of the existing buildings, without creating a false historical appearance. These elements, which are prevalent among the Showers Buildngs include, but are not limited to, the following:

   a. Minimal ornamentation with ornament concentrated at entrances, windows, and rooflines.
   b. General conformation of roof lines and cornices with neighboring buildings

2. Additionally, contemporary design features may be appropriate and encouraged alternatives, and the Commission may consider alternative design features in its non-binding review. Alternative new design features should be compatible with the physical qualities for the historic materials that give the Showers Buildings their unique character, while providing for the new infill construction to be a building of its own time and to enhance the unique identity of the Certified Technology Park through innovative, signature architectural features.

RESOLUTION 15-15

URGING THE BLOOMINGTON HISTORIC PRESERVATION COMMISSION TO INITIATE THE PROCESS OF ESTABLISHING THE COURTHOUSE SQUARE AS A HISTORIC DISTRICT

WHEREAS, Bloomington's Courthouse Square is an iconic representation of our community, the heart of our city, and an anchor of our shared sense of place:

- It is a place of governance and law – the place where we collectively define how we wish to constitute ourselves as a community;
- It is place of celebration and a place of protest open to all residents in our community;
- It is a centralized space for economic and social activity;
- It is a space of deep and rich cultural history marked by a cohesive group of architecturally-diverse, predominantly civic and commercial structures – many from the turn of the last century – that represent our community's roots in the limestone industry;

WHEREAS, roughly bounded by 7th Street, Walnut Street, 4th Street and College Avenue, the distinctive historic nature of the Courthouse Square has long been recognized:

- In 1990, the U.S. Department of Interior recommended the Courthouse Square for listing on the *National Register of Historic Places*;
- In 1998, the *1998 Preservation Plan for Downtown Bloomington and the Courthouse Square* ("1998 Plan") advised that historic preservation "protects the sense of place associated with the city" and that historic context "offers a sense of identity and cultural continuity to visitors and, most importantly, to the citizens of Bloomington." The *Plan* encouraged local historic designation of the Courthouse Square;
- In 2005, the City further committed to the protection of our Downtown by commissioning the *Downtown Vision and Infill Strategy Plan* – a document that outlined strategies to foster a compact, walkable and architecturally-distinctive area. In speaking to the character of the Courthouse Square, the *Plan* pointed out that many structures in this area are of historic significance and that "preservation of historic properties within this area is a high priority," further highlighting that "[m]uch of the area is eligible for local historic district designation;"
- Also in 2005, an independent team assembled by the Center for Historic Preservation College of Architecture and Planning at Ball State developed a set of context-sensitive, advisory design guidelines for the Downtown, entitled, *Common Issues and Options for Treating Older Buildings in Downtown Bloomington*. The guidelines were exclusively devoted to strengthening the historic character of the Downtown;
- In 2012, the Bloomington Historic Preservation Commission Updated the *1998 Plan* by way of the *Preservation Plan for Historic Bloomington*. Once again, this plan echoed and strengthened the call for local designation of the Courthouse Square finding that:

> The most significant part of Bloomington's historic building inventory – the Courthouse Square – is unprotected by local designation. We must work with downtown businesses, building owners, and civic leaders to preserve this historic commercial and governmental core for future generations. (p. 2)

SIGNED and APPROVED by me upon this 10th day of MAY, 2015.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This resolution is sponsored by Councilmembers Sturbaum and Rollo and documents twenty-five years of work to recognize and protect the historic and architecturally-worthy nature of the Courthouse Square. The resolution points out, in light of this steady recognition of the value of the Square, it's designation as a Historic District is long overdue. The resolution encourages the Bloomington Historic Preservation Commission to take steps toward designating the Downtown Square as a local Historic District and requests that the Commission hold more than one public information session to solicit stakeholder feedback on the matter.