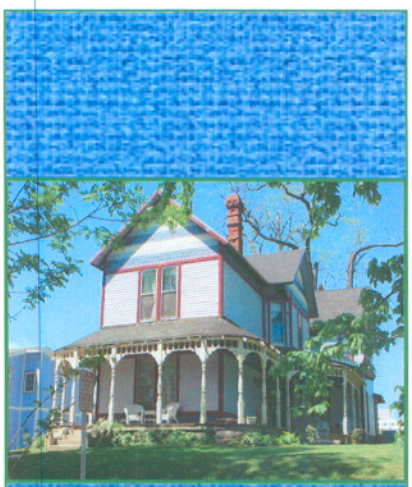
BLOOMINGTON HISTORIC PRESERVATION COMMISSION



Creating a Local Historic District

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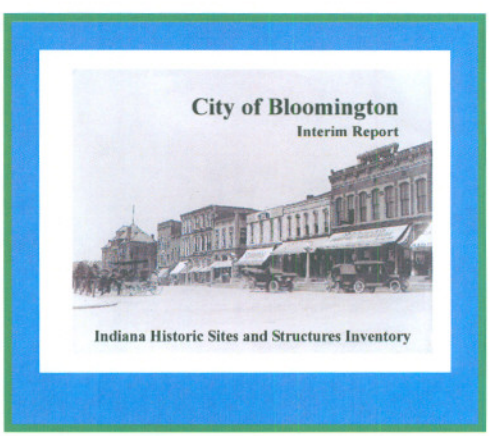
The meaning of local designation

The intent of local historic designation is to preserve the property in perpetuity. After a property is placed in the local register of historic districts, all exterior changes are reviewed by the Historic Preservation Commission. This is to protect the property from inappropriate changes that harm its historic character. Even when an owner sells a designated property, it maintains its historic status. A designated property cannot be demolished without either the approval of the Historic Preservation Commission or by the owner proving that it cannot earn a reasonable return on its value.

Locally designated historic properties:

- Catalyze neighborhood associations
- Increase property values
- Foster homeownership
- Preserve Bloomington for everyone



Is your property eligible?
The Interim Report can help you find out.
Available for sale in HAND offices.

About the Commission

Organized in 1976, the Bloomington Historic Preservation Commission has been active for almost 30 years. Regular public meetings are held every second Thursday of the month. at Showers City Hall. If you wish to designate your property, you or your representative must attend the hearing for its consideration. The public is always welcome and will be recognized for comment. Please call 349-3401 for more information about an upcoming meeting. Agendas are posted 7 days prior to the meeting.

Applications

An Application form is available on line at www.bloomington.in.gov (HAND) or from the Housing and Neighborhood Development Department in City Hall. The application is two pages long. Staff can assist you with any of the required items below:

- At least three photographs
- a location map
- the legal description of the property
- some basic history about the property.

A complete application must be filed at least a week before the regular meeting so be placed upon the next agenda. Call Nancy Hiestand at 349-3507

Saving this property, Paris-Dunning House, resulted in the creation of the Prospect Hill Historic District.

Required Meetings

The Bloomington Commission meets on the second Thursday of every month. Two meetings are required for local designation, one for the Commission to consider the merit of the property, and the public hearing itself which must be noticed in the newspaper, and to the owners and all adjacent owners.

At the public hearing, the Commission may vote to recommend designation to Common Council based upon historic criteria. The Commission prefers to hold a very informal meeting but the process of the hearing follows predictable steps.

- Staff report
- Question for staff
- Owner's discussion
- Questions for owner
- Public Comment
- Commission discussion and action.

If historic designation is recommended, then a report and map are sent to the Common Council.

The ordinance creating the local historic district is considered at three Common Council meetings. Public participation is solicited during the committee of the whole and final action. The district is implemented only after Council votes its approval and the Mayor signs the ordinance into law.

Criteria for Designation:

Any property or district considered for local historic designation should be 50 years old and must meet at least one of the following criteria:

Historic:
a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with the life of a person significant in the past; or
b. Is the site of an historic event with a significant effect upon society; or
c. exemplifies the cultural, political, economic, social, or historic heritage of the community

Architecturally worthy:
a. Embodies those distinguishing characteristics of an architectural or engineering type; or
b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
c. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
e. Contains any architectural style, detail, or other element in danger of becoming being lost; or
f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood or the city; or
g. Portrays the environment in an era of history characterized by a distinctive architectural style.

Designation Timeline

The McDoel Conservation District was listed in 2001. In 2004, it was retained by a neighborhood

CITY OF
BLOOMINGTON

Bloomington Historic Preservation
Commission
Housing and Neighborhood
401 North Morton Suite 130
P.O. Box 100 Bloomington
Indiana 47402

Phone: 812-349-3507
Fax: 812-349-3582
E-mail:
hiestann@bloomington.in.gov