



City of Bloomington Common Council

Legislative Packet

Regular Session

02 April 2008

Office of the Common Council
P.O. Box 100
401 North Morton Street
Bloomington, Indiana 47402

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Packet Related Material

Memo

Agenda

Calendar

Notices and Agendas:

None

Legislation for Final Action:

- **Ord 08-01** To Amend the Preliminary Plan for the Woolery Planned Unit Development (PUD) to Allow 38 Attached Single Family Units on Parcel G - Re: 1302 W Countryside Lane (Langley Construction)
Contact: Eric Greulich at 349-3526 or greulice@bloomington.in.gov

Please see the [19 March 2008 Legislative Packet](#) for the legislation, summary, and related materials.

Legislation and Background Material for First Reading:

- **Ord 08-04** To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation And Protection” to Establish a Historic District - Re: Prospect Hill Conservation District (Bloomington Historic Preservation Commission, Petitioner)
- Map of District; Map of District with Zoning; Memo to Council from Nancy Hiestand, Program Manager, Historic Preservation; Report to Council with Depictions of Housing Styles and Lot Configurations; Application, Guidelines; Historic Preservation Commission Rules and Procedures; Meetings and Flyers; Communications in Favor and Against the Designation
Contact: Nancy Hiestand at 349-3507 or hiestann@bloomington.in.gov

Minutes from Regular Session:

None

Memo

Reminder: Rules Committee Meets on Monday, March 31st at Noon in the Council Library

One Item Ready for Final Action and One Item Ready for First Reading at the Regular Session on April 2nd

There is one ordinance ready for final action and another ready for first reading at the Regular Session next week. The ordinance ready for final action can be found along with a summary and related material in the [19 March 2008 Legislative Packet](#). Please note the reference to “reasonable conditions” the Council may want to impose on that PUD amendment below. The ordinance ready for first reading along with related material can be found in this packet and is summarized herein.

Final Action

Ord 08-01 - Action to Impose Reasonable Conditions on Amendment to Preliminary Plan for Parcel G of the Woolery PUD

A number of Council members abstained on **Ord 08-01** (Amending the Preliminary Plan for Parcel G of the Woolery PUD) and expressed a desire to see some changes in the legislation. Under BMC 20.04.080 (g)(1) [Process; PUD District Ordinance and Preliminary Plan - Council], the Council “powers include imposing reasonable conditions, conditioning the issuance of a certificate of zoning compliance on bonds or certain guarantees, and allowing or requiring the owner of real property to make written commitments.” At this point, I anticipate a motion to require the Petitioner to commit to installing a sidewalk on the east side of Adams Hill Circle, which is an issue that led three Commissioners to vote against the proposal at the final Plan Commission meeting. I suggest that this motion be treated in the same as an amendment and I will prepare a form for this action by Wednesday. Please let me know if there other conditions you may want to impose on this PUD.

First Readings

Item One – Ord 08-04 – Amending Title 8 (Historic Preservation and Protection) to Establish the Prospect Hill Conservation District

Ord 08-04 establishes the Prospect Hill (Historic) Conservation District, which is the second conservation district in the City and the largest district ever considered by the Council. Some of you may remember the designation of the McDoel Conservation District in 2001 which was quite controversial at the time, but is now considered a successful effort in preserving an endangered neighborhood. Here, Prospect Hill is following in McDoel's footsteps in order to protect against the construction of large and out-of-place homes and other inappropriate structures.

The following paragraphs offer a brief overview of Title 8, regarding Historic Preservation and Protection.

Overall Purpose and Effect of the Title 8 (Historic Preservation and Protection)

The provisions of Title 8 (Historic Preservation and Protection) conform to State law (I.C. 36-7-11 et seq.) and are intended to:

- protect historic and architecturally-worthy properties that either impart a distinct aesthetic quality to the City or serve as visible reminders of our historic heritage;
- ensure the harmonious and orderly growth and development of the City;
- maintain established, but endangered, neighborhoods;
- enhance property values and attract new residents; and
- ensure the viability of the traditional downtown area and to enhance tourism.

The Historic Preservation Commission is authorized to make recommendations to the Council regarding the establishment of historic districts. It also promulgates rules and procedures for reviewing changes to the external appearance of these properties which takes the form of either granting or denying Certificates of Appropriateness for the proposed changes. Persons who fail to comply with the Certificate of Appropriateness or other aspects of Title 8 are subject to fines and other actions set forth in BMC Chapter 8.16 (Administration and Enforcement).

Districts, Areas, and Ratings

The Code categorizes properties into two levels of historic districts, two levels of areas, and four levels of ratings that, in general, tie the level of historic significance to levels of regulation or protection.

Districts. There are two forms of historic districts: an interim, conservation district and a permanent historic district.

The interim, conservation district, as is being proposed by this ordinance, is a preliminary designation that requires the Commission to review the:

- moving,
- demolishing, or
- constructing of any structures that can be seen from a public way.

According to local procedures, the conservation district will continue for at least three years, at which time the property owners will be asked to vote on whether or not to elevate it to a full historic district. Please note that, local procedures allow the conservation district to continue indefinitely unless amended by way of ordinance.

The full historic district is a permanent designation that, along with those restrictions noted in regard to conservation districts above, also authorizes the Commission to review:

- any addition, reconstruction, or alteration that conspicuously changes the external appearance of a *historic* structure viewable from a public way in what are classified as “primary” and “secondary” areas; as well as
- any addition, reconstruction, or alteration that conspicuously changes the external appearance of a *non-historic* structure viewable from a public way or any change or construction of any wall or fence along the public way in what are classified as “primary” areas. *Please see below for the distinction between “primary” and “secondary” areas.*

Areas. Within each district, the City may distinguish between primary or secondary areas.

- The primary area is the principle area of historic/architectural significance; and
- the secondary area is an adjacent one whose appearance would affect the preservation of the primary area and is needed to assure the integrity of the primary area.

Please note that the Commission has not sought to establish districts with “secondary” areas.

Ratings. Each property within a district may be rated as either outstanding, notable, contributing, or noncontributing, according to its level of significance as elaborated below:

- “Outstanding” is the highest rating and is applied to properties that are listed or are eligible for listing on the National Register of Historic Places;
- “Notable” is the second-highest rating and applies to properties that are of above average, but not outstanding importance;
- “Contributing” is the third-highest rating and applies to properties that are at least 40 years old and are important to the “density or continuity of the area’s historic fabric;” and
- “Non-contributing” is the lowest rating and applies to properties that are “not included in the inventory unless (they are) located within the boundaries of an historic district.”

Designation Procedures

According to the BMC, in order to bring forward a historic designation, the Historic Preservation Commission must hold a public hearing and submit a map and report to the Council. The map identifies the district and the report explains the designation in terms of the historic and architectural criteria set forth in the ordinance.

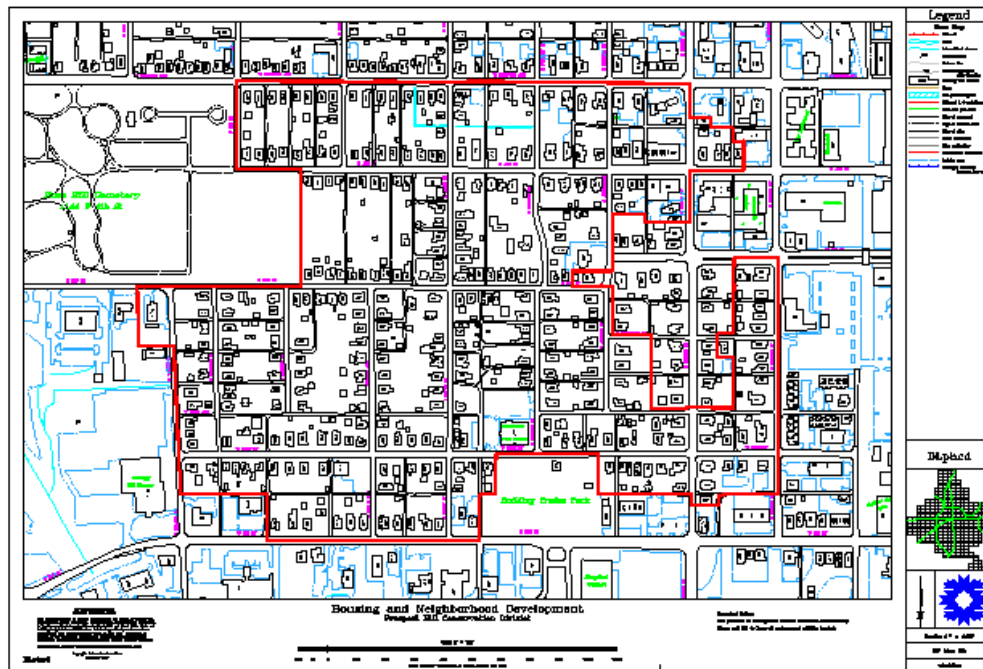
Although not relevant to the present petition, the Commission may impose interim protection on the district that prevents any exterior alteration of the property until the Council acts on the designation. It also has an opportunity to consider historic designation of properties listed on the Bloomington Survey of Historic Sites and Structures which are slated for demolition.

Genesis, Boundaries and Zoning of the Prospect Hill Conservation District

In her memo to the Council, Nancy Hiestand, Program Manager - Historic Preservation, states that the proposal to establish this Conservation District grew out of the Neighborhood Plan for Prospect Hill published in 2005. The Plan, as a first priority, sought ways to preserve the distinctiveness of the neighborhood by “honor(ing its) ...architectural and historic integrity” in order “to slow the loss of historic residential fabric and to ensure that new construction be compatible with the traditional forms that have been identified.” Along with the usual concern about more intense development on the east as the downtown expands, I understand the neighborhood association was also concerned about the building of large homes on small lots in this attractive neighborhood.

After numerous consultations, the creation of a neighborhood subcommittee consisting of residents, HPC members, and Councilmember Sturbaum (as Council Member for that neighborhood), three public information meetings (on July 26th, August 28th, and November 15th, 2007), the neighborhood requested the HPC to pursue this designation on January 22, 2008.

The border of this district is irregular: being roughly bounded by West Kirkwood on the North, Madison Street on the east, West Second Street on south and the alley west of Walker Street on the west. The irregular boundary was the result of excluding full historic districts, capturing contributing properties and leaving out non-contributing properties along the periphery.



The zoning is predominantly Residential Core (RC), with some Limited Commercial (CL) and General Commercial (CG) along West Kirkwood, some Commercial Downtown (CD) on the east, and one Medical (MD) and one Multifamily (RM) parcel along the southern boundary. Please note that the CD zone is part of the Downtown Edges Overlay and that the properties on West Kirkwood are regulated by the West Kirkwood Plan.

Statistical Overview of the District

- 355 addresses
 - 1 outstanding, 16 notable, 292 contributing, and 46 non-contributing properties
- ~180 registered rentals (map available in the Council Office)
- ~ 24 commercially zoned buildings and 1 multi-family parcel
- ~ 5 buildings originally designed to be commercial structures
- ~ 4 buildings originally designed to be churches

Historic and Architectural Criteria for this Designation

The Commission granted this designation based upon both the historic and architectural significance of the neighborhood and its buildings. The Commission found that the neighborhood has historic significance because it:

- “has significant character ... as part of the development, heritage, or cultural characteristics of the City; (and) is associated with a person who played as significant role in local history;” and
- exemplifies “the cultural, political, economic, social or historic heritage of the community.”

In support of these findings, the Report describes development of Prospect Hill as two waves – the first starting in the mid-1800s and the second starting in the late 1800s and lasting into the 1920s. The first wave began when the squatters on what was agricultural land were displaced by monied interests who bought tracts, built large houses, and speculated on the land. Some of the prominent names from that period include: Judge James Hughes, Paris Dunning, Enos Blair, Jacob Lowe, Henry Woolery, James and William Showers. The second wave took off in the latter part of the century when the property was subdivided into small parcels and sold to workers who built modest homes near the industries where they worked.

The Commission found that the buildings in the neighborhood have architectural significance because they:

- exemplify the built environment in a era with a distinctive architectural style;
- represent an established and familiar visual feature of the ... city; and
- contain an architectural style, detail, or other element in danger of being lost.

Here, the Report mentions one early gothic style home built during the first wave of development, but focuses on the more humble “carpenter built” pyramidal and

gabled - ell roofed cottages, bungalows, double pen and shotgun housing forms that predominate and characterize the neighborhood.

Guidelines – Review of Demolishing, Moving, and Constructing Buildings

The neighborhood subcommittee has created draft guidelines that will eventually be approved by the Commission and describe how the Commission would respond to requests to demolish, move, or construct new buildings within the conservation district. Please note that under State and local code, these regulations will not apply to typical work done on the exterior of the properties, including window replacements, siding, and additions to the principle structures.

Four main housing forms provide the “context” for determining whether the construction, moving or demolition of buildings in the district comports with the guidelines by being compatible with the neighborhood. As noted above, these forms include the gabled and pyramidal - ell and bungalow forms which create a streetscape along some blocks and shotgun and double pen which are scattered throughout the district.

Construction of New Buildings. The guidelines regulate the construction of primary buildings, which include “a building or accessory structure occupying a lot,” but not one that is without a foundation or has a footprint of less than 200 square feet. Those subject to the guidelines must conform to other buildings along the streetscape in regard to: materials, setback, orientation on the parcel, entrance way, spacing, height, outline (roof), mass, first floor elevation, fenestration (window pattern), and parking.

Moving of Historic Buildings. The guidelines apply to all buildings within the district except non-contributing storage buildings with footprints of less than 200 square feet located in backyards. Under the guidelines, “the moving of a historic structure should only be done as a last resort to save the building” and “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.” When moved, the building should be compatible with the style, scale, and era of the buildings along side the new site.

Demolition. The guidelines indicate that the demolition of all primary structures and contributing accessory buildings within the district shall be reviewed by the Commission. Please note that demolition, in this case, means “complete or substantial removal of any historic structure” and not the rather expansive

definition of “partial” demolition found in the demolition delay provisions. The Commission will grant the request for demolition and apply guidelines for new construction if:

- the structure poses an immediate and substantial threat to public safety unless due to the neglect of the owner;
- the historic or architectural significance is deemed, upon further consideration, not to contribute to the historic character of the district;
- the demolition is necessary for development that is more valuable to the preservation of the district than the retention of the demolished structure;
- the structure or property cannot be put to any reasonable economic beneficial use without demolition; and
- the structure is accidentally damaged. (*Note: in these circumstances, the building may be rebuilt as it was before and not as required by the guidelines for new construction.*)

Where Other Architectural Standards Apply State law provides that when zoning and historic designation regulations overlap, the more restrictive of the two apply. In regard to the West Kirkwood Plan, all projects involving constructing, moving, and demolishing of buildings within the district will be reviewed by the Commission, which will defer to the Plan in most cases, except buildings on corners as outlined in the Plan.

Letters of Support and Opposition

The packet includes two communications in support of the designation (which should not be taken as an indication of the general level of support for this initiative given the large role the neighborhood association has played in this process) and eight against the designation. Communications against the designation:

- asserted that it will devalue and prevent them from demolishing their property and proposed that a vote of 2/3s majority of the owners should be necessary to bring the designation forward (Larry Williams);
- requested that the ¼ block including 111 South Rogers be excluded from the district because of the commercial character of the buildings and the prospect of further commercial development of that area (Joe Myers);
- requested that 420 West 4th be excluded from the district because it “is on commercial property and has been used as a rental for well over 30 years” (Eugene Heim); and

- asserted that it would prevent the owner from constructing an addition to his home (which doesn't appear to be the case) (James R. Connors).

Procedures for Determining Status of the District After Three Years

Under State and local law, the Conservation District has an initial term of three years after which the Council will determine whether it be continued, elevated into a full historic district or rescinded. The Commission Rules and Procedures (*attached*) provide for the property owners to be notified 185 days before the third anniversary of the district and to submit their opinions in writing to the Commission which, in turn, will submit a Report to the Council recommending it be rescinded if 51% of the owners file written objections. Please note that the Council amended the ordinance for the McDoel Conservation District to elaborate on the procedure for determining status of the district at the end of the first three years.

Belated Happy Birthday to Mike Satterfield and Chris Sturbaum

**NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL REGULAR SESSION
7:30 P.M., WEDNESDAY, APRIL 2, 2008
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.**

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES FOR: None

IV. REPORTS FROM:

- 1. Councilmembers**
- 2. The Mayor and City Offices**
- 3. Council Committees**
- 4. Public**

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS

1. Ordinance 08-01 To Amend the Preliminary Plan for the Woolery Planned Unit Development (PUD) to Allow 38 Attached Single Family Units on Parcel G – Re: 1302 W Countryside Lane (Langley Construction)

Committee Recommendation: Do Pass 2 – 1 – 6

VII. LEGISLATION FOR FIRST READING

1. Ordinance 08-04 To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District – Re: Prospect Hill Conservation District (Bloomington Historic Preservation Commission, Petitioner)

VIII. PRIVILEGE OF THE FLOOR (This section of the agenda will be limited to 25 minutes maximum, with each speaker limited to 5 minutes)

IX. ADJOURNMENT

City of
Bloomington
Indiana

City Hall
401 N. Morton St.
Post Office Box 100
Bloomington, Indiana 47402



Office of the Common Council
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To: Council Members
From: Council Office
Re: Calendar for the Week of March 31-April 6, 2008

Monday, March 31, 2008

12:00 pm Common Council Rules Committee, Council Library
5:00 pm Utilities Service Board, Board Room, 600 E. Miller Dr.

Tuesday, April 1, 2008

4:00 pm Inclusive Recreation Advisory Council, Allison-Jukebox Community Center, 351 S. Washington St.
5:00 pm Solid Waste Management District Citizen's Advisory Council, McCloskey
5:30 pm Bloomington Public Transportation Corporation, Transportation Center, 130 W. Grimes Lane
5:30 pm Board of Public Works, Council Chambers
7:30 pm Telecommunications Council, Council Chambers

Wednesday, April 2, 2008

9:30 am Tree Commission, Rose Hill Cemetery Office, 930 W. Fourth Street
10:30 am Safe Routes to School Task Force, Hooker Room
11:30 am Bloomington Urban Enterprise Association, McCloskey
7:30 pm Common Council Regular Session, Council Chambers

Thursday, April 3, 2008

11:30 am Solid Waste Management District, Monroe County Courthouse, Judge Nat U. Hill, III Room
4:00 pm Bloomington Digital Underground Advisory Committee, McCloskey
5:30 pm Commission on the Status of Women, McCloskey

Friday, April 4, 2008

No meetings are scheduled for this date.

Saturday, April 5, 2008

8:00 am Bloomington Community Farmers' Market, Showers Common, Showers Building, 401 N. Morton

Sunday, April 6, 2008

8:00 am *The 6th Annual Homeward Bound 5k Walk* – The funds raised by this annual Statewide fundraising walk benefit 13 local social service agencies which serve people experiencing homelessness in Bloomington with services such as shelter, food, and emergency assistance, Third Street Park, 331 S. Washington St.



City of Bloomington
Office of the Common Council

MEETING NOTICE

Common Council Rules Committee

Monday, 31 March 2008

Noon

Council Library

(City Hall, 401 N. Morton, Suite 110)

Because a quorum of the Common Council may be present, this meeting may constitute a meeting of the Council as well as of this Committee under Indiana Open Door Law. Therefore, this provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.

Posted: Wednesday, March 26, 2008

ORDINANCE 08-04

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED
“HISTORIC PRESERVATION AND PROTECTION”
TO ESTABLISH A HISTORIC DISTRICT -
Re: Prospect Hill Conservation District
(Bloomington Historic Preservation Commission, Petitioner)**

WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission and established procedures for designating historic districts in the City of Bloomington; and

WHEREAS, the Historic Preservation Commission held a public hearing on March 13, 2008 for the purpose of allowing discussion and public comment on the proposed designation of the Prospect Hill Conservation District; and

WHEREAS, at the March 13, 2008 meeting, the Historic Preservation Commission found that the district has historic and architectural significance that merits the protection of the property as a historic district; and

WHEREAS, the Commission has prepared a map and written report which accompanies the map and validates the proposed district by addressing the criteria outlined in BMC 8.08.010; and

WHEREAS, the Commission voted to submit the map and report to the Common Council which recommend local historic designation of said properties;

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA. THAT:

SECTION I. The map setting forth the proposed historic district for the site is hereby approved by the Common Council, and said historic district is hereby established. A copy of the map and report submitted by the Historic Preservation Commission are attached to this ordinance and incorporated herein by reference and two copies of them are on file in the Office of the Clerk for public inspection. The Prospect Hill Conservation District shall consist of the following addresses:

West Kirkwood Street: 935, 929, 921, 919, 917, 915, 907, 903, 835, 825, 823, 819 ½ , 819, 813, 811, 803, 801, 723-27, 715, 711, 701, 621, 615-613, 607, 601, 521, 515, 503

4th Street: 930, 926, 922, 918, 916, 914, 902, 830, 828, 824, 818, 812, 810, 806, 800, 722, 718, 714, 704, 702, 620, 612, 608, 600, 522, 520, 518, 510-500, 420, 416, 412, 410, 913, 907, 903, 901, 835, 833, 827, 823, 817, 815, 801, 717, 715, 713, 705, 701, 621, 613, 605-07, 603-01 521, 519, 517, 511, 505

West Third Street : 918, 914, 910, 908, 904, 900, 824, 822-822 1/2, 816, 814, 812, 724, 720, 712, 710, 708, 706, 704, 618, 616, 1105, 1005, 925, 917, 913, 911, 905, 811, 731, 725, 719-719 1/2, 717-15, 411-409

West Prospect Avenue 417

West Smith Street : 520, 410, 623, 619, 521, 519, 509, 417

West Howe Street : 1020, 1014, 1010, 1002, 930, 922, 918, 912, 908, 820, 814, 812, 808, 804, 730, 726, 720, 700, 620, 618, 612, 606, 600, 520, 518, 508, 412, 408, 1021, 1019, 1017, 1015, 1011, 1003, 931, 921, 917, 915, 821, 819, 811, 807, 801, 731, 725, 717, 601, 521, 519, 517 1/2, 515, 509, 413, 411

West Second Street : 934, 930, 926, 918, 912, 904, 900, 820-820 1/2, 812, 808, 806, 800, 730, 722

South Walker Street : 345, 347, 403, 405, 407, 503

South Davisson 308, 312, 316, 320, 328, 334, 346, 307, 309, 321, 323, 329, 331, 333, 341, 343, 347, 347 ½

South Buckner 308, 312, 316, 322, 328, 330, 340, 344-46, 321, 327, 329, 341, 347

South Waldron 100, 102,

South Euclid : 306, 312, 318, 322, 328, 336, 340, 344, 400, 402, 305, 311, 317, 323, 327, 335, 339, 345, 401, 511

South Maple Street 108, 112, 206, 210, 214, 214 ½ , 218, 222, 224, 228, 304, 308, 320, 324, 330-32, 336, 338, 340, 508, 105, 111, 203, 213, 217, 219, 221, 223, 229, 313, 317, 321, 329, 331, 347, 401, 505

South Fairview Street : 206, 212, 300, 306, 314, 322, 324, 326, 328, 338, 209, 211, 217, 225, 301, 305, 313, 319, 325, 329, 335, 339,

South Jackson Street : 210, 218, 306, 320, 324, 330, 334, 338, 342, 346, 213, 329, 333, 341, 341 ½, 349

South Rogers Street : 108, 208, 212, 402, 410, 500, 512, 105, 111, 401, 409, 501, 505, 517

South Madison : 302, 304, 308, 314, 320, 324, 330, 334, 338, 342, 350, 406, 500

The legal boundaries of the district are further described as follows:

Beginning at a point on the NW corner of Waldron's Lot #49 and proceeding east along the south curb line of West Kirkwood, across S. Waldron Street, S. Maple Street, S. Fairview Street and S. Jackson Street to a point at the east curb line of South Rogers Street then proceeding south to the NW corner of Original Plat Part Lot 140 then turning east to the NE corner of said lot then turning south to north side of an east west alley and then proceeding east to the intersection with a north south running alley, then proceeding south to the NW corner of Original Plat Part Lot 79 and then east along said lot line to the NE corner of said lot then south along said lot line to the north curb line of 4th Street, then turning west and proceeding to the west curb line of South Rogers Street, then south along Rogers Street to the SE corner of Original Plat N 31' of Lot 66 then west along said lot line to the north south running alley then turning north to the east west running alley then turning west and proceeding to the west curb line of South Jackson Street then turning south to the first east west running alley then turning west to a north south running alley then turning south to the north side of the West Third street curb line then proceeding east to the east curb line of Jackson Street then turning south to north side of West Prospect Street then turning east to the first north south running alley then turning south to the north curb line of West Smith Avenue then turning east across Rogers street to the first north south running alley then turning north to the SE corner of McPheeters east ½ of Lot 9 then turning west to the SW corner of said lot then turning north to the south curb line of West Prospect Street then proceeding east to the first north south running alley then turning north along said alley to the south curb line of West Third Street then turning east to the west curb line of South Madison then proceeding south across West Prospect Street, West Smith Ave, and West Howe Street to the first east west alley then turning west on said alley, to the NE corner of Seminary Pt Lot 36 then proceeding south along said lot line then west along said lot line then north to the NW corner of said lot then proceeding west across South Rogers Street along an east west running alley to a point on to the SW corner of East and Marshall Lot #17 then turning north along said lot line to the south curb line of West Howe and proceeding west to the NE corner of East and Marshall Lot #108 then turning south and proceeding on said lot line to the SE corner then turning west on said lot line and proceeding to the first north south alley then turning south to the north curb line of West Second Street then proceeding west across South Maple Street, South Euclid to the SW corner of Weaver's Lot #4 then turning north on the north south alley and proceeding to the first east west alley then turning west along said alley to the west curb line of South Walker Street, then proceeding north across West Smith Ave to the SE corner of Seminary Pt Lot 137 then proceeding west across that lot line to encompass the building and yard at 1105 West Third Street then proceeding north to the south curb line of West Third Street across South Davisson Street and South Buckner Street to a point at the SW corner of Batman Lot #21 then proceeding north along a north south alley to the NW corner of Batman Lot #20 then continuing north to the north curb line of West Fourth Street then turning west to the SW corner of Waldron Lot #50 then turning north along a north south alley and continuing to the point of beginning.

SECTION II. The properties within the Prospect Hill Conservation District all fall within a "primary areas" and shall be classified as follows:

Outstanding : 521 West 4th

Notable : 702 W 4th, 620 W 4th, 608 W 4th, 621 W 4th, 613 W 4th, 605-07 W 4th, 603-01 W 4th, 706 W 3rd, 704 W 3rd, 731 W 3rd, 518 W Howe, 601 W Howe, 312 S Waldron, 308 S Maple, 347 S Maple, 302-304 S Madison

Contributing : West Kirkwood Street: 935, 929, 921, 919, 917, 915, 907, 903, 835, 825, 823, 819, 813, 811, 803, 801, 723-27, 715, 711, 701, 621, 615-613, 607, 601, 521, 515
4th Street: 930, 926, 922, 918, 916, 914, 902, 830, 828, 824, 818, 812, 810, 806, 800, 722, 714, 704, 612, 600, 522, 520, 420, 416, 412, 410, 913, 903, 901, 827, 823, 817, 815, 717, 715, 713, 705, 701, 517, 511, 505
West Third Street : 918, 914, 910, 908, 904, 900, 824, 822 1/2, 816, 812, 724, 720, 712, 710, 708, 618, 616, 1105, 1005, 925, 917, 913, 911, 905, 811, 725, 719-719 1/2, 717-15,
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West Smith Street : 520, 623, 619, 521, 509, 417
West Howe Street : 1020, 1002, 930, 922, 918, 912, 908, 820, 814, 812, 808, 804, 726, 612, 606, 600, 520, 508, 412, 408, 1021, 1019, 1017, 1015, 1011, 1003, 931, 921, 917, 821, 819, 811, 807, 731, 725, 717, 521, 519, 517 1/2, 515, 509, 413, 411
West Second Street : 934, 930, 926, 912, 904, 900, 820 1/2, 812, 808, 806, 800
South Walker Street : 347, 405, 407, 503
South Davisson 308, 312, 320, 328, 334, 346, 307, 309, 321, 325, 329, 331, 333, 341, 343, 347
South Buckner 308, 312, 328, 330, 340, 344, 321, 327, 329, 341, 347
South Waldron 100, 102
South Euclid : 306, 318, 322, 328, 336, 340, 344, 400, 402, 305, 311, 317, 323, 327, 335, 339, 345, 401, 511
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South Jackson Street : 210, 306, 320, 324, 330, 334, 338, 342, 346, 213, 333, 341, 349
South Rogers Street 108, 208, 212, 402, 410, 500, 512, 105, 111, 401, 409, 501, 505, 517
South Madison : 308, 314, 320, 324, 330, 334, 338, 342, 350, 406, 500

Noncontributing:

819 1/2 W Kirkwood, 501 W Kirkwood, 904 W Kirkwood, 718 W 4th, 518 W 4th, 510-500 W 4th, 907 W 4th, 835 W 4th, 833 W 4th, 801 W 4th, 519 W 4th; 814 W 3rd, 411/409 W 3rd, 410 W Smith, 519 W Smith, 1014 W Howe, 1010 W Howe, 730 W Howe, 700 W Howe, 620 W Howe, 618 W Howe, 915 W Howe, 801 W Howe; 918 W 2nd, 730 W 2nd; 722 W 2nd, 345 S Walker, 403 S Walker, 316 S Davisson, 347 1/2 S Davisson, 316 S Buckner, 322 S Buckner, 108 S Maple, 214 1/2 S Maple, 324 S Maple, 330-32 S Maple, 508 S Maple, 206 S Fairview, 212 S Fairview, 324 S Fairview, 211 S Fairview, 217 S Fairview, 225 S Fairview, 218 S Jackson, 341 1/2 S Fairview

All other properties addresses listed in Section I, but not mentioned previously in Section 2, shall be rated as “contributing.”

SECTION III. Chapter 8.20 of the Bloomington Municipal Code, entitled “List of Designated Historic Districts,” is hereby amended to include the “Prospect Hill Conservation District” which shall read as follows:

Prospect Hill Conservation District

SECTION IV. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2008.

SUSAN SANDBERG, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 2008

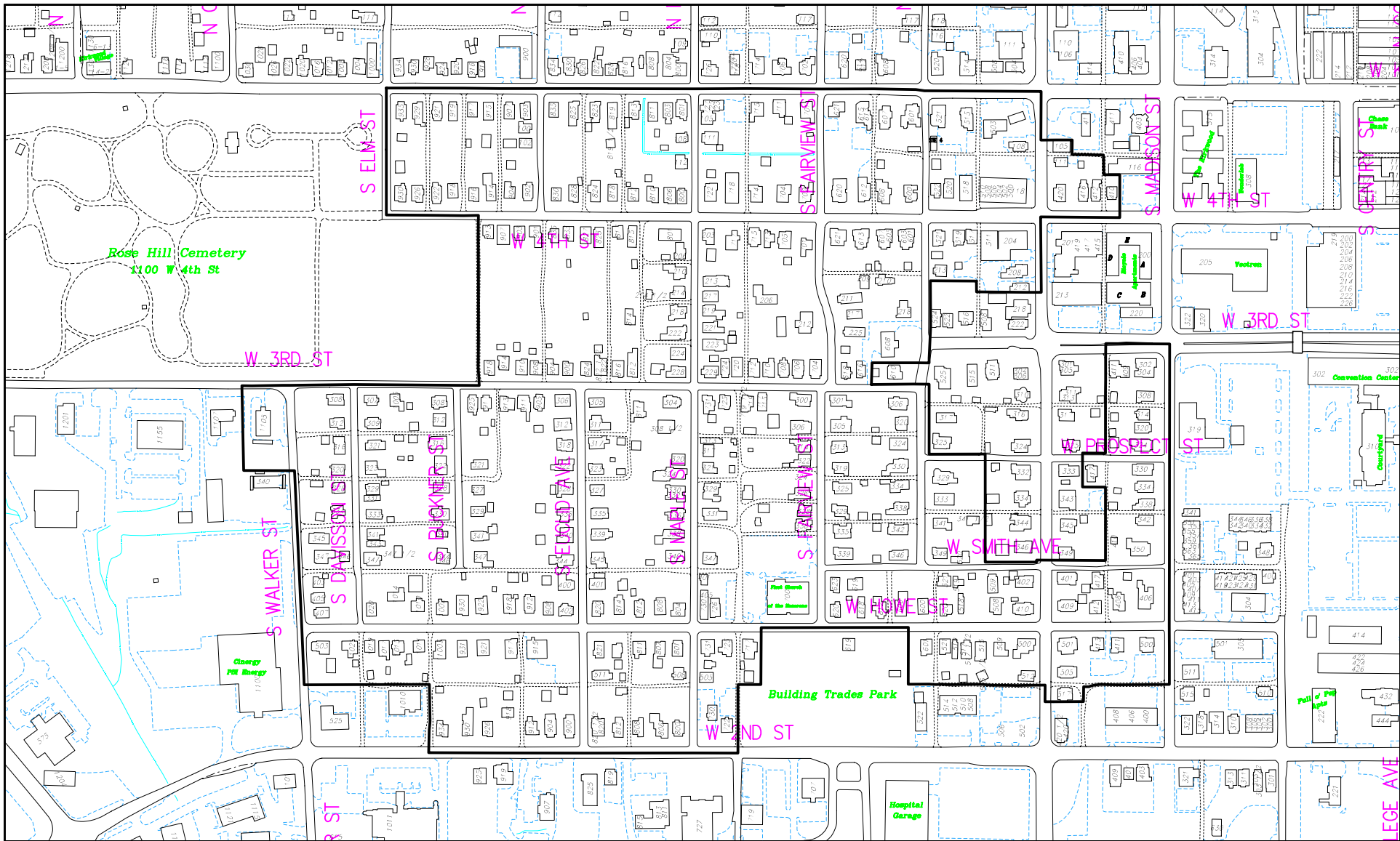
REGINA MOORE, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this ____ day of _____, 2008.

MARK KRUZAN, Mayor
City of Bloomington

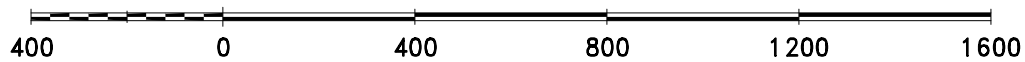
SYNOPSIS

This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled “The List of Designated Historic Districts” in order to designate Prospect Hill as a conservation district. The Bloomington Historic Preservation Commission sought this action and, after a public hearing on March 13th, 2008, recommended them to the Common Council based upon certain historic and architectural criteria set forth in Title 8 (Historic Preservation and Protection). The conservation district is, in general, less restrictive than a full historic district, and only requires the review of proposals to demolish or move buildings or construct new principal or accessory buildings. It will have an initial term of three years at which time the Commission will submit a report to the Council indicating whether the residents of the district want it to continue as a conservation district, be elevated to a full historic district, or be rescinded.



Housing and Neighborhood Development
Prospect Hill Conservation District

By: winklec
28 Mar 08
File: LLphcdaddr



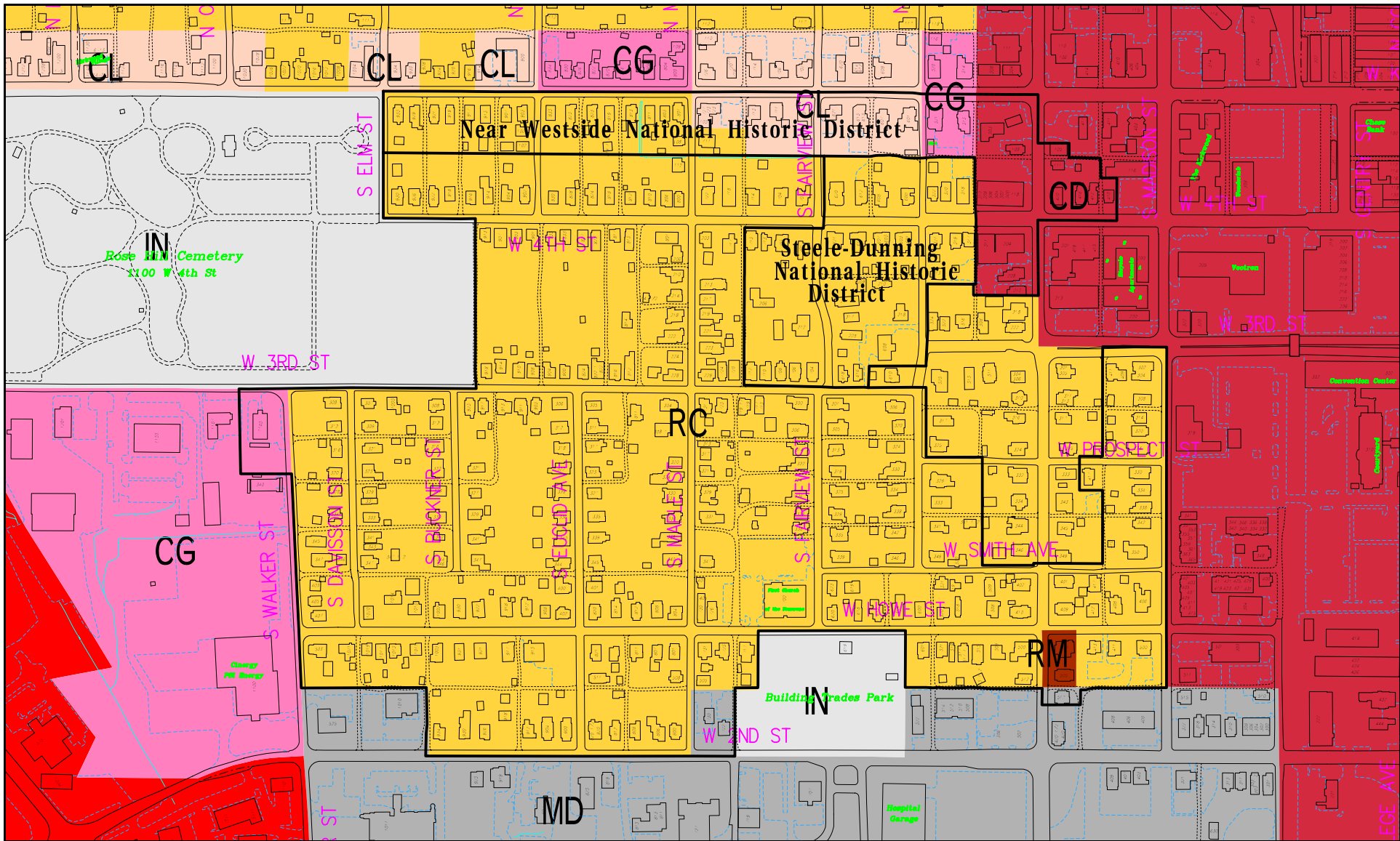
For reference only; map information NOT warranted.



City of Bloomington



Scale: 1" = 400'



PROSPECT HILL CONSERVATION DISTRICT

CL—Limited Commercial CG—General Commercial CD—Downtown Commercial MD—Medical

RC—Residential Core RM—Residential Multi-Family IN—Institutional

By: winklec

27 Mar 08

File: LLphcdmap



For reference only; map information NOT warranted.



City of Bloomington



Scale: 1" = 400'

Memo to Common Council

Prospect Hill Conservation District Memo
Program Manager Historic Preservation
3-25-08

This is the second time the Bloomington Historic Preservation Commission has recommended Conservation District status to a historic neighborhood. The first conservation district is located in McDoel Gardens neighborhood and was listed in 2001. Conservation district status has been available to the Commission since 1995, when Title 8 was brought into compliance with State Enabling Legislation. This update also gave the city interim protection, which provides protection for properties during the period between the recommendation of the Historic Commission and the action of Common Council to designate a property. A conservation district has less regulation than a full historic district, affecting only moving, demolition or new construction of a principal or accessory building. The appropriateness of the district to the neighborhood will be reassessed in three years by Common Council. Unlike a full historic district which has no future review by owners, property owners in a conservation district may vote to rescind, elevate to a full historic district or remain a conservation district. The results of that referendum will be conveyed to Common Council. In McDoel, the results of the vote in 2004 were to maintain the conservation district status by a 3 to 1 margin.

A conservation district is intended to slow the major changes in a neighborhood, by reviewing demolition and new construction. Changes to the exterior of properties are not reviewed nor are additions or enclosures. Proposed work of this kind proceeds through the building permit process without the review of the Commission. In contrast, a full historic district, regulates all exterior changes and best serves districts with high architectural integrity, like the local district in Prospect Hill that was listed in 1991. (see maps) In multiple discussions with neighborhood residents, staff repeatedly heard comments about increasing development pressure and inappropriate new construction. It was noted that there would be over 60 opportunities to build new buildings within the currently proposed boundaries of the district on sites including both non-contributing buildings and vacant land and lots.

The boundaries of the district were established using both the established boundaries of the neighborhood association and identification of historic survey properties and National Register districts within it. Prospect Hill is unusual in that so much survey work, documenting historic properties, was completed before the district boundaries were identified. The Near West Side (the south side of West Kirkwood and parts of Rogers and West 4th) and the Steele Dunning National Register Districts (parts of West 4th and West 3rd) were listed in 1997 and 2000. The Prospect Hill Study area was surveyed in 2001. The odd curved shape on the east side of the proposed district surrounds the Prospect Hill local Historic District, the regulations for which will not change by this action. Staff updated the documentation to reflect demolitions and improvements made since 2001.

Staff has met repeatedly with neighborhood residents and in subcommittee since June of 2007. (see list) Additionally a neighborhood plan developed with the Planning Department in 2005 concluded that a conservation district should be considered for this neighborhood. Staff is confident that between the three required public information sessions, the public hearing legal notices and the numerous mailings and flyers over this time, due diligence was met in advertising the public consideration of this district. Although not required at this time, a draft of the conservation district design guidelines have also been approved by the Prospect Hill Neighborhood Association, in anticipation of being considered for adoption by the Bloomington Historic Preservation Commission. They are included in the Council packet.

In conclusion this is a conservation district that is exceptional in its prior documentation and length of consideration. The Bloomington Historic Preservation Commission voted unanimously to recommend designation at its March 13th regular meeting.

- (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) **Architecturally worthy:**
- 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 a neighborhood or the city; or**
 - g. **Exemplifies the built environment in an era of history characterized by a distinctive architectural style.**

Case Background

A conservation district must meet the same significance criteria as an historic district. Regulations for review in a conservation district are not as stringent as in an historic district. If a conservation district is adopted by ordinance, then the Historic Commission will review only three activities:

1. The demolition of a building
2. The new construction of a principal building or accessory building
3. The moving of any building

After three years Common Council will hold a public hearing to decide whether to elevate the district to historic status or to continue as a conservation district. The conservation district will be rescinded if 51% of the owners write a letter of objection.

This application for Conservation District designation was initiated by the Prospect Hill Neighborhood Association. Preliminary discussion of the application took place three years ago as a part of the Prospect Hill Neighborhood Plan which was completed and published in Fall of 2005. Goal One of this Plan is as follows:

Honor the architectural and historic integrity of Prospect Hill.

Objective A.: Consider the viability of establishing historic conservation measures within the neighborhood.

Action Strategies:

- 1) Invite City HAND and Planning Department staff to attend a neighborhood meeting(s) to discuss the pros and cons of the various historic preservation options that are available.
- 2) Develop a roadmap to guide the neighborhood on viable historic preservation options to potentially implement.
- 3) Work closely with the Historic Preservation Commission and City of Bloomington staff to create any desired historic conservancy measures for Prospect Hill.

Since that time, HAND staff has met repeatedly with neighborhood representatives and attended Neighborhood Association regular meetings to begin the process of analysis that would result in boundaries, dispersing information and developing design guidelines for the area. A subcommittee was formed consisting of neighborhood residents, commission members and the City Councilman representing District 1. A list of those meetings and activities to methods of dispersing information about the proposed district is included with this report. Documentation is also provided in the neighborhood association meeting minutes. In cooperation with the Historic Preservation Commission, the neighborhood completed the required three public information meetings on July 26th, August 28th and November 15th. At least three flyers or newsletters were either delivered on foot or by mail in anticipation of the legal notice mailed in February for the March meeting.

The district is unusual in that so much discussion about a potential conservation district has taken place before the organization of the subcommittee that guided it through the process of application.

Any historic district must be comprised of contiguous properties. The boundaries of the district were established by outlining the concentration of contributing historic properties and omitting those areas where there are evident changes in dates of construction or types of buildings. The district is residential in nature; however there are some commercial uses along Rogers Street, and West Kirkwood.

Parts of the proposed district are already listed on the National Register of Historic Places: Steele Dunning District (9-22-00) and the Near West Side District (2-14-97). The rest of the district was surveyed in 2001 and resurveyed and described as a separate district called the Prospect Hill Conservation District in 2008. The resurvey was to insure the accuracy of the classifications and update information on demolitions.

Extensive histories and descriptions are available for the properties included in the Conservation District and this also makes the area exceptional. These are available upon request and will be provided at the February 2008 meeting. A proposed Map of the District is included. There are 355 addresses within the boundaries of the district, 292 are contributing, 16 notable, one outstanding and 46 non-contributing.

Complete histories are available for Steele-Dunning, Near West Side and Prospect Hill Study Area. Generally, the Prospect Hill Conservation District features groups of several vernacular forms that are illustrative of working class neighborhoods. These include shotguns, pyramidal cottages, bungalows, four-squares and double pens. The district contains examples that range from outstanding (1) to non contributing (46) but the great proportion of houses are simply contributing (292), either because of modification such as siding, enclosures or additions or as a result of the modest and unembellished designs. However, the aforementioned forms have a great deal of consistency and lend a historic ambiance to the neighborhood, much like Bloomington's first Conservation District, McDoel Gardens.

Development History

In the city's earliest days, the lots south of Third Street in Perry Township were called Seminary Lots and were randomly occupied by squatters who took advantage of the good agricultural land. When a sale was demanded by the town board, the land sold to more prominent citizens. The house at 308 South Maple was an old mid-nineteenth century gothic house that faced Third Street when most of the land in Prospect Hill was still farmland. Professor Amzi Atwater of the State Seminary (the institution that preceded Indiana University) noted that "on the hill south of town was one of the attractive, slightly places in town, though the house was simply a large cottage. It was the home of Judge James Hughes and was surrounded by evergreens." The house on Maple lay south of Paris Dunning and the grounds were called the "Prospect property." As late as 1865, Judge Hughes remained on the hill with few neighbors.

Enos Blair and Jacob Lowe were the most prominent early citizens to reside in the area on what were then large rural tracts. Both dabbled in local politics, holding judicial, appointed and elective positions in the very new settlement of Bloomington. Many of the abstracts for the modest homes that now line the streets of Prospect Hill boast the names of prominent citizens who later speculated in land development there: Henry Woolery, James and William Showers. Early vernacular houses are scattered throughout the survey area. The houses at 521 West Smith and 911 West Third Street are excellent examples of the double pen form. There are at least two restored shotguns in the district. More common, however, are gabled-ell and pyramidal roof houses, many with early twentieth century brick or stone porches, fewer with the original wood supports still intact. The architectural period of significance extends through the 1930's, but pointedly does not contain the revival style homes so enthusiastically built on the east side of town. More common to the later period are minimal vernacular cottages, with painfully modest arts and crafts details, like the one at 329 South Maple. Two pent roof porticos are supported by knee braces and nominally decorated with exposed end rafters. The house is sided with textured asbestos shingling.

The area can boast two outstanding high style examples. Hughes-Branum House at 308 South Maple is Bloomington's last intact example of a gothic style house. Its dramatic façade with curvilinear barge boards and transomed and side lit entries, still commands the street and 203 South Maple, an unusual Queene Anne gabled-ell with wood awnings.



The Prospect Hill Study Area encompasses the city out-lots west to Walker Street and surrounds the existing national register and local historic district called Prospect Hill. It includes areas not thematically or architecturally linked to the original district. The original district, listed in 1991, contained the homes of local businessmen and has the highest concentration of architect designed homes in town, with the possible exception of Vinegar Hill (located along East First Street). The South Side Stone Company also known as the Henly Stone Co., was once situated upon the land that is now Building and Trades Park. It provided the district with its working class base. By 1910 the mill had been abandoned, but many of the houses were developed, including an area known as "Sod Town" along Davisson and Walker where a more transient population lived. The neighborhood developed with homes interspersed with many small businesses, including groceries, cigar stores, dressmakers and leather supplies.

Historic Housing Forms

The architecture of the Prospect Hill Study Area is diverse, but primarily characterized by Pyramidal roof Cottages and Gabled-ell's similar to homes found in the Near West Side. The district contains the largest number of shotguns and double -pens within any neighborhood.

The **gabled-ell** form is not specifically rural or urban in nature, but is associated with the houses of working class people. Commonly called in their day, "carpenter



architecture,” stylistic flourishes were discretionary. If details were desired then they were applied to a standard house design. Two forms of the L-plan house predominate: the pyramidal roof and the simple cross-gabled ell. There is a very high concentration of the gabled-ell form on West Howe, South Euclid, and South Maple. The repeating patterns of these roof forms and the consistent rhythm of front porches establishes a distinctive character along these streets.

The **pyramidal roof cottage** is the second most prevalent form and dominates the streetscape in the area of South Jackson, South Fairview, West 4th and West Kirkwood. The horizontal massing of these houses and the unique shape of the roofs contrast sharply with most modern construction. These houses are identical to gabled-ell’s in plan, differing only in the roof shape.



The **bungalow** was among several popular and affordable forms available starting in the 1910’s. The bungalow type became a national passion in the teens, twenties and survived into the thirties. The houses were inexpensive, small and simple. It fell to secondary dormers, porch covers, balustrades and roof details to express individuation. The bungalow had a secondary association with the national goals of the Progressive Era, which emphasized public health and domesticity in the face of urban overcrowding and industrialization. For many, in larger urban areas, the bungalow was the affordable alternative to the rented tenement. It was the first step to remove the nuclear family from hard scrabble plight of cold water walk-ups. In the small towns of the Midwest, where space permitted, these modestly sized homes provided the first familial independence. In Prospect Hill these forms dominate the 700 block of West Third Street, West Second Street and South Buckner

A simple rectangular house form, the **Double Pen**, first appeared when a room was added to a single room log structure along a horizontal axis. In the more mature form each room had its front door along the long facade and a chimney could be in one or both gable ends. Another form, the Saddlebag, has projecting rooms off a central chimney.

Although the Double Pen could be quite early, like the brick house at 218 South Rogers located in the Prospect Hill local historic district, and believed to have been built in 1840, there are double units constructed in the larger neighborhood well into the twentieth century. An outstanding example of a circa 1890 frame Double Pen with Queen Anne flourishes was built at 521 West Fourth Street. Another local characteristic of this type of house is the frequency with which it was moved, its small square footage making it easily portable. The house at 715 West 4th Street was probably moved to this location and fitted with a bungalow porch after 1913.



Prospect Hill contains one of the city's most concentrated inventories of **shotgun** houses. The form can be traced to the African American culture of the lowland south and but appear as far north as Indianapolis and Chicago, usually in less affluent areas because of its small size. The houses are a single room wide and two to three rooms deep, often having a shed addition to the rear. Prospect Hill examples at 518 and 519 West Howe both have front porches, as is characteristic of the Bloomington version of this form.



In addition to these historic house forms, the streetscape in Prospect Hill is lined with

customized limestone walls- many laid by the residents themselves. Preserved octagonal limestone WPA and herringbone pattern brick walkways lend an ambiance of history to the area. The entire area within the proposed Conservation District boundary conveys a sense of history through its scale and public details.

The goals of the neighborhood association are to slow the loss of historic residential fabric and to ensure that new construction be compatible with the traditional forms that have been identified.



In late summer, staff and neighborhood volunteers walked the Prospect Hill area to attempt to establish design guidelines that would assist property owners in their design decisions for new construction within the area. The steering committee met repeatedly through summer and fall on this project. A draft of the Prospect Hill Design Guidelines is included. By authority of Title 20 and the state enabling statute, the Bloomington Historic Preservation Commission will consider and adopt these guidelines at a later time. They are

included here to provide owners with information about the actual proposed regulations and to assure the Council that work on the draft is nearing completion.

The Bloomington Historic Preservation Commission unanimously recommended this designation at its March 13th meeting and the following classifications:

Outstanding : 521 West 4th

Notable : 702 W 4th, 620 W 4th, 608 W 4th, 621 W 4th, 613 W 4th, 605-07 W 4th, 603-01 W 4th, 706 W 3rd, 704 W 3rd, 731 W 3rd, 518 W Howe, 601 W Howe, 312 S Waldron, 308 S Maple, 347 S Maple, 302-304 S Madison

Contributing : Kirkwood Street: 935, 929, 921, 919, 917, 915, 907, 903, 835, 825, 823, 819, 813, 811, 803, 801, 723-27, 715, 711, 701, 621, 615-613, 607, 601, 521, 515

4th Street: 930, 926, 922, 918, 916, 914, 902, 830, 828, 824, 818, 812, 810, 806, 800, 722, 714, 704, 612, 600, 522, 520, 420, 416, 412, 410, 913, 903, 901, 827, 823, 817, 815, 717, 715, 713, 705, 701, 517, 511, 505

West Third Street : 918, 914, 910, 908, 904, 900, 824, 822 1/2, 816, 812, 724, 720, 712, 710, 708, 618, 616, 1105, 1005, 925, 917, 913, 911, 905, 811, 725, 719-719 1/2, 717-15,

West Prospect Avenue 417

West Smith Street : 520, 623, 619, 521, 509, 417

West Howe Street : 1020, 1002, 930, 922, 918, 912, 908, 820, 814, 812, 808, 804, 726, 612, 606, 600, 520, 508, 412, 408, 1021, 1019, 1017, 1015, 1011, 1003, 931, 921, 917, 821, 819, 811, 807, 731, 725, 717, 521, 519, 517 1/2, 515, 509, 413, 411

West Second Street : 934, 930, 926, 912, 904, 900, 820 1/2, 812, 808, 806, 800

South Walker Street : 347, 405, 407, 503

South Davisson 308, 312, 320, 328, 334, 346, 307, 309, 321, 325, 329, 331, 333, 341, 343, 347

South Buckner 308, 312, 328, 330, 340, 344, 321, 327, 329, 341, 347

South Waldron 100, 102

South Euclid : 306, 318, 322, 328, 336, 340, 344, 400, 402, 305, 311, 317, 323, 327, 335, 339, 345, 401, 511

South Maple Street 112, 206, 210, 214, 218, 222, 224, 228, 304, 320, 336, 338, 340, 105, 111, 203, 213, 217, 219, 221, 223, 229, 313, 317, 321, 329, 331, 401, 505

South Fairview Street : 300, 306, 314, 322, 326, 328, 338, 209, 301, 305, 313, 319, 325, 329, 335, 339

South Jackson Street : 210, 306, 320, 324, 330, 334, 338, 342, 346, 213, 333, 341, 349

South Rogers Street 108, 208, 212, 402, 410, 500, 512, 105, 111, 401, 409, 501, 505, 517

South Madison : 308, 314, 320, 324, 330, 334, 338, 342, 350, 406, 500

Noncontributing:

819 ½ W Kirkwood, 501 W Kirkwood, 904 W Kirkwood, 718 W 4th, 518 W 4th, 510-500 W 4th, 907 W 4th, 835 W 4th, 833 W 4th, 801 W 4th, 519 W 4th; 814 W 3rd, 411/409 W 3rd, 410 W Smith, 519 W Smith, 1014 W Howe, 1010 W Howe, 730 W Howe, 700 W Howe, 620 W Howe, 618 W Howe, 915 W Howe, 801 W Howe; 619 W Howe; 918 W 2nd, 730 W 2nd; 722 W 2nd, 345 S Walker, 403 S Walker, 316 S Davisson, 347 1/2 S Davisson, 316 S Buckner, 322 S Buckner, 108 S Maple, 214 1/2 S Maple, 324 S Maple, 330-32 S Maple, 508 S Maple, 206 S Fairview, 212 S Fairview, 324 S Fairview, 211 S Fairview, 217 S Fairview, 225 S Fairview, 218 S Jackson, 341 1/2 S Fairview

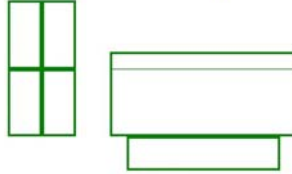
Historic Housing Styles



Window Design

Double –Pen 1850-1890

Single story houses with symmetrical facades, double doors into two rooms. Small footprint.

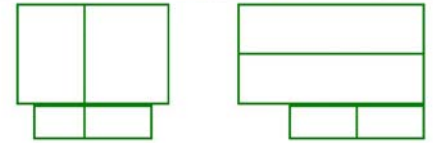


House Form



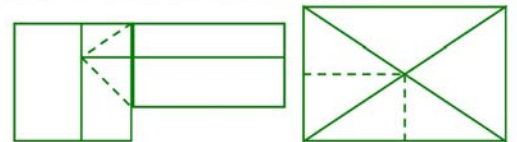
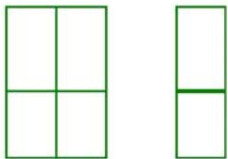
Bungalow 1910-1930

Single story or story and a half houses with large usually brick front porches characteristic eave details and windows designs. Horizontal form.



Gabled-ell Pyramidal-ell 1890-1915

Single story or story and a half houses with simple intersecting gables and large porches. Or, hipped roofs covering L- shaped floor plans.

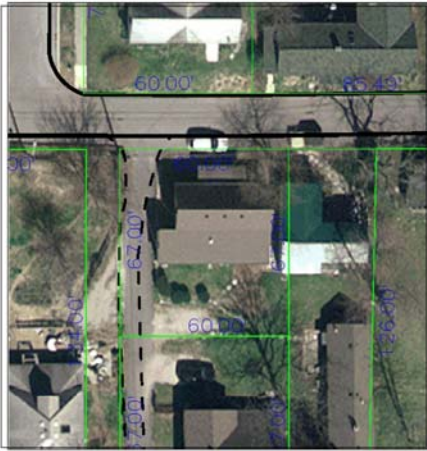


Shot-gun 1880-1915

One room wide and three rooms deep with a single front gable and smallest of all house footprints.



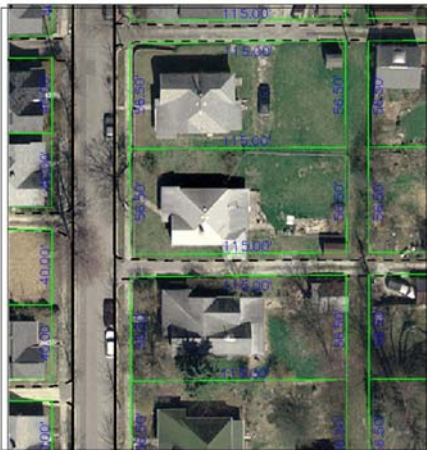
Prospect Hill Neighborhood



Double-Pen House Form
Half Lot 60x67' 4020 sq. ft.
Building footprint: 650-800 sq. ft.
Front setback: variable
Scattered sites



Bungalow House Form
Lot size 50x124' 6200 sq. ft.
Building footprint: 840-950 sq. ft.
Front setback: 14'
3rd Street



Pyramidal -ell Form
Lot size 56.50x115' 6498 sq. ft.
Building footprint: 900-1100 sq. ft.
Front setback: 11'
Fairview



Neighborhood Density
3.27 acres [identified in box]
6.99 units/acre
Building footprint average 1353 sq ft

Prospect Hill Neighborhood Association


Bloomington, Indiana

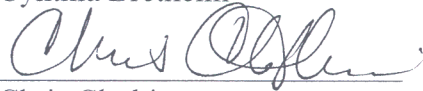
January 22, 2008


We, the undersigned, support and apply for designation of Prospect Hill Neighborhood as a Conservation District. We have drafted and are submitting our proposed design guidelines, in addition to the application, for consideration by the Historic Preservation Commission.


Sincerely,


The Prospect Hill Conservation District Steering Committee

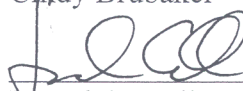

Cynthia Bretheim



Chris Clothier

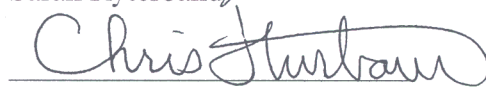

Patrick Murray


Lucy Schach


Cindy Brubaker


Laurel Cornell


Sarah Ryterband


Chris Sturbaum

Prospect Hill
Conservation District
Design Guidelines

DRAFT

Proposed language only

Introduction

Citizens, developers, workers, and homeowners are interested in living and working in neighborhoods which are distinctive. There is abundant evidence that people are more likely to buy houses in distinctive neighborhoods, more likely to establish new businesses in distinctive neighborhoods, and more likely to work together with their neighbors on community projects in distinctive neighborhoods as well. Distinctiveness is an important amenity, and people are willing to contribute to the economic development of a city or neighborhood. One of the things that makes a neighborhood distinctive is its history. The most obvious evidence of a neighborhood's history is the kinds of buildings and structures it contains. The objective of this set of conservation guidelines is to preserve the distinctiveness of the Prospect Hill neighborhood by conserving the architectural evidence of its history and to maintain its affordability. In order to celebrate and preserve the distinctive character of the area, the Prospect Hill Neighborhood Plan, completed in Fall of 2005, first proposed formation of a Conservation District.

The earliest houses in what is now the Prospect Hill neighborhood were built around 1850, but most of the neighborhood was built between 1890 and 1920 in two waves of activity. First, a number of wealthy industrialists built large, architect-designed homes at the top of the hill along South Rogers Street, where they could be close to their factories and offices and look over the growing city of Bloomington. In a second wave of construction beginning in 1890 and continuing until 1910 the farmland to the north, south, and west of this area was platted and filled in with houses for workers in the nearby limestone mills, furniture factory, and mirror factory. Most of these houses are carpenter-builder houses taking the form of Gabled-ell, pyramidal cottage, bungalow, four-square, double pen and shotgun. It is the architectural fabric created by these many small houses which make this neighborhood distinctive and which we want to protect by creating a conservation district. There are more than 80 of them that are more than 100 years old.

The Prospect Hill neighborhood is mostly residential. However it historically has had two commercial and industrial foci, the set of automobile-related buildings around the intersection of Fourth and Rogers Street, and the residences currently used as retail and commercial properties along Kirkwood Avenue

The uses of all of these properties have changed over time. They are no longer occupied by the wealthy, by workers in the limestone mills, or by large families with many children and boarders and lodgers. Properties which when first built were used for making ice or showing automobiles are now used for restaurants, offices, and homes. Hence these design guidelines do not deal with the uses of properties. They deal only with the architectural appearance of properties.

The intention of this conservation district is to protect the historic architectural fabric of the Prospect Hill neighborhood by regulating the demolition of properties, by creating design guidelines for new construction, and by paying attention to the movement of houses into and out of the district. It does not cover modifications to existing houses and other structures unless they are to be moved or demolished.

Scope of Design Guidelines

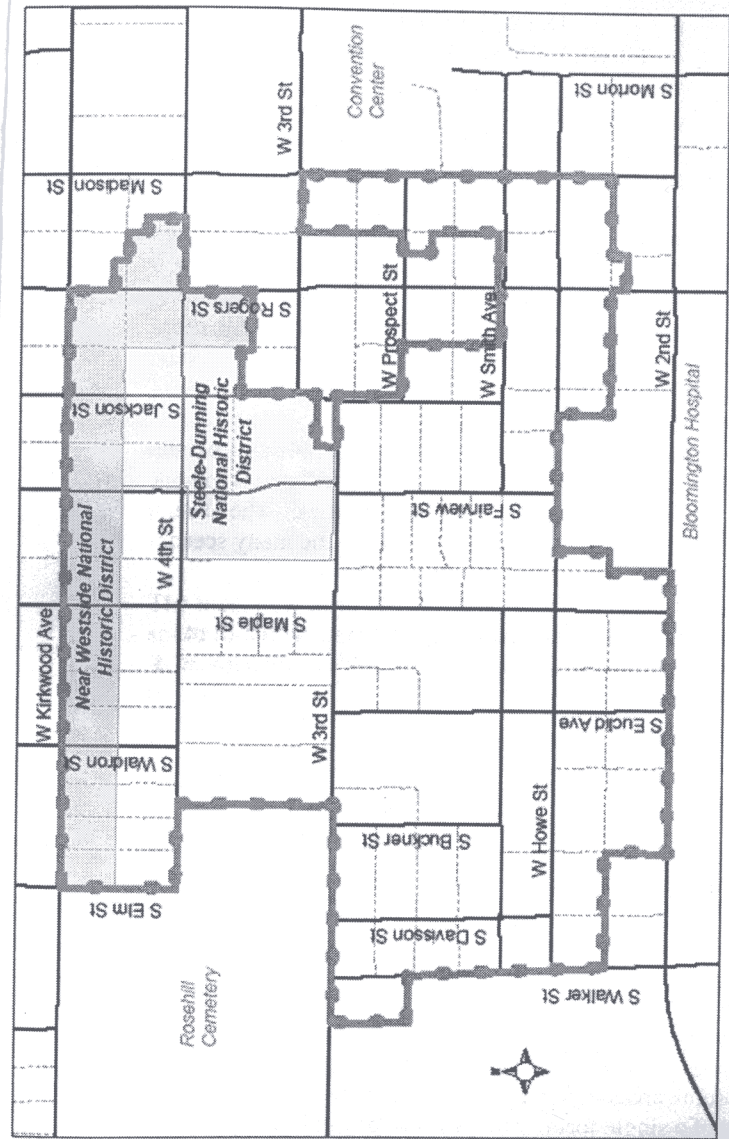
The Prospect Hill Conservation District essentially covers the entire area included in the boundaries of the Prospect Hill Neighborhood Association. Within these boundaries it excludes the Prospect Hill Historic District and a few other properties, all of which are covered by more stringent rules which review the details of renovations contained in the guidelines for locally designated historic districts. Generally it follows the Neighborhood Association boundaries and includes structures listed as part of the Near West Side National Register Historic District and the Steele-Dunning National Register District. Those historic districts are not locally designated and are not covered by stringent rules about

the details of renovations. Some of the historic commercial buildings in this area are already locally designated. See the attached map for the exact boundaries.

Most of this area is zoned for residential use. Some of it is zoned commercial and is covered by other design guidelines described in the *Unified Development Ordinance (UDO)*. The Downtown Edges Overlay covers properties along the east side of Rogers Street. It mandates that new construction in that area will be of a scale midway between that of downtown and that of the residential neighborhoods, so that it does not overwhelm the neighborhood.

The south side of Kirkwood Avenue is covered by the Kirkwood Plan, which provides clear guidelines for future construction using commercial forms.

Structures now zoned commercial which were initially constructed using the forms of commercial buildings will be covered by the Kirkwood Plan design guidelines; structures now zoned commercial which were initially constructed using the forms of residential buildings will be covered by these conservation district guidelines. Specific details are included in the body of this text under the heading "Where Other Architectural Standards Apply." The conservation district intends for new construction to be compatible with the historic character of the district. See the attached maps for boundaries of each of these areas.



2/07/2008

Prospect Hill Conservation District Boundaries

INTRODUCTION TRADITIONAL HOUSE FORMS

The area included in the Prospect Hill Conservation district displays remarkably consistent housing forms and styles primarily constructed from the 1890's through the 1930's. There are four predominate forms, some with variations. These forms are not unique to Prospect Hill but illustrative of early working class residential neighborhoods in Bloomington generally. Because the uniformity of its historic housing patterns is a significant characteristic of Prospect Hill, the neighborhood offers defined guidelines for new construction. To maintain the appearance and integrity of a historic neighborhood. In Prospect Hill, 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, setbacks and other irregularities. The Design Guidelines are fashioned to accommodate the many scenarios in Prospect Hill.

The gabled-ell form has a cross-gabled plan with a front porch stretched across the intersecting gables. The house is usually placed with the long side of the house parallel to the street. The entrance is double sided with doors on each of the wings of the wings facing one another. 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. In Prospect Hill some areas of the neighborhood show high concentrations of a single form. The east side of the 300 blocks of South Maple and South Euclid and the 900 block of West Howe are good examples of the gabled-ell pattern.



A variant of the gabled-ell, the pyramidal cottage dominates block faces in the 300 block of South Jackson and the 800 block of West 4th Street. Although the plan of the house is similar to the gabled-ell, the entire structure is covered by a hipped or pyramidal roof, so the massing and height are different. A Pyramidal roof house is generally taller and appears more massive than the gabled-ell, even when the lot coverage is similar. This form retains the facing front doors and the front porch, although sometimes the porch is recessed or cut-in beneath the principal roof.



The bungalow form is also a single story but can have living space on the second floor with dormer windows providing light. In Prospect Hill the principal structure is usually topped by a single gable or a hipped roof. The front porches are large and comfortable and stretch entirely across the front façade.



They can be covered by a gable or a hipped roof. Prospect Hill has several groupings of classic bungalows; some are located in the 700 block of West Third, on South Buckner and South Madison. The roof shapes are simple and the houses are small and compact in scale compared with pyramidal cottages

A two story variant of the bungalow is the four square house. These are the most vertical houses in the Prospect Hill Conservation District. Almost always displaying a pyramidal roof, they are massive compared with the typical house. Besides the row of houses of West Fourth, there are only two other examples of four squares in Prospect Hill.

There are two remaining forms which appear scattered throughout the district, but neither form part of a grouping anywhere. The Shotgun house is visibly narrower than any other form. It is a single room wide and two to three rooms deep. The gables always faces

the street and the small shed roof porch stretches across the narrow front façade. Shotguns are always the smallest width in plan and have minimal mass. These minimal habitations were brought up from the south and often were called railroad houses.

Double-pens are another early vernacular form that first appeared in rural areas and are found in Prospect Hill on scattered sites, although there are many in the

western part of the district. The house is side gabled and symmetrical from the front elevation. The front porch covers paired front doors.



STANDARDS FOR NEW CONSTRUCTION

The purpose of these Guidelines is to present flexible approaches to appropriate design in the Prospect Hill conservation 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 there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result.

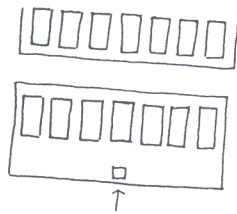
CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context. Therefore, the most important first step in designing new construction in any conservation district is to determine just what the context is. "Contributing" properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable. You can find out more in the City of Bloomington Interim Report, on pages 34-41. Each property in the Prospect Hill Study Area is described.

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

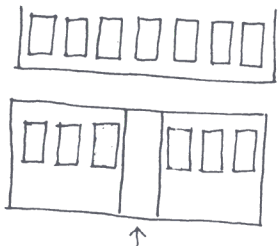
Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

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



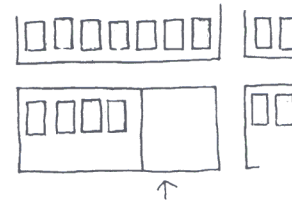
Context. New construction must use the existing historic building as its most important, perhaps only, context.

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.



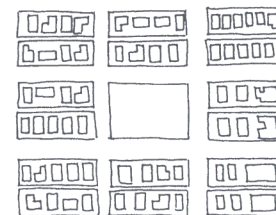
Context. The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

3. LARGE SITE This is usually a combination of several vacant lots, often the result of previous demolition.



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, especially if other vacant land exists in the immediate area.

4. REDEVELOPMENT SITE. This site may consist of four or more contiguous vacant lots. Often there is much vacant land surrounding the site.



Context. 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. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, 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).

Definition: A primary building is a building or accessory structure occupying a lot. Buildings not on a foundations or less than 200 square feet need no approval.

GUIDELINES

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. These guidelines are less comprehensive and less restrictive than for a Historic District.

MATERIALS

Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.

RECOMMENDED

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
2. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used.
3. Brick, limestone, clapboard, cement board, wood, shingles stucco

 Typical Siding

 ✓ Yes!

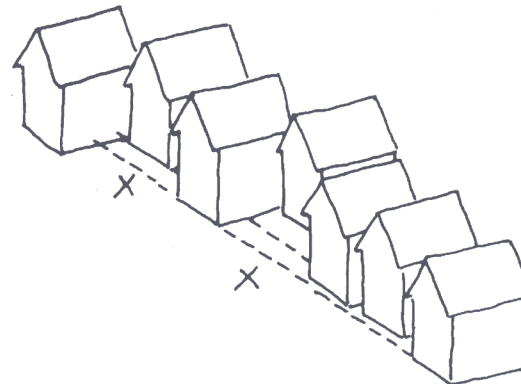
 X Simulated grain NO!

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 setback pattern established by the existing block context. 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.

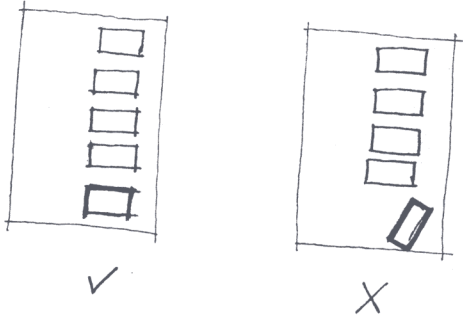


ORIENTATION

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 information 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 commonplace, 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 construction should maintain the perceived regularity or lack of regularity of spacing on the block.

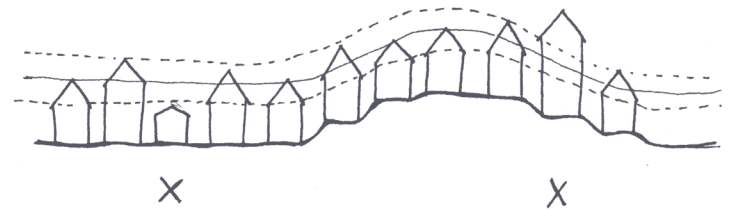
BUILDING HEIGHTS

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.

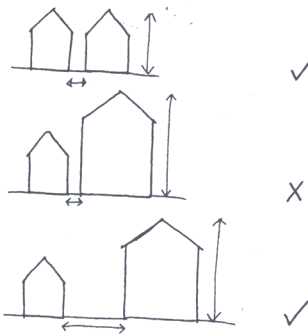


BUILDING HEIGHT/ SIDE SETBACK

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.

RECOMMENDED

The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

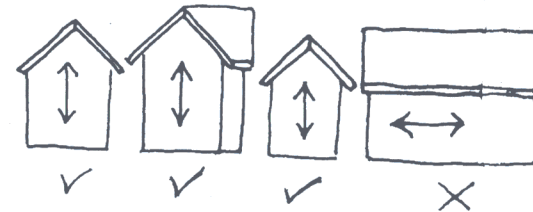
Roof Shape



Context

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

Directional Orientation



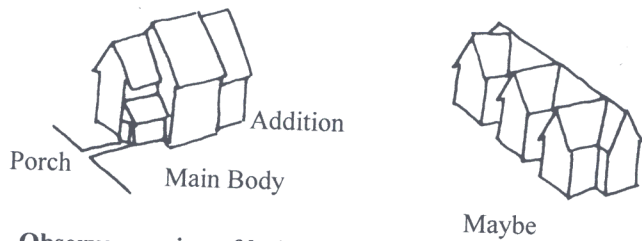
MASS

Definition: The three dimensional outline of a building. Depending on the block face, buildings in Prospect Hill may reflect the traditional horizontal mass of the gabled-ell or the more vertical projection of the bungalow form. See the architectural description of traditional forms provided in the introduction for guidance.

RECOMMENDED

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.

- The massing of the various parts of a new buildings should be characteristic of surrounding buildings.



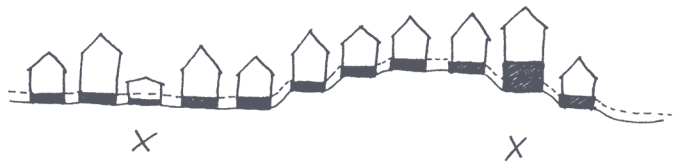
Observe massing of building parts.

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

- Creative expression with fenestration is not precluded provided the result does not conflict

with or draw attention from surrounding historic buildings.

- Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.



- The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
- Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

UTILITIES & EQUIPMENT

Definition: Any utilities that might be above ground and 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: Both garage and surface storage areas for automobiles or other motorized 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. 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.

Prospect Hill Conservation District Design Guidelines

STANDARDS FOR MOVING BUILDINGS

Existing historic buildings in the Prospect Hill Conservation Area 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
Moving any building into or out of the Conservation District

GUIDELINES

The following guidelines are enforceable by the BHPC and are less comprehensive and less restrictive than for a Historic District.

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 buildings (under 200 square feet) in backyards may be moved without review. Contributing accessory buildings require review according to guidelines for compatible new construction.

Prospect Hill Conservation District Design Guidelines

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 Prospect 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

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 historic 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 only if it finds one or more

of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the 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.

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 www.bloomington.in.gov

Historic Preservation Commission Rules and Procedures

See Article V – Historic Designation

Bloomington Historic Preservation Rules and Procedures

Article I: Meetings

- A. The Commission shall meet on the second Thursday of every month at 3:30 P.M. in the McCloskey Conference Room of Showers City Hall
- B. Notices of Meetings shall be submitted by the City of Bloomington Housing and Neighborhood Development Department to the newspaper and posted in the Municipal Building at least 48 hours before each meeting.
- C. Special meetings may be called by the chairperson and shall be called upon request of two voting members of the commission. Three days notice is required.
- D. The agenda shall be set at least six days before each meeting and mailed to members.
- E. A majority of voting members shall constitute a quorum.
- F. All decisions, votes, recommendations, motions and communications of the Commission shall be by roll call. The vote of each member of the Commission shall be entered in the records of the Commission and shall appear in the minutes.
- G. No member of the Commission shall participate in the hearing or decision of the Commission involving any matter in which that person is directly or indirectly financially interested, other than the preparation of a Master Plan. In the event that any member disqualifies himself or that any member's eligibility is challenged by members of the public such fact shall be entered on the records of the Commission and shall appear in the minutes
- H. As soon as possible, a summary of the minutes of the proceedings shall be made available to each member of the Commission. The minutes shall include a record of the Commission members and visitors present.
- I. All minutes or tape recordings of the proceedings and exhibits submitted by petitioners, remonstrators and staff shall be public records and shall be filed in the City Housing and Neighborhood Development office. The materials shall be part of the case and all such materials shall be held by the Housing and Development Office. Materials shall be held by Housing and Neighborhood Development Department for a period of at least two years.
- J. The final disposition of any request, petition or resolution shall be in terms of a motion to grant, deny, or continue by the Historic Commission. Additionally, the members of the Commission may attach such conditions to a motion as are deemed necessary to promote the purposes of Title 8 of the City of Bloomington Municipal Code.
- K. No petition or request will be heard unless the petitioner or his counsel is present at the time their case is called to be heard. The petition will be moved to the end of the agenda. If the petitioner is not present, the case will be continued to the next noticed meeting.
- L. Upon a resignation of the membership, the Mayor shall appoint within 90 days, a Commission member for the remainder of the term.

Article II: Officers

- A. The Commission shall at its first meeting in each year select, by majority vote among its members a chairman and vice-chairman, who shall serve for one year and may be reelected.
- B. The Chairman shall preside over Commission meetings and on behalf of the Commission shall exercise general supervision over the administration of affairs, including execution of contracts and agreements, the appointment of subcommittees and representatives, the determination of points or order and procedure, and the signing of all official documents. The Vice-Chairman shall have authority to act as Chairman of the Commission during the absence or disability of the Chairman. In the case of the resignation or death of the Chairman, the Vice-Chairman shall succeed to the Chairmanship and a new Chairman is selected from the membership at the next duly noticed general meeting.
- C. The Vice Chairman shall be responsible for supervising the keeping of an accurate and complete record of all Commission proceedings, including keeping of records and minutes, the custody and preservation of all papers and document of the Commission, the maintenance of a current roster and qualifications of members, and the authority to certify all official acts on behalf of the Commission
- D. The City's Director of Planning or his designee shall appear at meetings and assist the Commission by presenting factual opinion on significant issues.

Article III: Filing and Processing of Petitions:

- A. Petitions for Historic Designation or Certificates of Appropriateness shall be made by the petitioner at least seven (7) days prior to a Commission Meeting on forms approved by the Commission which are available on request in the Office of Housing and Neighborhood Development.
- B. Notices shall be posted no later than six (6) days before the Historic Preservation Commission hearing for designation of a property. For regular meetings the 48 hour public notice requirement shall be honored.
- C. A petition may be withdrawn at any time by the petitioner.

Article IV: Certificates of Appropriateness

- A. The Commission shall consider and may make final disposition of said petition at any properly scheduled meeting, but in no case more than thirty days after the acceptance of the complete application as certified by the Vice-Chairman. However the Vice-Chairman may advise the petitioner and the petitioner may choose to attend a preliminary hearing to advise the petition of the merits if the submittal in anticipation of the formal hearing and disposition of the request
 - 1. An application for Certificate of Appropriateness shall be subject to the following requirements:

- a. No fee shall be charged for such application.
 - b. The application shall be accompanied by sketches, photographs, descriptions, and other information which the Commission finds necessary for its decision.
 - c. The Commission must state findings in report form addressing the criteria in Title 8, The Commission may attach conditions to the approval.
 - d. A Certificate of Appropriateness shall be issued by the Commission, if approved by the Commission, or if not acted upon by the Commission within thirty (30) days after it is filed.
 - e. The Commission may grant an extension of the thirty days limit if the applicant agrees with the extension.
 - f. Expiration of a Certificate of Appropriateness: The Certificate of Appropriateness shall expire two years after issuance, unless at the time the Certificate is approved, the Commission approves an extension upon the request of the petitioner.
 - g. Right to Commission Review: In any case where an applicant does not receive a Certificate of Appropriateness or otherwise feels aggrieved by an action of the administrator, the applicant shall have the right to a review by the Commission upon submission of new information.
- B. The Vice-Chairman shall be responsible for the completion of the Commission report and the creation of the Certificate of Appropriateness. A copy of this document shall be submitted by the petitioner. The original shall be kept with case records in the Office of Housing and Neighborhood Development.
- C. The Vice-Chairman shall also be responsible for notifying the petitioner of the Commission's decision.
- D. A Certificate of Appropriateness is not required for the following activities:
1. Routine maintenance as defined in the Ordinance: Work which would not require building permit and any change that is not construction, removal, or alteration.
 2. The installation of a single wall mounted mailbox near the main entrance on the front of the structure.
 3. The removal of an inappropriate fence type: chain link, board and batten, basket weave, split rail and stockade.
 4. Repair or replacement of existing sidewalks, driveways, and steps with the same materials.
 5. Roof repair where the surface matches existing, including both flat and shingled surfaces.
 6. Replacement or installation of mechanical equipment, skylights, or vents on a flat roof provided the new element is not visible from the public way.
 7. Ground installation of central air conditioning equipment provided that it is screened and not visible from the public way.

- E. Staff may approve a certificate of appropriateness for certain minor requests by property owners.
1. Staff shall notify and consult with officers of the Commission prior to release of an approved Certificate. Those certificates approved at the staff level shall be listed at the next monthly meeting
 2. At the request of staff or an owner, an application may be forwarded to the full Commission at the next regular meeting for its consideration. In no case shall the time fore approval of a completed application exceed 30 days.
 3. Staff decisions may include, but are not limited to, changes in the environment, including placement of exterior mechanicals or reception devices, tree removal, fencing, sidewalks, paving materials, patios or decks, and placement of temporary or removable structures such as sheds or playground equipment.
 4. However, staff shall not be authorized to grant or deny a Certificate of Appropriateness for the following activities within a historic district:
 - a. The demolition of a building, structure, or site
 - b. The moving of a building or structure
 - c. The construction of an addition to a building or structure
 - d. The construction of an new building or structure
 - e. Removal of fabric determined to be original to the construction of the building or structure.

Article V: Historic Designation

- A. The Commission may initiate or accept by petition of owners in fee simple, a request for designation of an Historic District or Conservation District.
1. The Commission shall prepare a map based upon a survey conducted or adopted by the Commission which documents historic properties within the corporate limits of the City of Bloomington.
 2. The Commission may divide the district into secondary and primary areas.
 3. The Commission shall classify all buildings and structures within the districts as Outstanding, Notable, Contributing or Non-contributing.
 4. A report shall accompany all petitions to the Common Council for designation citing cause for accepting the district under the criteria in Title 8 of the Municipal Code.
- B. After three years, the status of a Conservation District will be reviewed by Common Council which will make a decision to maintain the conservation district, upgrade to historic district or repeal. Property owners will be notified 185 days before the 3rd anniversary of designation. Owners may submit their opinions on the matter in writing to the Historic Preservation Commission which will make a report to Council. If 51% of the owners object in writing the Conservation District will be rescinded.
- C. A public hearing shall be held by the Commission to allow for public comment. Such public comment may be held separately or in conjunction with the meeting where the action on the district is to occur. Other meetings

involving the residents and owners, and council members may be held to educate and publicize the proposed district.

- D. The Vice- Chairman shall be responsible for forwarding the findings of the Commission to Common Council final vote.
- E. The Commission recommends that design guidelines be adopted for a district, whether at the time of the designation or at a later time.
- F. The Commission may declare that district be placed under interim protection until the action of the Common Council.
 - 1. After declaring interim protection, staff shall notify the owner by certified mail, to be postmarked no later that two days after the hearing at which the action was taken.
 - 2. The written notice shall include the appropriate ordinance citation, a description of the restrictions that apply to the property and advise the owner that the restrictions are temporary until the action of Common Council.
 - 3. The owner may apply for a certificate of appropriateness during interim protection but it will be void unless the district is approved by Common Council. The Commission and owner may use this process to come to an agreement on proposals for the building's future use and disposition.

Article VI: Committees

- A. An Historic District Committee comprised of three voting members shall be appointed by the Chairperson immediately after the first meeting of the year. It shall be the duty of this committee to:
 - 1. Review district application submitted by property owners for consistency with guidelines and standards.
 - 2. Prepare criteria and standards on which the Commission can base its actions, define what elements the Commission should consider of particular importance to the specific district.
 - 3. Present to the Commission proposals for the adoption of new districts and landmarks, based upon special significance, uncertain ownership or impending threat.
- B. Such other Committees, standing or special, shall be appointed by the Chairperson as the Historic Preservation shall from time to time deem necessary to carry on the work of the Commission. The Chairperson and the advisory members of the Commission shall be ex-officio members of such committees.

Article VII: Maintenance

- A. Upon presentation of supporting evidence, the Commission may act upon reports of neglect, or verify a lack of maintenance that endangers significant architectural details of a designated property pursuant to Ordinance 95-20 of the BMC

1. Before any official citation, staff to the Commission shall notify the property owner of the Commission's intent, giving a minimum of 21 days notice.
2. The owner of his or her agents may appear to present plans or evidence of upkeep at the next regular meeting of the Commission after such notice is made.
3. After consideration of all the evidence, the Commission may find that building conditions constitute a threat to significant historic fabric and may move to forward these findings for appropriate legal action.

Article VIII. Procedure for the review of a National Register nomination

- A. From time to time the BHPC will receive applications to the National Register of Historic Places. Within five days of receiving an application, a copy will be sent to the Indiana Division of Historic Preservation and Archaeology. After reviewing the completeness of the nomination according to the U.S. Department of the Interior's Bulletin #15, the Commission will duly notice the public hearing. A report will be drafted applying the National Park Service criteria for evaluation. The public hearing will be noticed according to the following Certified Local Government regulations
1. Letter announcing the nomination sent to the owner of an individual property not located in a historic district
 2. Letter announcing the nomination sent to the owner(s) of property located in a historic district.
 3. Letter announcing the nomination to the local authority (Mayor)
 4. Letter announcing the nomination to the County Commissioners,
 5. Legal Notice placed in the paper (if under 50 property owner)
- B. At an appropriately noticed (not less than 30 days before the local hearing and not more than 75 days before the State Review Board Hearing) public meeting a determination will be made whether the district meets the criteria for inclusion. The Commission's findings and the report will be forwarded to the State Review Board for their consideration. Following the notification by the Keeper of the National Register that a property has been listed, the following notices will be made:

The listing will be noticed according to the following Certified Local Government regulations:

1. Letter of notification (to all owners) that a property has been listed.
2. Legal notice placed in local newspaper to announce the listing (if it contains more than 50 properties or letter #6 must be sent to each owner (if it contains fewer than 50 property owners).

Meetings & Flyers

Schedule of Meetings

Neighborhood Newsletter – Jul 2007

Neighborhood Flyer – Aug 2007

Neighborhood Newsletter – Nov 2007

Meetings Scheduled for Conservation District Discussions

JUNE

June 4 PHNA (Prospect Hill Neighborhood Association Regular Meeting)
June 29 Designation Subcommittee Meeting

JULY

July 5 Designation (Steering) Subcommittee Meeting
July 9 PHNA regular meeting discussion
July 10 Designation Subcommittee Meeting

- Mailing/ Distribution of Newsletter week of July 16th delivered on foot

July 23rd Designation Subcommittee Meeting
July 26th 7:00 PM Public Information Session #1

AUGUST

August 6 PHNA regular meeting discussion
August 13th Designation Subcommittee Meeting: Boundaries and Guidelines

- Advertise in city's Home Owner Packets to Neighborhood delivered on foot
- flyer mailed to all investor owners

August 28 Public Information Session #2

SEPTEMBER

September 4 Design Guidelines Subcommittee
September 10 Design Guidelines Subcommittee
September 17 Design Guidelines Subcommittee

OCTOBER

October 1 Design Guidelines Subcommittee
October 15 Design Guidelines Subcommittee

NOVEMBER

November 7 Design Guidelines Subcommittee
November 15 Final Public Information Session noticed by mail to all owners and extensive Prospect Hill Prospectus coverage delivered on foot
November 30 Design Guidelines Subcommittee

DECEMBER

December 3 PHNA Neighborhood Association meeting discussed boundaries
December 10 Design Guidelines subcommittee

JANUARY

January 7 Neighborhood association meeting discussion of boundaries and mission statement
January 14 Design Guidelines Subcommittee
Jan 30 Complete resurvey cards

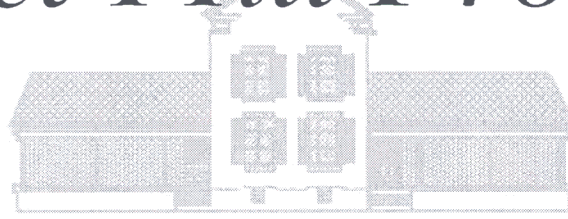
FEBRUARY

February 4 Neighborhood Association meeting passed support for application
February 14th BHPC decision to accept application and select date for public hearing

MARCH

March 13th Bloomington Historic Preservation Commission public hearing to consider designation

Prospect Hill Prospectus



July 2007

Time for a Neighborhood Conservation District?

What's a neighborhood conservation district?

It is a tool to help maintain the beauty, character and integrity of the neighborhood by regulating demolition and new home construction.

As houses are added to the neighborhood it provides an opportunity for review to ensure that new structures contribute to the neighborhood character.

A Conservation District applies to only three activities:

1. Demolition of a house
2. Moving a house
3. Construction of a new home or building

Over the past few years, the Prospect Hill Neighborhood Association has heard concerns from many neighbors about the recent building boom in our neighborhood.

In response to these concerns, the neighborhood association has begun to look into the possibility of creating a neighborhood conservation district in Prospect Hill.

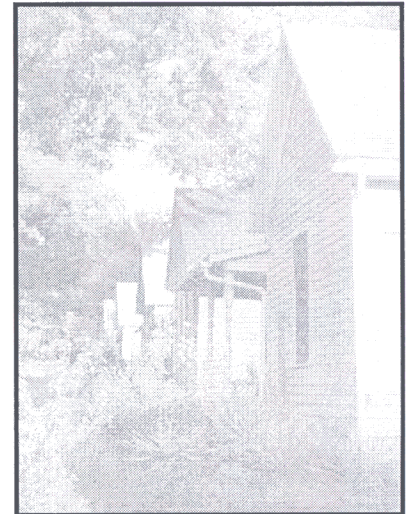
We've made a lot of progress in our research, finding out what such a district would mean for our neighborhood.

As our neighborhood homes age and land values soar, we are at threat of losing many of our older homes to wrecking balls and bulldozers.

This process has already begun. In the place of older homes, larger, more modern ones are being built. These new construction homes potentially could alter the architectural continuity of our neighborhood.

Neighbors in Prospect Hill love its convenient downtown location and relative affordability. We love the neighborhood and the tree-lined streets, the charming architecture and the old-fashioned feel.

If we are going to preserve the quaintness, the consistency, the charm of our neighbor-



hood, a neighborhood conservation district is a useful tool.

For more information contact:
prospect@bloomington.in.us
or 332-6268

CONSERVATION DISTRICT PUBLIC MEETING

DAY: THURSDAY, JULY 26

TIME: 7 P.M.

LOCATION: CONVENTION CENTER OLCOTT ROOM

Come find out more about the possibility of a neighborhood conservation district in Prospect Hill. Get your questions answered.

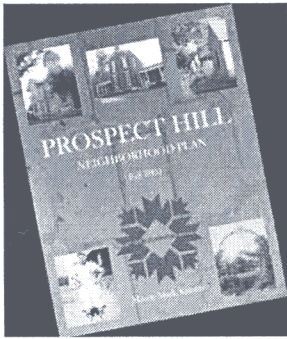
Neighborhood Conservation District Q & A

What can we as neighbors do?

We can look at the example of McDoel Gardens Neighborhood (directly to our south along Rogers Street). The conservation district established in McDoel Gardens is four years old, and it has been very successful and popular in preserving their neighborhood's character and continuity.

What would a conservation district mean to me?

- Can I enclose a porch on my existing home? YES!
- Can I change the siding or windows? YES!
- Can I paint exterior walls any color? YES!
- Can I construct and install a new fence? YES!



Prospect Hill Neighborhood Plan Copies Available

In 2004 the Prospect Hill Neighborhood was honored to have been selected by the City of Bloomington to embark on the development of our very own neighborhood plan.

Many individuals committed an extensive amount of time and energy over many months to shape a neighborhood vision into a neighborhood plan. The results of these efforts can be seen in the finished Prospect Hill Neighborhood Plan available now on the City of Bloomington web site at www.bloomington.in.gov/planning/longrange.php

Calendar

Neighborhood Association Meeting Schedule:

Monthly Neighborhood Association Meetings are held **the first Monday of the Month at 7:30pm** at the home of Patrick & Glenda Murray (525 West Third St.). All neighbors are invited to attend.

Upcoming meetings & events:

July 9 regular monthly meeting (due to July 4th)

July 26 Special Public Meeting @ Convention Center (7pm) - see front page for details

August 6 regular monthly meeting

August 25 SAVE THE DATE!
Prospect Hill Neighborhood Garage Sale (8am-4pm) & Street Party (5pm-?)
More info to come soon!

September 10 regular monthly meeting (due to Labor Day holiday)

Join the Email Update

Receive monthly updates of neighborhood meetings, events and issues. Send your email address to prospect@bloomington.in.us to get connected today.

Got Something to Report?

Send your Prospectus submissions to the *Prospectus* at: prospect@bloomington.in.us.

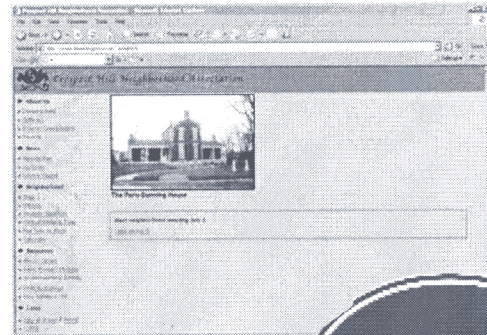
July Edition Prospectus Newsletter Contributors & Collaborators:
Lucy Schaich, Patrick Murray, Chris Sturbaum, Laurel Cornell and Natalie Wrubel

Web Site Updated

Thanks to Glenda Murray, the Prospect Hill web page is now up to date and a great source for information about the neighborhood.

Check out more information about meeting times, archived newsletters and events online!

www.bloomington.in.us/~prospect



Thank You for Your Support!

Prospect Hill Neighborhood Association Voluntary Annual Membership Dues

Household: \$10.00
Individual: \$5.00

Name

Address

Email

Date

Please mail to: **Beth Hamlin (Treasurer),
219 S. Maple Street, Bloomington, IN 47404**

Prospect Hill Conservation District

Second Public Information Meeting

Tuesday, August 28th at 7:00 PM

Convention Center Olcott Room

You are invited to attend this public meeting (the second in a series of three) regarding the proposal of the establishment of a conservation district in the Prospect Hill neighborhood.

The proposed boundaries of the district will be presented at this meeting. (see map below)

Conservation district committee members from the neighborhood along with City staff will be available to answer questions about the proposed district boundaries and conservation districts in general.

Public input welcome!

Please attend to have your questions or concerns heard.

Proposed Map of District

What's a neighborhood conservation district?

It is a tool to help maintain the beauty, character and integrity of the neighborhood by regulating demolition and new home construction. As houses are added to the neighborhood it provides an opportunity for review to ensure that new structures contribute to the neighborhood character.

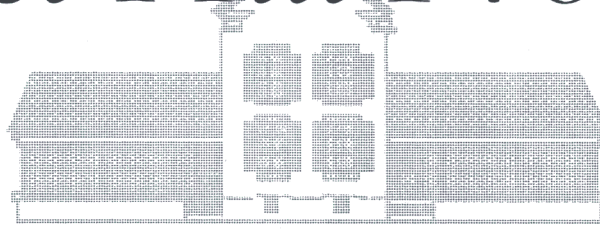
A Conservation District applies to only three activities:

1. Demolition of a house
2. Moving a house
3. Construction of a new home or building



For more information contact 332-6268 or prospect@bloomington.in.us

Prospect Hill Prospectus



November 2007

Neighborhood Conservation District Process Continues

Prospect Hill Conservation District Meeting **FINAL PUBLIC INFORMATION MEETING**

Thursday, November 15th at 7:00 PM
Monroe County Public Library Room 2B

The Prospect Hill Neighborhood Association invites you to attend this public meeting (the third in a series of three informational meetings) regarding the proposal of the establishment of a conservation district in the Prospect Hill neighborhood. The proposed conservation district guidelines will be presented at this meeting. (see district boundaries map on page 5)

Conservation district committee members from the neighborhood along with City staff will be available to answer questions about the proposed district guidelines and conservation districts in general.

What is a Neighborhood Conservation District?

It is a tool to help maintain the beauty, character and integrity of the neighborhood by regulating demolition and new home construction.

As houses are added to the neighborhood it provides an opportunity for review to ensure that new structures contribute to the neighborhood character.

A Conservation District applies to only three activities:

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3. Construction of a new home or building

It is very important to the success of this project that all of our neighbors feel included and informed about the process and opportunities for input.

This newsletter contains more information about the proposed Conservation District and answers to many of the most frequently asked questions about the project.

If you are not able to attend the meeting on the 15th, please feel free to forward your questions, comments or concerns to one of the contacts below. They will bring your comments to the meeting for discussion.

*For more information contact:
Patrick Murray (PHNA) 332-6268 or
pmurray@indiana.edu or prospect@bloomington.in.us or
Nancy Hiestand (HAND) 349-3507 or
hiestann@bloomington.in.gov*

Why Do We Need a Conservation District In Prospect Hill?

Over the past few years, the Prospect Hill Neighborhood Association has heard concerns from many neighbors about the recent building boom in our neighborhood. This concern was incorporated into the Prospect Hill Neighborhood Plan drafted in 2005 (www.bloomington.in.gov/planning/longrange.php).

The Plan's first goal states that the neighborhood is committed to honoring the architectural and historic integrity of Prospect Hill. An action strategy was developed to work closely with the Historic Preservation Commission and the City of Bloomington staff to create any desired historic conservancy

measures for Prospect Hill.

In response to these concerns, the neighborhood association has begun to look into the possibility of creating a neighborhood conservation district in Prospect Hill.

We've made a lot of progress in our research, finding out what such a district would mean for our neighborhood.

As our neighborhood homes age and land values soar, we are at threat of losing many of our older homes to wrecking balls and bulldozers.

This process has already begun. In the place of older homes, larger, more modern ones are being built. These new construction homes potentially could alter the architectural continuity of our neighborhood.

Neighbors in Prospect Hill love its convenient downtown location and relative affordability. We love the neighborhood and the tree-lined streets, the charming architecture and the old-fashioned feel.

If we are going to preserve the quaintness, the consistency, the charm of our neighborhood, a neighborhood conservation district is a useful tool.



How Does a Conservation District Help?

The Conservation District guidelines, developed by the neighborhood itself, provide an opportunity for review to ensure that new structures contribute to the neighborhood character.

Before a primary structure may be moved or demolished or a new primary structure can be built, a Certificate of Appropriateness must be obtained.

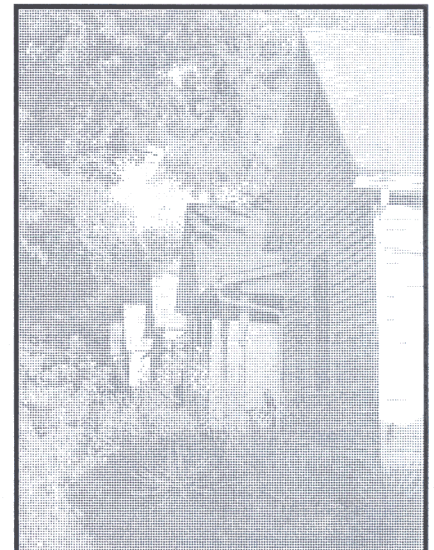
A Certificate of Appropriateness (COA) is the permit you would obtain for new construction, moving and demolition of buildings in the Prospect Hill Conservation District. A property owner's plans must be reviewed by the City's Historic Preservation Commission. For most residential properties, a "COA" will never be needed, but property own-

ers who require a COA or have questions about the application process can turn to the Commission's staff for assistance.

For new construction of a principal building or accessory building, for demolition or for moving, a COA is needed. The entire process, from the submission of a completed application to approval, can take no more than 30 days.

A COA is not required for an exterior or interior remodel, an addition or enclosure on a principal building, a fence, a porch, a carport, a deck, or a shed without a permanent foundation.

(see back page for helpful definitions of terms used)



How Do You Determine What “Neighborhood Character” Is ?

Excerpted from the introduction of the proposed Prospect Hill Conservation Guidelines.

The area included in the Prospect Hill Conservation district displays a remarkably consistent pattern of housing forms and styles primarily constructed from the 1890's through the 1930's. There are four predominate forms, some with variations. These forms are not unique to Prospect Hill but illustrative of early working class residential neighborhoods in Bloomington generally. Because the uniformity of its historic housing patterns is a significant characteristic of Prospect Hill, the neighborhood needs defined guidelines for new construction. These principles will help maintain the appearance and integrity of an historic neighborhood.

In Prospect Hill, 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, setbacks and other irregularities.

The Design Guidelines were fashioned to accommodate the many scenarios in Prospect Hill.

TRADITIONAL HOUSE FORMS OF PROSPECT HILL:

The **gabled -ell** form has a cross-gabled plan with a front porch stretched across the intersecting gables. The house is usually placed with the long side of the house parallel to the street. The entrance is double sided with doors on each of the wings facing one another. 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. In Prospect Hill some areas of



the neighborhood show high concentrations of a single form. The east side of the 300 block of South Maple and South Euclid and the 900 block of West Howe are good examples of the gabled-ell pattern.

A variant of the gabled-ell, the **pyramidal cottage** dominates block faces in the 300 block of South Jackson and the 800 block of West 4th Street.



Although the plan of the house is similar to the gabled-ell, the entire structure is covered by a hipped or pyramidal roof, so the massing and height are different. A Pyramidal roof house is generally taller and appears more massive than the gabled -ell, even when the lot coverage is similar. This form retains the facing front doors and the front porch, although sometimes the porch is recessed or cut-in beneath the principal roof.

The **bungalow** form is also single story but can have living space on the second floor with dormer windows providing light. In Prospect Hill the principle structure is usually topped by a single gable or a hipped roof. The front porches are large and comfortable and stretch entirely across the front façade. They can be covered by a gable or a hipped roof. Prospect Hill has several groupings of classic bungalows, some are located in the 700 block of West Third, on South Buckner and South Madison. The roof shapes are simple and the houses are small and



compact in scale compared with pyramidal cottages.

A two story variant of the bungalow is the **four square house**. These are the most vertical houses in the Prospect Hill Conservation District. Almost always displaying a pyramidal roof, they are massive compared with the typical house. Besides the row of houses of West Fourth, there are only two other examples of four squares in Prospect Hill.

There are two remaining forms which appear scattered throughout the district, but neither form part of a grouping anywhere. The **Shotgun house** is visibly narrower than any other form, it is a single room wide and two to three rooms deep. The gables always faces the street and the small shed roof porch stretches across the narrow front façade. Shotguns are always the smallest width in plan and have minimal mass. These minimal habitations were brought up from the south and often were called railroad houses.



Double-pens are another early vernacular form that first appeared in rural areas

and are found in Prospect Hill on scattered sites, although there are many in the western part of the district. The house is side gabled and symmetrical from the front elevation. The front porch covers paired front doors.

What Would the Conservation District Guidelines Include?

The Guidelines will present standards in illustrated and text form for new construction, moving existing buildings either in or out of the neighborhood and standards for demolition.

The purpose of the new construction standards is to present flexible approaches to appropriate design in the Prospect Hill conservation 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.

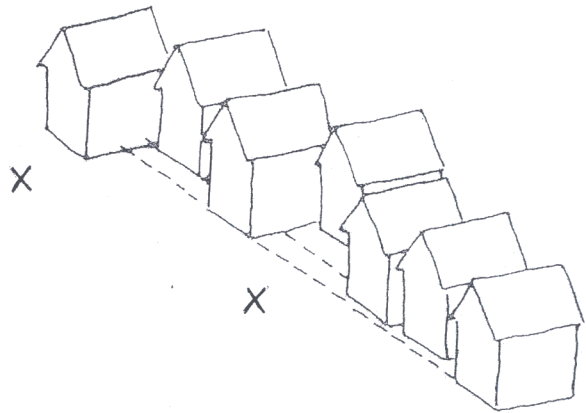
It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result.

The public is invited to view the proposed Conservation District guidelines at the meeting on November 15th (see details on the front page).

Excerpt from the proposed Conservation District Guidelines.

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 setback pattern established by the existing block context. 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

What Types of Activities Would Be Exempt From Conservation District Review?

A Conservation District applies to only three activities:

1. Demolition of a house
2. Moving a house
3. Construction of a new home or building

Any renovations on an existing home are not required to have a COA.*

For new construction of a principal building or accessory building, for demolition or for moving, a COA is needed. The entire process, from the submission of a completed application to approval, can take no more than 30 days. A COA is not required

for an exterior or interior remodel, an addition or enclosure on a principal building, a fence, a porch, a carport, a deck, or a shed without a permanent foundation.

- Can I enclose a porch on my existing home? YES!
- Can I change the siding or windows? YES!
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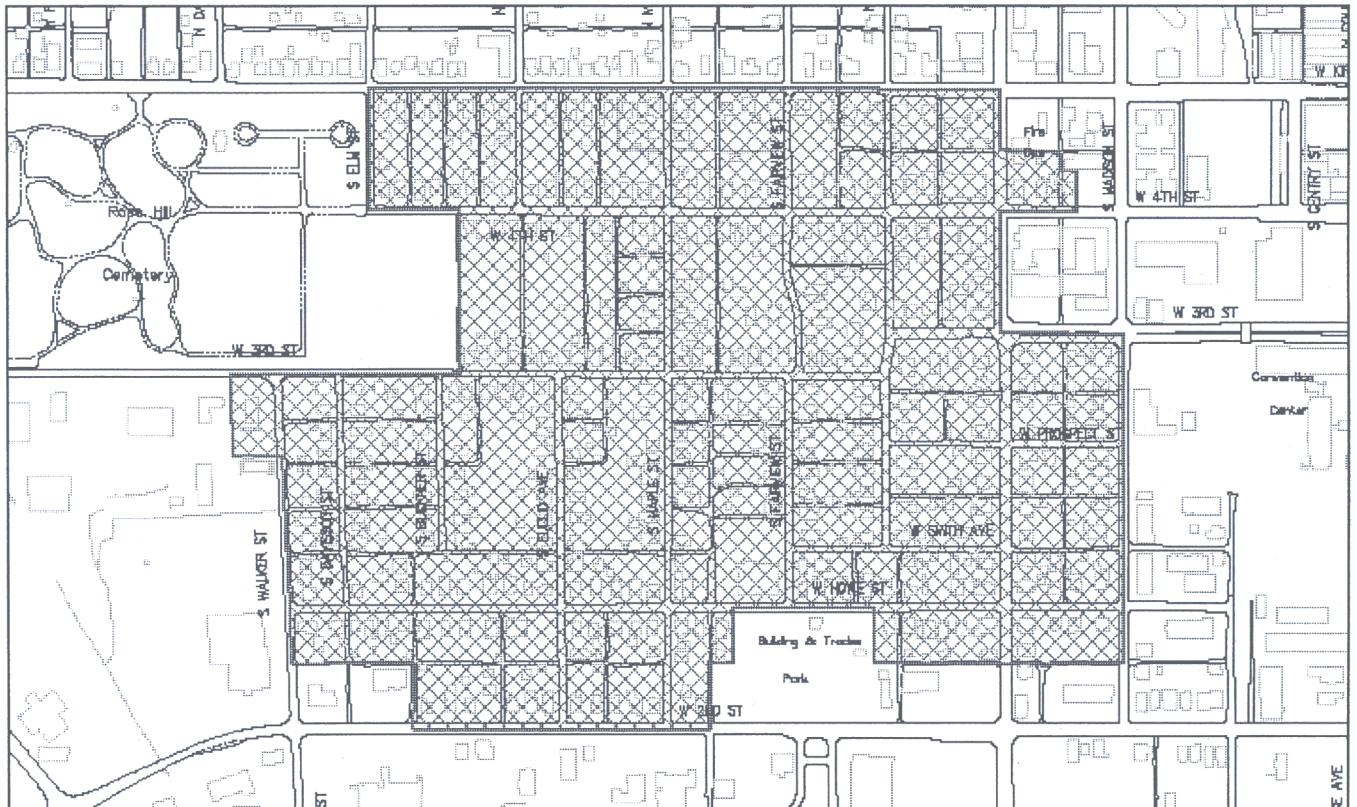
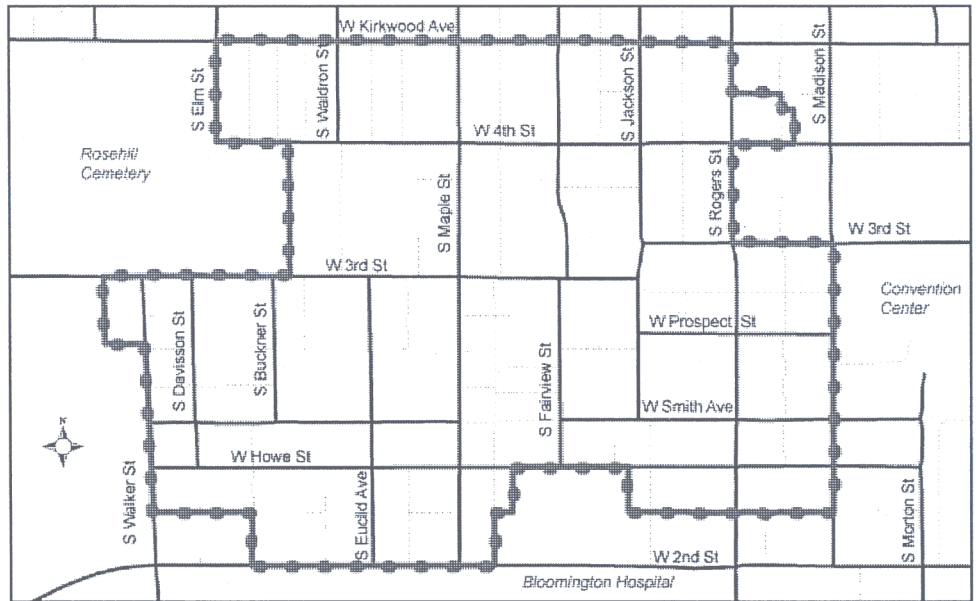
(*see back page for helpful definitions of terms used)

What are the Boundaries of the Proposed District?

The proposed boundaries were developed by the Conservation District steering committee with input from neighbors and were presented at the second public information meeting on August 28th.

The boundaries encompass the majority of the greater Prospect Hill Neighborhood. Areas not incorporated into the district include Building and Trades Park, Madison Park condominiums, many of the modern business or medical structures on West Second Street and any part of Morton Street.

Only the south side of West Kirkwood is included in the proposed district. (see maps)



Proposed Prospect Hill Conservation District

By: haley
9 Nov 07



For reference only; map information NOT warranted.

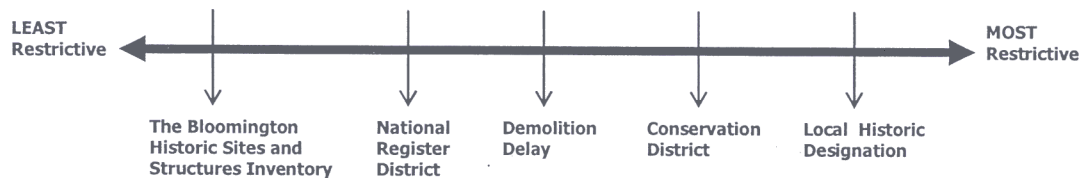


What is the Process for Getting Prospect Hill Neighborhood Designated a Conservation District?

Steps in the Process	Estimated Time Frame	Status
1. Neighborhood meetings: Neighbors and property owners are invited to a discussion of options for a neighborhood conservation district at the monthly neighborhood association meeting. Straw vote may occur to determine level of consensus.	1-2 months	completed (Apr-May 2007)
2. Building Consensus - Phase 1: Public community meetings are scheduled to discuss the proposal in general terms. <ol style="list-style-type: none"> 1) "What is a conservation district?" 2) "What are the advantages/disadvantages?" 3) "What concerns exist, and can they be resolved?" 4) "Does a consensus (strong majority) exist?" 	3-36 months	completed (7/26/2007)
3. Building Consensus - Phase 2: boundaries Community meetings* are scheduled to discuss specific criteria to be incorporated in the proposed conservation district. May or may not include the consideration of design guidelines (these can be determined after approval) <i>*In some cases, a representative committee of the overall community is asked to work closely with staff to develop standards, after which the proposal is presented to the entire community for comment.</i>	3-36 months	completed (8/28/2007)
4. Building Consensus - Phase 3: guidelines Final presentation of proposed district boundaries and guidelines	3-36 months	scheduled (11/15/2007)
5. Neighborhood submits application to City: Application materials assembled and submitted to the Bloomington Historic Preservation Commission	3-12 months	pending
6. Bloomington Historic Preservation Commission Meeting #1	1 month	pending
7. Bloomington Historic Preservation Commission Meeting #2	1-3 months	pending
8. Bloomington City Council 1st Reading	7 days	pending
9. Bloomington City Council Committee of the Whole	7 days	pending
10. Bloomington City Council Final Vote	7 days	pending
11. Mayor Signs Making the conservation district official	1 month	pending



How Does a Conservation District Compare to Other Protective Districts or Designations?



The Bloomington Historic Sites and Structures Inventory

authorized by federal legislation

This is a catalogue or survey of historic sites designed to be used for planning purposes. This inventory is used extensively by the Division of Historic Preservation and Archaeology to administer state and federal programs for historic preservation. Properties are categorized by the terms "outstanding," "notable," "contributing," or "non-contributing." Generally, properties may be considered eligible for the National Register of Historic Places if they are ranked "outstanding" or "notable." Surveyed districts contain a number of properties, most of which are usually rated "contributing." Non-contributing properties can be included in surveyed districts. No review process is attached to properties included on the survey alone, but these properties are of a quality sufficient to be listed as contributing buildings in a National Register District and some communities (like Bloomington) use this information as a basis for their demolition delay ordinance.

National Register District

authorized by federal legislation

A rehabilitation project in a National Register District does not trigger design review unless the project is federally funded, licensed or permitted. The review is performed by the City Department of Housing and Neighborhood Development by an agreement with the Advisory Council on Historic Preservation. Review is limited to properties either listed or eligible for the National Register of Historic Places. Otherwise all other rehabilitation's or demolitions may occur by city permit without additional review.

Demolition Delay

authorized by local ordinance

Bloomington and several other communities in Indiana have attached demolition delay provisions to properties listed in the inventory as contributing, notable or outstanding. If an owner proposes either partial or complete demolition, the work is reviewed by the Historic Commission, which may choose to designate the property in order to preserve it. The

purpose of the delay period is to consider the significance of the building to the community and the impact of its loss or modification.

Conservation District Designation

authorized by state enabling legislation

A Conservation District regulates new construction of a primary building, and the demolition or moving of a building. These items are reviewed by the local historic commission. Exterior modifications, like siding, enclosures, and window changes are not reviewed. After approximately three years, property owners in a conservation district are permitted to vote on its retention, elevation to local district status or removal. Bloomington has a single conservation district: McDoel Gardens Neighborhood.

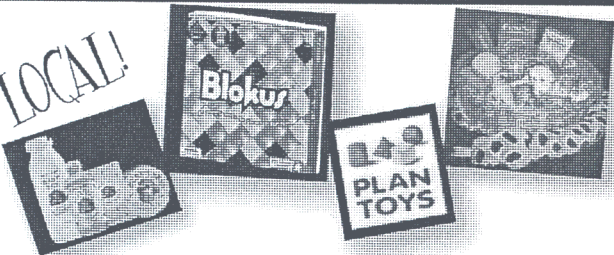
Local Historic Designation

authorized by state enabling legislation

Historic Districts created by local ordinance grant powers of design review to historic commissions. The Commission reviews all exterior modification to principal structures, accessory buildings and site improvements including the removal of mature trees. Under Bloomington's ordinance, a locally designated property may only be demolished if the commission grants it a certificate of appropriateness for that purpose or if it is determined that the property is incapable of earning a reasonable return on its value after being offered for sale at fair market value for a predetermined number of months.



BUY
(really) LOCAL!



20% OFF IN GIFT STORE

for our Prospect Hill Neighbors

Good: November 10 - December 23, 2007



Must present this coupon at time of purchase. One coupon per residence.

Gift Store Hours: Tues-Sat 9:30 am - 5:00 pm and Sun 1:00 - 5:00 pm. Closed Mondays.
Cannot be combined with any other coupon or discount. Does not apply to purchase of gift memberships, single general admission passes, or gift store certificates. Duplications of coupon not accepted.

Calendar

Neighborhood Association Meeting Schedule:

Monthly Neighborhood Association Meetings are held **the first Monday of the Month at 7:30pm** at the home of Patrick & Glenda Murray (525 West Third St.). All neighbors are invited to attend!

Upcoming meetings & events:

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- December 3 Regular Monthly Meeting
- January 7 Regular Monthly Meeting
- February 4 Regular Monthly Meeting

Join the Email Update

Receive monthly updates of neighborhood meetings, events and issues. Send your email address to prospect@bloomington.in.us to get connected today.

Got Something to Report?

Send your Prospectus submissions to the *Prospectus* at: prospect@bloomington.in.us.

November Edition Prospectus Newsletter Contributors & Collaborators: *Conservation District Steering Committee: Patrick Murray, Chris Sturbaum, Natalie Wrubel, Sarah Ryterband, Lucy Schaich, Cynthia Bretheim, Laurel Comell, Chris Clothier*

Helpful Definitions

Contributing Structure:

One that contributes to the traditional character of the neighborhood, is at least fifty years old, and has not been significantly altered from its original form.

Non-contributing Structure:

One that is less than fifty years old or that has been significantly altered from its original form.

Principal Structure: The residential structure on a lot.

Accessory Structure: A permanent structure, physically separate from the Principal Structure, with a below-ground foundation; for example, a shed or a garage.

Certificate of

Appropriateness: A permit, issued by the Historic Preservation Commission of the City of Bloomington, for the new construction, moving, or demolition of buildings or accessory structures within the Conservation District. An application for a COA is available at no charge at the office of Housing and Neighborhood Development in City Hall. The Commission staff will advise the property owner on plans and assist with the application. The Historic Preservation Commission will review the application at its next monthly meeting (second Thursday of the month); the entire process can take no more than 30 days. A COA is not needed for an exterior or interior remodeling, an addition or enclosure on a principal structure, or the construction of a fence, porch, carport, deck, or shed without a permanent foundation.



Thank You for Your Support!

Prospect Hill Neighborhood Association Voluntary Annual Membership Dues
Household: \$10.00
Individual: \$5.00

Name _____

Address _____

Email _____

Date _____

Please mail to: **Beth Hamlin (Treasurer), 219 S. Maple Street, Bloomington, IN 47404**

Support for Designation

Carol Thompson
Cynthia Bretheim

Feb. 29, 2008

To HPC :

I am the owner of the property
at 322 S. Fairview Street, Bloomington,
Indiana. My parents just purchased
this property in 1949.

I am strongly in favor of Prospect
Hill becoming a conservation district.

Thank you very much for
considering my opinion.

Sincerely,

Carol E. Thompson

Hiestand, Nancy

From: cynthia bretheim [bretheim@sbcglobal.net]
Sent: Wednesday, March 12, 2008 8:28 PM
To: clerk@bloomington.in.gov; carrolkrause@sbcglobal.net
Cc: Hiestand, Nancy; pmurray@indiana.edu; Schaich, Lucy; anthdance@indiana.edu
Subject: Prospect Hill Neighborhood Conservation District

To: Members of the Historic Commission,

Thank you for considering the application for conservation district from the Prospect Hill Neighborhood. I will not be able to attend the hearing tomorrow, Thursday, March 13. I have lived in the Prospect Hill neighborhood for ten years, and I am very much in favor of having a conservation district in Prospect Hill. Please add my name to those in favor of a conservation district in Prospect Hill.

Thank you.

Cynthia Bretheim
317 South Maple
Bloomington, IN 47403
812.333.8858

Cynthia Bretheim
Massage Therapy & Holistic Health
www.cynthiabretheim.com
812.333.8858

True brilliance is not a function of understanding one's view of the world and finding order, logic, and spirituality in it. True brilliance is understanding that your view of order, logic, and spirituality is what created your world. And therefore capable of changing everything.

The Universe
Thoughts become things... choose the good ones! ® © www.tut.com ®

Opposed to Designation

List of Objectors

Larry Williams

Joe Myers

Eugene Heim

James Connors

Objections Prospect Hill Conservation District Petition

Larry Williams	915 West Kirkwood	letter of objection	3-10-08
Bill Wampler	401 South Rogers	phone call/in person	11-26-08
Joe Myers	110 South Rogers	e-mail/in person	11-19-08
?	Property owner on Howe	phone call	3-06-08
Phil Jones	339 South Jackson	phone call	3-12-08
Eugene Heim	420 West 4 th	letter	3-06-08
Joan Ellis	1010 West Howe	phone call/in person	3-13-08
James R. Connors	904 East 4 th	letter	3-13-08

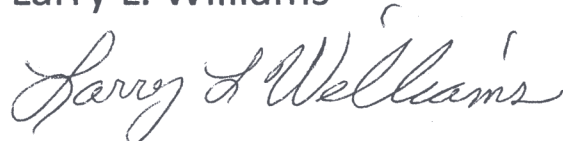
3-10-08

Bloomington Historic Preservation Commission in the
Department of Housing and Neighborhood

I am a long-time property owner in this neighborhood and I feel it is the newcomers trying to impose their ideas on my property.

I am opposed to my house at 915 W. Kirkwood being part of the Prospect Hill Conservation District in Monroe County. I think this will devalue my property and make it more difficult to manage. I think this should be put to a vote of two thirds majority of the property owners; not the good old boy or the squeaky wheel method . I think it is my right to tear my house down and remove it from the tax roles, or build a new one if it is built to code without consulting anyone from adjoining neighborhoods. Others not in historic areas are not required to abide by these guidelines. I feel there should be the same requirements for everyone throughout the city to follow.

Larry L. Williams



(812) 339-0339

Hiestand, Nancy

From: Joe Myers [joe@myerscroxtongroup.com]
Sent: Monday, November 19, 2007 3:28 PM
To: Chris and Barb Sturbaum
Cc: Lucy Schaich; pmurray@indiana.edu; Hiestand, Nancy
Subject: Re: Connections

Hi Chris,

Thank you for your note. We are replying here to you and also to Patrick, Nancy, and Lucy for whom we have e-mail addresses.

Thank you all very much for your time spent on Thursday evening answering questions from the residents of the proposed Prospect Hill Conservation District. After gathering much information and speaking to other nearby property owners, we respectfully ask to have the Conservation District Boundary line that now encompasses the 1/4 block that includes our residence (111 South Rogers) redrawn so as NOT to include this area. We believe including this small area to the East of Rogers Street, between Fourth and Fifth Streets, is inappropriate for a number of reasons:

1. This 1/4 block including our residence at 111 South Rogers is surrounded by a high concentration of Commercial Properties and is removed geographically and physically from the preservation of the core residential neighborhood properties which are at the heart of the intent of the Conservation District. The proposed Conservation District boundary as currently drawn essentially creates an "island" of these five properties removed from the core residential area of the District.

As the only owner-occupant within this quarter block that's chosen to live in this highly-concentrated commercial area, we believe there are adequate protections afforded our block to ensure appropriate use and form for the future.

2. The commercial use and form of our block and others east of Rogers Street, we believe will evolve and change following the direction of the growth and vitality of initiatives for the downtown area, of which we are a part as noted by our Commercial Downtown zoning. We believe the BEAD Designation, Commercial Downtown Zoning Regulations, and the current Demolition Delay Ordinance that govern this commercially zoned area are adequate and more appropriate to our Commercial Downtown zoning than the residentially-oriented guidelines of the proposed Prospect Hill Conservation/Historic District.

3. At least three of the five adjoining property owners are not in favor of the inclusion of this 1/4 block into the Conservation District. What we know of the other two is that one property which houses a business is currently listed for sale, and the other property is reportedly anticipated to be converted into a commercial business.

Attached please find illustrations to help clarify our request. They are:

- A selection of photographs to show the commercial nature of our block with views to the North, South, East, and West. At the informational meeting there was discussion of how the steering committee was divided on the inclusion of such a Commercially dominated area in the Northeast corner of the Conservation/Historic District boundary. Again, we feel this area is distinctly removed from the intended protection of the core Prospect Hill neighborhood.

- A map showing the high concentration of Commercial (new and

established) businesses and buildings that surround our 1/4 block.

We respect the desires to expand the Prospect Hill Historic District to include a larger number of residences in a Conservation/Historic District, but we believe the boundaries of said district should not be drawn to include this small 1/4 block East of Rogers which is not contiguous to the core residential area of the neighborhood, nor to any other residential property. We understand the next step is to present this request for a Conservation District to the Bloomington Historic Commission. It is important to us that we hear from you your willingness to consider and agree with our request to redraw the boundary lines prior to that presentation.

Please let us know what additional information we can provide you regarding our request, and please do not hesitate to contact us at any time.

Regards,

Joe Myers (812-219-9848 joe@myerscroxtongroup.com) Cathy Croxton (812-219-1200 cathy@myerscroxtongroup.com)

On Nov 15, 2007, at 10:16 PM, Chris and Barb Sturbaum wrote:

> Hi Joe,
> Here is my email.
>
>
> Hi Lucy,
> Please add Joe Myers to the neighborhood email.
> Thanks
> Chris

March 6, 2008

Eugene Heim
10000 Allen Road
Clarkston, MI 48348
248-576-8643

Bloomington Historic Preservation Commission
Department of Housing and Neighborhood Development
P.O. Box 100
Bloomington, IN 47404

Re: Bloomington Historic Preservation Commission
NOTICE OF MARCH 13 PUBLIC HEARING

Dear sir/madam,

I am responding to a letter I received from your office dated February 26, 2008 regarding a public hearing scheduled for March 13 to consider the designation of the Prospect Hill Conservation District in Bloomington, IN.

I own a house that is located at the northeast edge of the proposed conservation district. The house is located at 420 W. 4th Street. I would like to request that my property NOT be included in the proposed conservation district. I do not believe the property should be included since it is already surrounded by commercial property and has been used as a rental property for well over 30 years. The property is on the northeast corner of 4th Street and Rogers Street. All the other corners at that intersection are occupied by businesses. Rogers Street is already a busy thoroughfare in that area of the city. The block that my house is in contains 4 or 5 residences, most of which are rental properties or also contain businesses. The rest of the block consists of various businesses. The block to the south of the property also consists of businesses and an apartment complex. In the past 10 to 15 years much development has been taking place a short distance to the north, east and south of the property. I believe it would be in my interest and in the interest of neighboring property owners and of the city for the property to remain unencumbered by any restrictions that may eventually be implemented for the properties in the proposed conservation district. Thank you.

Sincerely,



Eugene A. Heim

To Whom it may Concern

I reside at 904 W. 4th St,
on Prospect Hill here in Bloomington.

I am writing this letter to let
you know that I do not support
many of the provisions of the
proposed Prospect Hill Conservation
District.

I plan on making a tasteful
addition to my house, and it would
restrict my construction options.

Sincerely,

James R. Gunnors
James R. Gunnors