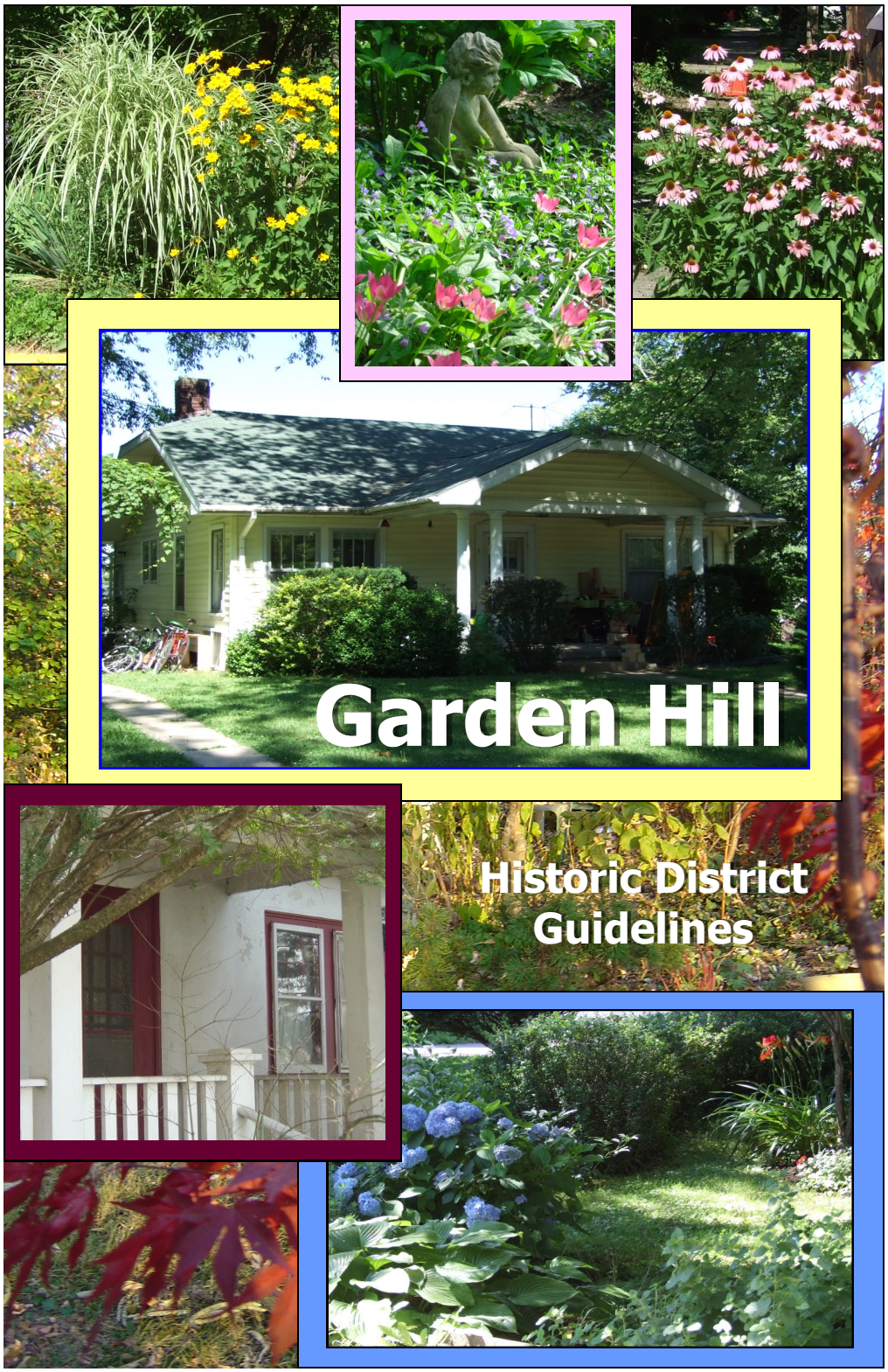
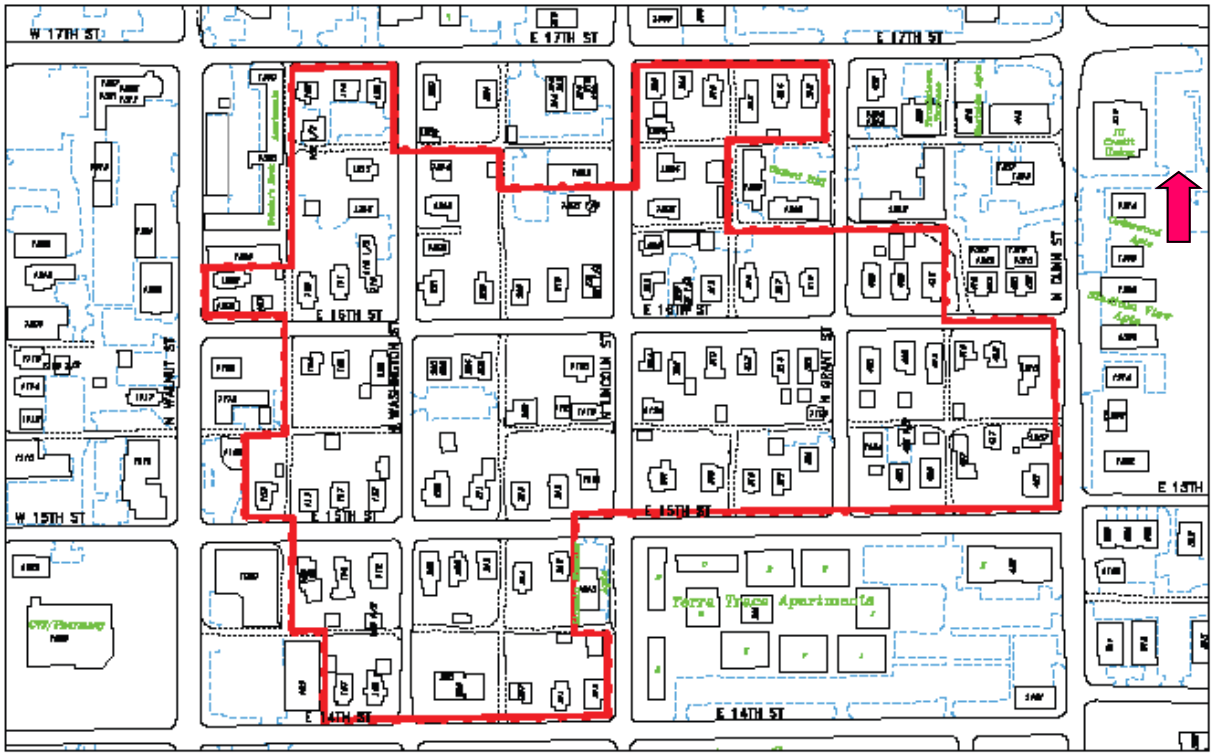


Garden Hill

Historic District Guidelines



Garden Hill Historic District Boundaries

Garden Hill Historic District
Design Guidelines

I.	Introduction	
	Preamble	4
	Purpose of Guidelines	4
	How to Apply for a Certificate of Appropriateness	5
	Levels of Review	6
	Scope of the Design Guidelines	6
II.	History of Neighborhood	7
III.	Garden Hill Historic Housing Styles and Forms	10
IV.	**Design Guidelines**	**19**
	Changes to the Public-Way Façade	19
	Removal of Original Materials	21
	Standards for New Construction	23
	Standards for Moving Buildings	40
	Standards for Demolition	41
V.	Procedures for Revision of Guidelines	43

I. INTRODUCTION

Preamble

Invoking a simpler time when neighbors greeted one another along tree-lined streets and from porches and yards, Garden Hill remains a simple treasure, a lesser-known, modest neighborhood of no more than 10 city blocks on Bloomington's near-north side. Embracing a diverse array of home styles in clapboard, siding, brick, and stucco, this unique enclave of cottages, bungalows, kit houses, and ranch-style homes is laced with lush gardens and landscaping—hence its name. The carpenters and tradesmen who built and lived in these solid structures in the 1890s and the first half of the 20th century have now been replaced by professionals, retirees and students who share neighborhood pride, independence and respect for a treasured past. Prospective homeowners looking for affordable homes can find great opportunity in Garden Hill.

Purpose of Guidelines

These guidelines were developed to clarify and define the historic character of the Garden Hill Historic District and to outline guiding principles for construction of new structures, façade changes, demolition, and relocation of existing structures. The guidelines seek to provide minimal standards for maintaining Garden Hill's eclectic architectural character and streetscape, embracing a wide range of building styles and forms originating between the late 1890s through the 1960s.

How to apply for a
Certificate of Appropriateness

The Bloomington Municipal Code states that a Certificate of Appropriateness (COA) must be issued for new structures and significant exterior changes to existing structures within an historic district. This does not include ordinary repairs, maintenance and interior changes , work not visible from the public way; exterior paint colors; landscaping; or accessory structures less than 80 square feet. These items are exempt from review.

Property owners anticipating building new structures, initiating significant and readily visible exterior changes , or demolition or relocation of existing structures within Garden Hill must apply for a Certificate of Appropriateness. Similar to a building permit, which also may be required, the Certificate of Appropriateness must be displayed prominently at the work site while the work is being done.

Applications for a COA are referred to the Bloomington Historic Preservation Commission (BHPC). Staff members of Housing & Neighborhood Development (HAND) or BHPC members review the applications for any potential conflicts. If none are found, the Certificate of Appropriateness is issued. Otherwise, the application is reviewed by the Garden Hill Design Review Committee to suggest changes to bring the application into compliance.

Levels of Review

Applications for a COA may go before the full commission, or may be handled at the staff level. Regular maintenance ("replacement in kind") does not require a COA. Flexibility is built into decisions, based upon issues the neighborhood deems important: alternative energy, sustainability, accessibility, or other concerns.

Commission: Review	**Additions** **New Construction** **Demolition** **Moving Buildings**
Staff Review	**Exterior Changes including windows, siding, entrances, changes in setting or environment**
Exempt	**Routine Maintenance, changes in paint color, materials when replaced in-kind**

Scope of the Design Guidelines

The intent of a historic district is to regulate exterior changes to historic buildings, with a goal of stabilizing the neighborhood and ensuring that the quality of reinvestment supports preservation of neighborhood character. These design guidelines are provided to assist owners in making appropriate choices. The process applies only to proposed changes--owners are not forced to restore properties.

The greater part of the Garden Hill neighborhood is zoned Residential Core (RC), which permits only single-family style homes. A handful of properties lie within Commercial Zoning (CG), which is a substantially more permissive classification. These guidelines are adapted to preserve the relatively small footprint of traditional homes in the area and to ensure that new construction adequately maintains the scale, density, and atmosphere conveyed by the historic properties. The guidelines begin on page 19.

II. HISTORY OF GARDEN HILL

Because the Garden Hill neighborhood is located well over a mile from downtown Bloomington, dates of initial land subdivisions were surprisingly early-- in 1906 and 1907. Well-known names such as William A. Fulwider, William N. and James D. Showers, S. Rhorer and Sanford Teter are associated with its development. Many of these same names occur in the land subdivisions of Prospect Hill in the early 1890s.

Before many Garden Hill homes were built, the neighborhood boasted Showers Park, a roughly four-block area between Dunn and Lincoln and 14th and 16th Streets where Bloomingtonians flocked for baseball games at the turn of the 20th century. This spot was the highest point in the area and equipped with playing fields, fences, and bleachers. Residents came out to see

the “Showers Specials," a company team sponsored by the Showers Brothers’ Furniture Company. This ballpark was later subdivided for Garden Hill's first homes

In 1907 the city’s edge, Seventeenth Street, was populated only by a few scattered houses. Some homesteads, such as the Free Classic pyramidal cottage at Dunn and 14th, probably pre-date subdivisions. Garden Hill is distinctive because the range of its contributing architecture covers more than 70 years, making it unique among city historic districts. Construction took place over a longer time frame and incorporated a broader range of styles than in other core neighborhoods.

A small African-American community prospered near the Pentecostal Mission in the 1920s, made up mostly of Showers factory workers. They called their community “Cherry Hill,” and as they grew, the name Cherry Hill Christian Center was given to the church. The local black baseball league had a field nearby where George Shively played. Shively, who resided in Bloomington, was later a fixture with the Indianapolis ABCs.

City directories show early residents of the neighborhood to have been largely working-class carpenters, laborers, teamsters and mechanics. But the architecture of Garden Hill belies its modest beginnings, displaying a complex diversity, ranging from small working-class cottages to a single majestic brick

four-square built by Stephen Hupp (who was identified simply as a carpenter). The neighborhood's diverse range of architectural forms, from early gabled-ells to 1950s limestone ranches, share a common denominator of smaller scale.

With time, Garden Hill's residential character, relative affordability, and proximity to IU and downtown attracted a diverse mix of young families seeking starter homes, older couples appreciative of its small-scale historic charm, and many others drawn to its ambience.

Beginning in the early 1970s, however, much of the neighborhood was upzoned to multi-family, facilitating development of high-density apartment complexes. Many serviceable, affordable homes were demolished or carved into rentals.

Over the next twenty years, residents of Garden Hill witnessed the loss of homeowners and families, and ever-increasing levels of noise, trash, vandalism, and other crimes.

In response, a core group of homeowners resolved to save their neighborhood. They renamed it Garden Hill, and in 1999 formed the Garden Hill Neighborhood Association. GHNA works to protect the neighborhood from incompatible development and destruction of historic homes and landmarks, while promoting a safe, livable environment for all.

III. GARDEN HILL HISTORIC HOUSING STYLES AND FORMS

A WIDE RANGE OF BUILDING FORMS

The area included in the Garden Hill Historic District displays housing forms and styles constructed primarily between the 1890s and the 1960s. Predominant forms are familiar in Bloomington's core neighborhoods and generally illustrate patterns of working-class culture. Garden Hill's inventory reflects a greater range of styles including later traditional ranches rare in neighborhoods closer to downtown. Each historic form is associated with characteristic placement on a lot, setbacks, heights and roof shapes, but these patterns can be influenced by existing grades and other irregularities. These design guidelines are intended to accommodate many scenarios.

GABLED-ELL

The gabled-ell, the earliest form used in Garden Hill, has a cross-gabled plan with a front porch stretched across the intersecting gables. One of the gables is placed parallel to the street. There are two entrances, with doors on each of the wings facing each other. The houses convey a horizontal plane much like a ranch. Sometimes the house is located on an alley, with the long side appearing perpendicular to the street. This form is scattered throughout Garden Hill. Because of its scale and height, the gabled-ell fits well beside the bungalow form.

BUNGALOW

The bungalow form is usually a single story but can have living space on the second floor, with dormer windows providing light. Variants may have different roof shapes or dormer locations but all have a generous front porch. The front porches commonly stretch across the entire front façade. They may be covered by a gable or a hipped roof. Garden Hill has several groupings of classic bungalows; some are located in clusters on Sixteenth. The roof shapes are simple and the houses are small and compact in scale.

RANCH-STYLE

Sometime after World War II, Americans revisited ways to integrate outdoor amenities into a floor plan. In the 1920s that had been the motivation behind bungalow front porches and open sleeping rooms. By the 1950s, the ranch style was ubiquitous.

It utilized large "picture windows" and sliding doors, patios, and porches to reach out into the environment. Generally, the style is strongly horizontal, aided by low-pitched roofs, wide eaves, and rambling rooms. Natural materials, such as redwood and stone, are used on the exterior. Many ranches have large stone chimneys that became a primary architectural feature on the exterior, as well as an anchor to interior space. In Garden Hill, ranch forms are still reflective of the relatively smaller living space prevalent in the neighborhood. New construction in the ranch style is encouraged to include the unique windows, openings and floor plans that distinguish the style.

The ranch form may be more difficult to build anew than other forms. Bungalows and gabled-ells have been reproduced successfully by local architects and builders. Few examples can be found of a ranch style built in the last two decades. The dimensional requirements of the form‘s windows and trusses have not yet been mass- produced. This may drive up costs.

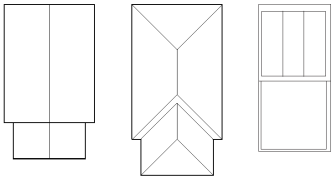
These descriptions are not intended to discourage creativity, but rather to suggest the broader forms that may be compatible with existing residences.

Garden Hill Neighborhood
Historic Housing Styles and Forms

Bungalows
1910-1930

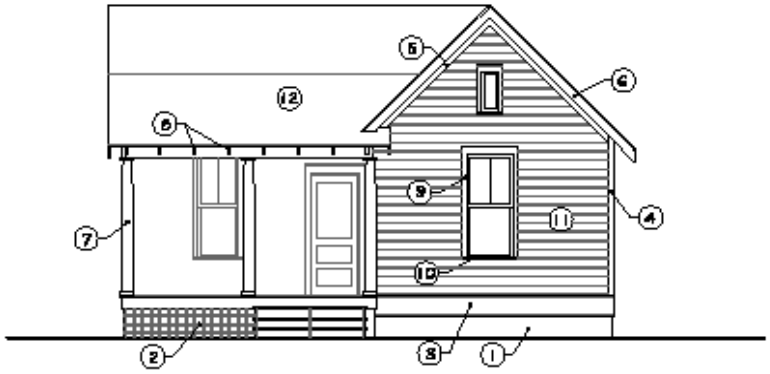
These are single story houses characterized by large front porches extending across the entire façade, and usually having a single door. Bungalows almost always have small rectangular footprints

Western Style **California Style**



Kit Homes
1915-40

Kit homes are small, well-designed homes with interesting details like clipped gables, unique porch treatments and paired windows.

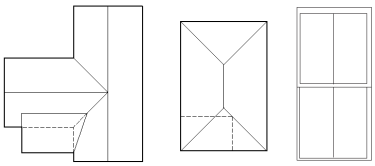


1. Split-faced foundation, where exposed .
2. Lattice underpinning on porch use orthogonal grid pattern
3. Painted skirt board
4. Painted corner trim
5. Painted cornice frieze board
6. Painted fly rafter
7. Painted columns (Tuscan order, square box, or turned)
8. Painted exposed rafter tails
9. Painted window/ door trim
10. Painted window sill
11. Painted siding
12. Shingle roof

Garden Hill Neighborhood
Historic Housing Styles and Forms

This early form has two intersecting gables with a shed front porch connecting the two wings, There are two front doors. There is also a pyramidal form with the porch cut out beneath. This form is common to Prospect Hill and Garden Hill.

Simple Gabled-



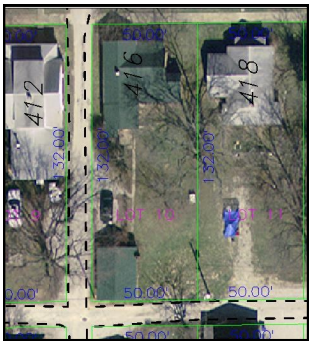
GABLE S.I. - TYPICAL ROOFS

TYPICAL WINDOW

Ranch style
1945-1965

The classic limestone ranch expresses horizontality, has tripartite picture windows and ribbon windows. The chimney is prominently placed.

Traditional Lot Construction
Garden Hill Neighborhood



Gabled–ell Form

Lot size 50x132″ 6600 sq. ft.
Building footprint: 1233 sq. ft.
Front setback: 8 feet
16th Street

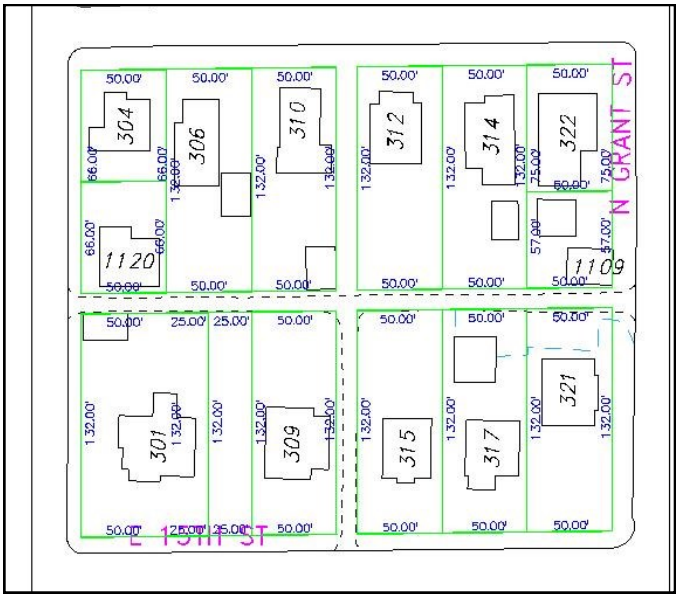
LOT DEPTH AND LOT SIZE

Garden Hill Lots are deeper and narrower than the average city lot, making them attractive for backyard gardening.

Bungalow House Form

Lot size 56x132′ 7392 sq. ft.
Building footprint: 1620 sq. ft.
Front setback: 12′
3rd Street

132′ is the average depth of a Garden Hill lot.



Neighborhood Density
2.456 acres [identified in box]
19 buildings
7.73 units/acre
Building footprint average 1002 sq ft

IV. DESIGN GUIDELINES

CHANGES TO THE PUBLIC-WAY FAÇADE

HAND staff reviews changes to the public-way façade. Either the owner or HAND staff may appeal to the full commission for review, if desired.
The **public-way façade** is defined as the side of the house that faces the street to which the house has a public postal address. In the case of corner lots, both the postal street as well as the cross street are considered public-way façades. As noted in the Purpose section, the most important part of the facade is the front third of the building. More flexible review is suggested for modifications directly at the rear or to the obscured parts of side elevations.

The intent of these Design Guidelines is to encourage homeowners to make improvements and maintain properties in a way that is compatible with the original character of the homes.

Existing architectural details (specifically original historic elements) for windows, porches, doors, and eaves on the public-way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

1. Retain the proportion of original openings. Replacement of windows and doors determined to be original must duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.

2. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable-end shingles. (See Removal of Original Materials below).

3. Retain siding determined to be original. If using alternative materials as siding, the homeowner should use materials that are compatible with the original material's character. For example, horizontal fiber cement siding with identical lap reveal is appropriate. 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. Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended.

4. In exceptional cases, vinyl and aluminum siding are permitted, although care should be taken during installation to retain original materials where they exist. (e.g., door and window trim and underlying siding, if it is original).

5. Prioritize retention of the roof's original shape as viewed from the public way façade. Chimneys may be removed unless they are an outstanding characteristic of the property.

REMOVAL OF ORIGINAL MATERIALS

Removal of original materials shall be reviewed for COA (Certificate of Appropriateness) approval by HAND staff. Either the homeowner or HAND staff may appeal to the BHPC for further review. The following guidelines relate to the above actions and are enforceable by the BHPC.

In general, **original material** refers to materials and architectural elements first used on the structure, but may also include materials used in subsequent updates to the house. (Note that some, many, or all original materials may already have been removed from the structure, while in other cases, some original materials may exist but remain hidden under more recently added materials.)

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable-end shingles.

2. Avoid removing or altering historic material or distinctive architectural features, such as those listed. If materials are original and in good condition, the means to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.

3. Regarding removal of original siding, flexibility is

encouraged. If a homeowner wishes to use another material, it should be consistent with the appearance of the original material.

- Horizontal fiber cement siding with identical lap reveal is appropriate. 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.
- Brick, limestone, clapboard, cement board, wood, shingles, and stucco are recommended materials.
- Vinyl and aluminum siding are acceptable if used as a continuation of what is currently on the structure.
- In exceptional cases, vinyl or aluminum may be used as the primary exterior siding, although if underlying original materials remain (e.g., door and window trim, and/or clapboard), care should be taken during installation of newer materials to protect them from cuts and removal (to preserve for possible future restoration).

STANDARDS FOR NEW CONSTRUCTION

Ideally a new building in a historic district should fit seamlessly into the fabric of the neighborhood. The continuity of a neighborhood street as seen from the sidewalk should be consistent with historic forms already seen on the street. In the pages that follow, the guidelines in this booklet present a simple outline of ways to analyze the scale and placement of a building on a lot. Small details of design can be employed to make a new building look more traditional. Some of these are modest, such as the width of framing around windows or the use of cement board rather than vinyl siding. The GHNA wants to ensure the quality and compatibility of infill by explaining the details that add value in a traditional setting.

OPENINGS

With the success of mass construction retailers, the sizes of inexpensive windows and doors have been standardized. To a great extent, the look of most new construction is determined by where the materials are purchased. This standardization has not been good for traditional and historic neighborhoods, inasmuch as newly purchased window sizes are often much smaller than original sizes. Paying attention to the proportion of openings in a front wall can help blend new construction into the streetscape.

OTHER FRAMING DETAILS

Other characteristics that distinguish traditional architecture are small details in framing such as drip caps or skirt boards covering the sills. In new subdivisions, frequently built with vinyl siding, the window frames are very narrow. The width of the window frame is a small, inexpensive way to make a building fit in. Often a paired window detail in a prominent place on the

façade creates more of a traditional look than a single window. The houses in Garden Hill are modest in size and architectural detail, but still are more detailed than equivalent houses built in the 1980s and 1990s. A simple vertical corner board or a wider course of framing separating the gable from the first floor can be a way to distinguish new construction in a traditional neighborhood.

PORCHES

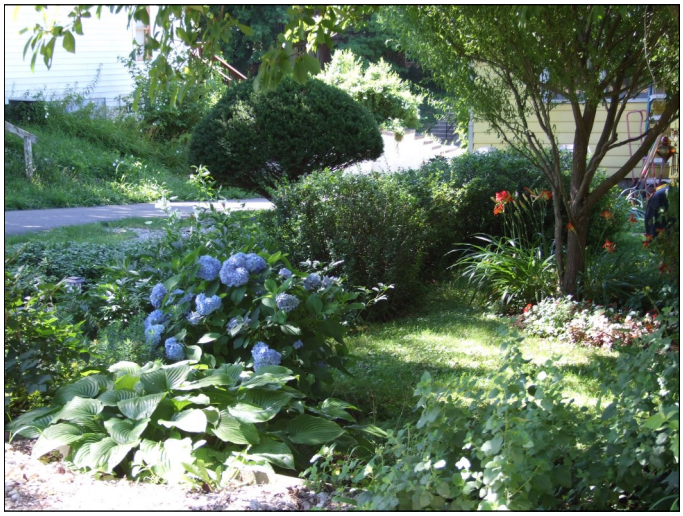
Perhaps no other detail so uniquely characterizes Garden Hill as the presence and rhythm of porches along the street. In recent years some porches may have been reduced to small receiving areas. In neighborhoods such as Garden Hill they can be considered generous additional living space. Porches define the culture of an older neighborhood as well as how it looks. Reproduction columns and supports are now readily available.

FENCES

Fences are regulated in an historic district. An inappropriate fence can deface the streetscape. Wooden and vinyl privacy fences (including stockades, basket weave and split rail) are relatively modern styles of fencing and should be hidden in rear yards, if used. Historically fences facing the street have been no more than four feet in height, measured from the elevation of an adjacent sidewalk. Modifying the existing and historic grade to increase the height of the fence and obscure the view of the house from the street is not appropriate on visible elevations. Later fences, that have been modified in conflict with the goals of these guidelines, may not be used to justify heights in excess of those recommended here.

GARDENS

Garden Hill is a core neighborhood serious about its gardens. A culture of gardening has sprung up, with neighbors harvesting food as well as growing ornamentals, sharing food-preservation recipes, heirloom seeds, and the friendly handful of tomatoes. Gardens and landscaping range from modest to elaborate, assisted by narrow, deep lots. Remnants of orchards can be found, including cherry trees, which lent the neighborhood its former name, Cherry Hill.



STANDARDS FOR NEW CONSTRUCTION

These Guidelines are intended to present flexible approaches to appropriate design in the Garden Hill historic area. The goal is to harmonize new buildings with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework.

CONTEXT FOR NEW CONSTRUCTION

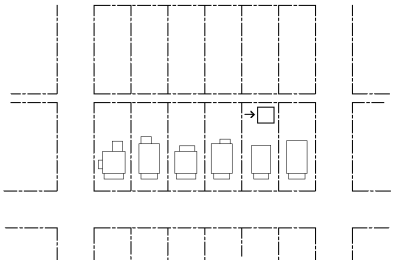
Standards and guidelines serve as aids in designing new construction that relates sensitively to the surrounding context. Therefore, the most important first step in designing new construction in any historic district is to determine just what that context is. "Contributing" properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable architecturally. These classifications will be available on-line. Each property in the Garden Hill Study Area is described.

Each site presents a unique context. This is comprised of "contributing" buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

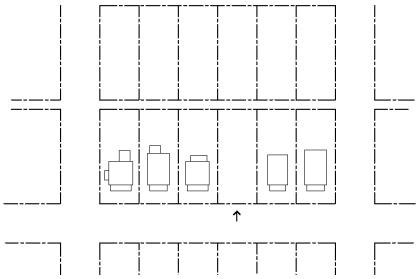
Generally, new construction can be expected to occur on sites which fall into the following categories. For each one described below, an indication is given of the context to which new construction must be primarily related.

1. **DEVELOPED SITE**: a site upon which there is already an existing historic primary structure. New construction usually involves the construction of an accessory building such as a garage.

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

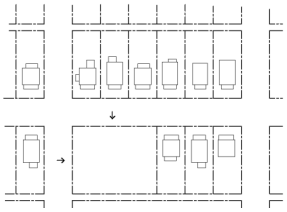


2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.



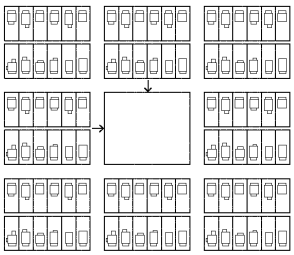
Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

3. **<u>LARGE SITE</u>** This is usually a combination of several vacant lots, often the result of previous demolition.



<u>Context</u>: Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context.

4. **<u>REDEVELOPMENT SITE.</u>** This site may consist of four or more contiguous vacant lots. Often there is much vacant land surrounding the site. This scenario is unlikely to occur in Garden Hill unless many demolitions are approved.



<u>Context.</u> The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. This type of site often offers the greatest design flexibility. New design should be responsive to the varying degrees of contextual influence..

PRIMARY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL: All construction of primary buildings is subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).

A primary building is defined as a building or accessory structure occupying a lot. Buildings less than 80 square feet need no approval.

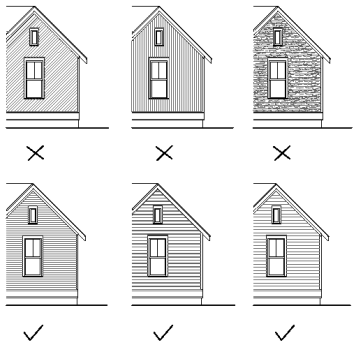
The following guidelines relate to the construction of any new primary building. They are enforceable by the BHPC and are subject to its review and approval by application for a Certificate of Appropriateness.

MATERIALS

Definition: The visual, structural, and performance characteristics of the materials visible on a building's 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 and stucco are appropriate materials.

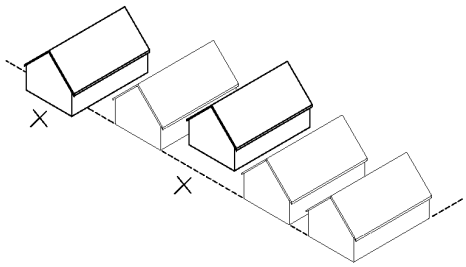


SETBACK

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

RECOMMENDED

1. A new building's setback should conform to the set-back pattern established by the existing block con text. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. On corner sites, the setbacks from both streets must conform to the context.
3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

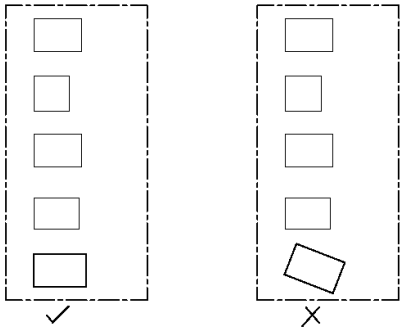


ORIENTATION

Definition: The direction that a building faces.

RECOMMENDED

New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for infor-



mation about the traditional forms in the neighborhood.)

BUILDING ENTRY

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

RECOMMENDED

Entrances may characteristically be formal or friendly, recessed or flush, grand or common place, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

SPACING

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

RECOMMENDED

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

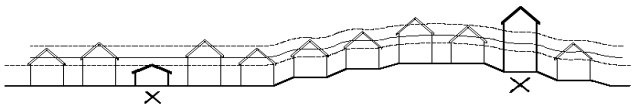
BUILDING HEIGHTS

Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

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

RECOMMENDED

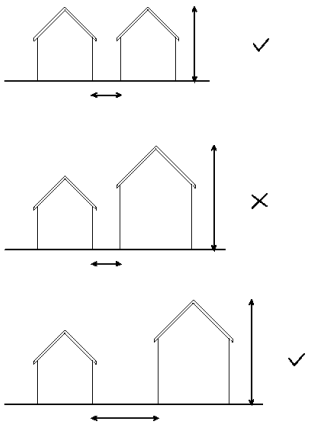
1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.



BUILDING HEIGHT/ SIDE SETBACK
Definition: The relationship between the height of the house and the distance between them.

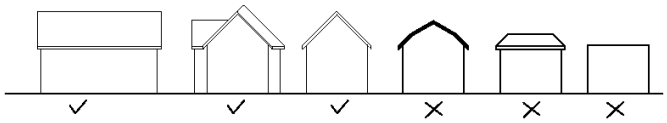
RECOMMENDED

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.



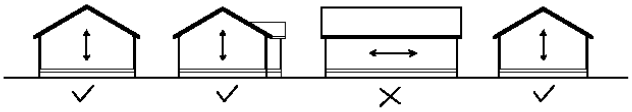
BUILDING OUTLINE
Definition: The silhouette of a building as seen from the street.

Roof Shape



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

Directional Orientation



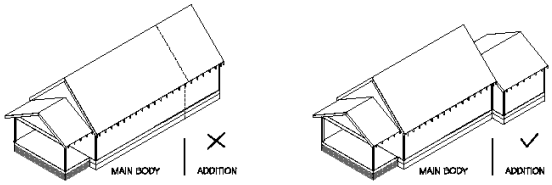
MASS

Definition: The three dimensional outline of a building. Depending on the block face, buildings in Garden 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 introduction for guidance.

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.

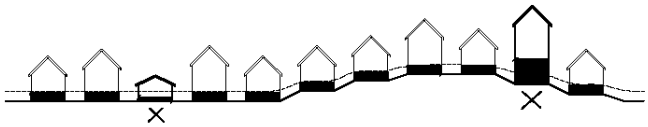
Massing of building parts.



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

RECOMMENDED
New construction first floor elevation and foundation height should be consistent with contiguous 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

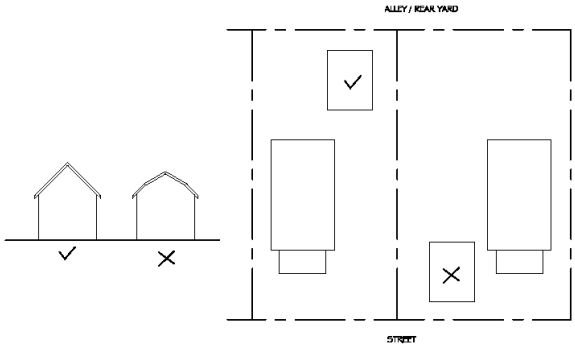
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

ACCESSORY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL:
All structures greater than 80 square feet.
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 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 and to the rear of the primary building on the lot.
3. New accessory structures should be proportionately smaller both in height and size of footprint than the principal historic buildings on the lot.

OTHER ISSUES

UTILITIES & EQUIPMENT

visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment).

RECOMMENDED

Mechanical equipment, such as permanent air conditioning equipment and meters should be placed in locations that have the least impact on the character of the structure and site and the neighboring buildings.

PARKING

Definition: Locations for overnight storage of vehicles.

RECOMMENDED:

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

1. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.

2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility.
3. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

STANDARDS FOR MOVING BUILDINGS

Existing historic buildings in the Garden Hill Conservation District should not be moved to other locations in the district. The moving of a historic structure should only be done as a last resort to save a building. It may be considered when its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance, its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

SUBJECT TO REVIEW AND APPROVAL

Moving any building within the Conservation District or moving any building into or out of the Conservation District

GUIDELINES

The following guidelines are enforceable by the BHPC :

RECOMMENDED

1. The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.
2. Small noncontributing storage buildi (under 200 square feet) in backyards may be moved without review. Contributing accessory buildings require review according to guidelines for compatible new construction.

STANDARDS FOR DEMOLITION

A certificate of appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building in the Garden Hill Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

SUBJECT TO REVIEW AND APPROVAL

Demolition of primary structures within the boundaries of the conservation district or demolition of contributing accessory buildings

GUIDELINES

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

DEMOLITION DEFINITION

Demolition shall be defined as the complete or substantial removal of any structure which is located within a historic district. This specifically excludes partial demolition as defined by Title 8 "Historic Preservation and Protection."

CRITERIA FOR DEMOLITION

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter

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 district.

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

4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.

5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

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

PROCEDURES FOR THE REVISION
OF THE
GARDEN HILL CONSERVATION DISTRICT
DESIGN GUIDELINES

It may become necessary to revise sections of these guidelines within the context of the state enabling legislation. In this event then:

1. The Garden Hill Neighborhood Association (GHNA) will draft a change
2. The change will be advertised through the GHNA's traditional information methods: e-mails and
3. newsletters.
4. After advertisement, the change will go to the Bloomington Historic Preservation meeting for a public hearing and approval.

For more information and assistance call the Housing and Neighborhood Development office at 349-3507.
A Certificate of Appropriateness application form is available to download at:

Bloomington.in.gov/
certificate_of_appropriateness

Special thanks to:

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