

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday May 28, 2015

5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATES OF APPROPRIATENESS**
 - STAFF APPROVALS**
 - A. COA-20-15 McDoel Historic District**
715 West Wylie Street Owners: Jeffrey and Donna Powell
Installation of a new fiberglass door and opening on the rear of a property leading to a deck.
- V. DEMOLITION DELAY**
 - A. 900 West 6th Street Owner Richard Himmel**
removal of a portion of the roof and rear walls to construct dormers and an addition
- VI. NEW BUSINESS**
 - A. New construction: 631 North College Planning**
 - B. Update of Courthouse Square Designation**
- 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 June 11, 2015 at 5:00 p.m. in the McCloskey Room

Posted: May 21, 2015

STAFF APPROVAL

Summary

Request to open a door that will lead to a deck in the rear of the house.

COA-20-15

**715 West Wylie
McDoel Historic District
Owner Jeffrey and Donna Powell**

RC Zoning

017 C 715 House; Arts and Crafts/ Gable Front Bungalow, c.1929 BHD



This is a simple gabled bungalow that has been modified with siding and a replacement porch. The windows are original, three over one. The house is located on a lot that faces Wylie and has a rear platted alley that is unimproved. The portion of the house on which the opening will be made, is a later addition to the house that faces the alley.

The door will be a simple two light fiberglass door that will lead to the deck. The McDoel subcommittee has no problem with a staff level approval.



this and restore the siding beneath it. Many of the windows are paired, but they do not appear to have the traditional arts and crafts style. The aluminum storm also obscure the



configuration. There are smaller windows on the east and north sides of the building. The house has a first floor area of about 1374 square feet.

The house has recently been purchased and the new owner wants to increase the upstairs floor space and add to the rear. There is already second floor living space (see existing dormer).

The existing house is a simple rectangular form, which does make use of approximately half of the square footage of the attic space, with a bath and two bedrooms. The owner is proposing to construct two large shed roof dormers on either side of the gable: one facing Waldron and one facing the neighboring house. The west dormer will extend the width of the principal gable on that side. The east gable will be notched in. There is also a large L-shaped addition proposed for the rear adding 576 square feet. The dormers covers about 756 square feet, as noted, some of this is already being used as habitable space. It is safe to say that the additions will add about 900 square feet to the house.

Rear addition $192+384=576$

Dormer additions $504+252=756$

cf

The front facade of the house facing 6th will be untouched, other than the restoration of siding, however the shed roof dormers will be visible. The east side dormer is more recessed than the west, which is proposed as entirely covering the west roof.

The existing frame will be restored along with framing details that are uncovered such as corner boards and skirt boards, friezes, etc. The owner has also decided to place rafter tails on the shed dormers (which don't appear in the drawings) and would be agreeable to design input in the project.

5



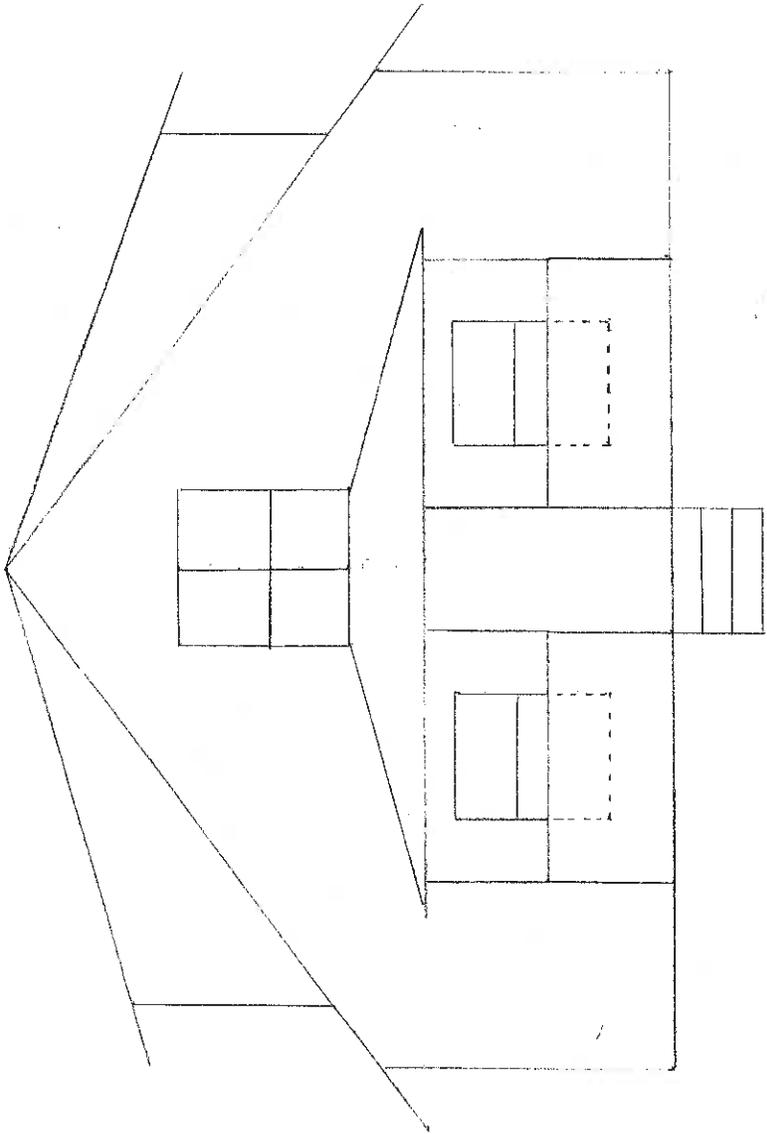


STATEMENT OF CONTRACTORS OF THE STATES
FORTY-SEVENTH CENSUS OF THE UNITED STATES: 1900
POPULATION SCHEDULE

Contractor's Name: St. Louis City
Work of City: 6th St

Estimated by me on: April 1, 1900 District: 1st

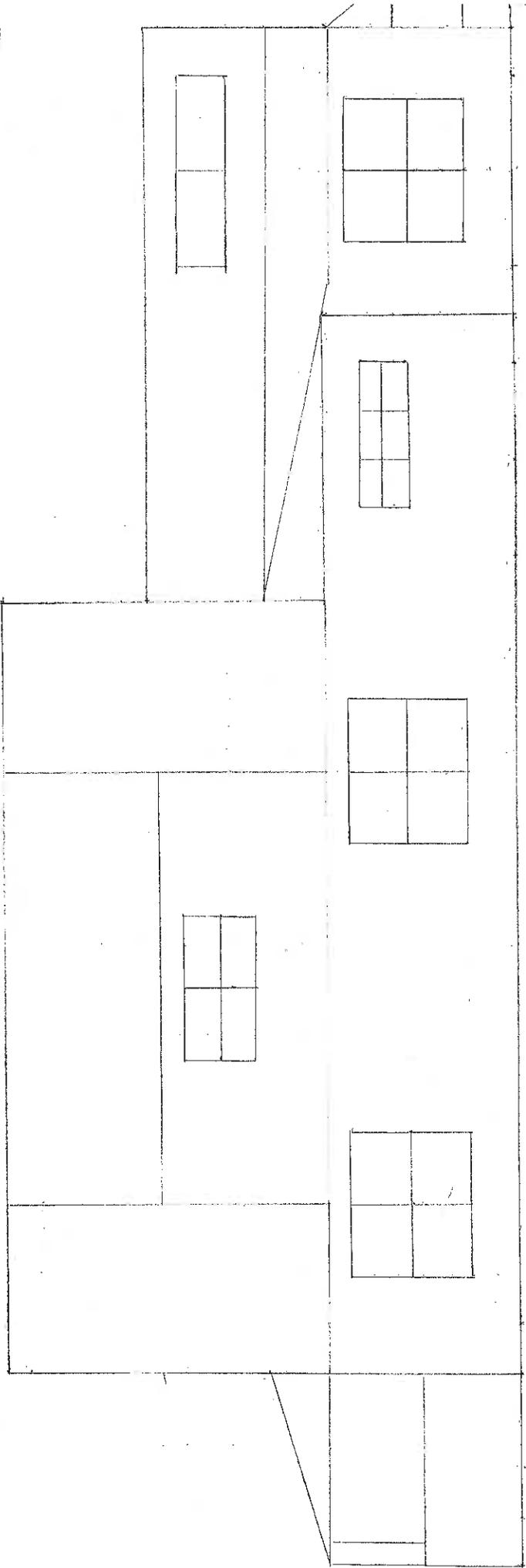
GRADE OF WORK	NAME OF CONTRACTOR	ADDRESS OF CONTRACTOR	MATERIALS	JOB DATE	PROGRESS DURING YEAR		ESTIMATED COST	PLANS OF BILLS		NUMBER OF PAID BILLS		REMARKS	DATE PAID	AMOUNT PAID	BALANCE DUE	TOTAL PAID	TOTAL DUE
					PERCENTAGE COMPLETED	PERCENTAGE PAID		PAID	UNPAID	PAID	UNPAID						
112-01-15	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-16	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-17	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-18	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-19	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-20	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-21	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-22	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-23	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-24	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-25	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-26	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-27	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-28	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-29	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
112-01-30	St. Louis	St. Louis	St. Louis	1900	100	100	100	100	100	100	100	100	100	100	100	100	100
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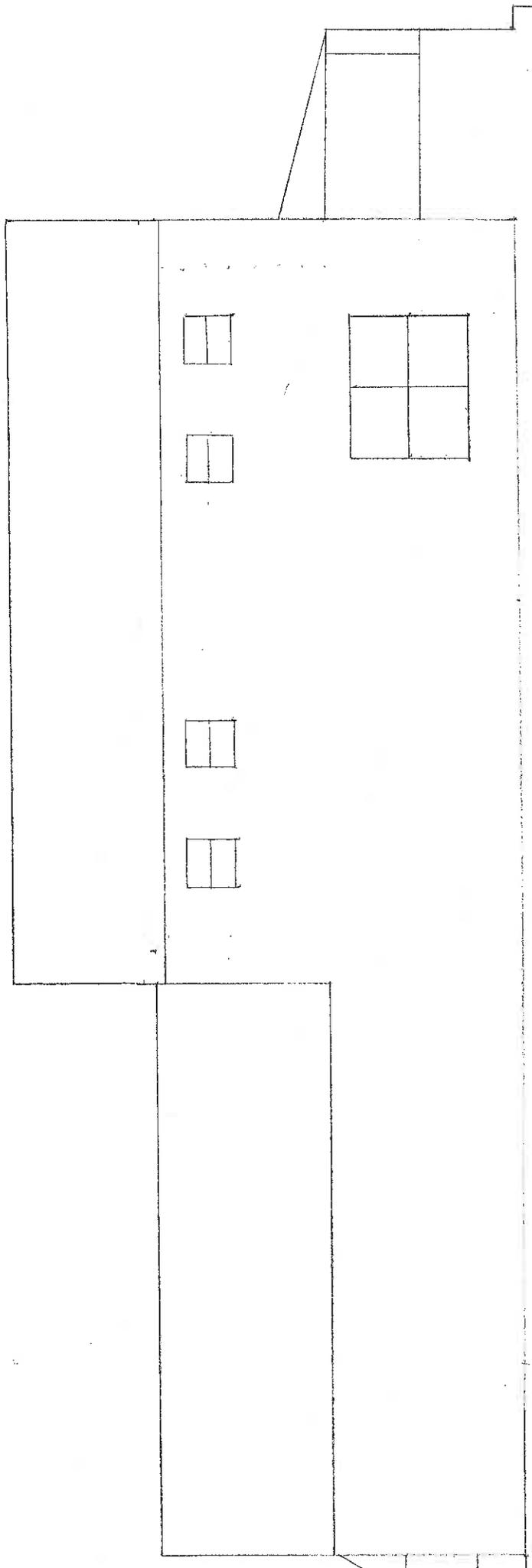
900 West 6th St PROJECT

SOUTH ELEVATION
Facing 6th St

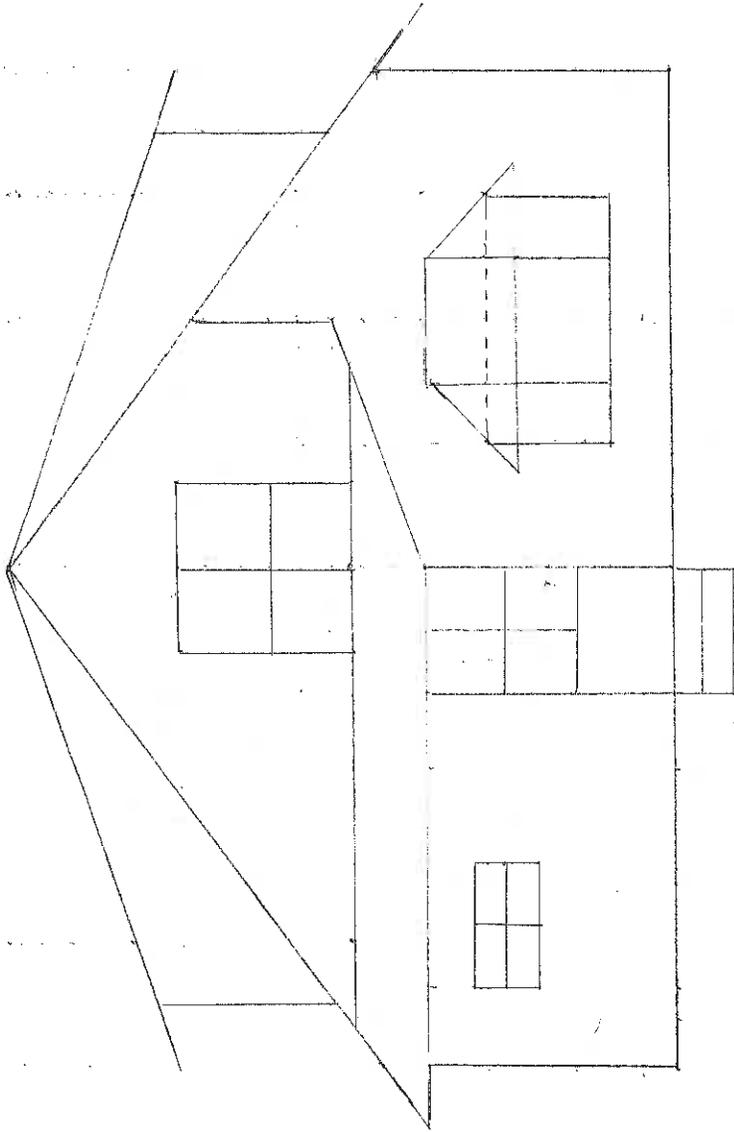
ROBERT HIMMEL Scale 1/4" = 1 Foot



900 WEST 6TH ST PROJECT
EAST ELEVATION
FACING WALDREN
ROBERT HIMMEL SCALE 1/4" = 1 FOOT



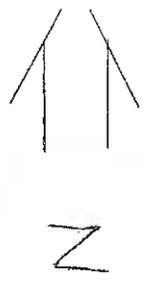
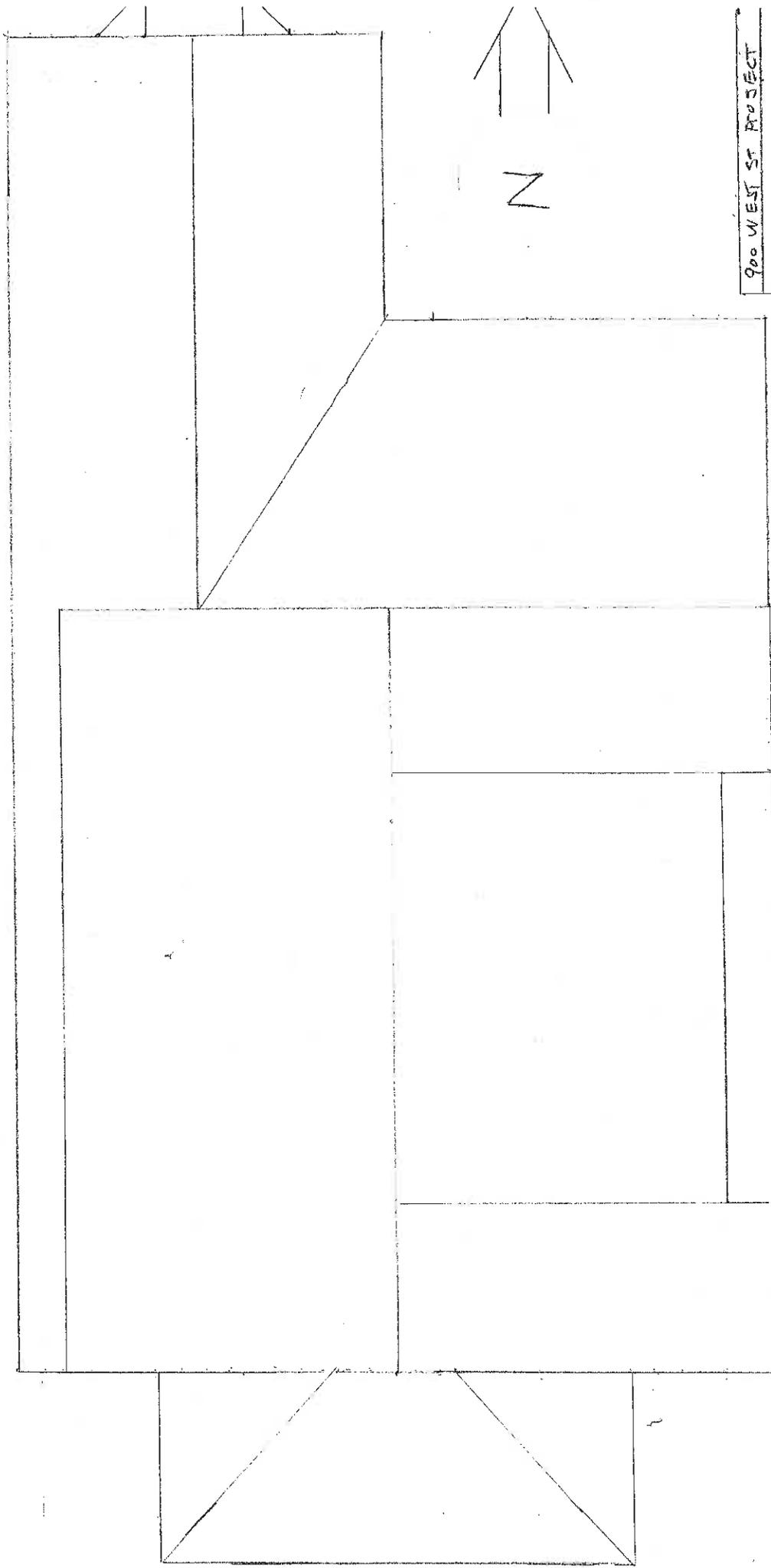
900 WEST 6TH ST PROJECT
WEST ELEVATION
FACING WESTWARD NEIGHBOR
ROBERT HINDEL Scale 1/4" = 1 FOOT



900 WEST 6TH ST PROJECT

NORTH ELEVATION

ROBERT HIMMEL SCALE 1/4" = 1 FOOT



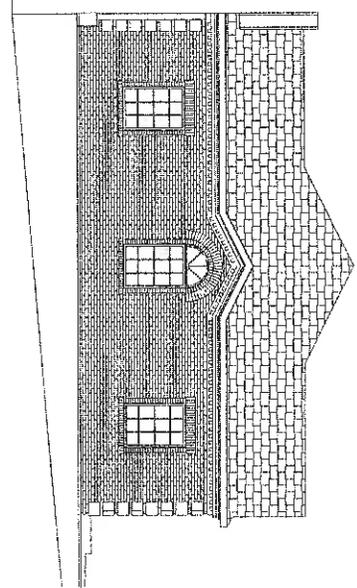
900 WEST ST PROJECT

OVER HEAD VIEW

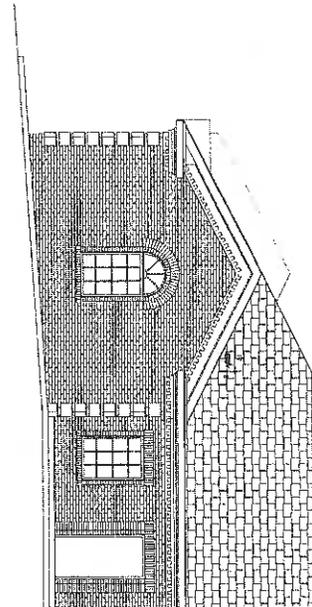
PROJECT HMMEL SCALE 1/4" = 1'



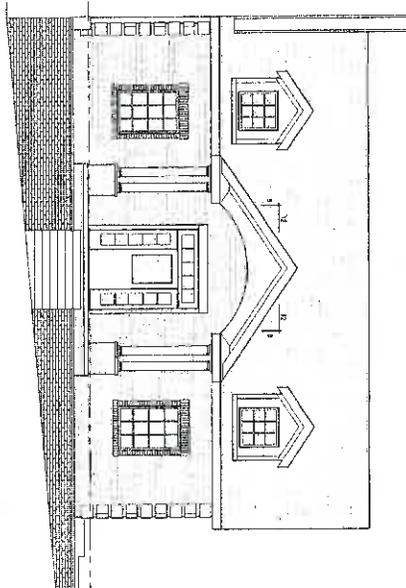
Changes to Option#5
 County requires 7' clearance above door. This would make the transom windows across the store lintel irregular in height. Staff consulted with the owner and we have decided to remove the transom system across the top and allow an open recessed entry..



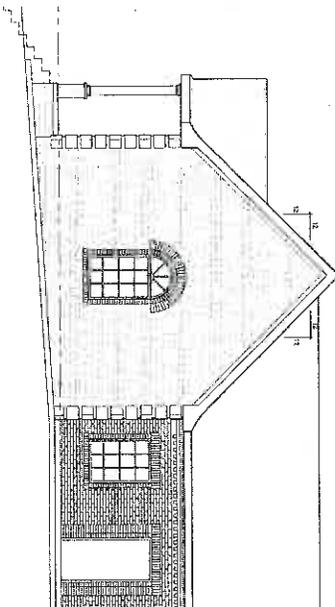
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION

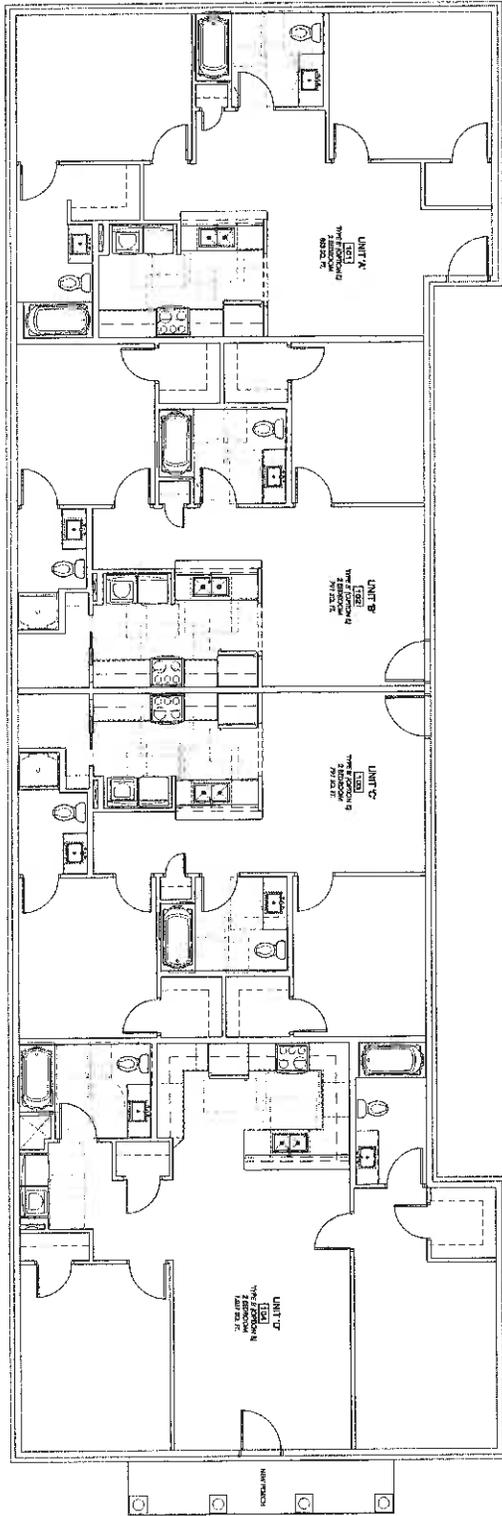


PROPOSED NORTH ELEVATION

SCHEMATIC ELEVATIONS

PROJECT NAME	PROJECT LOCATION
WYOMING GROUP	411 NORTH CENTER AVENUE
CONCEPT PLANNING	© 2015 LARRY BERGER ARCHITECTURE & DESIGN
DATE	SCALE
03/19/15	1/8" = 1'-0"





8 BEDROOMS

SCHEMATIC FLOOR PLAN
 PROJECT NAME: ALL NORTH COLLEGE AVENUE
 PROJECT NUMBER: 1718-1712
 CONCEPT NUMBER: 1718-1712



Design Guidelines Template Showers Factory Buildings

Table of Contents

Introduction

- i. Introduction, Intent and Applicability
- ii. History – [Section to include identification of buildings and descriptions]

Design Guidelines

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3. General Guidelines
4. Guidelines for Existing Buildings
 - A. Exterior Walls
 - B. Windows
 - C. Entrances, Doors, Loading Docks
 - D. Roof Shape and Roof
 - E. Exterior Lighting
 - F. Accessibility
5. Guidelines for Demolition
6. Guidelines for Additions to Existing Structures

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.

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. Consult the following National Park Service technical reports on the appropriate treatment of historic materials. They are available online at <http://www.nps.gov/tps/how-to-preserve/briefs.htm>. including "The Dangers of Abrasive Cleaning to Historic Buildings Brief #6" and "Removing Graffiti from Historic Masonry Brief #38." Another accepted reference is "Keeping It Clean," also published by the National Park Service and available on-line at <http://www.nps.gov/tps/how-to-preserve/preservedocs/Keeping-It-Clean.pdf>
- 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. **If methods other than those provided in the link provided in (31) are proposed, then a test patch of the cleaning method should be reviewed and approved.**
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. **If methods other than those provided in the link provided in (3I) are proposed,** then a test patch of the cleaning method shall be reviewed and approved. 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 Guidelines.

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 Buildings 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.

Guidelines for New Construction (Non-Binding Review)

Introduction and Applicability:

The successful redevelopment of the downtown Certified Technology Park requires a transformation of an historically industrial area to a set of downtown, urban mixed uses, as well as the creation of a sense of place suited to the recruitment of a concentration of employers in a new industry – high tech. The significant amount of infill opportunities in the Certified Technology Park provides a nexus between the past and the future, where innovation in modern building design and public spaces, coupled with the protection and preservation of historic structures can expand our notions of compatibility in new and invigorating ways.

New construction that is not attached to the historically designated buildings in the Certified Technology Park does not require a Certificate of Appropriateness. Development and design of new construction in the Certified Technology Park is governed by the Showers Technology Park Overlay District of the Unified Development Ordinance (BMC 20.03.400), which further references specific Design Guidelines in the Downtown Vision & Infill Strategy. However, the Bloomington Plan Commission may request that the Bloomington Historic Preservation Commission conduct a non-binding review of new construction projects when sharing common property lines with adjacent historic structures.

The intent of this section is to provide guidance to the BHPC for such review. This section should be used to merge goals articulated in the CTP Master Plan, as well as goals of the Downtown Vision & Infill Strategy and the UDO, with issues of compatibility that are the purview of the Commission.

CTP Master Plan Guidance:

In its discussion of design guidance, the CTP Master Plan noted the importance recognizing the unique character and attributes of the Showers Technology Park Overlay District, also previously recognized in the Downtown Vision and Infill Strategy Plan and the City's Unified Development Ordinance. Among these noted characteristics and opportunities, are the following (CTP Master Plan, pp. 64-65):

- The core of the CTP is defined by the historical buildings remaining from the Showers Brothers Furniture Company. These should be offered for private development so that Historic Tax Credits can be utilized as an incentive.
- New infill development within the CTP is encouraged to be designed with a more modern aesthetic, particularly when compared to other downtown overlay districts.
- Sustainable approaches that address energy efficiency, alternative energy usage, waste reduction, building re-use, multiple modes of transportation, and innovative utility and street infrastructure throughout the district should be supported.
- The CTP should be transformed into an extension of the downtown by exhibiting a network of small street blocks, building-forward design, multistory structures, on-street parking, and a pleasing pedestrian environment.

- The B-Line Trail serves as another unifying element within the CTP as it also ties together many other adjacent districts. Development adjacent to the B-Line Trail should be supportive of the activity that occurs along it.
- The undulating topography offers potential vistas towards the Courthouse Square as well as a focal point within the district and should be contextually respected in building design, orientation, and scale when developments are proposed.

Design Guidelines

A. Mass, Scale and Height for Infill Construction

1. Guidelines 3.5, 3.6, 3.7, 3.8 and 3.9 in the Downtown Vision & Infill Strategy provide relevant guidance on mass, scale, height and form.
2. BMC 20.03.0400 (Showers Technology Park Overlay District) provides for minimum structure heights of 25' and maximum structure heights of 45'.
3. Additionally, the CTP Master Plan (p. 23) states: "The design guidelines for the development should be crafted to allow for higher heights of buildings," and "Heights should be balanced with maximizing the development potential of the site. It should also relate to the surrounding development and provide a seamless transition to the neighborhoods and downtown."
4. Generally, the CTP Master Plan envisioned heights of new infill construction being between 2 to 4 stories, with "flexibility to go higher on the fringes of the development," referring primarily to the intersections of 11th & Morton, 10th & Morton, and 10th & Rogers as those areas periphery to the core properties in the CTP (CTP Master Plan, p. 23).
5. Buildings located immediately adjacent (sharing common property lines) to the side of locally designated historic buildings, when taller than the adjacent historic structure should:
 - a. acknowledge the cornice height of the adjacent building, reinforce the existing street wall and be compatible with its context.
 - b. incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet whichever is less above the highest elevation of the respective adjacent historic structure. (BMC 20.03.0410)
6. 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.

B. Building Materials

1. Guidelines 3.10, 3.11 and 3.12 of the Downtown Vision & Infill Strategy, as well as BMC 20.03.0410 provide relevant guidance as to materials.
2. Generally, the use of materials, colors, and finishes which are prevalent on the thematic buildings (the historic Showers campus buildings) is encouraged for exterior surfaces of new construction. For example, traditional industrial materials such as metal, exposed beams, brick, limestone detailing, steel ventilator windows, etc.
3. Alternatively, if compatible building materials are not used, the use of other characteristics, such as scale, form, and architectural detailing could be used to establish compatibility.
4. Additionally, as the CTP Master Plan recommends a “modern aesthetic,” new and innovative building materials should be explored and designed to be context-sensitive.

C. Design Features

1. In addition to Guidelines 3.3 and 3.4 of the Downtown Vision & Infill Strategy, which provide architectural guidance specific to the Showers Technology Park Overlay District, the CTP Master Plan recommends that “the original industrial character of the STPO District provides latitude in the interpretation of the Design Guidelines toward new, creative urban design and architectural concepts particularly when the overall design of the new infill project reinforces traditional development patterns.” (CTP Master Plan, p.65).
2. Buildings should have street character maximizing the amount of transparency of the first floor spaces into the sidewalk areas to seamlessly connect the interior spaces with the exterior, making a highly pedestrian-friendly environment. (CTP Master Plan, pp. 36, 40).
3. Sustainable elements such as green roofs, rainwater harvesting, creative usage of non-potable water, and solar panels are encouraged within the buildings. (CTP Master Plan, page 36, 40)