



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday November 9, 2023

5:00 p.m. EST

Prepared by HAND Staff

In Person: The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

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Accessibility Statement

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals.

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Bloomington Historic Preservation Commission Meeting

In Person: 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrjdXaWh1QUN3eWRKYThKQT09>

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Thursday November 9, 2023, 5:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. October 26, 2023
- IV. **CERTIFICATES OF APPROPRIATENESS**
 - Staff Review**
 - A. **COA 23-82**
522 W 4th St. (Greater Prospect Hill Historic District)
Petitioner: Sean Gillenwater
Siding Replacement.
 - Commission Review**
 - B. **COA 23-83**
309 S Davisson St. (Greater Prospect Hill Historic District)
Petitioner: Barre Klapper
Partial demolition.
 - C. **COA 23-84**
200 E Kirkwood Ave. (Bank Historic District)
Petitioner: Tim Cover
Amend COA 22-63 - multiple changes to the design, including an additional floor.
- V. **DEMOLITION DELAY**
 - A. **DD 23-11**
615 N Lincoln St. (Contributing)
Petitioner: Morton Rubin
Full demolition.
- VI. **NEW BUSINESS**
 - A. **Lower Cascades Park Nomination Staff Report**
- VII. **OLD BUSINESS**
- VIII. **COMMISSIONER COMMENTS**
- IX. **PUBLIC COMMENTS ANNOUNCEMENTS**
- X. **ADJOURNMENT**

Next meeting date is December 14, 2023 at 5:00 P.M. and will be held in a hybrid manner,
both in person and via Zoom.

Posted: 11/3/2023

Bloomington Historic Preservation Commission Meeting

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Thursday October 26, 2023, 5:00 P.M.

MINUTES

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I. CALL TO ORDER

Meeting was called to order by John Saunders @ 5:00 p.m.

II. ROLL CALL

Commissioners Present:

John Saunders (Present)
Reynard Cross (Present)
Sam DeSollar (Present)
Daniel Schlegel (Present)
Matthew Seddon (Present)

Advisory Members Present:

Chris Sturbaum (Present)
Kirsten Hawley (Present)
Karen Duffy (Present)

Staff Present:

Gloria Colom (Present), HAND
Anna Killion-Hanson (Present), HAND
Dee Wills (Zoom), HAND
Mike Rouker (Present) City Legal Department
Eric Breulich (Zoom) City Planning Department

Guests Present:

Avi Grossbaum (Zoom)
Gina Lovell (Zoom)
Todd Surinak (Present)
Peter Dorfman (Present)
Richard Lewis (Zoom)
Lucas Gonzalez (Zoom)
Chris Valliant (Present)
Matt Ellenwood (Zoom)
Eric Spoonmore (Zoom)
Steve Wyatt (Present)

III. APPROVAL OF MINUTES

A. September 28, 2023

Sam DeSollar made a motion to approve **September 28, 2023 HPC Minutes**.

John Saunders seconded.

Motion Carries: 4 Yes (Schlegel, DeSollar, Cross, Seddon), 0 No, 1 Abstain (Saunders)

IV. Vote on reinstating hybrid meeting system for voting Commissioners

Discussion about reinstating hybrid meeting system. See packet for details.

Matthew Seddon made a motion to **reinstate the hybrid meeting system**.

Sam DeSollar seconded.

Motion Carries: 5 Yes (Cross, Saunders, Seddon, DeSollar, Schlegel), 0 No, 0 Abstain

V. Near West Side Guidelines

Gloria Colom gave presentation. **Peter Dorfman** gave presentation. See packet for details.

Reynard Cross made a motion to approve the **Near West Side Guidelines**.

Matthew Seddon seconded.

Motion Carries: 5 Yes (Cross, Saunders, Seddon, DeSollar, Schlegel), 0 No, 0 Abstain.

VI. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 23-75

600 W Kirkwood Ave. (Near West Side Historic District)

Petitioner: Chris Smith

Changing veneer material for retaining wall and the building foundation.

Gloria Colom gave presentation. See packet for details.

Commission Review

B. COA 23-68

122 S Walnut St. (Courthouse Square Historic District)

Petitioner: Constellation Stage and Screen Jennifer Lloyd

New Awning.

Gloria Colom gave presentation. See packet for details.

XXXXXX gave presentation. See packet for details.

Matthew Seddon made a motion to approve **COA 23-68. With staff review drainage and the flexibility to drill a couple of holes.**

Sam DeSollar seconded.

Motion Carries: 5 Yes (Cross, Saunders, Seddon, DeSollar Schlegel), 0 No, 0 Abstain.

C. COA 23-74

346 S Buckner St. (Greater Prospect Hill Historic District)

Petitioner: Chris Valliant

Addition to an existing building.

This COA is 30 days past deadline. No vote taken.

D. COA 23-77

703 E 7th St. (University Courts Historic District)

Petitioner: Avi Grossbaum

Various alterations including a new egress door, new gooseneck exhaust NE corner of the building, new patio on corner, new condensing unit and a 42" fence to screen outdoor units.

Gloria Colom gave presentation. See packet for details.

Avi Grossbaum gave presentation. See packet for details.

Todd Surinak gave more details of the project. See packet for detail.

Questions and Comments from the **Commissioners**. See packet for details.

Matthew Seddon made a motion to approve **COA 23-77**.

Reynard Cross seconded.

Motion Carries: 5 Yes (Cross, Saunders, Seddon, DeSollar, Schlegel), 0 No, 0 Abstain.

E. COA 23-78

322 W 2nd St. (Henley House Historic District)

Petitioner: Gina Lovell

Full window replacement.

Gloria Colom gave presentation. See packet for details.

Steve Fitzgerald who is the **Facilities Manager** of the property spoke about the window changes in more details.

Matthew Seddon asked for more clarification of the assessment report.

Gina Lovell stated that **Donna Sink** did the assessment for them and she thought it was an assessment for the total cost. **Matthew Seddon** asked if there was a cut off of how many windows need replaced. **Chris Sturbaum** asked about the removing

of sashes. **Karen Duffy** asked if **Bloomington Restorations** has **Covenants** on this house. **Gina Lovell** said that this was correct and that they would have to submit their

request to **Steve Wyatt** as well.

Sam DeSollar commented that he cannot support replacement. **Matthew Seddon** commented

that he would like to see a stronger argument as to why they windows need replaced.

Chris Sturbaum commented that he is starting to see where some windows at some point

just need replaced. **John Saunders** commented that he would rather see them repaired

instead of replace.

Sam DeSollar made a motion to **Deny COA 23-78**.

Reynard Cross seconded.

Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Cross, Saunders), 0 No, 0 Abstain

F. COA 23-79

118 N Walnut St. (Courthouse Square Historic district)

Petitioner: Matt Ellenwood
Deck on the rooftop.

Gloria Colom gave presentation. See packet for details.

Matt Ellenwood gave more details about the project. See packet for details.

Sam DeSollar made a motion to **approve COA 23-79**.

Matthew Seddon seconded.

Motion Carries: 5 Yes (Cross, Saunders, Seddon, DeSollar, Schlegel), 0 No, 0 Abstain.

G. COA 23-80

934 W 2nd St. (Greater Prospect Hill Historic District)

Petitioner: Don and Lisa Weiler

Full demolition and new construction.

Gloria Colom gave presentation. See packet for details.

Daniel Schlegel asked the **Petitioners** when they purchased this building. **Dan Weiler**

gave more details and background of the structure. See packet for details. **Richard Lewis**

gave more details about the new structure and the existing structure. See packet for details.

Comments from **Commissioners**. See packet for details.

Matthew Seddon made a motion to **approve COA 23-80**.

Daniel Schlegel seconded.

Motion Carries: 5 Yes (Schlegel, DeSollar, Cross, Seddon, Saunders), 0 No, 0 Abstain.

H. COA 23-81

2920 E 10th St. (Garton Farm Historic District)

Petitioner: Steve Wyatt (Bloomington Restorations Inc.)

New fence and a shed.

Gloria Colom gave presentation. See packed for details.

Steve Wyatt commented that they are wanting to bring gardening back to the property.

Daniel Schlegel made a motion to **approve COA 23-81**
Reynard Cross seconded.
Motion Carries: 5 Yes

VII. NEW BUSINESS

A. The Cascades Nomination Update

Gloria Colom gave updates about the **Cascades Nomination**. See packet for details.

B. The Graduate Hotel

Removed from the Agenda.

C. Commissioners' Retreat

Gloria Colom gave a quick update. See packet for details.

VIII. OLD BUSINESS

IX. COMMISSIONER COMMENTS

X. PUBLIC COMMENTS ANNOUNCEMENTS

XI. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:39 p.m.

END OF MINUTES

Video record of meeting available upon request.

STAFF REVIEW	Address: 522 W 4th St.
COA 23-82 522 W 4th St.	Petitioner: Sean Gillenwater
Application Date: 10/16/2023	Parcel: 53-05-32-413-008.000-005
RATING: CONTRIBUTING	Survey: c. 1900, Gable Front



Background: Greater Prospect Hill Historic District

Request: Siding Replacement

Guidelines: Greater Prospect Hill Historic District Guidelines

pg. 24 Retain siding determined to be original. If using alternative materials as siding, the homeowner should use material that is 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 materials.

Staff Approved COA 23-82

Staff found that the replacement siding was more appropriate and safer than the existing asbestos siding, which was not historic.



CITY OF BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT
Bloomington Historic Preservation Commission
APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 522 W 4th St.
Parcel Number(s): 53-05-32-413-008, 009-005

(OFFICE USE ONLY)
Filing Date: 10/16/2023
Case Number: COA 23-82
HPC Hearing Date: 11/9/2023

Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: _____

RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

APPLICANT INFORMATION:

Name: Sean Gillenwater Email: sean.w.gillenwater@gmail.com

Address: 305 E Lookout Lane Bloomington 47408 Phone: 812-325-6447

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: _____ Email: _____

Address: _____ Phone: _____

PROPOSED WORK (Check all that Apply):

- New construction
 - Principal building
 - Accessory building or structure
 - Addition to existing building
- Demolition
 - Full Demolition
 - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
 - Window replacement
 - Door replacement
 - Siding
 - Roof material
 - Foundation
 - Other façade element: _____
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

CERTIFICATION

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: _____

Date: 10-16-23

Certificate of Appropriateness 522 w 4th St

Nature of proposal:

To replace the old siding (house only) which was cracked and falling off the house. The siding could not be repaired as replacement tiles are not available. The detached garage siding will be repainted to match the house with no additional changes proposed. The property owner will be performing the work including demolition and installation of the new siding.

The wood privacy fence bordering Jackson Street had to be removed for the project and will be replaced once complete.

Written Description of the materials to be used:

The new siding to be installed is LP brand "smartside" horizontal lap siding, with approximately a 6.5" reveal. Windows will be trimmed with 1x4" trim. 1x4 trim will also be used for the perimeter, with a 1x6" skirt board above the limestone foundation. All siding will be installed primed, and painted (one color for siding, one for trim) once the project is complete and weather allows. The shutters were rotten and could not be repaired, the new shutters will be of similar size and construction.

[Find Versatile & Durable Engineered Wood Lap Siding | LP SmartSide \(lpcorp.com\)](https://www.lpcorp.com)

Photographs (before)

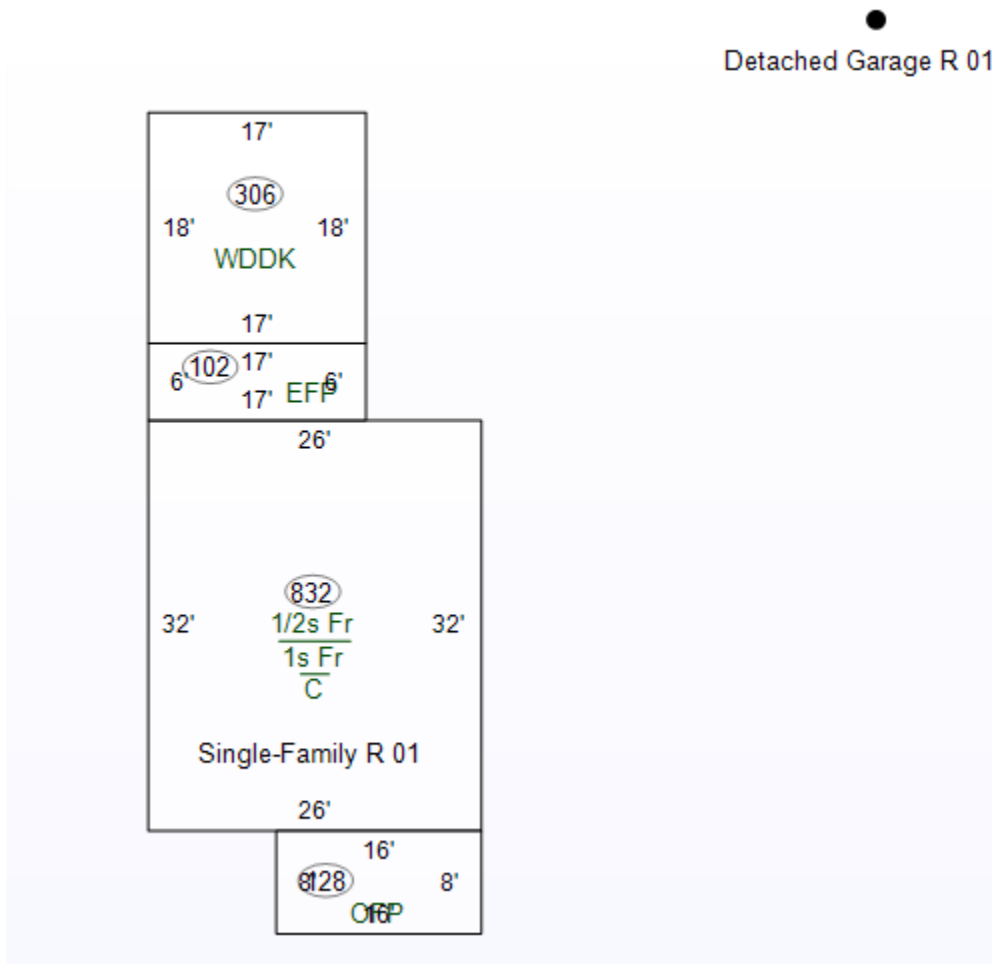
Below is the only photograph available. The exterior was in such poor condition that, at the time, I had no reason to photograph.



A link below to the manufacturers website provides illustration of the proposed materials. The new siding will be very similar to the old as pictured above in terms of reveal, but significantly fewer joints as the new siding will be in 16' lengths vs the old which was 2' tiles.

[Find Versatile & Durable Engineered Wood Lap Siding | LP SmartSide \(lpcorp.com\)](#)

Map of the site:



STAFF RECOMMENDATIONS	Address: 309 S Davisson St.
COA 23-83 309 S Davisson St.	Petitioner: Barre Klapper
Application Date: 10/18/2023	Parcel: 53-08-05-110-016.000-009
RATING: CONTRIBUTING	Survey: c. 1910, California Bungalow



Background: Greater Prospect Hill Historic District

Request: Partial Demolition

Guidelines: Greater Prospect Hill Historic District Guidelines

Removal of original 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, like those listed. If materials are original and in good shape, means with which 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.

Staff Recommendation: Approval of COA 23-83

The owner began the demolition process as part of an extensive rehabilitation of the structure. When the owner’s architect approached City Staff regarding the completion

of the work, staff recommended that the demolition be brought into compliance through a COA application.

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(OFFICE USE ONLY)

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A map of the site with the site boundaries indicated.

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3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
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Applicant's Signature: _____ *Bari Klapp* _____ Date: _____



October 18, 2023
309 S Davisson Street, Bloomington, IN

Nature of the Proposal

The property owner, Aviva Orenstein, brought requests before the Historic Preservation Commission on May 28, 2020 and July 23, 2023 seeking to demolish the existing 1925 house due to its dilapidated condition. This request was not granted, and the petitioner subsequently moved to stabilize the house. The engineer's report on the original condition of the house is attached for reference.

In doing so, some exterior components of the house were removed without the knowledge that a Certificate of Appropriateness was required. This proposal involves a COA request to bring the property into compliance by allowing the partial demolition of certain exterior components of the house.

A second COA request will be made for work to remodel the existing house, construct a rear addition and accessory dwelling unit. The preliminary schematic design work which was completed in 2018 is included here for informational purposes only. The design work will be further developed ahead of submitting for a second COA.

Work Completed to Date

1. New concrete footings have been poured under the existing limestone foundation walls. The crawlspace was excavated by hand for a level condition. The existing limestone walls have been repointed. A new foundation drain has been installed around the perimeter of the house.
2. The front porch floor structure was removed due to its deteriorated condition. The wood handrails, tongue and groove porch flooring and full and partial porch columns have been salvaged. Piers for the porch columns have been constructed and have attachment plates to accept the existing porch columns.
3. An 8 x 10 rear addition has been removed due to its overall poor condition. This addition was constructed sometime later than the original house and contained the bathroom. The roof had failed and, consequently, the floor structure had also failed. Water infiltration caused extensive damage to the wall, rim joist and floor area between the house and bathroom.
4. The original, undersized 2 x 6 and 2 x 8 floor joists and center beam have been replaced. The deeper 2 x 10 joists resulted in the removal of the original wood skirtboard and cap.
5. The original wood windows and half-lite, wood panel doors have been salvaged.
6. The contemporary metal storage shed at the SE corner of the lot has been removed.
7. The lot has been rough graded to control storm water drainage and anticipated the new site layout.
8. The original limestone steps and walk to the front porch have been salvaged.

Photos of Original House



West Elevation



East Elevation



South Elevation, looking west
along alley



Looking East, metal storage shed along alley

Photos of Existing Conditions



West Elevation

- Porch columns temporarily supported.
- Upper window and front entry door salvaged.
- Limestone foundation wall tuckpointed.
- Limestone steps salvaged.



North Elevation

- Limestone foundation wall tuckpointed.
- Skirtboard and cap removed.
- Section of siding salvaged.



South Elevation

- Limestone foundation wall tuckpointed.
- Skirtboard and cap removed.
- Section of siding salvaged.



Detail of front porch

- Porch roof temporarily braced.
- New pier foundations under columns.
- Porch floor structure removed.



East Elevation

- Removal of rear addition and portion of east wall
- Front entry door salvaged.



Looking East

- Rough graded area.
- Removal of metal storage shed.

KEVIN B. POTTER
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

October 7, 2019

Aviva Orenstein
c/o Springpoint Architects
213 South Rogers Street
Bloomington, IN 47404

Re: 309 South Davisson Street

Per your request, I recently performed a structural inspection for the residence at 309 South Davisson Street, Bloomington, IN. The results of this inspection are summarized as follows:

1. The subject residence is a one story wood framed structure built over a crawl space with the original structure 28 feet by 28 feet in area. The front porch is 7 feet by 17 feet and has a wood framed floor and roof structure. An 8 foot by 10 foot bathroom addition is attached to the rear wall of the home as well as an 8 foot by 16 foot aluminum porch roof.
2. In our opinion, the following work would be required for the residence to meet current building code requirements and habitability standards as well as safety standards.
 - A. ROOF - The existing roof structure has roof rafters spanning from the exterior walls to the roof peak. There is sag in the rafters due to the long spans and the small rafter sizes. Also, the roof is very wavy due to multiple shingle layers including the original wood shingles placed on spaced sheathing boards that are covered with multiple layers of asphalt shingles.

RECOMMENDATIONS

- a. Remove all existing shingle layers and spaced sheathing.
 - b. Sister full length 2 x 6 or 2 x 8 rafter boards to each existing rafter.
 - c. Attach collar tie boards to each rafter pair.
 - d. Install new plywood or OSB roof sheathing.
 - e. Install felt paper and asphalt roof shingles.
 - f. Install new roof guttering and downspouts.
- B. FLOOR STRUCTURE - The existing floor joists span 14 feet from the north and south foundation walls to the center beam. The floor joists are a combination of 2 x 8 and 2 x 6 members and are significantly over spanned with considerable sagging. The center beam is in very poor condition and is supported by stacked limestone piers. The flooring is rough with a large opening where a furnace ductwork has been removed. The perimeter wood sills are in poor condition at the northeast corner as shown in the photo.

RECOMMENDATIONS

- a. The existing center beam and limestone piers in the crawl space need to be removed

and replaced with a five ply 2 x 8 wood beam supported by four concrete block piers spaced 8 feet apart.

- b. Beams need to be added under the middle of both floor joist span and extended the full length of the crawl space. The beams would be four ply 2 x8 wood beams supported by four concrete block piers spaced 8 feet apart. Each pier would have a 20" x 20" x 8" minimum poured concrete footing pad.
- c. The perimeter wood sill at the northeast corner needs to be removed and replaced in the damaged area.
- d. The opening in the floor in the northwest bedroom should be framed in.
- e. All new floor finishes will be required for the kitchen. There may be a way to restore the original living room and bedroom floors by sanding, patching, and refinishing. The original floors appear to be one layer of wood sheathing boards nailed directly to the joists with no second layer of hardwood placed over the floor boards. A new layer of flooring could be placed over the original sheathing boards after the structural reinforcement is installed.

- C. BATHROOM - The rear bathroom addition was added later and has a very flat roof that has leaked significantly. The floor is very damaged due to the roof leaking.

RECOMMENDATIONS- In our opinion, the bathroom addition is beyond repair and would need to be removed and replaced. It is uncertain if the foundation for the bathroom addition could be re-used or not.

- D. FRONT PORCH - The porch floor boards and the vertical wood skirting boards on the north, south, and west sides of the porch are in very poor condition due to lack of maintenance. The porch roof is in similar condition to the house roof.

RECOMMENDATIONS

- a. Remove and replace all porch floor boards.
- b. Inspect the floor joists below the floor and repair or reinforce as required.
- c. Remove and replace the perimeter skirt boards on the three exterior sides.
- d. Remove the roof shingles and sheathing.
- e. Sister new rafters to the existing and install new roof sheathing and shingles.
- f. Porch railings, posts, and beams should be stripped and repainted. Some member replacement and repair is expected.

- E. INTERIOR WALLS and CEILINGS – Water damage has occurred at the southeast corner of the kitchen area. The existing plaster walls and ceilings are in poor condition.

RECOMMENDATIONS

- a. Remove all existing plaster on the walls and ceilings.
- b. Inspect ceiling framing and wood framing after plaster removal.
- c. Repair any damaged areas as required.
- d. Insulate the perimeter walls and install new electrical and plumbing in the walls as required.
- e. Install new drywall on the walls and ceilings and finish as required.

- F. EXTERIOR WALLS – Some siding boards are missing or damaged. The exterior paint is in poor condition.

RECOMMENDATION- Remove all loose and flaking paint on the exterior siding. Replace all missing and damaged boards to match existing. Repaint all siding and trim.

G. FOUNDATIONS - There are two open areas on the south foundation wall where the limestone is missing. A large vertical separation exists at the northwest corner of the foundation.

RECOMMENDATIONS - The open areas in the south foundation wall need to be filled in with limestone to match the existing. The separation in the northwest corner should be filled in with non-shrink mortar. A code compliant crawl space access panel should be installed in the perimeter foundation wall unless an access opening is built into the interior floor.

H. REAR PORCH ROOF

In our opinion, the rear aluminum porch roof structure should be removed.

I. DOORS and WINDOWS - The architect should be consulted regarding the feasibility of restoring the existing doors and windows or adding storm windows to the existing windows.

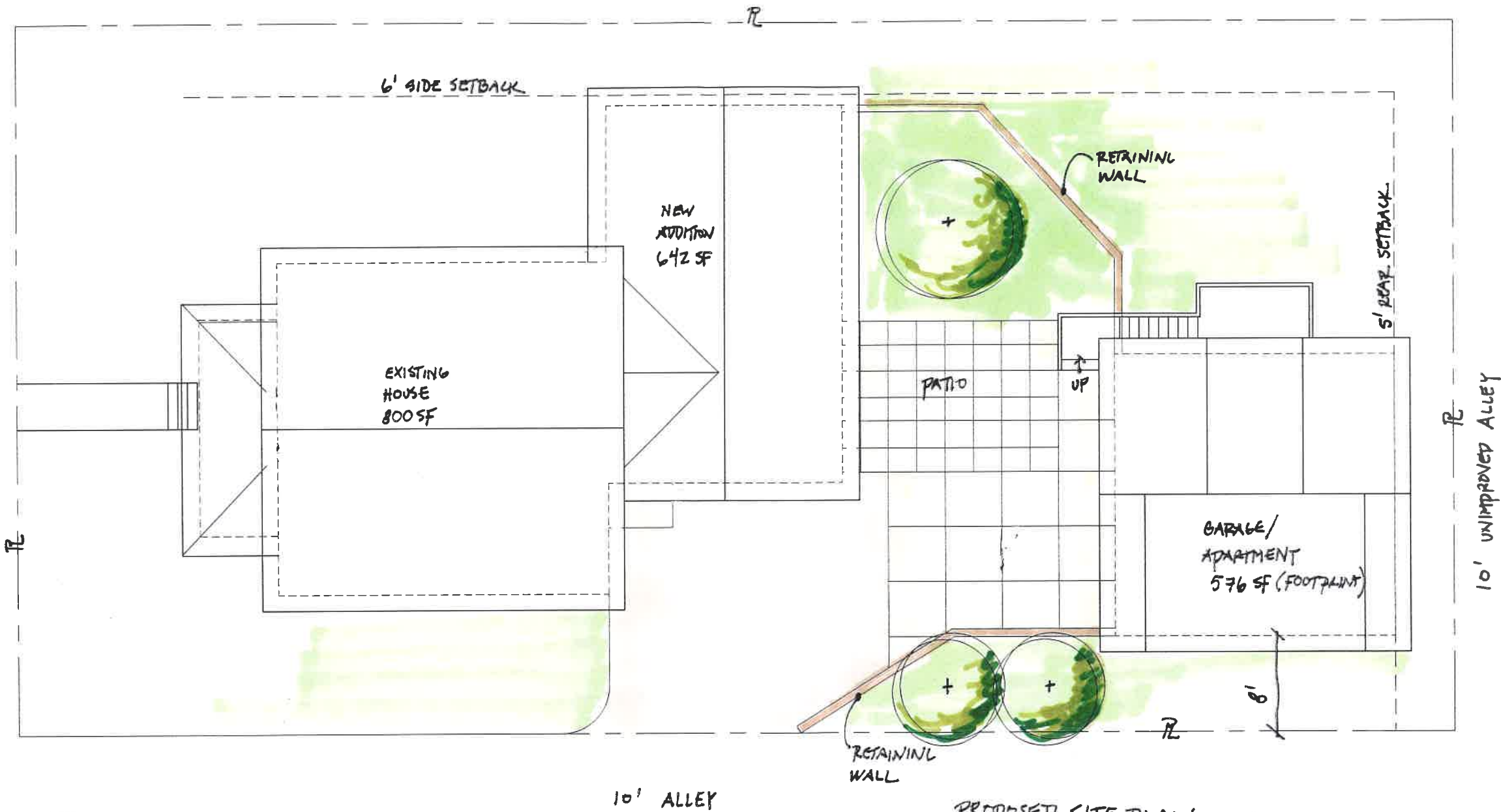
J. MISCELLANEOUS – Additional structural work could be required beyond the scope of work listed in this report depending on conditions found upon inspection of the structural members after wall and ceiling plaster is removed or after the porch floor boards are removed.

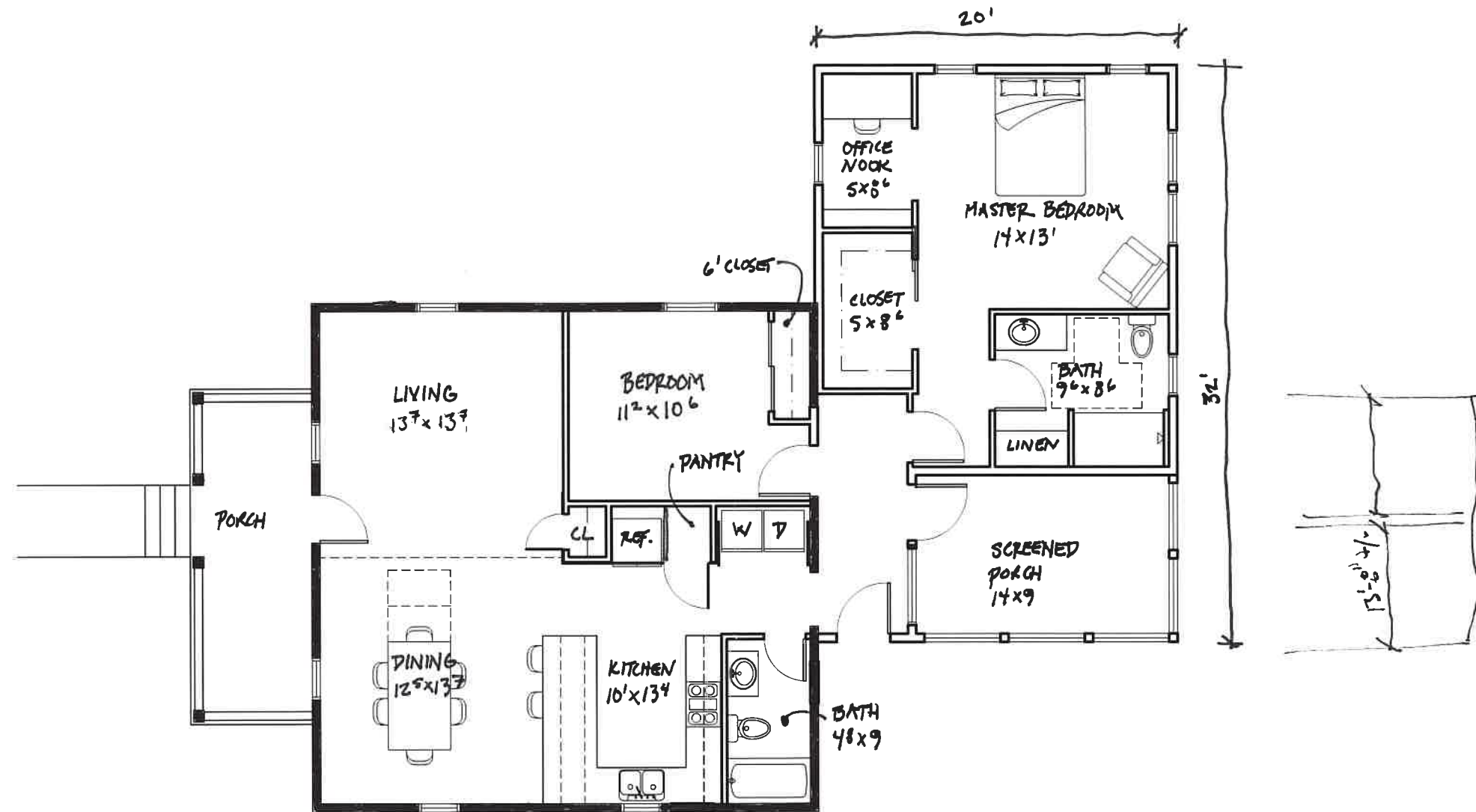
Please contact us if there are questions.

A handwritten signature in black ink, appearing to read "Kevin B. Potter". The signature is written in a cursive, flowing style with some loops and flourishes.

Kevin B. Potter
Structural Engineer/ Inspector

S. DAVISSON STREET

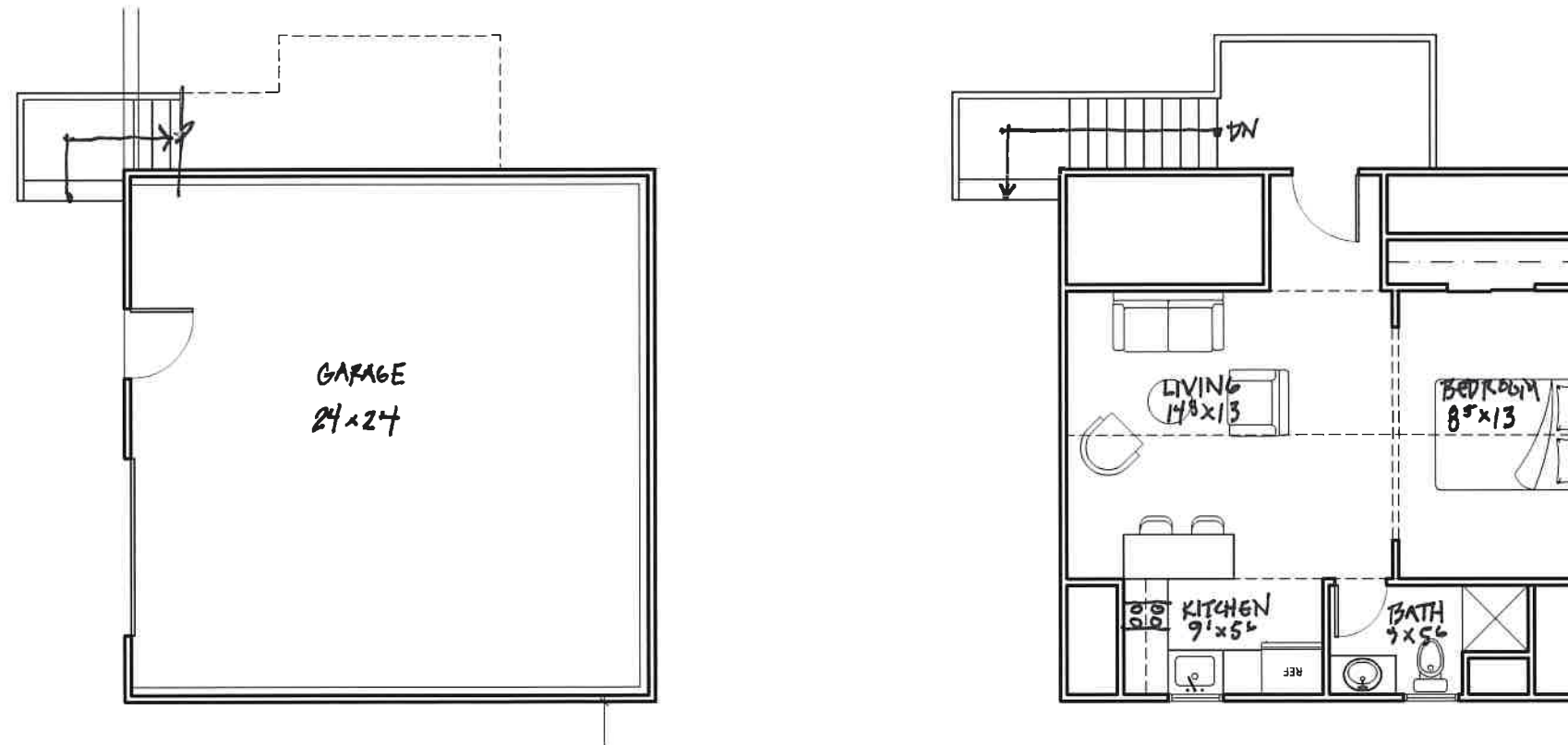




PROPOSED FLOOR PLAN - HOUSE

1/8" = 1'-0"





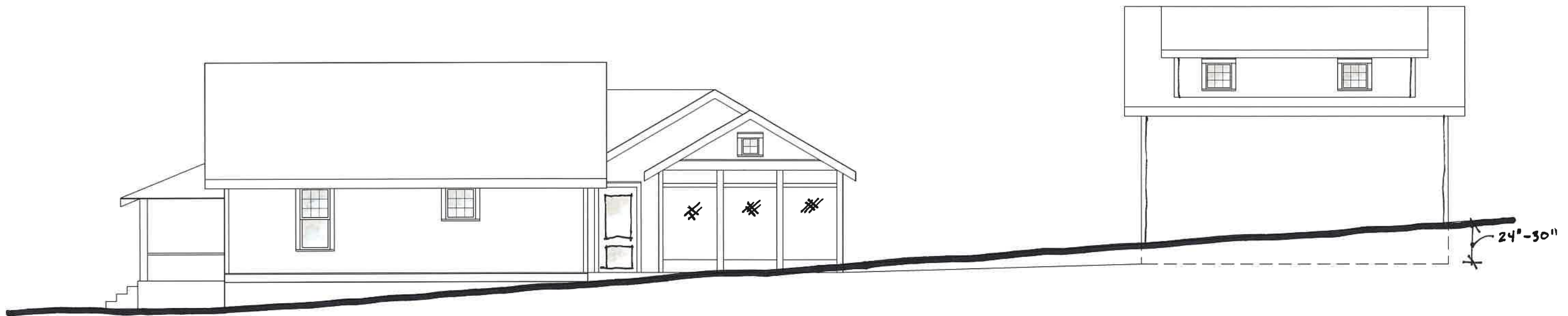
PROPOSED PLAN - GARAGE/APARTMENT

$\frac{1}{8}'' = 1'-0''$



WEST ELEVATION

$\frac{1}{8}'' = 1'-0''$



SOUTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$

STAFF RECOMMENDATIONS	Address: 200 E Kirkwood Ave.
COA 23-84 200 E Kirkwood Ave.	Petitioner: Tim Cover
Application Date:	Parcel: 53-05-33-310-227.000-005
RATING: NOTABLE	Survey: 1960, Mid Century Commercial



Background: Bloomington National Savings and Loan Association Historic District

Request: Amend COA 22-63 - multiple changes to the design, including an additional story

Guidelines: Secretary of the Interior's Standards for the Rehabilitation of Historic Districts

pg. 29 - Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of Preservation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. Protection includes the maintenance of historic materials and features as well as ensuring that the property is protected before and during preservation work.

Staff Recommendation: Approval of COA 23-84

There is an additional story proposed to the site, however, the petitioner has provided additional setbacks even beyond the previously proposed stories.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 200 E. Kirkwood

Parcel Number(s): _____

(OFFICE USE ONLY)	
Filing Date:	<u>11/3/2023</u>
Case Number:	<u>COA 23-84</u>
HPC Hearing Date:	<u>11/9/2023</u>

Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: _____

RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

APPLICANT INFORMATION:

Name: Tim Cover Email: tcover@studio3design.net

Address: 10748 Sky Prairie Dr. Fishers, Indiana 46037 Phone: 317-691-8018

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Bailey 8, LLC Email: develop@tenthand college.com

Address: 601 N College Ave, Suite 1A, Bloomington In. 47404 Phone: 812-339-8777

PROPOSED WORK (Check all that Apply):

- New construction
 - Principal building
 - Accessory building or structure
 - Addition to existing building
- Demolition
 - Full Demolition
 - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
 - Window replacement
 - Door replacement
 - Siding
 - Roof material
 - Foundation
 - Other façade element:
- New Signage
- Alterations to the yard
 - Alteration to fences, walls
 - Tree removal
- Other(s): This is a resubmittal of approval COA #22-63, issued 7-28-22. See write up for scope

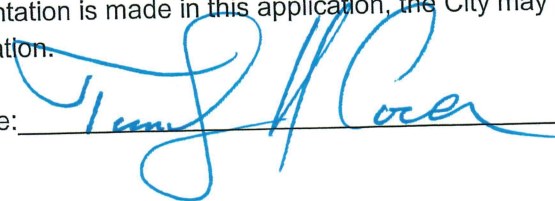
ADDITIONAL REQUIRED DOCUMENTS

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

CERTIFICATION

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature:  Date: 11/3/2023



11-3-2023

City of Bloomington Planning Department
P.O. Box 100
Bloomington, IN 47402

Attn: Gloria Colom

RE: 200 E. Kirkwood Development

PETITIONERS STATEMENT

Gloria,

Studio 3 Design is pleased to submit the attached development for your review. Since the project was originally approved, the owner has shifted gears in the use of the property from originally looking at an apartment building to now developing site as a boutique hotel. This change is exciting in that the entire property use will now be a commercial use that will add to the street life on Kirkwood and provide a boutique hotel option that fits the character of the area.

As you will find with the renderings, we have not altered the historic building from the previous approval. We have also kept the look of the new building along Kirkwood Ave. and Washington street the same with a few additions that only impact the new construction in order to align with the new interior layouts and use as a hotel.

Below I have outlined the changes to what was previously approved and will have for the meeting with HPC .The primary change from what has been previously shown is the addition of a 5th floor to the project. The 5th floor has been stepped back from the corner from both Kirkwood and Washington streets. The recessed zones now serve as outdoor space facing the streets.

Please find attached a COA application, and new renderings showing the modified exterior finishes.

Project Location

The project is located at 200 E. Kirkwood Ave at the intersection of Kirkwood and Washington Streets. Current building is the Peoples State Bank.

Project approval

COA -22-63, issued 7/28/2022

Proposed modifications:

The owner is requesting the addition of a fifth floor to the hotel project. The floor is stepped back in respect of the historic structure that defines levels 1 and 2 of the project.

The owner is requesting a few modifications to the building elevations that were approved with the original building approval in July of 2022 and the material change to a dark brick that was subsequently approved in June of 2023.

The greatest impact that is not realized by looking at the elevations is that the original historic building shell construction will have significantly less demolition than originally planned. This has been accomplished with the moving the stair to the exterior of the building so that we do not need to cut a large hole in the east side of the historic building to construct the stair.

The requested edits are as follows:

1. We have added a 5th floor to the building to make up for hotel rooms lost as the result of dedicating the first floor of the historic building to hotel amenity space- primarily a restaurant / bar and dining area. Additionally we have added a second elevator to serve the building. The added mass is stepped back from the corner and remains in the same simple, clean architecture as the previous building rendition. The historic building remains sitting forward and prominent with the new building structure echoing the historic architecture but not coping it.
2. West Elevation (Washington street). We have added a fixed metal canopy from the new hotel lobby entrance out to the curb/ drop off zone for hotel guest. The canopy will connect against the new portion of the building addition and reside primarily in the public right of way. An encroachment is being requested from the city to allow the canopy to be constructed. The canopy will consist of a dark metal (aluminum frame) with a dark metal panel flat canopy roof over the framework. The canopy design is focused on simple straight lines to echo the style of the existing building canopy. Low level lighting will likely be incorporated within the canopy to light the sidewalk below.
3. Level 4 building façade above the building entrance. The building setback for a balcony has been removed and the elevation brought out flush with the remainder of the new façade that is setback from the historic building- see renderings. The window patterning and material choices all match the rest of the new building. This modification allows for the creation of a hotel room behind this portion of the façade.
4. Windows at level 1 (south end) of the addition. The window locations, style, material, width and head height are all the same as originally approved. We have lowered the sill to place it 36" above the floor in the (2) hotel rooms that will be at this level. The sills were originally higher (approx. 5' up as the space behind was storage and mechanical spaces.
5. Windows at Level 1 South addition: The center window has been replaced with a brick recess in the proportion of the window to maintain the rhythm of openings across this façade. The new hotel rooms demise wall lands in the center of this brick zone which is what the window has been removed.
6. Level 4 outdoor patio zone: We have removed the wood trellis and have replaced it with a removable fabric canopy (triangular in shape) that will clip off to anchors on the building wall when a covered area is desired for shade. This allows the patio area to be more of a multipurpose space for lounging, outdoor events, exercise classes ect.
7. North Façade (Kirkwood elevation) NE corner of the new construction. We have removed the drive under the building and extended the elevation and same fenestration down to level 1. Along with this, we have added (2) balconies above the original balcony at level 2. The balconies are only attached at the new building

- portion and do not change or impact anything approved with the historic building façade.
8. North Elevation: We have added a 36" high open railing system at the sidewalk to partially enclose a new outdoor seating area for a retail food vendor we are locating on the first floor of the hotel. The railing will be black aluminum frame that is set up to repeat the simple pattern of the storefront windows. We are submitting for a city encroachment to allow the railing to be placed partially on city property.
 9. East Elevation: The East elevation remains hidden by the graduate Hotel. This elevation is where the lion share of changes has occurred with the conversion of the property to a boutique hotel. The previously approved materials remain the same. The elevation shows the removal of the drive lane from level 1 with the building now extending to grade. The previous setback and open-air walkways have been replaced by hotel rooms. The previous windows and doors have been replaced with sliding doors with transoms and a Juliet balcony to allow the rooms to be opened up for fresh air. One significant change with this conversion is that the original historic building shell will not be impacted as much by the new construction. The internal stair has been moved outside of the building and rotated 90 degrees. This modification removes the previous need to remove a large portion of the East wall as well as the level 2 floor system in order to install the original stair. Additionally, the large window openings that were going to be cut into the east façade are now minimized to cutting down existing windows as walk-through locations. All said, the integrity of the existing building shell is remaining much more intact.
 10. South Elevation (alley). The SW corner of the elevation has not changed. The massing and materials previously approved have not changed. The impacts are that the drive under the building has been removed and the trash room overhead door has slide to the east. Windows on levels 1,2,3 and 4 on this elevation have changed in location and size to work with the hotel room layouts that reside behind these elevations. Window material has changed from residential style windows to storefront to match the Kirkwood and Washington street style.
 11. Kirkwood Ave. Storefront on historic building north elevation is a 2 ¾" profile anodized aluminum frame system. Our originally approved approach was to replace the plywood behind the current fabric canopy with new spandrel glass (originally this zone was spandrel glass panels, and to replace the existing single pain glass with new insulated glass panels and modified back stops for the glass. We would like to request the opportunity to replace the aluminum mullion framework as well. The desire is to provide a better quality fit and finish for the storefront that is less likely to have issues with leaks, be better thermally broken for heating and cooling and serve as a better sound break from the street as well. A typical curtainwall profile is 2 ½" in width which is slightly smaller than the existing system.
 12. Washington street single windows:
Currently, 4 out of the 10 single windows on the historic building have been replaced with a newer 2" profile storefront system with insulated glazing. 6 of the windows still have the original single pane, non-thermally broken windows.
We would like to request the ability to replace all 10 openings with an insulated aluminum storefront system and 1" glazing to match the original historic windows in material, profile and elevation.
This will improve the heating/ cooling and noise transmission of the windows for the hotel rooms. The framing can be set to follow the same pattern of the existing windows or be simplified to match the 6 windows that were modified in the 1980's.

200 E. Kirkwood Development
11-3-2023

While we are pursuing these modifications to assist us in the conversion of the project to a boutique hotel that captures the feel and draws on the amenities of Kirkwood Ave. We feel the overall changes are positive and remain in line with the character of the original approval and serve to maintain the identity and preservation of the original building for the future.

Please see the attached renderings and plans for a clear understanding of the changes outlined above.

Thank you for considering these alterations.
We look forward to getting the project under construction later this summer.

Respectfully submitted,

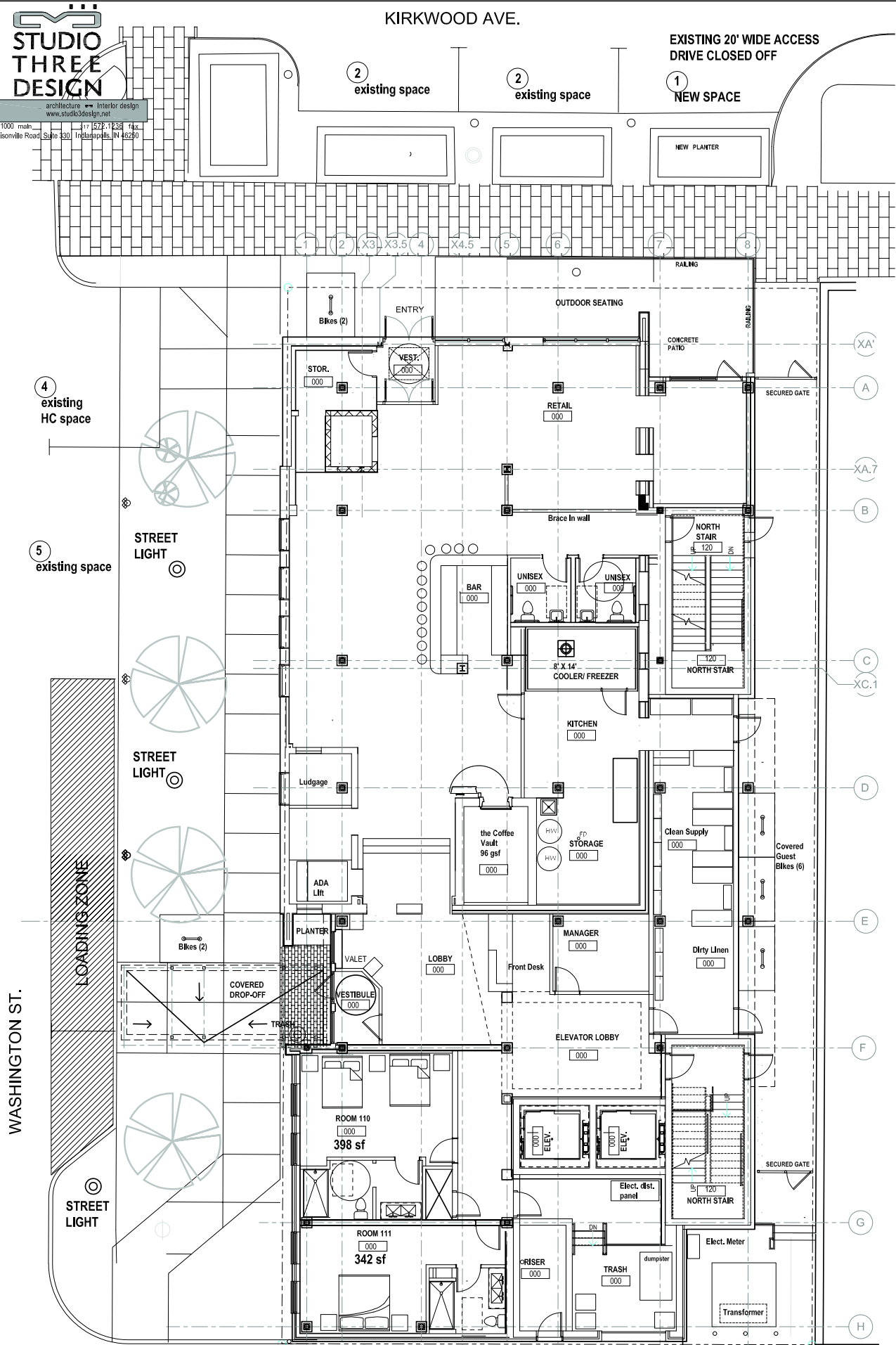
STUDIO 3 DESIGN, INC

A handwritten signature in black ink that reads "Tim Cover". The signature is written in a cursive, flowing style with a large initial 'T' and 'C'.

Tim Cover, Architect

KIRKWOOD AVE.

EXISTING 20' WIDE ACCESS DRIVE CLOSED OFF



4 existing HC space

5 existing space

2 existing space

2 existing space

1 NEW SPACE

WASHINGTON ST.

LOADING ZONE

Kirkwood Lofts Hotel
 02 out of 47

7,022 gsf bldg

Level 1

10-31-2023

Building Footprint

7,022 gsf bldg

7,056 gsf bldg

6,426 gsf bldg

5,980 gsf bldg

5,178 gsf bldg

31,662 gsf bldg

Deck Area

420 gsf deck

720 gsf deck

1,140 gsf deck

Existing Building

3,306 gsf bldg

3,306 gsf bldg

6,612 gsf bldg

New Building

3,716 gsf bldg

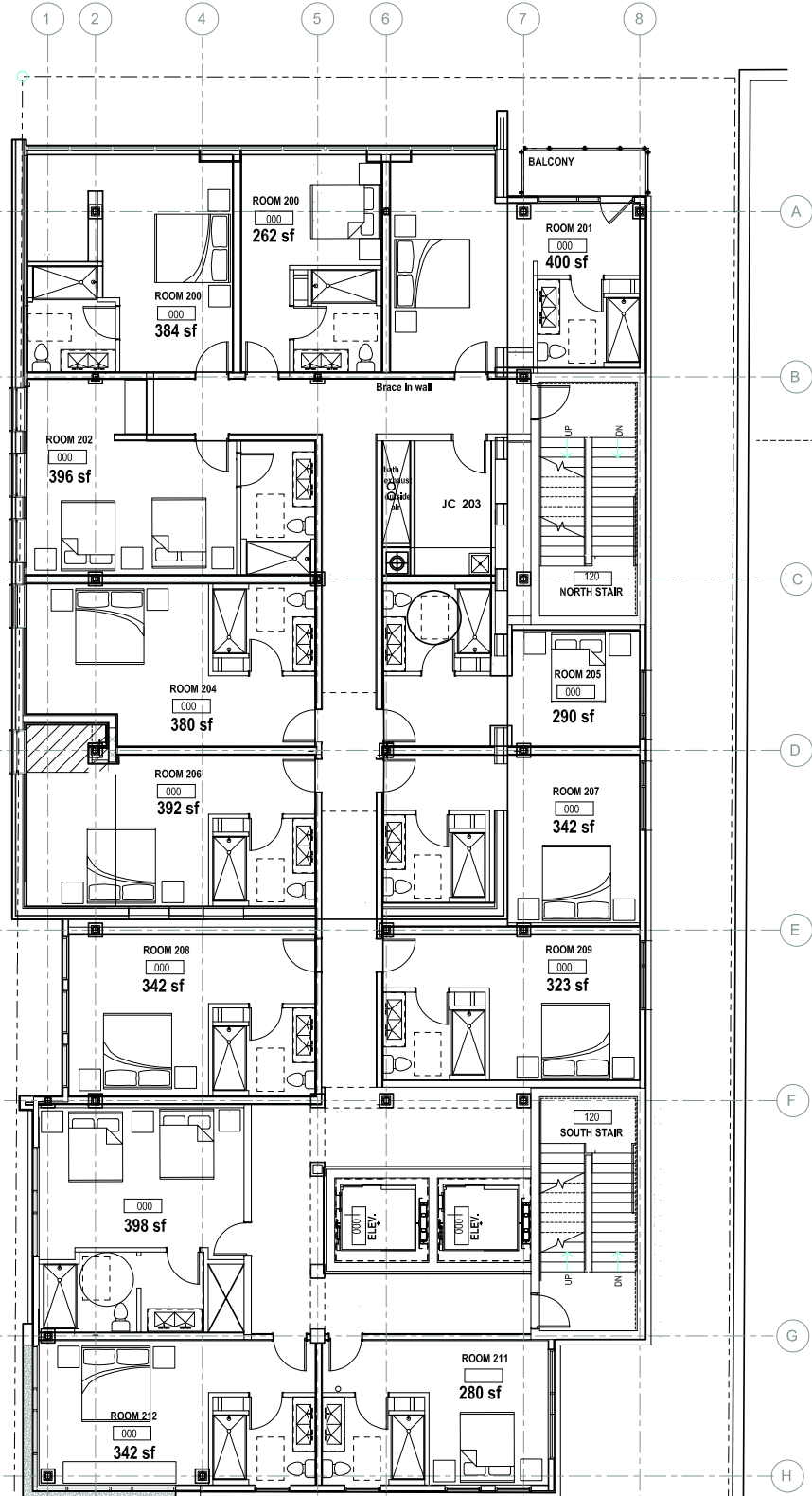
3,750 gsf bldg

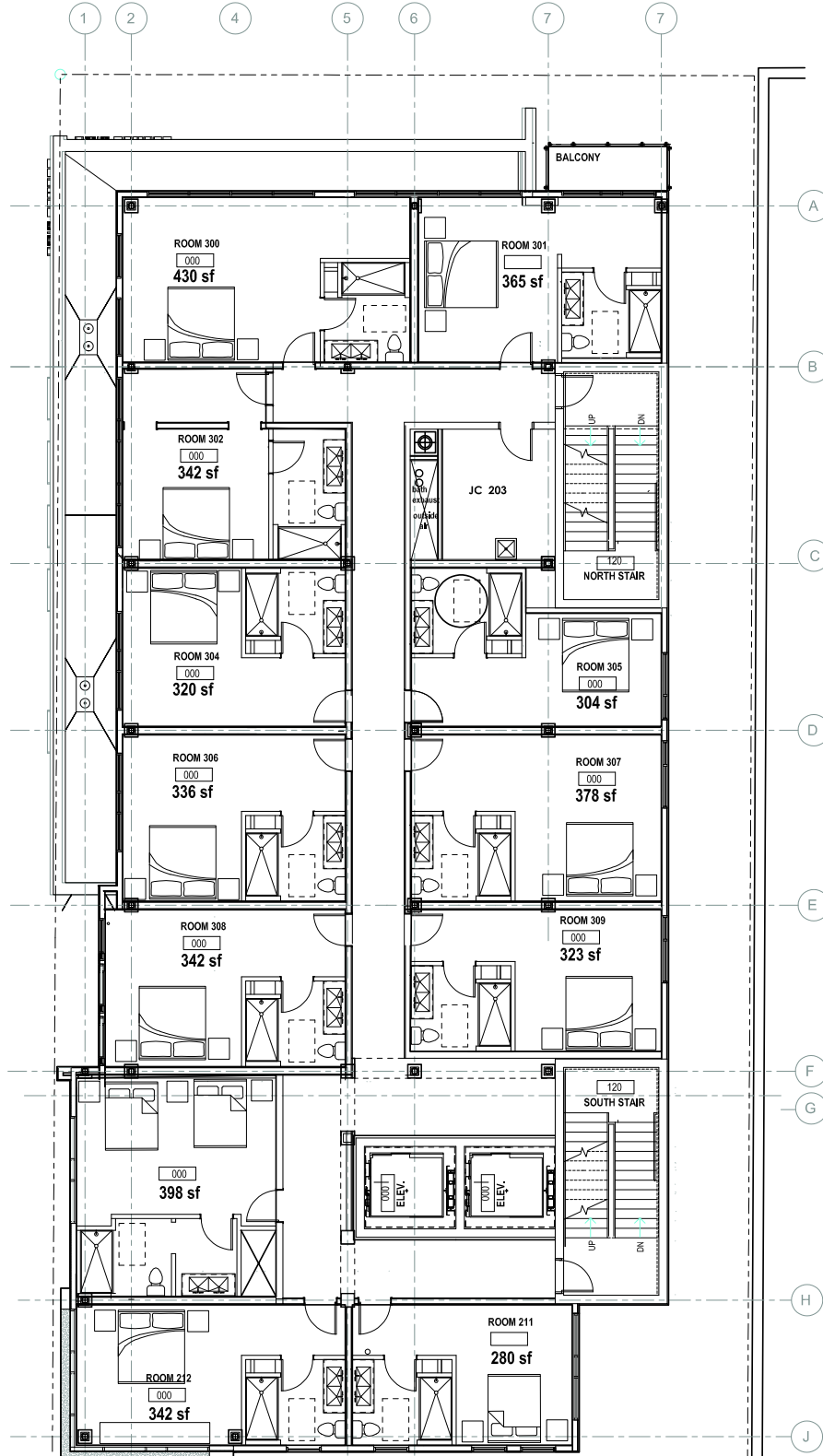
6,426 gsf bldg

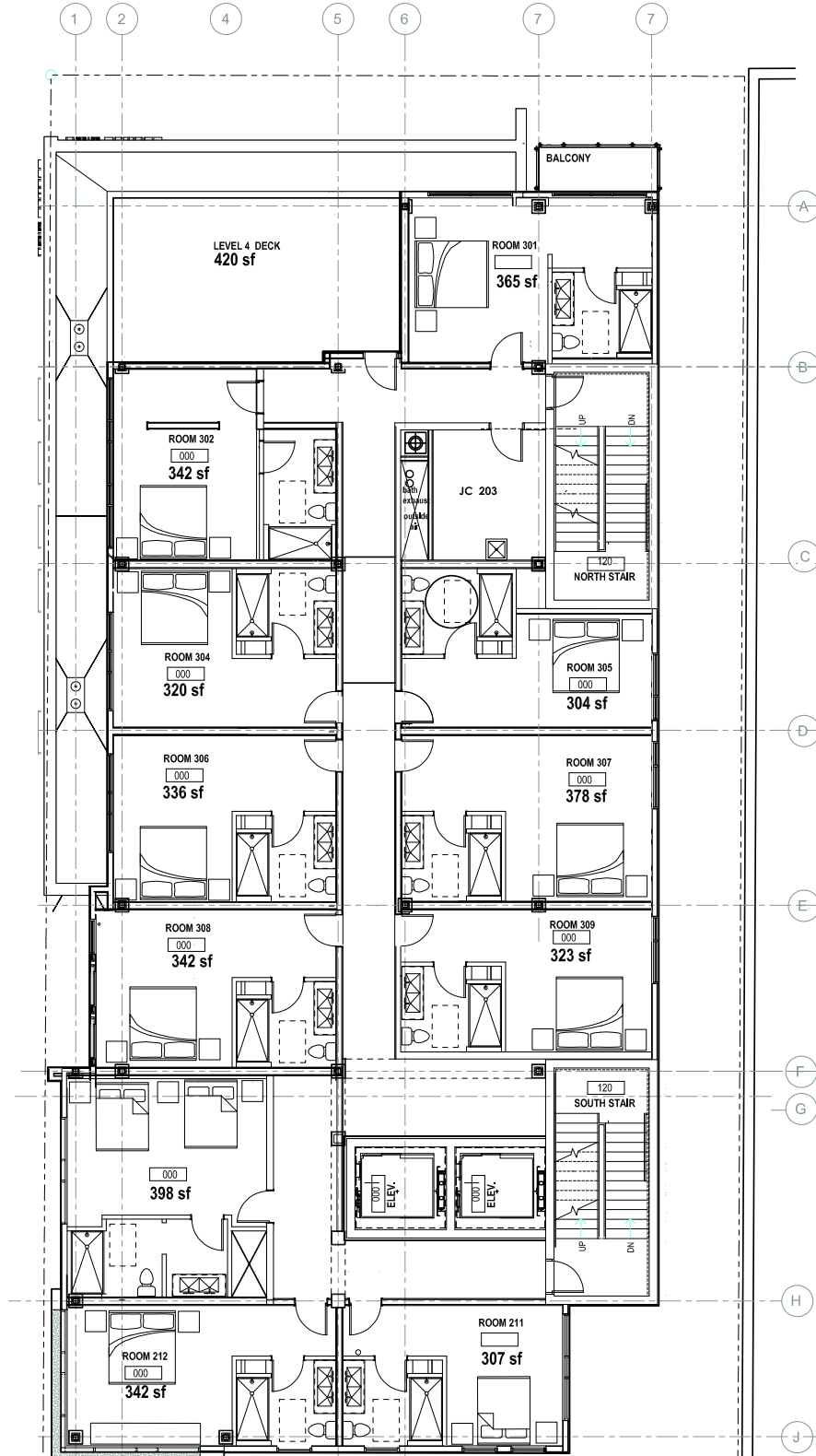
5,980 gsf bldg

5,178 gsf bldg

25,050 gsf bldg
plus 1,140 gsf deck





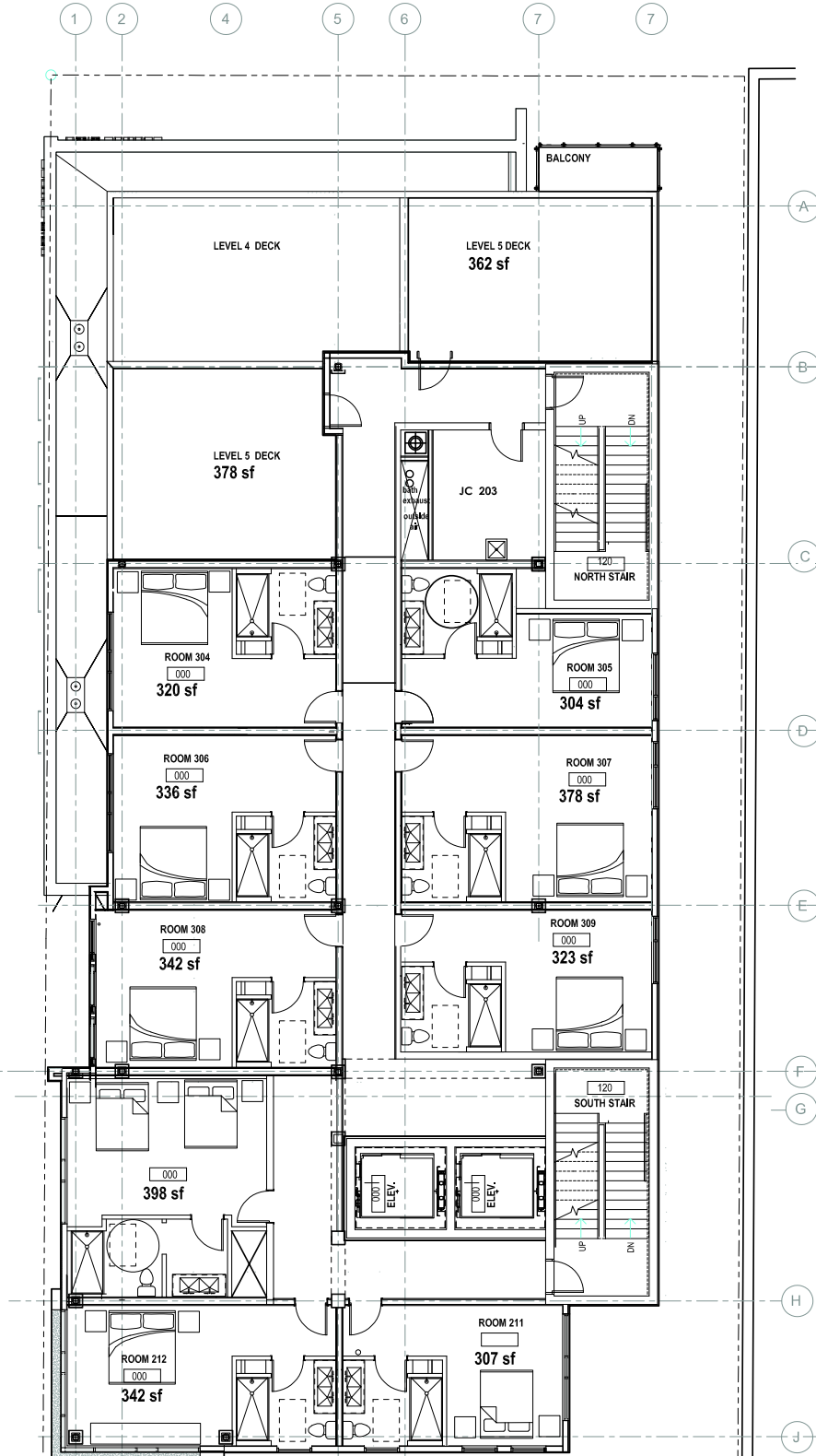


Kirkwood Lofts Hotel
11 out of 47

5,980 gsf bldg
420 gsf deck

Level 4

10-31-2023

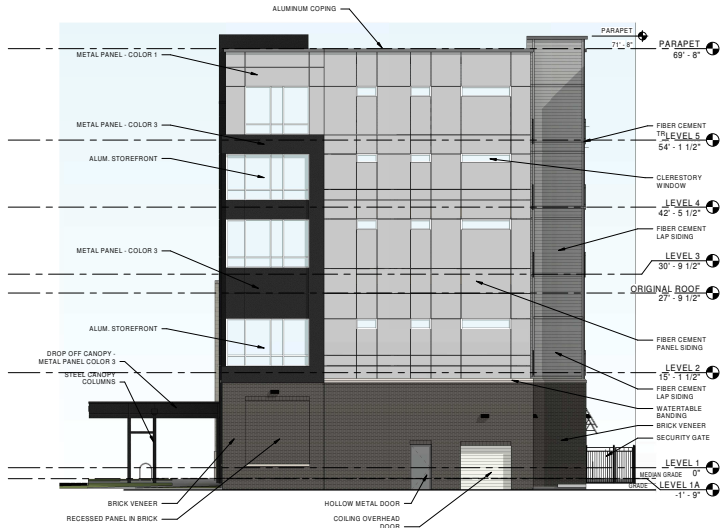


Kirkwood Lofts Hotel
09 out of 47

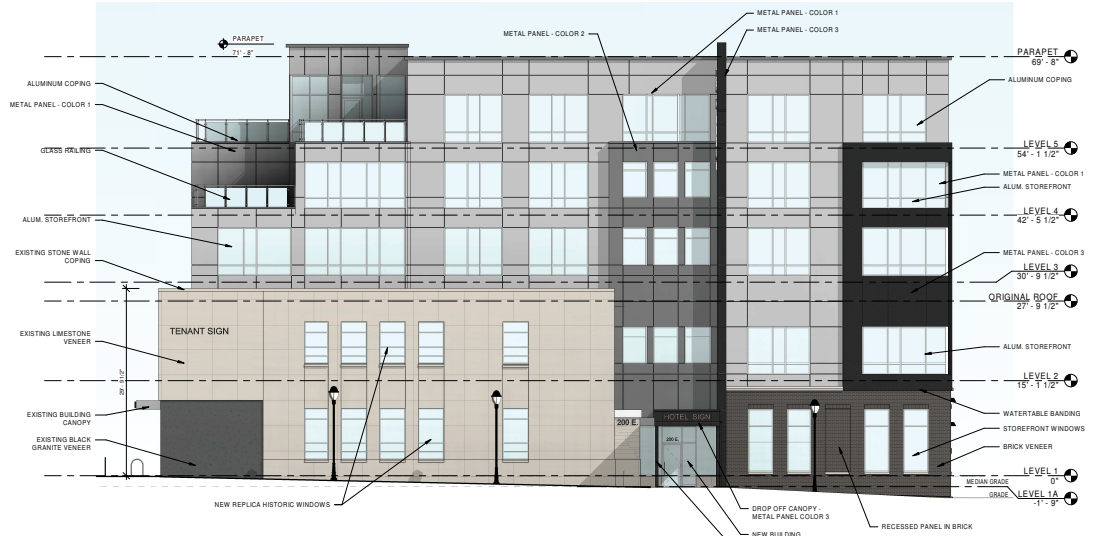
5,178 gsf bldg
720 gsf deck

Level 5

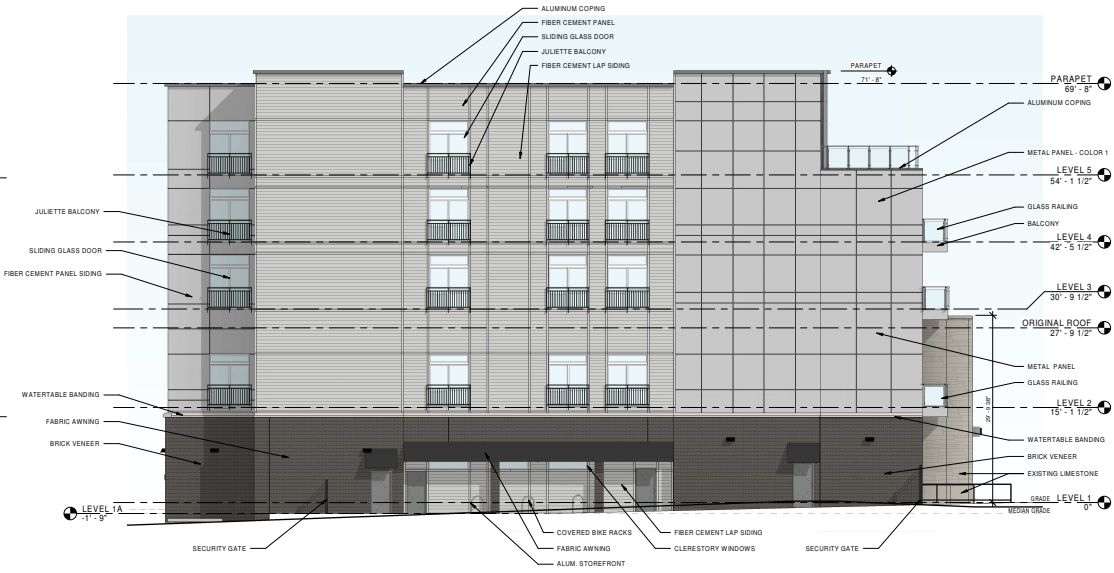
10-31-2023



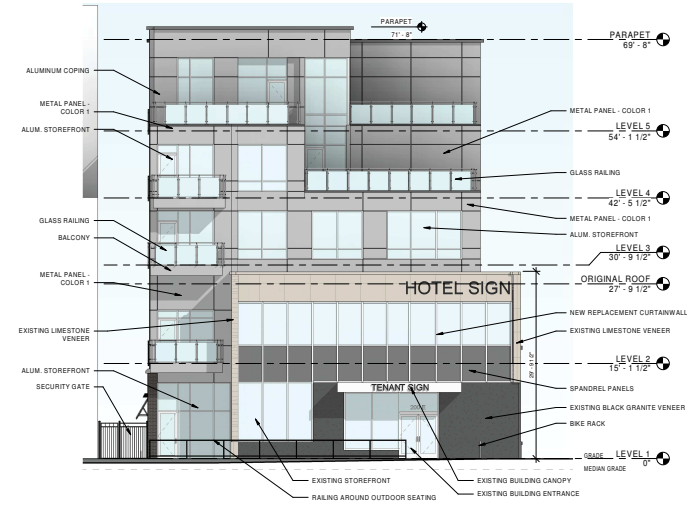
16 SOUTH ELEV
18' x 11'



46 WEST ELEV
18' x 11'



16 EAST ELEV
18' x 11'



46 NORTH ELEV
18' x 11'

HOTEL on KIRKWOOD

200 E. KIRKWOOD AVE.
BLOOMINGTON, IN 47408

PROJECT NUMBER:
21070.02

DATE:
11/3/2023

REVISION SCHEDULE:

#	Revision Description	Date

NOT FOR CONSTRUCTION

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0

THESE DRAWINGS ARE THE PROPERTY OF STUDIO 3 DESIGN, INC. ALL RIGHTS RESERVED.



CORNER VIEW

HOTEL on KIRKWOOD

11/3/2023



AERIAL VIEW

HOTEL on KIRKWOOD

11/3/2023



WASHINGTON STREET VIEW

HOTEL on KIRKWOOD

11/3/2023



WEST VIEW

HOTEL on KIRKWOOD

11/3/2023



KIRKWOOD VIEW

HOTEL on KIRKWOOD

11/3/2023



SOUTH VIEW

HOTEL on KIRKWOOD

11/3/2023



EAST VIEW

HOTEL on KIRKWOOD

11/3/2023

STAFF RECOMMENDATIONS	Address: 615 N Lincoln St.
DD 23-11 615 N Lincoln St.	Petitioner: Morton Rubin
Start Date: 10/12/2023	Parcel: 53-05-33-208-016.000-005
RATING: CONTRIBUTING	Survey: c. 1900, Gambrel roof



Background: The site consists of the main house, a detached garage, and an ashlar limestone retaining wall. The sidewalk in front of the property is covered in the WPA limestone square and octagon pattern found throughout Bloomington.

According to the Bloomington City Book of 1920, the owners of the property were Glen A. and Lucille Young. Glen Young worked as a Helper at the Showers Brothers Company throughout his life. They owned the house until 1977 when they sold it.

The property is located in the Cottage Grove study area.

Request: Full Demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommends release of DD 23-11 with the question to the petitioner of what is the intention for the retention wall and historic sidewalk.

This building has been altered. However, it can be restored and would be contributing to a larger historical context, not just through its design but through the entire site. However, on its own, staff could not find enough information to substantiate a designation.

IHSSI (County Survey)



Survey Number: 105-055-31079

Rating: Contributing

Historic Name: House

Year Dataset Compiled: 2014

National Register File
Number: _

Survey County

County**Legal Township(s)****Quad Name(s)**

Monroe

Bloomington

Bloomington

Address: 615 N Lincoln St

City: Bloomington

Location Notes: -

Coordinates**Easting****Northing**

540505

4335999

Common Name: -

Category: Building

Visible?: Historic District?:

Historic District Name: Cottage Grove Historic District

Ownership: private

Use: PresentResidence: Commercial: Vacant: Other: Other: **Use: Past**Residence: Commercial: Vacant: Other: Other: **Surveys/Legal Protections**National Register: State Register: Hoosier Homestead: National Historic
Landmark: Local Designation: Protective
Covenants: Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of
Contributing 3
Resources:

Number of
Non-
contributing 0
Resources:

Environment: urban

Bibliography: -

Structure Type

Bridge:

Cemetery:

Other:

Time Period(s): c. 1900

Condition: Good

Year Demolished: -

Integrity: Slightly Altered

Date Moved: -

Alterations: -

Style: -

Type/Vernacular: -

Architect/Builder	Architectural Firm	Affiliation
-	-	-

Replacement

Windows:

Roof:

Other:

Additions

Siding:

Wings:

Other:

Description: deck

Removals: -

Stories

1: 1 1/2: 2: 2 1/2:
Other:

Plan

Rectangular: Polygonal:
L: T: X: U:
Irregular: Other:

Depth

Single-Pile: Double-Pile:
Irregular/Massed: Other:

Number of Bays: 3

Foundation: LIMESTONE

Foundation Description: -

Walls Description: -

Other Walls: -

Roof

Side-Gable: Front-Gable: Cross-Gable:
Hip: Pyramidal: Mansard:
Other: Description: gambrel

Material: ASPHALT

Features: -

Porches

Front: Side: Back:

Notes: wood deck supported by limestone columns, half wall and wood posts

Openings: repl. door, orig door flanked by two repl. 1/1 windows on either side under porch.
two central repl. 1/1 windows and repl. door on second floor

Interior: -

Outbuildings:

Tool shed,
Other

Description: limestone wall, decorative concrete sidewalk

Notes: -

Statement of Significance: -

Architectural Description: -

2.1 © 2007 DNR-DHPA. All rights reserved.

HD 23-01 LOWER CASCADES PARK HISTORIC DISTRICT

Staff Report

Bloomington Historic Preservation Commission

The property, located at the stream bottomland bound by and surrounding old State Road 37 to the east and the steep slopes to the west, qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code 1(a)(c), 2(g)

1) 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 a person who played a significant role in local, state, or national history; or**
- b) Is the site of an historic event; or
- c) **Exemplifies the cultural, political, economic, social, or historic heritage of the community.**

2) Architectural:

- a) Embodies 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 being lost; or
- f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
- g) **Exemplifies the built environment in an era of history characterized by a distinctive architectural style**

Case Background

The Lower Cascades Park is one of three distinct geographical areas within the Cascades Park along with the Upper Cascades and the golf courses, in the northern region of Bloomington.

The following text comes from the National Register of Historic Places Nomination form and describes the landscape and built features in the site.

“The district’s hydrology centers on Cascades Creek which is located in the bottomlands. The stream flows north and drains into Griffy Creek approximately a half-mile north of the district. The stretches of Cascades Creek that are within the district have been channelized and its bottom is primarily bedrock. The creek’s minor tributaries drain the uplands and valley slopes, and cut to the bedrock resulting in outcroppings and small waterfalls.

The park contains Works Progress Administration (WPA) constructed resources: stream retaining walls, two shelters, a well house, 29 stone picnic tables, a campfire circle, and three wishing well drinking fountains. Except for certain portions of the stream’s retaining walls, the WPA resources are primarily constructed with rusticated limestone ashlar (e.g. blocks) laid in a common bond and represents the WPA’s use of regional materials in its projects.

The Lion’s Club Shelter recreation area is approximately ten acres in size, is wooded, and is accessed by a paved loop road from Clubhouse Drive. The site’s main feature is a large, approximately 35 x 80-foot, gable roofed picnic shelter with exposed rafters and a concrete floor. A playground is located on the shelter’s north side. The site contains several WPA resources: a campfire circle, a limestone wishing well, and five limestone tables. The campfire circle contains a central fire ring of stones surrounded by a ring of larger boulders. It is unclear if wood or limestone benches historically bridged the boulders to create a council ring or if the boulders acted as seats. The wishing well drinking fountain is located along a trail approximately 150 feet north of the shelter and is missing its roof. The drinking fountain has a stone inscribed with “WPA LABOR 1936.” The cluster of resources here, in addition to the campfire circle, suggests this might have been a location for overnight camping. Four WPA picnic tables are located approximately seventy feet northeast of the shelter. A fifth table is located north of the wishing well. None of the tables have benches (National Register Nomination 2021, 5).”

The following is an extract from the Historic American Landscapes Survey (HALS) performed in 2021. “Landscape features, especially uplands and bottomlands, divide Cascades Park Historic District into two distinct sections: Upper Cascades and Lower Cascades. Both sections contain Works Progress Administration (WPA) constructed resources: stream retaining walls, shelters, a well pump house, picnic tables, a fire ring, and wishing well drinking fountains. The WPA resources are primarily constructed with rusticated limestone ashlar (e.g., blocks) laid in a common bond. The use of limestone is representative of the Administration’s integration of regional materials into its projects.

WPA constructed wishing wells and picnic tables are located in both the upper and lower sections of the park. The wishing wells are drinking fountains constructed of a circular limestone block base with two limestone block pillars that support a timber roof . The circular base contains a shallow concrete basin with a drinking fountain and a drain. A horizontal timber threads through the upper portion of each pillar and supports a gable roof. There are three wells in the park: near the Lion's Club Shelter, near Sycamore Shelter, and along the trail between Waterfall Shelter and the concrete highway bridge. There are several types of WPA constructed picnic tables. Generally, the tables are constructed with a rectangular (approximately 3 x 10 feet), horizontal, smooth, single limestone slab tabletop supported by three limestone block pillars. The tabletop has rounded corners. The tables have between one and four benches (some benches are missing and some have been moved to accommodate wheelchairs). The benches are constructed of a horizontal, smooth limestone block with rusticated ends (approximately 1 x 4 feet) supported by pillars of limestone blocks. The benches on the long sides of the tables are composed of two limestone slab sections on three pillars. The end benches are comprised of a single limestone slab on two pillars (HALS 2021).”

Historic surveys rating and designations:

The Lower Cascades is currently going through the nomination process to be included in the National Register of Historic Places as part of a larger district that also includes the golf courses and the Upper Cascades.

The following ratings are based on the HALS survey and the National Register of Historic Places Nomination prepared by Christopher Baas and J.P. Hall for the Parks and Recreation Department in 2021.

Contributing:

- Monroe County Bridge # 413, 1926.
- 4 Metal/Concrete Pedestrian Bridges, c. 1960's.
- 24 limestone picnic tables, WPA Rustic, c.1936.
- Wishing Well Drinking Fountain, WPA Rustic, 1936.
- Waterfall Shelter, WPA Rustic, 1936.
- Well House, WPA Rustic, 1936.
- Limestone Benches, WPA Rustic, c. 1936. Contributing. (structure)
- Concrete Pedestrian Bridge, c. 1935, Contributing. (structure)
- Cascade Park Bath House (Sycamore Shelter), WPA Rustic, 1938

Non-Contributing:

- Pedestrian Bridge, 2000's.
- Playground (southeast of the Sycamore Shelter and west of the Cascades Creek), c. 1980s.
- Playground, modern east of Cascades Creek and Old State Road 37). 2006.

1(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 a person who played a significant role in local, state, or national history; or

The Lower Cascades Park is part of a national movement towards the preservation of natural resources and enjoyment of outdoor spaces that was popularized in the early 20th century. Frederik Law Olmstead designed and popularized public parks throughout the United States including Central Park in New York City during the 19th Century. The National Parks Service was instituted in 1916. The natural geographic beauty of the area led to the creation of the Cascades Park by the City of Bloomington in 1924. James Coffman wrote in his thesis titled *Cascades Park : a preservation and recreation development plan, Bloomington, Indiana* "The original intent was to preserve a naturally beautiful site."

In 1916, the road that runs through the Lower Cascades into Bloomington became a part of the "Dixie Highway", an interconnected road system that was promoted as a leisure travel alternative from Chicago to Florida in a national road trip campaign. The "highway" consisted of a map that highlighted a map with stops along the way. Thomas Taggart, owner of the French Lick Springs Hotel, led a fierce campaign to have the proposed touristic highway diverted from Columbus to Bloomington so that his own hotel could be included. The historic highway was eventually replaced by multi lane highways as the preferred method of interstate travel and the term "Dixie" has gone out of favor throughout the United States due to its association with the confederacy. In 1927 the road was renamed State Road 37 when Indiana instituted a road numbering system.

1(c) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

The Lower Cascades Park has been maintained by the City of Bloomington and enjoyed by both its residents and visitors alike for almost 100 years. During this time countless memories, picnics, races, and peaceful days have been enjoyed by community members. The history of the Cascades Park has been documented in different articles, documentaries, and even a masters thesis in 1984. In 1997 *BRI News* published an article providing information on the history of the Cascades Park stating

that “In 1921, however, the owners of the stone and gravel quarry at the southern edge of the cascades planned to expand it northward, along the highway and creek bed. In response, the city’s first park board was established and chartered to protect the “beauty spot of the southern part of the state (BRI 1997, 1).”

The landscape has been maintained in its majority with minimal intervention, except to ensure its continual care. There have been changes over time. The park expanded through land purchases in the 1920’s and 1930’s. For a time there was a pool and tennis court, which were first leased and then purchased from then neighboring property to the north (1997, 2). The pool and court were eventually closed. More recently playgrounds have been installed in the last few years as well as a large bank stabilization project that was done to the Griffy Creek, replacing some of the original WPA stone retaining walls with a stepped system. The WPA structures and other landscape features such as benches, tables, and bridges remain mostly intact.



Image 1: Assortment of photos from a family trip to the Cascades Park dated to October 5, 1925. Courtesy of the Monroe County History Center

2(g) Exemplifies the built environment in an era of history characterized by a distinctive architectural style

The WPA structures including the two shelters, picnic tables, and wishing wells were built during the 1930's as part of the federal initiatives to alleviate the economic hardships affecting the entire population during the Great Depression. The City of Bloomington qualified for funds due to the economic impact felt directly by the quarries and other industries. Funds were requested for different initiatives throughout Bloomington but a sizable portion was allocated to the construction of various structures in both the Upper and Lower Cascades including the two main roofed activity structures, picnic tables, and wishing wells, amongst others.

The designs were based on the National Parks Service Rustic designs, sometimes known as "Parkitecture". This design typology emphasizes use of localized materials, and designs fitting an open aired, natural aesthetic that begins to blend into the landscape.

Shelter - Turner Falls State Park - Oklahoma

The carpenter critic may well skip this subject unless he would merely praise for breath. The free-hand lines of the shingle courses doubled every fourth or fifth course for scale and accent, the well-sealed pole rafter ends, the rugged informality and textural quality of the stone work, the batter of the wall - all combine to the success of this structure.

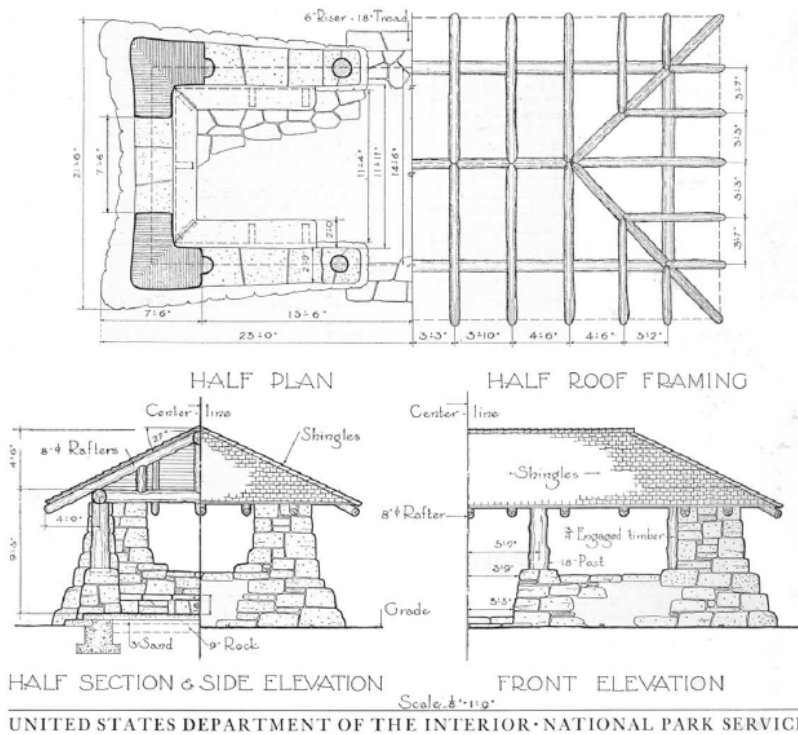


Image 2: National Parks Service shelter template (NPS Website)

Each design feature was created to facilitate passive recreation, mainly consisting of picnics and gatherings along with interaction with the natural features such as the cascades and creek.

Recommendation: Approvals

Staff recommends approval for the nomination of the Lower Cascades to be designated as a local historic district based on both its the Historic(a)(c) and architectural(g) merits as it has significant character, interest, and value as part of the development, heritage, or cultural characteristics of the city, exemplifies the cultural, political, social, and historic heritage of the community, and exemplifies the built environment in an era of history characterized by a distinctive architectural style.

The Lower Cascades has provided the community of Bloomington and beyond with a unique natural, cultural, and social space for over a century. The Lower Cascades will celebrate its hundredth anniversary as an officially recognized park in 2024. The combination of highly intact WPA structures built in the 1930's, its history as part of an early touristic interstate highway, and its unique natural features would each on its own be more than enough to qualify the site for designation.

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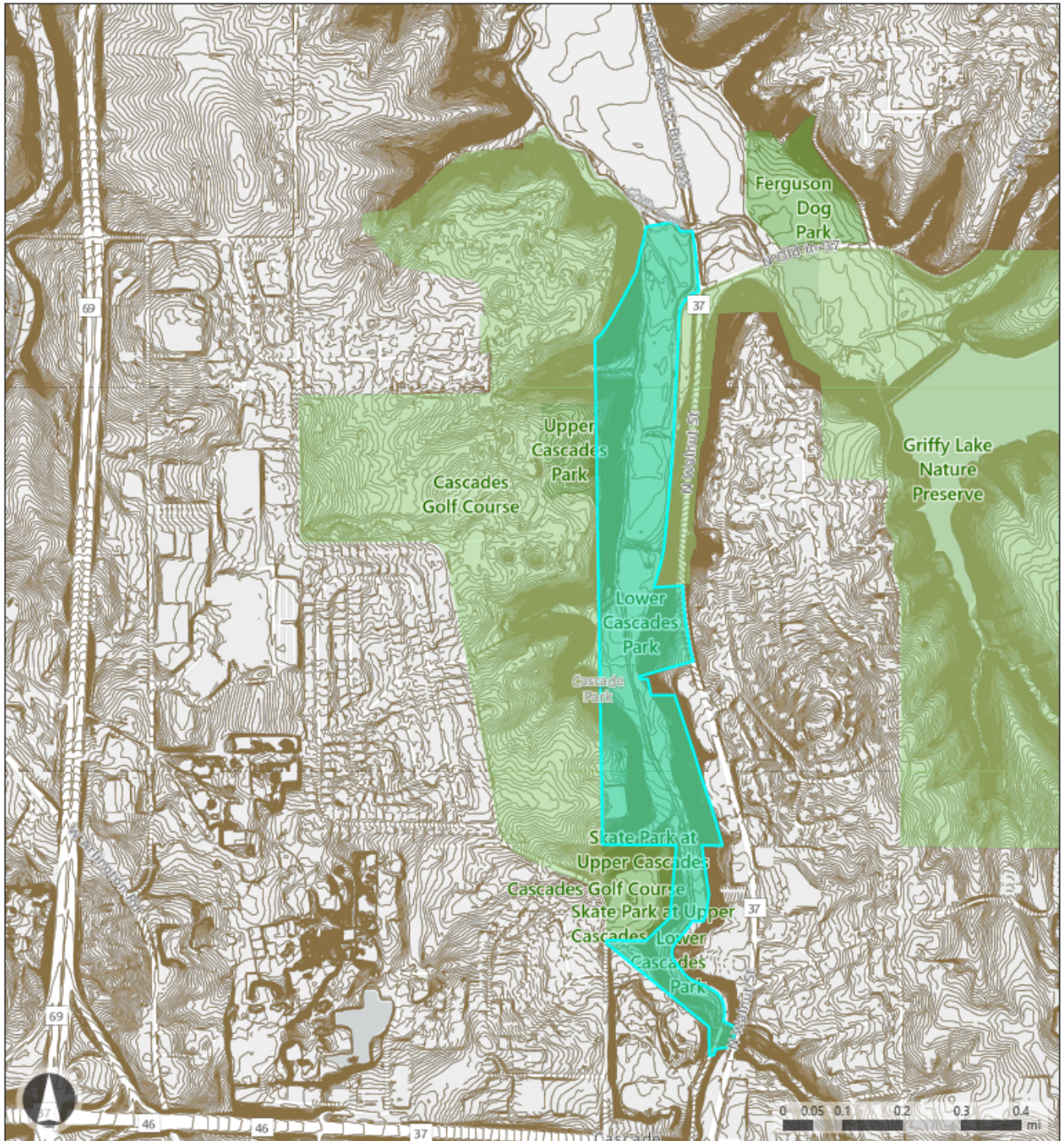
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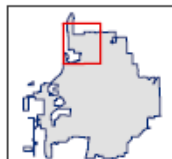
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Map Legend

	Park Boundary
	Other Park Properties
	Contours 2005



Photographs from the National Register of Historic Places Nomination taken by Chris Bass on May 26, 2021



Image 3: Waterfall Cascades (Sycamore) Shelter House, looking southwest.



Image 4: Sycamore Shelter



Image 5: Well House, looking southwest.



Image 6: Limestone bench southeast of the Sycamore Shelter, looking east.



Image 7: Concrete Pedestrian Bridge, looking southwest



Image 8: Stone Picnic Tables