

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday October 22, 2020, 5:00 P.M.**

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. October 8, 2020 Minutes
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Commission Review**
 - A. COA 20-45**
326 S. Fairview Street (Greater Prospect Hill Historic District)
Petitioner: Janis Price
Demolition of wood frame barn on the property.
- V. DEMOLITION DELAY**
 - Commission Review**
 - A. Demo Delay 20-24
702 E. Maxwell Ln
Petitioner: Paul Pruitt
Substantial demolition
- VI. NEW BUSINESS**
 - A. Local designation of 424 ½ S. Walnut
 - B. Near West Side Design Guidelines
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call
812-349-3429 or email, human.rights@bloomington.in.gov.*

Next meeting date is November 12, 2020 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 10/15/2020

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday October 8, 2020, 5:00
P.M.
AGENDA**

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

Doug Bruce (entered meeting at 5:15 p.m.)
Sam DeSollar
Susan Dyer
Jeff Golden
Deb Hutton (entered meeting at 5:10 p.m.)
Lee Sandweiss
John Sunders
Chris Sturbaum

Advisory

Duncan Campbell
Ernesto Casteneda
Derek Richey
Jenny Southern

Staff

Conor Herterich HAND
Dee Wills HAND
Philippa M. Guthrie, City Legal
Daniel Dixon, City Legal
Keegan Gulick, Planning and Transportation

Guests

CATS
Kim Price
Harry Chance
Timothy Horney
Susan Rudd
Josh Alley
Janice Corby
Gigi Larmour-Goldin
Lyndsi Brown
Tim Ellis

Alayna Chambers Gray
Deborah Reed

Mark Figg
Franco Albornoz
Emily Ernsberger-HT
Karren Duffy
Matt Ellenwood
Cheyenne Riker
Daniell Bachant Bell
Trisha Gooch
Matt Ryan
Terri Beatty
B Square Beacon
Steve
Beth
Jared
James
CP

III. APPROVAL OF MINUTES

A. September 24, 2020 Minutes

Jeff Goldin made a motion to approve September 24, 2020 Minutes
John Saunders seconded.
Motion Carried 4-0-2 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 20-42

703 S. Woodlawn Ave (Elm Heights Historic District)
Petitioner: Lyndsi Brown (Chickering Rentals)
Replace all windows on the house.

Conor Herterich gave presentation. See packet for details.

Lyndsi Brown discussed their plan for the windows and that they are trying to get all of the windows to look the same. **Lyndsi Brown** stated that they use an Amish window maker company from Montgomery, Indiana, but

would be open to using a local company. **Conor Herterich** showed some examples of how the replacement windows would look. **Chris Sturbaum** asked when the lower windows were replaced. More discussion ensued about the style of the windows. **Sam DeSollar** asked if the replacement windows would be fiber glass and if they were going to do a one over one to match what is on the lower floor. **Lyndsi Brown** stated that they would be using fiber glass and that they would be one over one, but then clarified that she would like to use six over one for the whole house.

Chris Sturbaum explained how the details of the twelve over one and the six over one windows were the defining details of the house. He also stated that the windows below will fail in the next 15 years. **Chris Sturbaum** stated that their directive was not to have them replaced but restored. **Jeff Goldin** stated that they were going to replace all of the windows. More discussion and comments were made by the Commissioners about the windows and whether they should be replaced or restored.

Sam DeSollar made a motion to partially approve **COA 20-42** with the caveat that the original windows be retained and that the replacement windows can be replaced in the current configuration or with divided light windows with grid supplied with both inside and outside shadow bars matching the twelve over one pattern on the existing windows.

Jeff Goldin seconded.
Motion Carried 8-0-0

B. COA 20-43

1210 N. Washington St (Garden Hill Historic District)
Petitioner: Tim Horny (contractor) David Schoo (owner)
Construction of rear deck and screened porch.

Conor Herterich gave presentation. See packet for details.

Chris Sturbaum asked if this would be guttered and asked if there was a reason to go higher than the existing gutter line. **Tim Horny** stated that they had put a step up to the deck, and that is why they went higher so that there would be an 8 foot ceiling.

Chris Sturbaum commented that the form was attractive, but hopes that it will be painted or stained. He stated that it was a nice looking roof. **Deb Hutton** asked if there were any neighborhood comments. **Conor Herterich** said that there was and that they supported it.

Jeff Goldin made a motion to approve **COA 20-43**.
Deb Hutton seconded.
Motion Carried 8-0-0

C. COA 20-44

208 E. 15th St (Garden Hill Historic District)
Demolition of rear room and construction of new room. Restoration of front porch and entry. Removal and replacement of siding and windows.

Conor Herterich gave presentation. See packet for details.

Chris Sturbaum asked if staff recommended replicating the replacement windows with the six over one applied to the glass. **Conor Herterich** stated absolutely without question. **Susan Rudd** stated that this was their plan. **Deb Hutton** asked if the **Petitioner** would be removing part of the brick columns and replacing them with more authentic looking columns and if so, what material would be used to replace the brick. **Susan Rudd** explained in detail what the plan was for the columns and that they intended on trying to replicate the original columns as close as they can using a round wooden column. **Doug Bruce** asked if there were any comments from the **Neighborhood Association**. **Conor Herterich** stated that they supported this project as well. **Ernesto Casteneda** asked if the pitch of the front porch roof will be raised. **Susan Rudd** stated “No”. **Ernesto Casteneda** asked if the soffit around the house was aluminum and what they were planning to do there. **Susan Rudd’s** contractor **James** stated that they would probably go back to wood and that there were no exposed rafters. More discussion ensued between the **Commissioners** and **Susan Rudd** about details of the windows of the house and also the front door.

Jeff Goldin made a motion to approve **COA 20-44** with the exception of retaining the front windows.

Deb Hutton seconded.

Motion Carried 8-0-0

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 20-17

424 ½ S. Walnut Street

Petitioner: Josh Alley

Full demolition

Conor Herterich introduced **Charlie and Joyce Boxman** to the meeting, and stated that **Charlie** was the son of **Henry Boxman**. **Conor Herterich** gave presentation. See packet for details.

Charlie Boxman stated that he would be very grateful if they could preserve the building in some fashion. Maybe not a complete restoration, but at least the façade to preserve the character. I do see a difference in the durability of the two buildings. **Charlie Boxman** explained how he was able to see the inside of the building two years ago and was aghast at what he saw and how the whole first floor had been made into one room with all of the partitions removed. **Deb Hutton** asked **Charlie Boxman** when he had worked at the restaurant, if the building was two separate buildings. **Charlie Boxman** explained how the two buildings were before. **Deb Hutton** asked **Charlie Boxman** what the front looked like when he worked there. Whether it was the blocked glass front or wooden box front. **Charlie Boxman** stated that his memories of the building were with the blocked glass front from the early 1950’s. **Derek Richey** asked **Charlie Boxman** if he had ever met **Colonel Sanders**. **Charlie Boxman** replied

yes, indeed. In fact **Coronal Sanders** helped serve the cake and punch at his sister's wedding in December of 1956. More discussion ensued about the history of the connection between **Henry Boxman** and **Colonel Sanders**.

Josh Alley stated that they would name the new building **The Boxman** and that they would be more than happy to put up a plaque to reference all of the history. **Josh Alley** also stated that they would do their best to repurpose the limestone and as much of the brick on the front façade onto the new building as much as they possibly could. The main driving force on the petition that they had was that the building is beyond repair. These are the opinions of the experts that they relied on. One of those contractors restored the **Von Lee Theatre**. He was able to save that building, but said that this building was beyond repair.

Chris Sturbaum stated that buildings travel through time by being forever repaired. They get restored and they get put back to life. I will have to vote to support staff's recommendation to send this to council. It's a good building with history. **Jeff Goldin** stated that he reviewed all of the public responses. This building is in disrepair. Most of this building will have to be torn down and put in a land fill. Saving this building will not bring back the **Players Pub**. As far as the **Boxman's** and the restaurant, I think that they should be honored in some way. What is left of that building doesn't pay homage to what the **Boxma's** did. There is really nothing left other than what is the front façade. **Jeff Goldin** stated that it is time to revitalize this part of the city. I am going to support releasing this permit. **Deb Hutton** stated that she also read all of the comments. I think the whole point of restoration is to see that it becomes viable. This would be the first food service building restored or saved or put into historic designation. I do see the history of the **Boxman's** and the restaurant business in this town.

Susan Dyer stated that she was on the fence before because this building is in such bad shape. But I really do like the historic nature of our downtown. I am in agreement with the comments made about preserving it. So at this point I think I am going to support moving it on to the Common Council for designation. **Doug Bruce** stated that he was going to side with **Jeff Goldin**. This building has changed so much over time that I'm not sure what point in time we are looking at now, is as historic as some of the other lovely pictures, specifically when the **Boxmans** had this building and their restaurant. I am afraid that the **Council** will not find enough here for designation. I'm still not in agreement that this is a **Mitchell Building**. **Doug Bruce** stated that as a final comment, is this building as it sits right now more historic than the **Chocolate Moose** structure? **Sam DeSollar** also commented on the public responses. This building has had so many changes over the course of its life. At what point do we say this is the historic building. I'd also like to know what the neighborhood thinks about this building. Every neighbor, every business owner in the neighborhood wants to tear this down. **Sam DeSollar** pointed out the changes in this area, and the bad shape of the building. **Ernesto Casteneda** stated that he also read the public comments, and that some people were for and some were against. There is a lot here to talk about and to save this building. As much as people say it is in bad shape, that is what restoration is all about. There is something there to be saved. **Derek Richey** stated that the building was in bad shape. It is a contributing structure number one, and why is it contributing? Most of the west side starting at the **Alcove Building** and heading south fit the context. This building provides some history and some context for what remains of the west side. I agree that we send it to the **Common Council** to designate. **Jenny Southern** also agreed to the designation. **Duncan Campbell** stated that to designate this for demolition is to say that there is no history here, and I don't agree with that. What makes it so difficult is the condition of the building.

Twelve **Public** comments were made during the meeting. See packet for details.

Jeff Goldin made a motion to approve **Demo Delay 20-17**
Sam DeSollar seconded.
Motion Denied 5-3-0

Chris Sturbaum made a motion to approve staff recommendation to begin formal process for forwarding this to the **Common Council**.
Lee Sandweiss seconded.
Motion Carried 5-2-1

B. Demo Delay 20-23
1003 W. 1st Street
Petitioner: Matt Ryan
Full demolition

Conor Herterich gave presentation. See packet for details.

Chris Sturbaum asked if this could be continued. **Jeff Goldin** asked why it should be continued.

Chris Sturbaum made a motion to move **Demo Delay 20-23** to the next meeting.
Susan Dyer seconded.
Motion Denied 4-4-0

Chris Sturbaum asked **Cheyenne Riker** what the purpose of removal was. **Cheyenne Riker** stated that this building has some structural issues. There is very little historic value to this project and the direction that this area is moving in. Regardless of the direction we go, as long as it is in the same realm as the current use which is largely health care, I think that the **HPC** can justify what it is we are hoping to accomplish. **Cheyenne Riker** discussed some of the ideas that they have for this property. **Chris Sturbaum** stated that a typical agreement can be to donate demolition costs toward a move. That would be something that we would like to see discussed with **Bloomington Restorations** if you could. **Cheyenne Riker** stated "Sure".

Jeff Goldin commented that this will be a difficult sell in the political sense. Especially since we have already allowed two demolitions on this street. I think it is worth our while to let this go.

Jeff Goldin made a motion to approve **Demo Delay 20-23**.
Chris Sturbaum seconded.
Motion Carried 7-0-0

V. NEW BUSINESS

VI. OLD BUSINESS

A. Adoption of Restaurant Row Design Guidelines

Jeff Goldin made a motion to approve **Adoption of Restaurant Row Design Guidelines**.
Deb Hutton seconded.
Motion Carried 7-0-0

VII. COMMISSIONER COMMENTS

VIII. PUBLIC COMMENTS

IX. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:14 p.m.**

END OF MINUTES

Video record of meeting available upon request.

COA: 20-45

Address: 326 S. Fairview Street

Petitioner: Janis Price

Parcel #: 53-05-33-202-024.000-005

Rating: Not rated

Structure; Outbuilding, c. 1910



Background: The Indiana SHAARD entry on the property records a retaining wall and sidewalk all of which are rated as contributing, but the entry misses the barn. Staff believes the structure was built circa 1910 because the 1907 Sanborn map does not show any structure (primary or ancillary) on the lot and the 1913 map shows both house and the structure which is indicated as a stable.

Request:

1. Demolition of an ancillary structure on the lot, historically used as a stable.

Guidelines: Greater Prospect Hill Historic District Design Guidelines: pg, 12.

Staff Comments:

1. The structure is part of the neighborhood fabric that survives from a time before the automobile transformed American society. As such it is a curiosity and part of the heritage of the district's built environment.
2. The dilapidated nature of the structure means restoration would be expensive. The current owner has no use for the structure and believes it could cause bodily harm.

Staff Recommendation: APPROVAL of COA 20-45. While the preservation of the structure would contribute towards the pre-automobile history of the neighborhood, the dilapidated condition of the structure would make such a project extraordinarily expensive and unlikely to happen.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-45

Date Filed: 10-2-20

Scheduled for Hearing: 10-22-20

Address of Historic Property: 326 S. Fairview Street, Bloomington, Indiana 47403

Petitioner's Name: Janis Price

Petitioner's Address: 326 S. Fairview Street, Bloomington, Indiana 47403

Phone Number/e-mail: janis3777@att.net

Owner's Name: Janis Price

Owner's Address: 326 S. Fairview Street, Bloomington, Indiana 47403

Phone Number/e-mail: janis3777@att.net

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **“Complete Application”** consists of the following:

1. A legal description of the lot. Prospect Hill Lot 39, 53-08-05-102-004-000-009 015-47660-00

2. A description of the nature of the proposed modifications or new construction:

Demolition of dilapidated barn on the property due to condition that is not repairable/restorable.

Photo attached; Chris Sturbaum has also provided a complete set of photos separately after reviewing the structure last week.

Reserve the option to preserve and repair carport/work area structure that shares a common wall with the main structure if possible.

3. A description of the materials used.

Removal of all barn materials (lumber and siding). Grade and level and fill the area and prepare surface once barn has been removed so the area can safely be used for parking and possible yard space.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

III. GUIDELINES FOR DEMOLITION

The following Demolition Guidelines were copied directly from the 2008 Prospect Hill Conservation District Guidelines that were approved by over 51% of the neighbors who voted. They have not been modified in any way.

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:

- 1. Demolition of primary structures within the boundaries of the Greater Prospect Hill Historic District.**
- 2. Demolition of contributing accessory buildings within the boundaries of the Greater Prospect Hill Historic District.**

The following guidelines relate to the above actions and they are enforceable by the BHPC.

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”

(https://bloomington.in.gov/code/level2/TIT8HIPRPR_CH8.12DEPUSA.html).

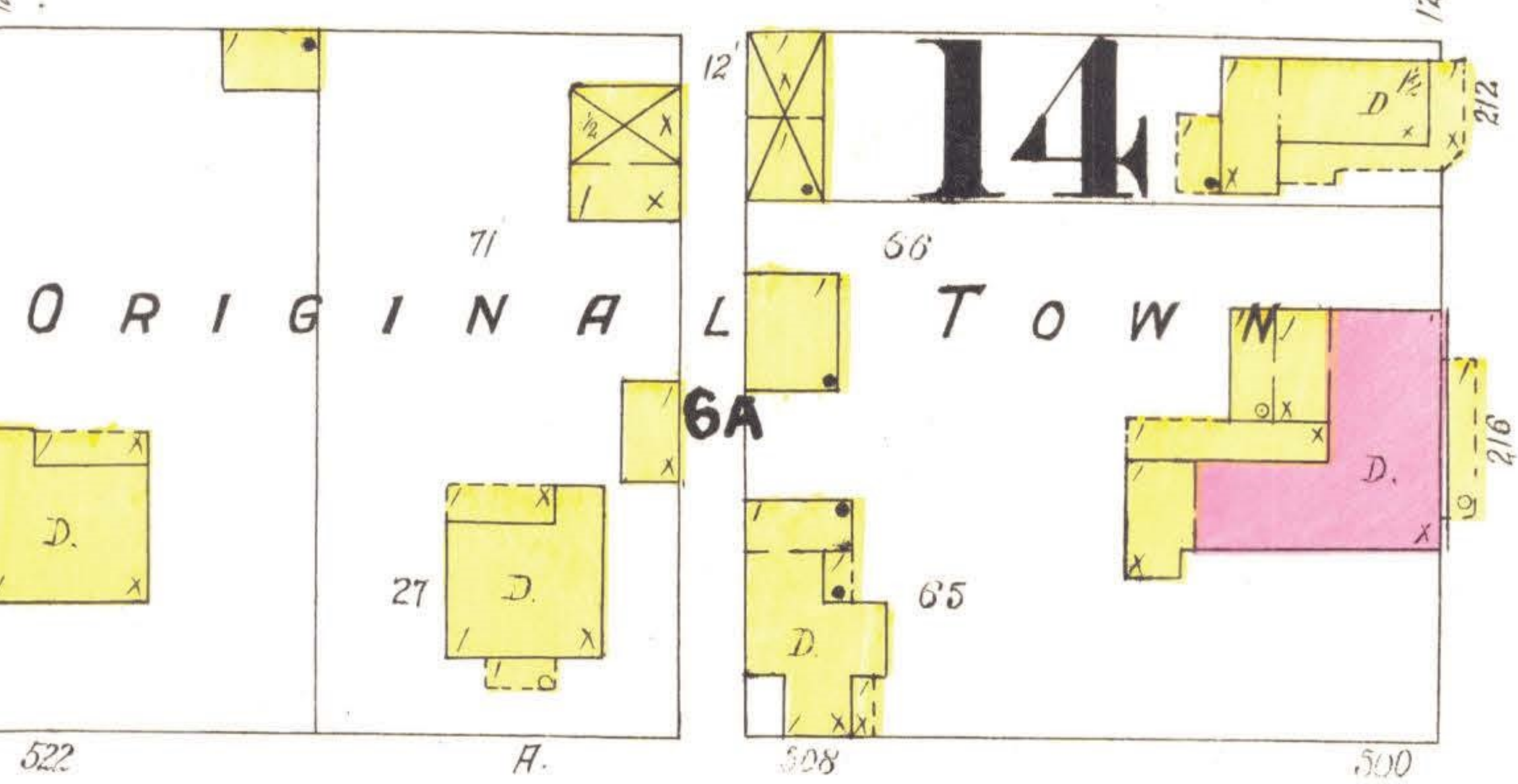
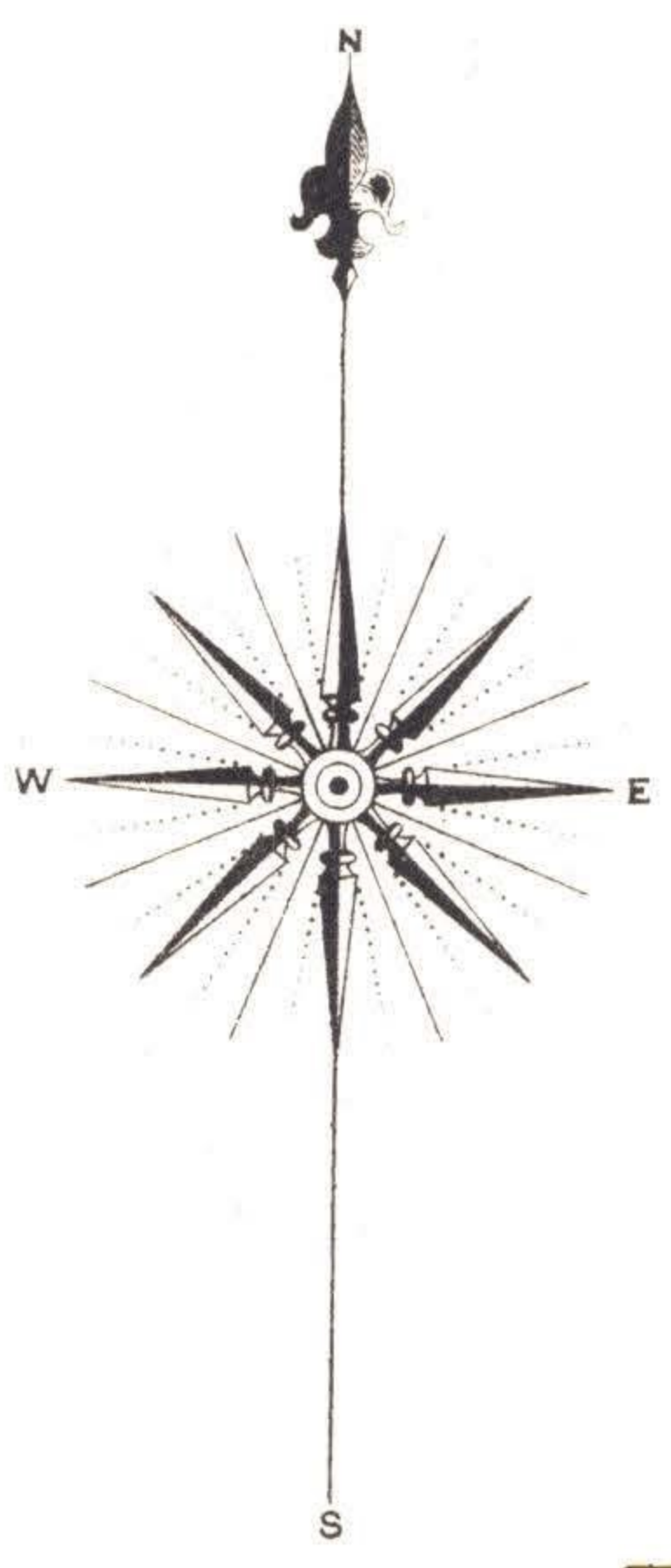
CRITERIA FOR DEMOLITION

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.

1907

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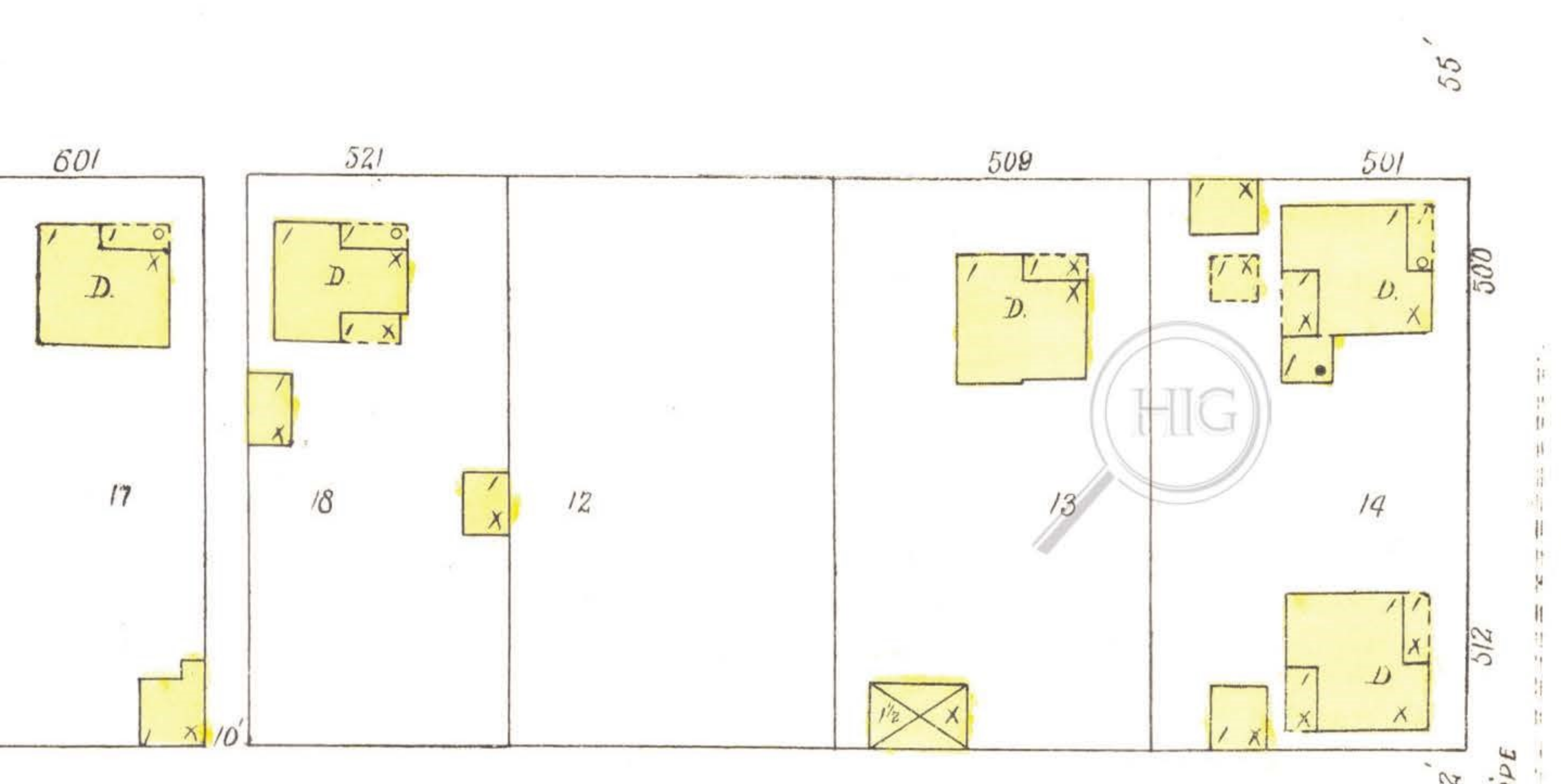
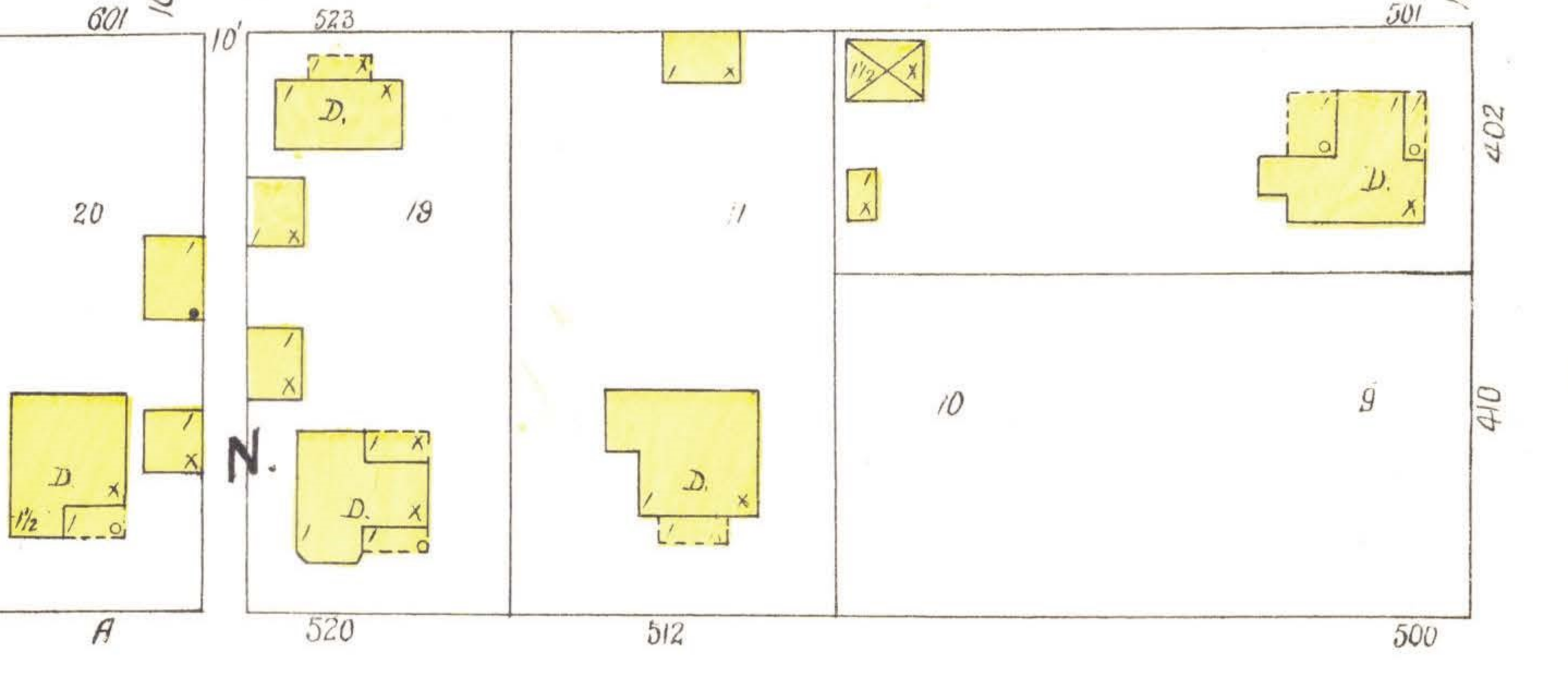


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BLOOMINGTON
IND.

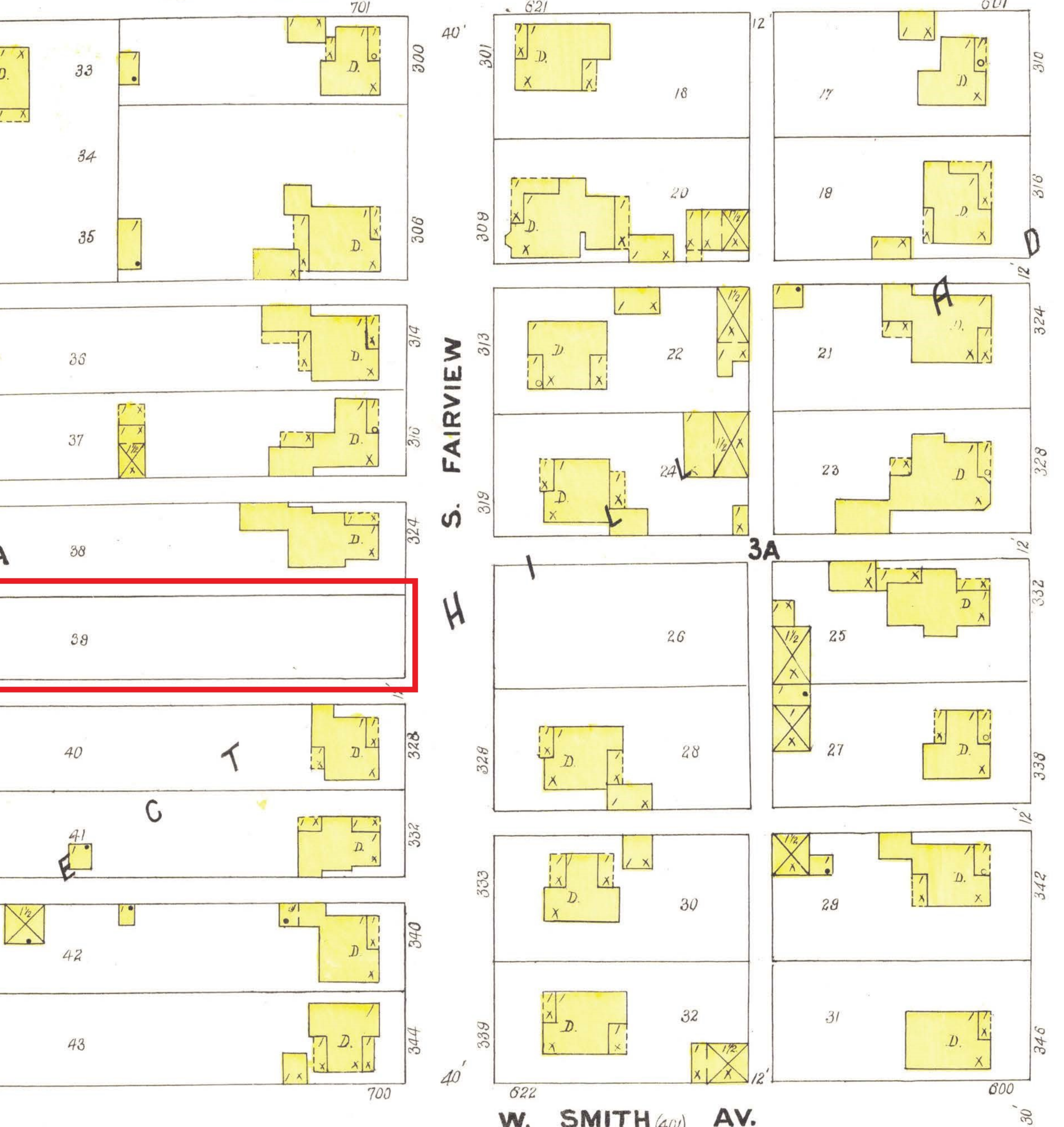
W. THIRD



PROSPECT

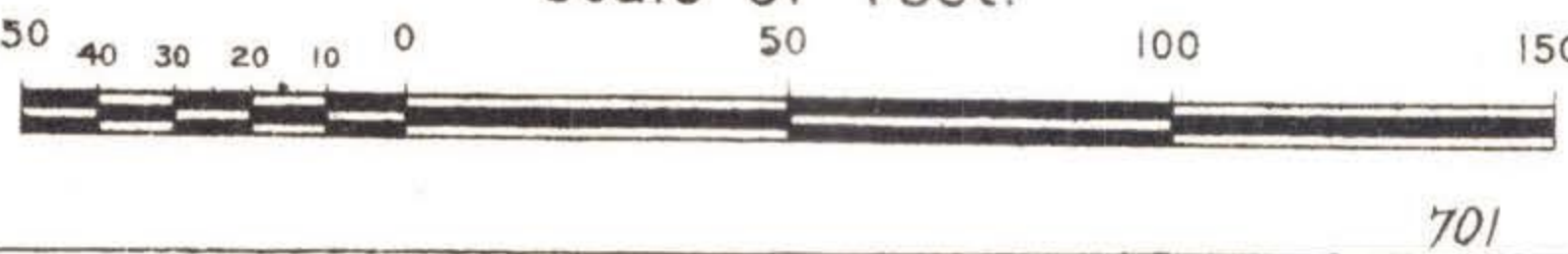


W. THIRD



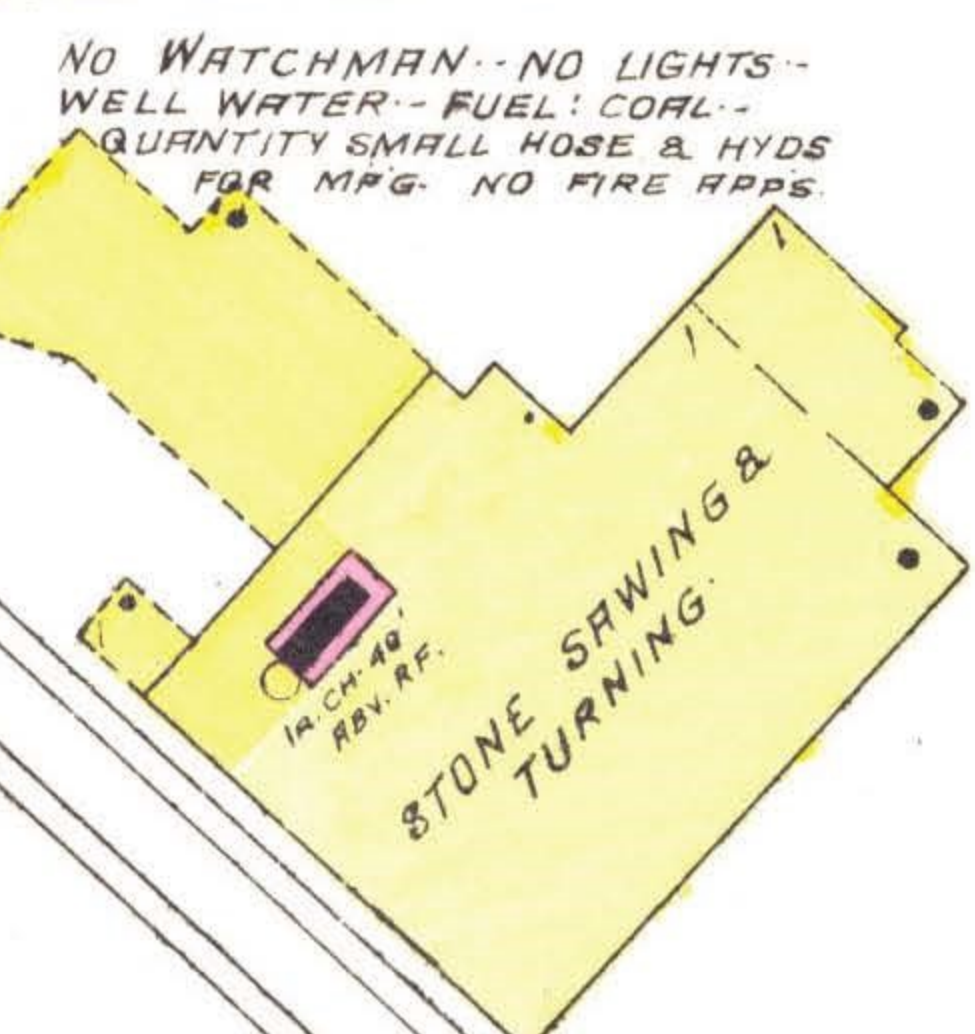
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Scale of Feet.



HOWE

SOUTH SIDE STONE CO
Formerly HENLEY STONE CO



STONE SAWING & TURNING

IA.

S. MAPLE

7A

8A

15

19





















Demo Delay: 20-24
Commission Decision

Address: 702 E. Maxwell Lane

Petitioner: Paul Pruitt

Parcel Number: 53-08-04-402-066.000-009

Property is Contributing

Structure; Minimal Traditional c. 1940



Background: The property is in good condition.

Request: Substantial demolition. The petitioner is proposing to add a shed roof addition on top of the existing house.

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

Recommendation: Staff recommends releasing **Demo Delay 20-24**. While the addition is quite radical and not something that would be compatible in a local historic district, staff does not find that the project merits historic designation of the property.



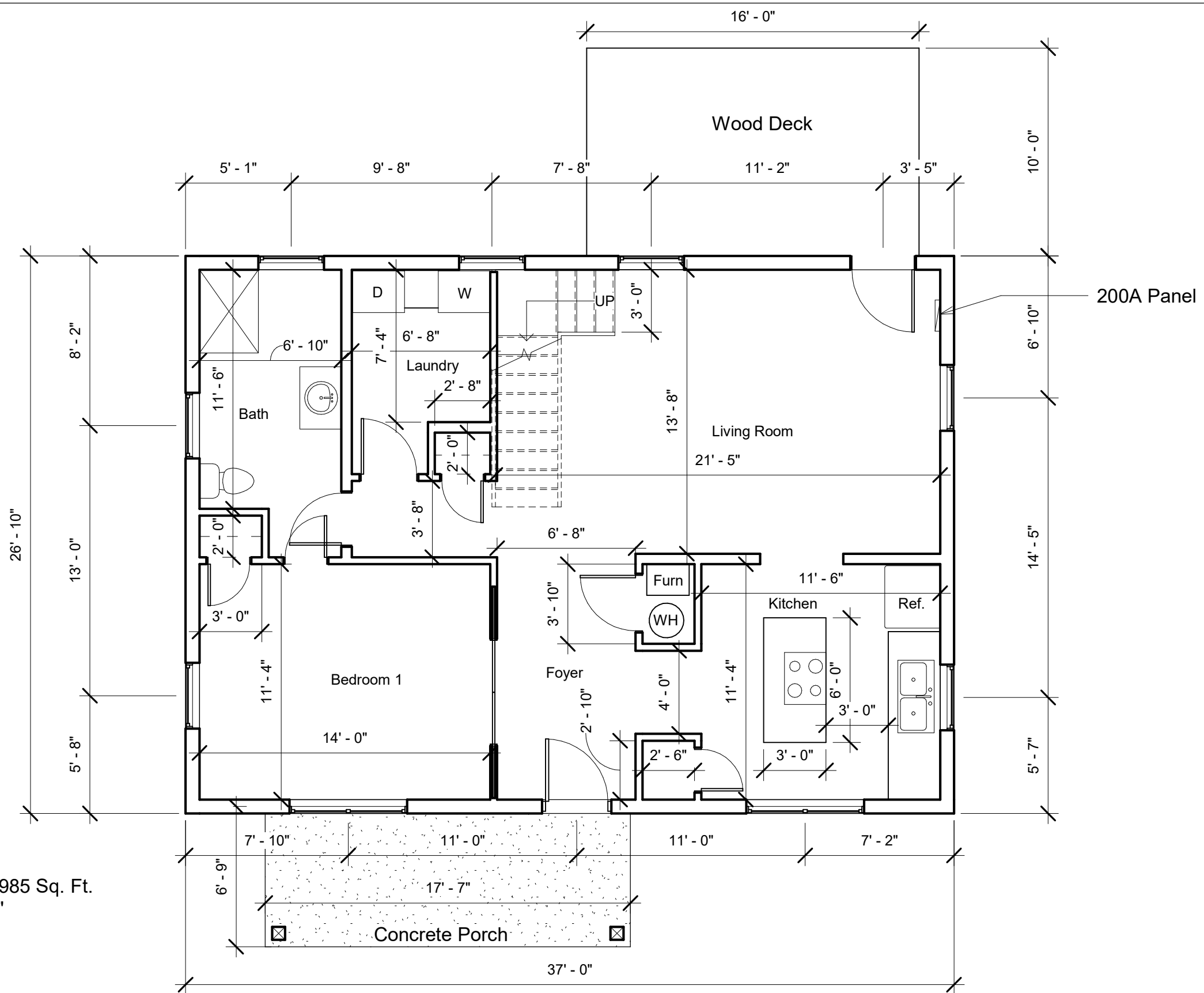
702 E Maxwell Lane
Bloomington, Indiana

Project number	001
Date	9/23/2020
Drawn by	L. Pruitt
Checked by	Checker

A0

Scale

① 1st Floor - 985 Sq. Ft.
3/16" = 1'-0"



702 E Maxwell Lane
Bloomington, Indiana

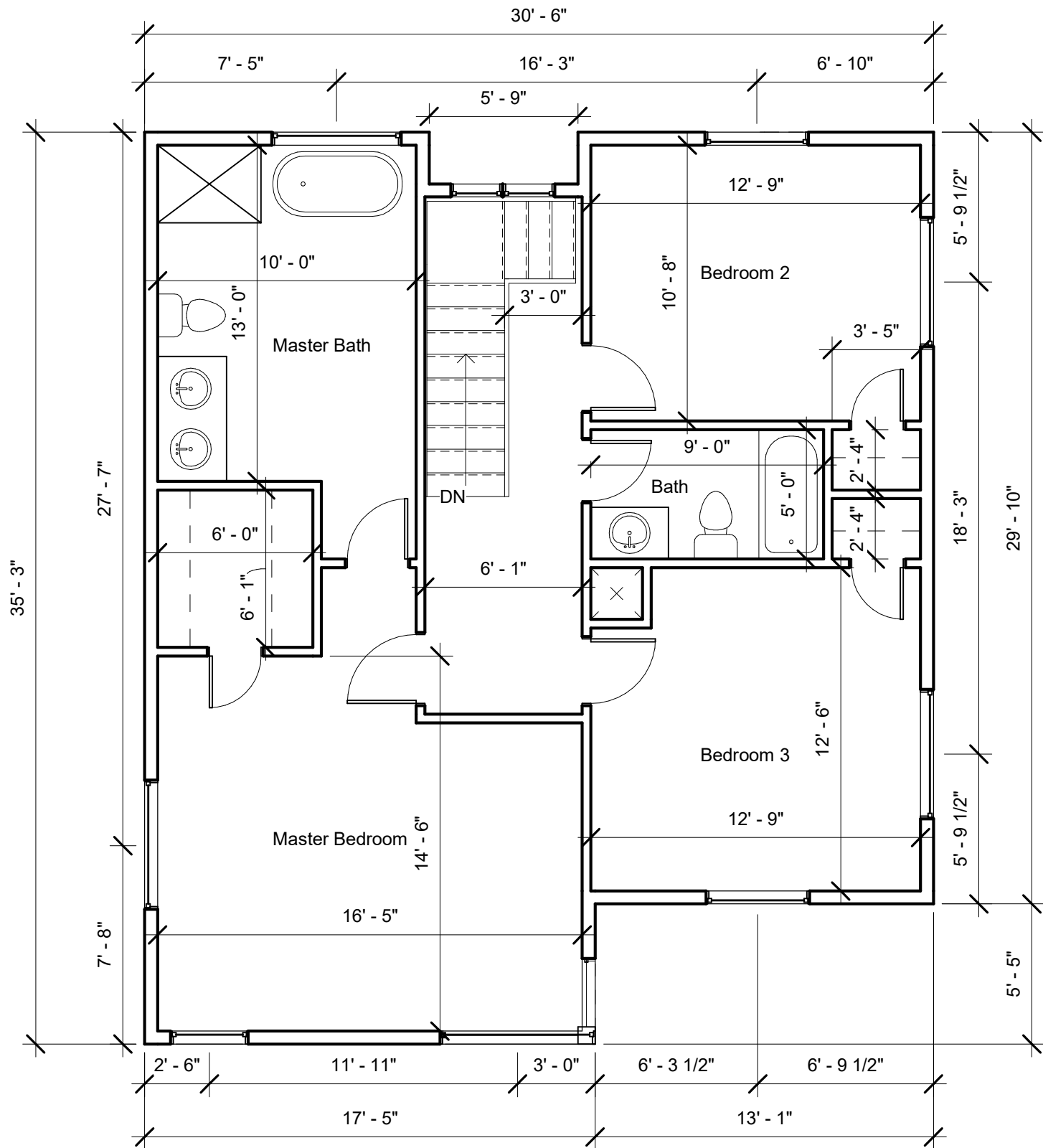
1st Floor

Project number	001
Date	9/23/2020
Drawn by	L. Pruitt
Checked by	

A1

Scale 3/16" = 1'-0"

① 2nd Floor - 995 Sq. Ft.
3/16" = 1'-0"



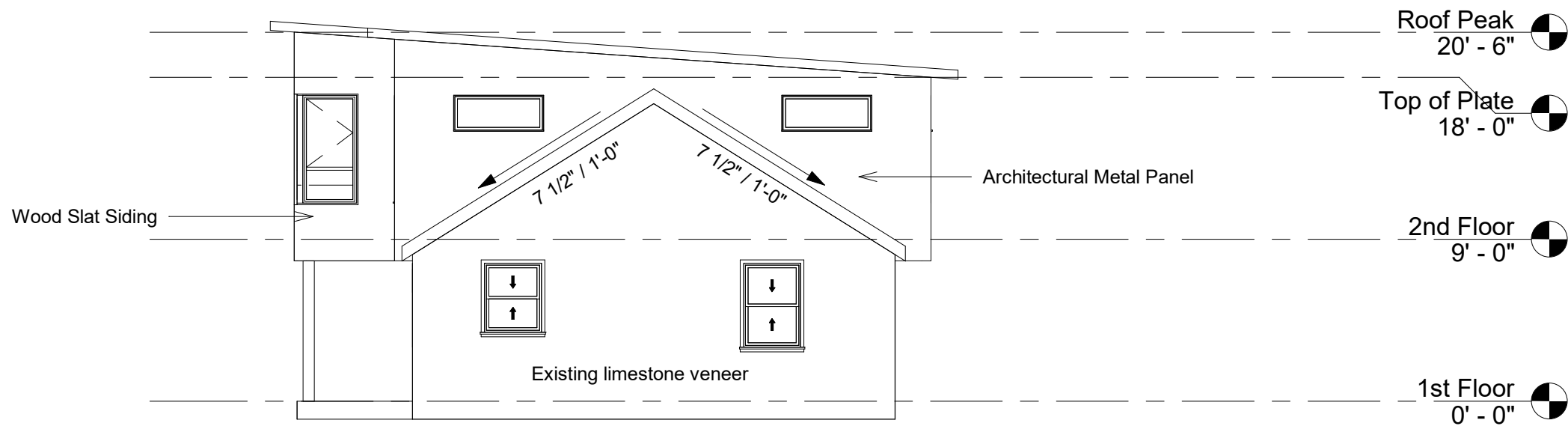
702 E Maxwell Lane
Bloomington, Indiana

2nd Floor

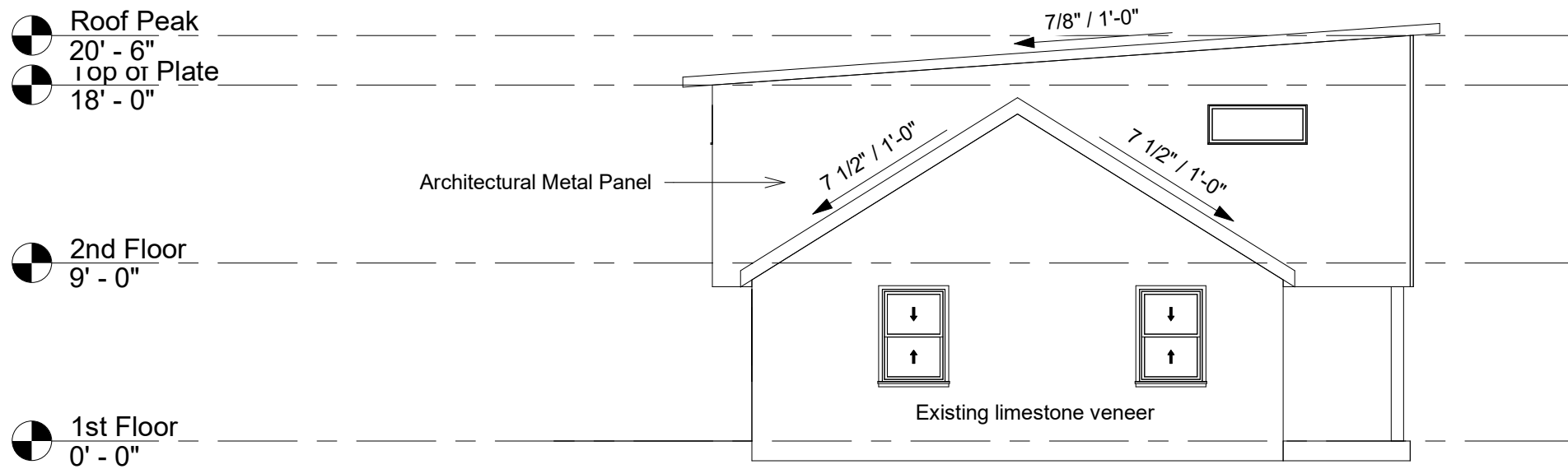
Project number	001
Date	9/23/2020
Drawn by	L. Pruitt
Checked by	

A2

Scale 3/16" = 1'-0"



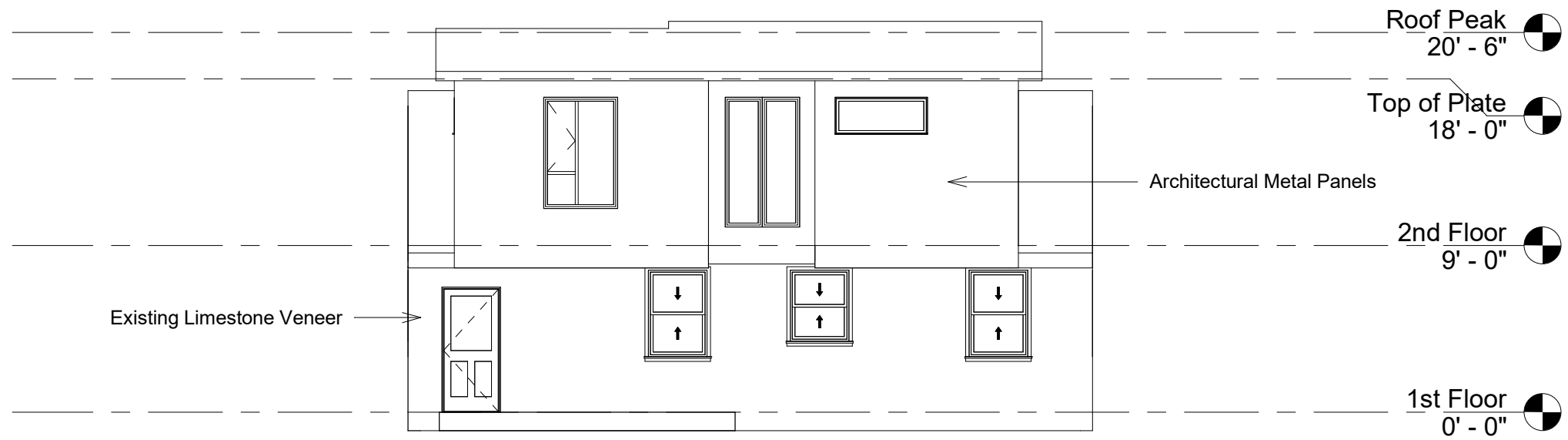
① East Elevation
1/8" = 1'-0"



② West Elevation
1/8" = 1'-0"

702 E Maxwell Lane
Bloomington, Indiana

East and West Elevations		A3
Project number	001	
Date	9/23/2020	
Drawn by	L. Pruitt	
Checked by		Scale 1/8" = 1'-0"



② North
1/8" = 1'-0"



① South
1/8" = 1'-0"

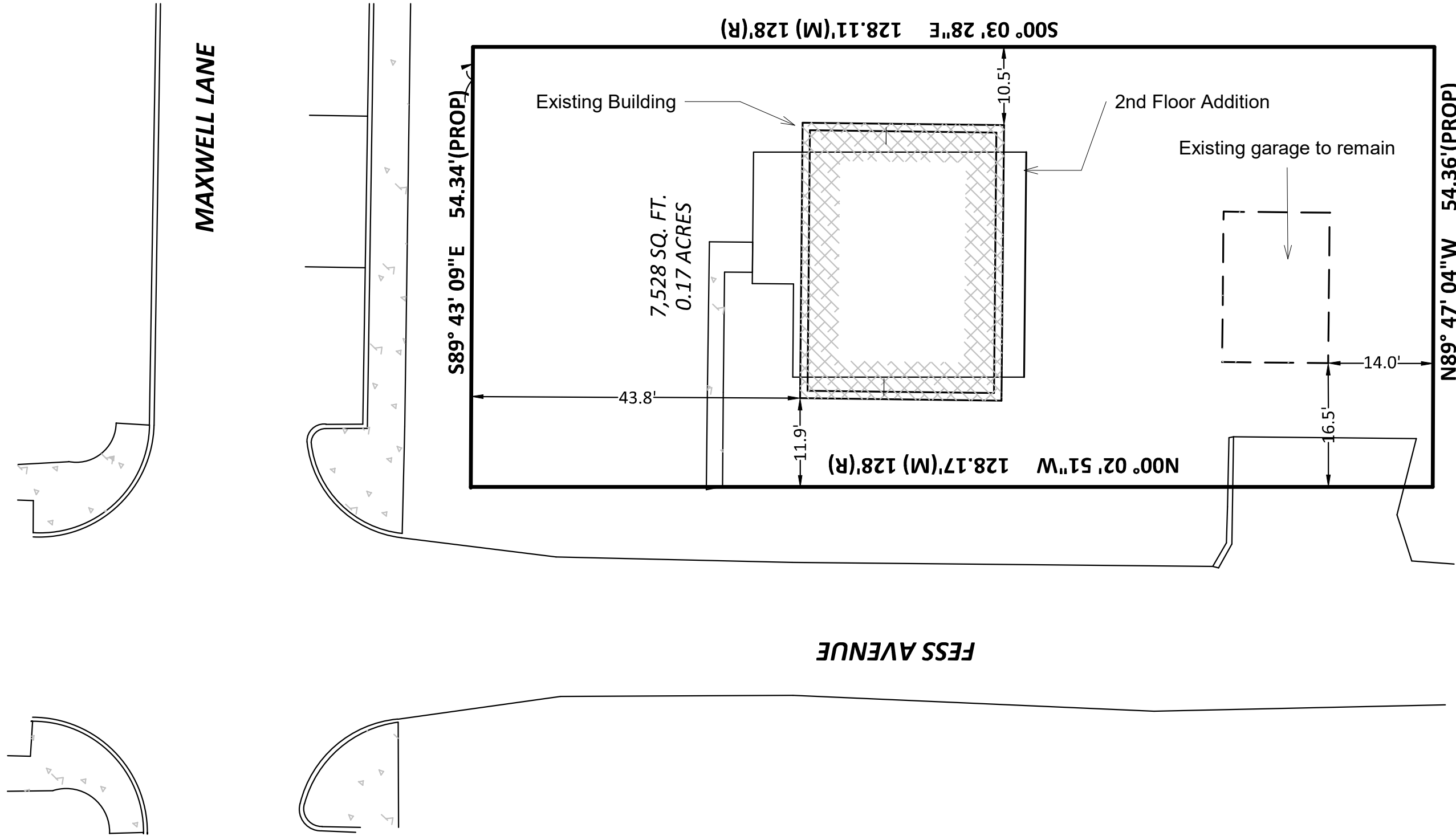
702 E Maxwell Lane
Bloomington, Indiana

North and South Elevations

Project number 001
Date 9/23/2020
Drawn by L. Pruitt
Checked by

A4

Scale 1/8" = 1'-0"



702 E Maxwell Lane
Bloomington, Indiana

Site Plan

Project number 001
Date 9/23/2020
Drawn by Author
Checked by Checker

A5
Scale

HD 20-01

424 ½ S. Walnut St (Boxman-Mitchell Building)

Staff Report

Bloomington Historic Preservation Commission

The property at 424 ½ S. Walnut qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a // (2) b, g

- (1) Historic:
- a) **Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or**
 - b) Is the site of an historic event; or
 - c) Exemplifies the cultural, political, economic, social, or historic heritage of the community.
- (2) Architectural:
- a) Embodies distinguishing characteristics of an architectural or engineering type; or
 - b) **Is the work of a designer whose individual work has significantly influenced the development of the community; or**
 - c) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
 - d) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
 - e) Contains any architectural style, detail, or other element in danger of being lost; or
 - f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
 - g) **Exemplifies the built environment in an era of history characterized by a distinctive architectural style**

Case Background

The proposed district consists of two buildings on the lot legally recorded as 015-09570-00 Seminary Pt Lot 20. The northern building is a one story, wood frame building with red brick veneer on the northern façade (facing an alley) and on the east façade (facing S. Walnut). The southern building is a two story, wood frame building with a red brick veneer on the east façade.

The most recent business to operate out of the building was the “Players Pub,” but they closed their doors in 2019. New ownership is proposing to demolish the building in its entirety and build a multi-story mixed use building on the lot. The lot is currently zoned (MD) Mixed-Use Downtown.

Historic surveys rating and designations:

The building is not currently listed in the National Register of Historic Places. It is listed in both the Indiana Historic Sites & Structures Inventory and the Bloomington Historic Sites and Structures List as “Contributing.” The property is not within a local historic district or local conservation district under the jurisdiction of the Bloomington Historic Preservation Commission.

Map
424 ½ S. Walnut Outlined in Red



Historical Significance, 1 (a): Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history.

Henry Boxman’s childhood was formidable. Born in 1903 on a farm near Columbus, Indiana, Boxman was one of ten children. His mother died when he was two and he was forced to quit school at thirteen after the last of his older sister’s left home and his father died. He supported himself by working for six years at Munt’s Restaurant in Columbus, Indiana where he learned the basics of the restaurant industry.¹ At age twenty, Henry applied to become a sales rep with RJ Reynolds Tobacco Company in Indianapolis but was turned down because he was too young. He kept applying and was hired the next year and soon became assistant divisional manager and worked for the company office in Bloomington. Henry’s early hardships likely contributed to his unwavering drive and focus towards making his business successful. He called it “sticktoitness.”²

At age twenty-five Henry and his new wife Hattie-Bell purchased the Dew Drop Inn Restaurant at 422 S. Walnut Street. The business brought state and national recognition to Bloomington and cemented Henry Boxman’s legacy as one of Bloomington’s greatest restaurateurs. Built in 1925, the Dew Drop, often referred to as a barbeque stand, was a popular after-school gathering place for local high school students because it was only a block away from Bloomington High School. The eatery was owned and operated by Ira and Ada Mitchell until it was purchased by Boxman in 1928.

¹ Tufford, Carole. “A restaurateur to remember: henry Boxman;s food put Bloomington on the Map.” *Herald Telephone*, Bloomington, Indiana, April 19, 1989.

² Matavuli, Nick. “Boxman still has ‘fingers in the pie’.” *Herald Telephone*, Bloomington, Indiana, April 9, 1980, p 30.

Initially, Henry did not change the menu and continued to serve short-order items such as burgers, hotdogs, and ice cream. In fact, the Dew Drop was listed as a “Soda Fountain” in the 1926-1929 City Directories.

The 1930’s brought hardship and change to Bloomington, but Henry Boxman adapted his eatery to survive an era that brought catastrophe to many other small businesses. By 1932, Henry had changed the name of the Dew Drop to “Boxman’s Restaurant” and eliminated curbside service in order to transition to a more formal, sit-down restaurant experience. That same year, to celebrate the 4th anniversary of his tenure, Boxman offered chicken dinners for 4 cents each (dinners were usually 50 cents). The deeply discounted prices drew quite a crowd in those lean years of the Great Depression, and a local police officer was assigned to keep the peace. Boxman, who ended the day with a \$250 loss, served almost 1,000 people and said he turned away almost as many.³ Although maintaining a business throughout the Great Depression was undoubtedly a monumental challenge, Boxman also found time to improve his community. He led the effort to reactivate the Bloomington Chamber of Commerce and was named president in 1936. He was also active in the Bloomington Exchange Club, and as president of the club in 1936, came up with the slogan “Bloomington- Gateway to Scenic Southern Indiana”.⁴ Known as a student of marketing and advertisement, Henry installed Bloomington’s first neon sign at his restaurant. When the sign was first turned on it caused quite a stir as citizens viewing it from a distance thought a fire had broken out downtown. His restaurant also boasted the first commercial gas-fired heating boiler and the second commercial air conditioner in town.⁵

Boxman’s community service continued in the 1940s. His community efforts took on greater significance when he was appointed to serve as a food consultant to the U.S. Secretary of War--one of ninety-six restaurant men from across America who volunteered their time and expertise to increase the efficiency of military food preparation and facilities during WWII. For his work Henry received a personally signed letter from President Truman. Boxman also helped the war effort by closing on Sundays, the heaviest day of the week in volume and sales. This allowed him to save his rationed food supplies for the week days so that war workers could eat, although he still ran out of food and was forced to use meat substitutes.⁶

The 1950s catapulted Henry Boxman onto the national stage. His Bloomington restaurant gained the attention of food critic pioneer Duncan Hines, who wrote the newspaper food column “Adventures in Good Eating at Home.” Hines spoke highly of Boxman’s Restaurant and regularly featured it in his column for fifteen years—he was particularly fond of the Dutch Apple Pie.⁷ Boxman’s was also recognized in Clementine Paddleford’s “National Food” column in *This Week Magazine*. In the article, titled “Chow in a College Town,” Paddleford wrote that “...motor tourists come to Boxman’s from all corners of the nation. Dinners here are worth a half-days extra driving.”⁸ Boxman’s was also featured in *Cooking for Profit* magazine which labeled him as one of the outstanding restaurateurs in the country.

Boxman was both active and renowned in the state and national restaurant associations. He was a charter member of the Indiana Restaurant Association, its third president, and a lifetime member of

³ “1,032 Chicken Dinners at 4c Each Sold at \$250 Loss.” *Bloomington Evening World*, August 15, 1932.

⁴ Goodall, Kenneth. “Men of Bloomington, Henry F. Boxman”. June 2, 1954.

⁵ Shawgo, Ron.

⁶ Matavuli, Nick

⁷ Hines, Duncan. “Adventures in Good Eating”. January, 1953.

⁸ *Courier-Tribune*, Bloomington, IN. “Boxman’s Second Kentucky Fried Chicken Store Opens.”

the board of directors. In addition, Boxman was elected to serve on the board of directors of the National Restaurant Association and was the second person inducted into that organization's Restaurant Hall of Fame.⁹

It was through the National Restaurant Association that Henry Boxman became good friends with Harlan Sanders, otherwise known as Colonel Sanders, the bombastic founder of Kentucky Fried Chicken (KFC). Although Boxman sold his restaurant in 1957 to work as Food Services Director for Bloomington's Metropolitan Schools, he soon came out of restaurant retirement and opened Bloomington's first KFC in 1963. This restaurant was located next door to the old Boxman's Restaurant. In fact, he had the building constructed in the front yard of his home at 432 S. Walnut—much to his wife's chagrin. Boxman opened a second KFC location in the College Mall area in 1968 and even brought Harlan Sanders to that store's opening day to meet and greet customers. The Colonel and Boxman maintained a close friendship for the rest of their lives, and the "Colonel" even served the cake and punch at the wedding of Henry's daughter.

Carolyn Tufford said it best in her 1989 Herald-Telephone article about Boxman: "Henry Boxman was a restaurateur to remember...his food put Bloomington on the map." This good-food reputation is proudly continued by Bloomington today. Boxman cultivated a short order high school hangout into a dining landmark that grabbed the attention of national food critics. His business weathered a great depression and a world war. He was a founding member and honorary director of state and national restaurant associations and the second person inducted in the National Restaurant Hall of Fame. He was a stellar example of selfless service to his community as a lifelong member of the Chamber of Commerce and the Exchange Club. Despite his illustrious career, Boxman is a relatively unknown person of interest, even locally today in Bloomington. This is likely because of his career choice—the food industry. Restaurants are fleeting. Even the most successful have trouble staying open more than a couple of decades. As a result, there is a sort of amnesia and a lack of historical recognition that these places existed, even though they were an important, enjoyable, and memorable part of people's lives. The designation of this building--because of its association with Henry Boxman--would be the first of its kind to recognize the social and cultural importance of a local building significant for its association with food service. This building has significant value as part of the cultural heritage of the city and is associated with a person who played a significant role in its development.

Architectural Significance, 2 (b): Is the work of a designer whose individual work has significantly influenced the development of the community

Several lines of evidence irrefutably point to the Mitchell Brothers of Bloomington as the original builders and owners of the structure. The Mitchell family at one time owned a large homestead south of Bloomington that was partially fronted by South Walnut Street. Capt. Issac Mitchell, a Civil War veteran, had ten children, nine of which were boys. Several of the sons--Ira, Stanley, and Edward--were active in developing and building in Bloomington during the early-twentieth century. This was a period of great prosperity and growth for the city, and the Mitchell brothers left their mark with a string of commercial and residential brick buildings along South Walnut. It is reasonable to believe that members of the Mitchell family partitioned, sold, or developed pieces of their land located along S. Walnut to capitalize on the expansion of homes and businesses along that road in the 1920s' as Bloomington's urbanized core expanded

⁹ Goodall, Kenneth.

Deed research shows that that Ira Mitchell purchased half of Seminary Lot 20 from his brother Stanley in 1923 for \$2,000. Ira purchased the other half from the Abrahams in 1925 for another \$2,000. The 1925-26 City Directory, which is the first directory to include the property, listed Ira Mitchell and his wife Ada as the occupants and owners of 424 S. Walnut, then known as the Dew Drop Inn.

The physical evidence also points to the structure as being a Mitchell building. There is an “M” pattern inlaid with white brick on the upper half of the brick façade of the two-story building section. This feature can be seen on a photograph of the building found on a postcard from 1936. Testimony from Charlie Boxman, who moved to 424 ½ S. Walnut after his father Henry Boxman purchased the Dew Drop Inn in 1928, also supports this conclusion. Charlie wrote in an email that the “M” stands for Mitchell and was “emblazoned on the upper part of the second story section of the original brick façade”.¹⁰ The Mitchell Brothers left an indelible mark on the urban landscape of Bloomington. We know that they built at least four brick commercial block buildings and a handful of brick homes along South Walnut, all of which survive to this day. These buildings are part of the architectural fingerprint of the city and form a recognizable pattern along its southern corridor.

The Boxman-Mitchell building, proudly emblazoned by its builder with an “M”, is clearly part of the collection of local buildings constructed by the Mitchell Brothers and therefore has significant interest as part of the development of the city.

Architectural Significance, 2 (g): Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

The evidence for the building’s date of construction comes from two sources: Bloomington City Directories and Sanborn Fire Insurance Maps. While the 1923-1924 City Directory does not list any of the 420-424 S. Walnut addresses, they can be found in the 1925-26 City Directory.¹¹ The 1913 Sanborn Fire insurance map shows an undeveloped lot where the building are currently located; however, on the ensuing 1927 map edition, the building can clearly be seen in its current form.¹² The building, therefore, must have been constructed between 1913 and 1927. The 1925-26 City Directory is the earliest to list addresses at 420-424 S. Walnut which is why this is the estimated date of construction.

The building, in its current form, existed in 1925. It is a unique combination of a one-part and a two-part commercial block building. The incorporation of a brick veneer along the busy S. Walnut corridor was purposeful and was intended to impart a sense of importance and grandeur whilst hiding a humble wooden frame construction. To further highlight this technique, the two story section has a stepped parapet that exists only to make the building look larger and thus attract more notice from passersby. The windows along S. Walnut were also the most ornate and featured an operable, divided light awning window above large plate glass storefront windows. The narrow, vertically-oriented, divided light windows are characteristic of those found on Arts and Crafts-style Bungalows of the 1920s and 30’s. Another feature that connects the building to local materials and

¹⁰ Boxman, Charlie. “Old Bloomington”. Email, 2009. Monroe County History Center Vertical Stacks, “Boxman’s Restaurant”.

¹¹ Bloomington, Indiana, City Directory, 1925-26 (Bloomington, IN.), page 357.

¹² Sanborn Map Company. Bloomington, Monroe County, Indiana, 1913. New York: Sanborn Map & Publishing Co, 1913. "Sanborn Fire Insurance Maps". <<https://libraries.indiana.edu/union-list-sanborn-maps>> (August 17, 2020); Sanborn Map Company. Bloomington, Monroe County, Indiana, 1927, Sheet 6.

building styles is the limestone lintels that sit atop the building's windows and doors. This is an architectural detail found on many of Bloomington's historic buildings.

A later addition also adds to the identifiable architectural legacy of this building. A square, front gabled wood vestibule was constructed in the late 1930s to provide shelter to customers. This feature was later rebuilt in the late 1940s with curvilinear glass block, rounded aluminum fascia and capped with a bright neon sign in the then fashionable and now iconic Streamline Moderne style. The vestibule has acquired architectural significance in its own right.

Through its form, architectural features, and building materials, the Boxman-Mitchell building--whether it is decorated with the 1920s commercial front or the 1940s streamlined look--is representative of an era of history by a distinctive style.

Recommendation: Approval

Staff recommends property parcel 53-08-04-200-082.000-009 (The Boxman-Mitchell Building) be designated as a local historic district. After careful consideration of the application and review of the Historic District Criteria as found in Ordinance 95-20 of the Municipal Code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.

The property meets Criteria 1(a) because of its association with Henry Boxman, nationally recognized restaurateur and local business leader.

The property meets Criteria 2(b) because of its construction by the Mitchell brothers, a family that built numerous commercial and residential buildings along South Walnut in the early twentieth century.

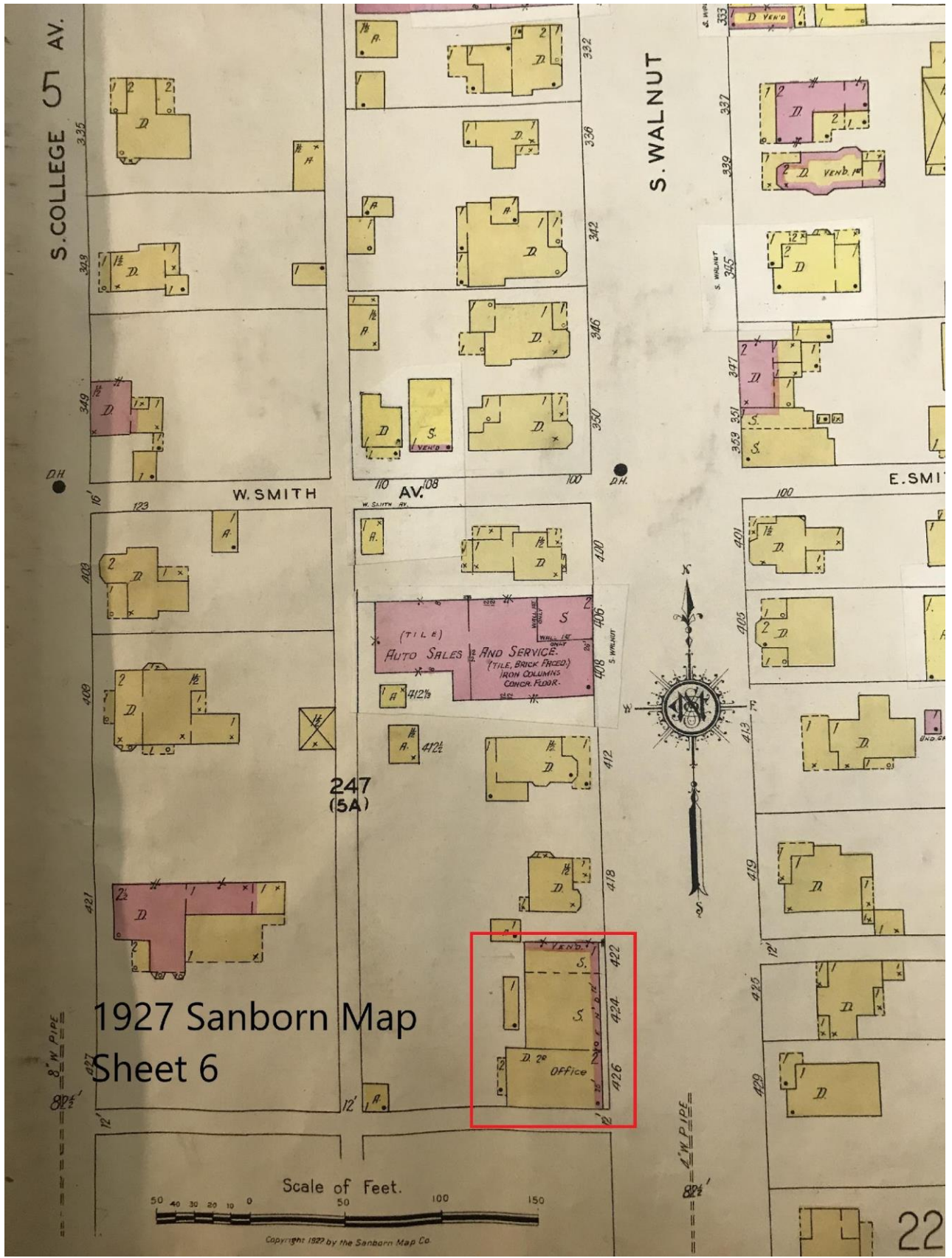
The property meets Criteria 2 (g) because the form, materials, and architectural features is representative of an era of history by a distinctive style.



Digitized from the Indiana University Map Collection by Historical Information Gatherers, Inc.

www.historicalinfo.com

1913 Sanborn Map



1927 Sanborn Map



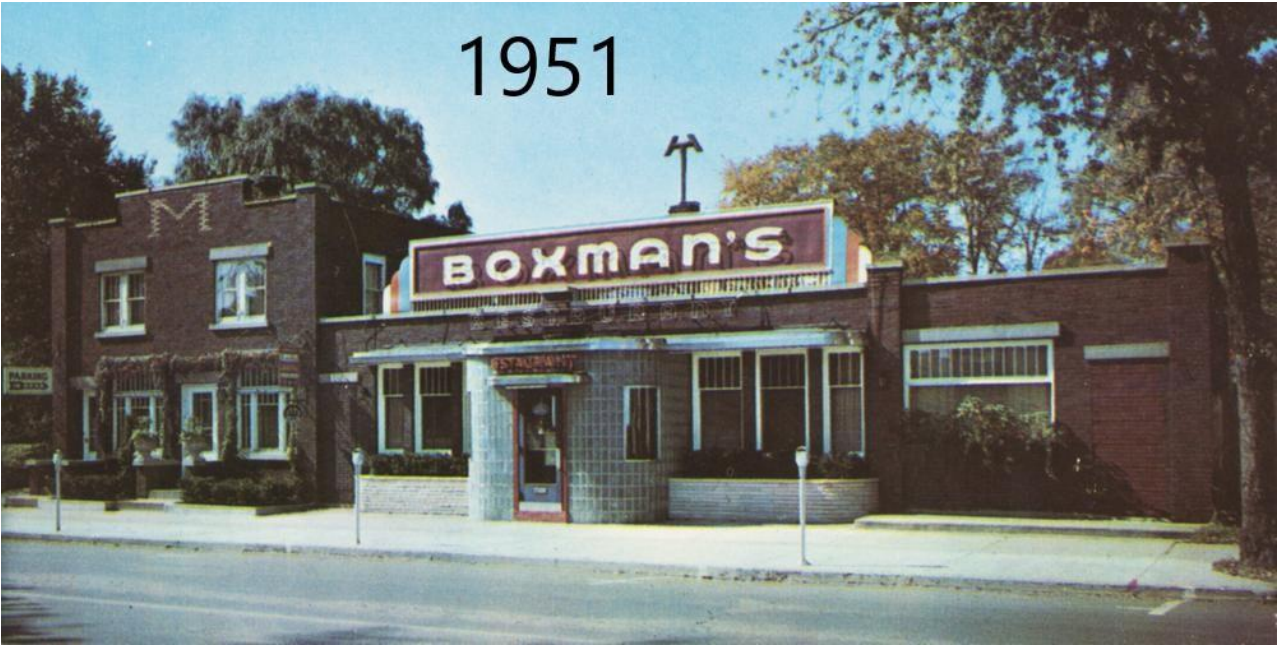
Henry and Hattie Boxman standing outside the Dew Drop Inn after their recent purchase in 1928.



Circa 1932 when the name was changed to "Boxman's Restaurant".



Boxman's was the second business to install air conditioning in Bloomington and had the first neon sign.



This photograph was on a post card. The vestibule has been dressed up with curving glass block and sleek aluminum awning in the Streamline Moderne style. This style is emblematic of Americana, and was utilized on road side cafes, train, and bus stations across America from about 1930-1950.



Henry Boxman with his pastry lady (likely behind the famous Dutch Apple Pie) c. 1950



Boxman opened this KFC in 1963, Bloomington's first. Note that he lived in the white house in the background.

Near West Side Conservation District Design Guidelines



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FOREWORD

Citizens, developers, workers, and homeowners are interested in living and working in neighborhoods that 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 distinctive 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 Near West Side neighborhood by conserving the architectural evidence of its history and to maintain its affordability. These guidelines regulate the demolition of properties, delineate design guidelines for new construction, and address the movement of houses into and out of the district. They do not cover modifications to existing houses and other structures unless they are to be moved or demolished.

These design guidelines are intended to assist property owners in making informed decisions about their historic homes and properties. The underlying goal is to preserve the elements of the district that create its unique character but also to acknowledge the advantages of reuse, renovation, and repair.

In creating this book of design guidelines, the Committee consulted guidelines used by other neighborhoods in Bloomington, especially Maple Heights and Greater Prospect Hill, as well as

neighborhoods and communities in other states.

In addition, the Committee drew on recommendations made by architects Marc Cornett and James Rosenbarger in their 2002 study, "The Plan for West Kirkwood," prepared in collaboration with the City of Bloomington's Planning Department, in developing guidelines specific to the major traffic arteries (West Kirkwood Avenue and Rogers Street) bordering the Near West Side.

Purpose of the Design Guidelines

The purpose of new construction guidelines is to present concepts, alternatives, and approaches that will produce design solutions that recognize the characteristics of the Near West Side Conservation District area and promote harmony between new and existing buildings. The guidelines are not meant to restrict creativity, but to set up a framework within which compatible design will occur. It should be noted that within an appropriate framework, different design solutions may be appropriate.

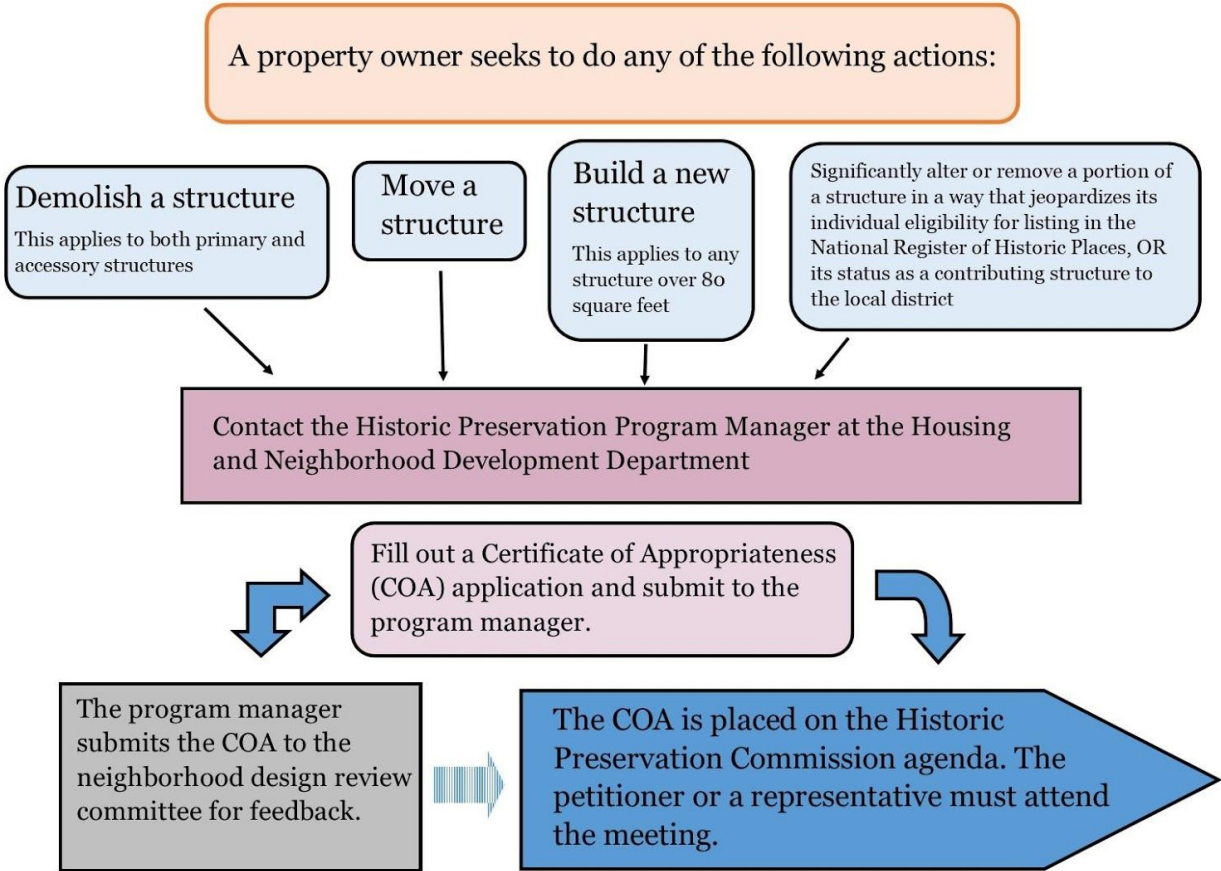
The Near West Side Neighborhood is an historic area unique to Bloomington and represents a specific period in the development of the city. New structures should be in harmony with the old, yet at the same time be distinguishable from the old, so the evolution of the historic area can be interpreted properly. New construction should clearly indicate, through its design and construction, the period of its integration within the district. It should also reflect the design trends and concepts of the period in which it is created and the technology, construction methods, and materials available at the time. Imitation of "period" styles in buildings of new construction is not appropriate in any historic area. Mimicking the traditional design characteristics of an area will dilute the quality of the existing structures and will threaten the integrity of the district.

At the same time, newly designed buildings should not detract from the character of the historic area. Form, scale, mass, and architectural details are all elements that allow classification of a particular building into type and/or style categories. The concentration of a certain style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.

Explanation of the Design Review Process

A Certificate Of Appropriateness (COA) must be issued by the Commission before a permit is issued for, or work is begun on, any of the following:

- 1. The demolition of any building.
- 2. The moving of any building
- 3. Any new construction of a principal structure or accessory structure or structure subject to view from a public way.
- 4. A significant alteration or removal of a portion of a structure which, according to staff, jeopardizes the structure's individual eligibility for listing in the National Register of Historic Places OR its status as a contributing structure in the local district.



Role of the Neighborhood Design Review Committee

While a COA application must be submitted to staff, the petitioner always has the option to first consult with the neighborhood design review committee. This group can be reached at nwsna.btown@gmail.com. The design review committee will provide feedback based on the district design guidelines and will advise the petitioner on the appropriateness of the project. It is important to note that while this is not a required first step, the design review committee will always be consulted on the appropriateness of a proposed COA. This typically occurs after staff has received the COA application and written a report, but before the Historic Preservation Commission formally discusses the project. Staff will relay any feedback to the Commissioners during discussion of the item at the meeting, although design review committee members sometimes attend the meeting themselves to give their feedback. Please see the above flow chart for clarification.

Boundary Description

The Near West Side Conservation District roughly covers the area bounded on the north by the Indiana Railroad right-of-way and Rev. Ernest D. Butler Park; on the east by Rogers Street; on the south by Kirkwood Avenue; and on the west by Adams Street. The district boundaries were drawn to include the houses deemed of greatest architectural and historic significance. See the attached map for the exact boundaries. This area is currently zoned residential core.

LIST OF MAPS

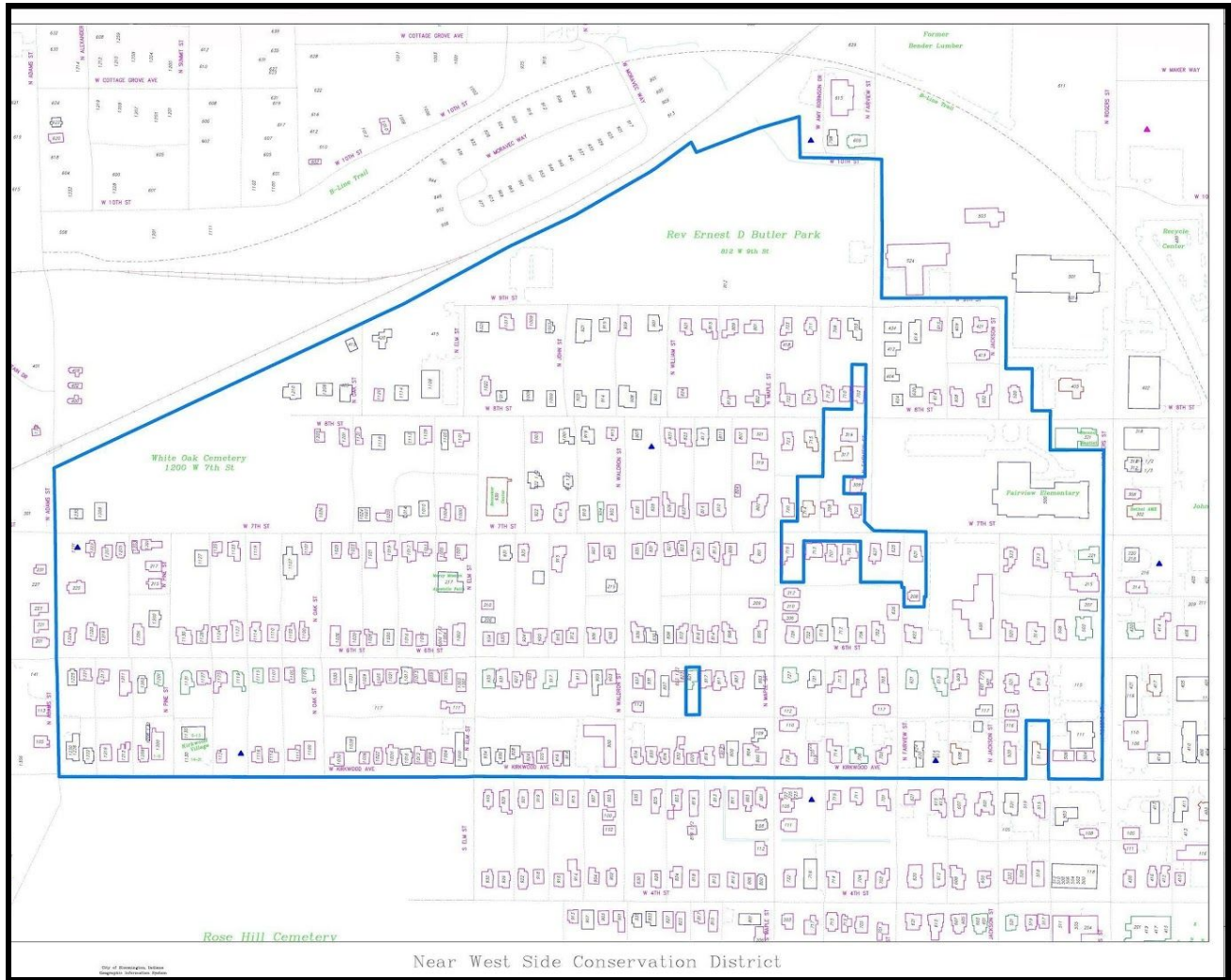
Figure 1: Near West Side Neighborhood Boundaries

Figure 2: West Side National Register District Map

Figure 3: Near West Side Conservation District Boundaries

Figure 4: Near West Side Zoning Map

Near West Side Conservation District Map



Map Key

Outstanding



Notable



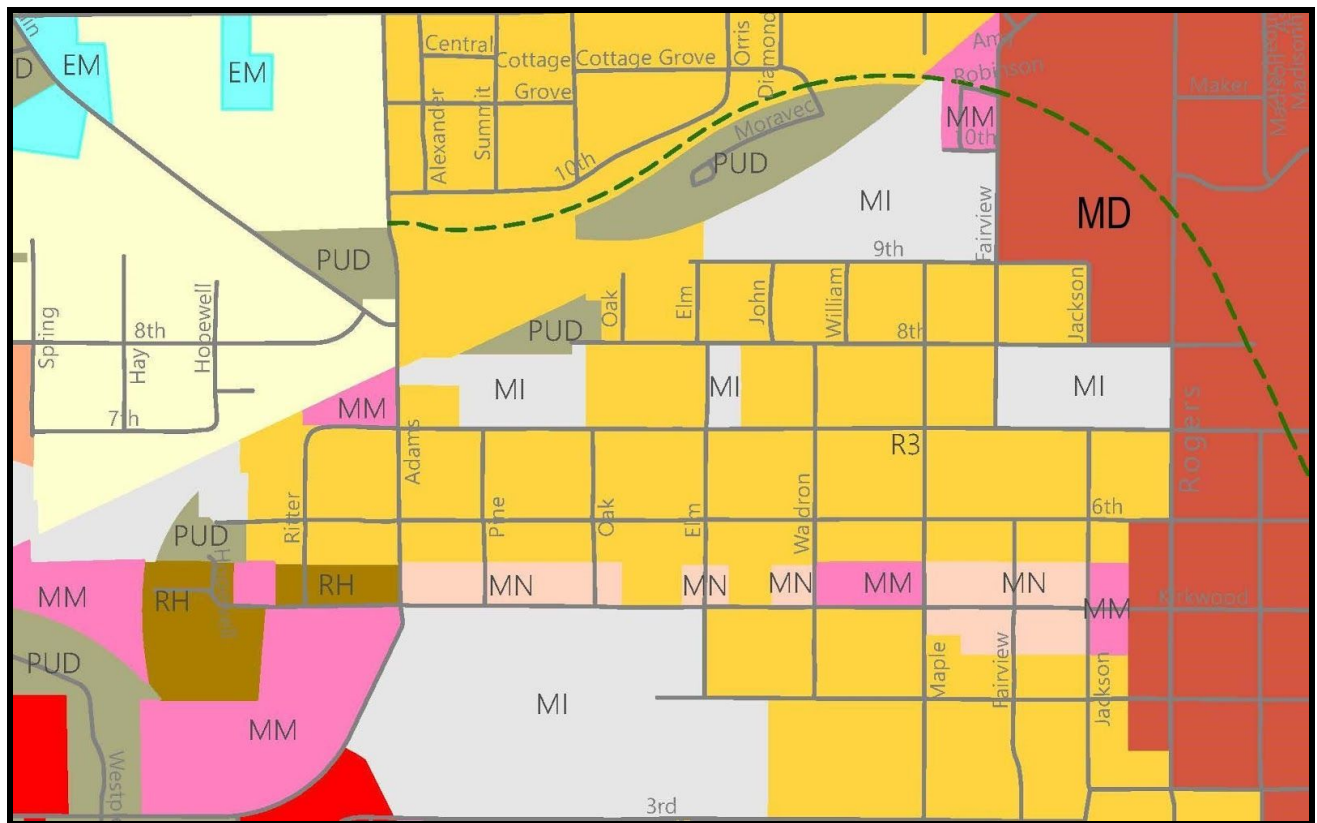
Contributing



Non-Contributing



Near West Side Zoning Map



Map Key

R3: Residential Small Lot

RH: Residential High Density

MN: Mixed-Use Neighborhood

Scale MM: Mixed-Use medium Scale

MD: Mixed-Use Downtown

HISTORY AND SIGNIFICANCE

The properties that comprise the Near West Side Conservation District represent the majority of the properties in the West Side National Register District—which has been on the National Register of Historic Places since 1997. While the West Side National Register District properties are both commercial, industrial and residential in nature, the Near West Side Conservation District properties are primarily residential.

The neighborhood and its buildings hold historic and architectural significance summarized as follows:

Historic Significance

The Near West Side neighborhood played a significant role in both the economic development and the social history of the city of Bloomington. Its particular period of significance is 1890 to 1930.

The development of the neighborhood is part of the economic history of the community because it developed adjacent to and concurrent with the industrial and commercial resources in the area, sparked by the mid-nineteenth century arrival of the railroad and reaching its height with the national success of the Showers Brothers furniture company by the 1920s.

The growth of industry on the west side is directly linked to the growth of the Near West Side neighborhood from a quiet rural area (1850–1890) to a densely settled, bustling working class neighborhood (1890–1920). Bloomington’s economy was thriving at the turn of the century, and the Near West Side, because it was adjacent to the railroad, went through a period of rapid growth. Some of the industrial and commercial development included: Dolan Tierman Stave Factory, Field Glove, Bloomington Basket Company, Nurre Mirror Company, Central Oolitic Stone Saw Mill, and Hoadley Stone Company. While outside the boundaries of the Near West Side Conservation District, a number of buildings from businesses of this period are still standing, including the Johnson’s Creamery (400 W. 7th Street, 1913), Bloomington Wholesale Foods Warehouse (300 W. 7th Street, 1920), Bloomington Frosted Foods (211 S. Rogers Street, 1927), and several auto-related businesses reflecting the beginning of the automobile’s popularity in the 1920s. These establishments both served the community and attracted more workers to the neighborhood, thereby expanding this diverse working class neighborhood and helping the city to grow.

Although many businesses were located in the area, the Showers Brothers Company would become the biggest driver of Bloomington’s development on its west side. In 1884, following a fire at its earlier site on the city’s east side, Showers relocated to Morton Street beside the railroad. The

history of the Showers Company is an important part of the heritage of Bloomington, a fact reflected in the location of our City Hall offices in restored Showers factory buildings. With the factory's relocation on Morton Street, Showers employees formerly living near the earlier east side site began a gradual migration across town, where they became the homebuilders and residents of the new Near West Side neighborhood.

The development of the Near West Side is part of the social history of the community because it was a racially diverse, working class neighborhood ever since it was platted in the late nineteenth century. The Showers company corporate culture was unusual for its time and employed women and African Americans as well as white men when other industries did not. The company afforded its employees good jobs with excellent benefits including worker's compensation, cultural events, and—most significantly for the development of housing on the Near West Side—home financing. Showers even established a bank “solely for the benefit of its employees.” This is reflected in the greatest period of the neighborhood's growth, from 1890 to 1925, which shows direct relationship between the relocation of the Showers Factory in 1884 and the consequent migration of Blacks to the west side from other areas of ethnic settlement in Bloomington. Additionally, the establishment of other religious and civic buildings in the neighborhood such as the Banneker School and Bethel A.M.E. Church, utilized primarily by the Black community, are indicative of this migration and serve as important markers for understanding Black history in Bloomington.

Architectural Significance

The Near West Side presents a range of once common architectural styles that are now in serious danger of being lost through demolition or neglect. As Bloomington's largest collection of historic vernacular house types, the Near West Side includes multiple recognizable examples of shotgun, double pen, saddlebag, central passage, hall and parlor, and other traditional house forms that are becoming increasingly rare in Bloomington. The fact that this architecturally significant group of structures could easily succumb to development pressure in the future and be lost to history motivated neighborhood property owners to secure local historic designation as a distinct district in the city.

The platted subdivisions of the neighborhood are characterized by relatively narrow city streets, densely sited houses, and a network of alleys running both east and west, and north and south. Limestone retaining walls, brick sidewalks, and the mature trees that line the streets add much to the Near West Side's sense of place. The main thoroughfare, Kirkwood, retains its residential character with an increasing number of businesses in converted houses. The smaller homes that constitute the majority of housing stock in the Near West Side neighborhood represent historic forms and styles that provide a visual link back to the early twentieth century.

Most of the houses in the Near West Side were built in the years shortly before and after the turn of the twentieth century as working class housing. Before the advent of the railroad, the west side

was sparsely settled, with gentleman farms and their associated grand houses, mostly of the I-house architectural type. Examples include the Cochran–Helton–Lindley House (504 N. Rogers Street, 1850), the Elias Abel House (317 N. Fairview, c. 1850)—both of which are locally designated historic properties—and the Hendrix House (726 W. 6th Street, c. 1875). Closer to the turn of the century, as the downtown area developed, several prosperous merchants built large Victorian homes in the Near West Side area, many with Queen Anne detailing. Examples include the Griffin House (621 W. 7th Street, c. 1890, and the Flanigan House (714 W. 7th Street, c. 1895), both located in the Fairview Historic District, which the Near West Side Conservation District surrounds.

With the coming of the railroad and the subsequent industrialization of the area, the west side's open spaces were subdivided and platted into small lots to house the new working class residents drawn to the neighborhood by the many suddenly available employment opportunities. Small single-story wood-frame houses soon became the majority in the neighborhood, and continue to characterize the neighborhood as it exists today. Built by and for the common working people of Bloomington, most of these houses are modest. These residences were built by local carpenters, and many homeowners assisted in the construction of their own homes.

The most distinctive architectural style of these workers' homes is the gabled ell, although pyramidal roof, foursquare, bungalow, and Victorian house forms are also common. Many of these homes have had few modifications over the years so original details abound such as decorative rafter tails and attic vents, limestone foundations and retaining walls, and late nineteenth century windows, doors, and porches. The neighborhood has remained relatively intact for the past century and still conveys the distinct architectural character from their period of construction.

TRADITIONAL HOUSE FORMS

The area included in the Near West Side Conservation District displays housing forms and styles that were commonly constructed from the 1890s through the 1930s. These forms are not unique to the Near West Side but are illustrative of early working-class residential neighborhoods in Bloomington generally. It is the architectural fabric created by these many small houses which make this neighborhood distinctive and which we seek to protect through the guidelines.

The dominant styles of houses in the neighborhood are gabled ell cottages and pyramidal roof houses. However, there are also important, increasingly rare examples of older vernacular houses— notably, double pens, shotgun houses, hall and parlor houses, and I-houses—and numerous examples of bungalows and foursquares, both popular forms of their era. Many of these late nineteenth and early twentieth century structures are intact and maintain their historic integrity.

Sample Styles of Houses Found in the District

- Double Pen – among the earliest styles found in Monroe County
- Shotgun House – common between the mid 1800s and 1930
- Hall and Parlor – common between 1890 and 1920
- I-House – common in the mid to late 19th century
- Gabled Ell – common between 1890 and 1920
- Pyramidal Roof Cottage – common between 1900 and 1930
- T-plan Cottage – common between 1890 and 1910
- Bungalow – common between 1905 and 1939
- Foursquare – common between 1905 and 1930

Double Pen

Double pens are an early vernacular form that first appeared in rural areas. The house is side gabled and symmetrical from the front elevation. The front porch covers paired front doors that open to equal-sized rooms.

Shotgun House

A vernacular form, 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 face the street, and the small shed-roof porch stretches across the narrow front facade. As a result of their characteristically small width, shotgun houses have minimal mass.

These distinctive habitations originated in the Caribbean and diffused throughout the American South from their entry point, New Orleans. Their presence in Bloomington is evidence of Southern migration here in the late nineteenth and early twentieth centuries, particularly by African Americans.

Hall and Parlor

The hall and parlor is an older vernacular house-type that persisted into the early twentieth century. Rectangular in shape, it consists of two rooms, one large and the other small, placed side by side. A single front door opens into the large room—the hall—which serves as a multipurpose living space. The smaller parlor is more private, usually used for sleeping. The two-room form may be supplemented by front or rear porches or even small additions behind the basic floor plan.

I-House

Grand in style, I-houses generally feature gables to the sides and are at least two rooms in width, one room deep, and two full stories in height. They also often have a rear wing or ell for a kitchen or additional space. The facade of an I-house tends to be symmetrical, and they were constructed in a variety of materials, including logs, wood frame, brick, or stone.

Pre-dating the Near West Side's worker housing, I-houses reflect the area's original settlement pattern of rural estates owned by gentlemen farmers. The Cochran-Helton-Lindley House, built by James Cochran in 1850, is a fine example of the I-houses in the Near West Side.

Gabled Ell

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, but shorter.

Pyramidal Roof Cottage

A variant of the gabled ell, the pyramidal roof cottage is common throughout the Near West Side. 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.

T-plan Cottage

Another variant of the gabled ell, the T-plan cottage is essentially a gabled ell with a second side wing. The projecting front gable section of the house is centered between the two recessed, side gabled wings, each with its own porch and pair of doors.

Bungalow

The bungalow form is also a single story but can have living space on the second floor with dormer windows providing light. The front porches are large and comfortable and stretch entirely across the front facade. They can be covered by a gable or a hipped roof. The roof shapes are simple and the houses are small and compact in scale compared with pyramidal roof cottages.

Foursquare

The foursquare house is typically two and one-half stories high, with four rooms on each of the main floors and a small attic above. It has a pyramidal roof that may be punctuated by dormer windows, and a large, covered front porch.

Notes on Photographs of Traditional House Forms:

Architectural Styles are from the IHSSI Interim Report, completed 2001/published 2004, and from the SHAARD Database, compiled 2014. Clarity, simplicity, and familiarity have guided the selection of style terms used here.

Estimated construction dates are from the IHSSI Interim Report and the SHAARD Database; in some cases, these were supplemented by research in historical records and oral histories. Generally, the sources agreed; when they varied, however, best judgment was used to arrive at the dates given here.

Unless otherwise noted, all photographs were taken by Karen Duffy in September 2019.

Examples of Traditional House Forms in the Near West Side



Double Pen: 513 W. 7th Street, c. 1900



Shotgun House: 904 W. 7th Street, c. 1925



Hall and Parlor: 418 N. Maple Street, c. 1915



I-House: Old Boarding House (now Recovery Engagement Center; with side and rear additions clearly visible), 221 N. Rogers Street, c. 1850



Gabled Ell: 1125 W. 7th Street, c. 1900



Pyramidal Roof Cottage: 1101 W. 8th Street, c. 1905



T-plan Cottage: 722 W. 8th Street, c. 1905



Bungalow: 722 W. 6th Street, c. 1925



Foursquare: 210 N. Elm Street, c. 1920

GUIDELINES FOR NEW CONSTRUCTION

PRINCIPAL STRUCTURE GUIDELINES

Definition: Principal structure means the primary or predominant structure on any lot or parcel. For residential parcels or lots, the principal structure is the primary dwelling.

The following guidelines relate to the construction of any new principal building. They are enforceable by the Bloomington Historic Preservation Commission (BHPC) and are subject to its “Review and Approval” by application for a certificate of appropriateness.

SUBJECT TO REVIEW AND APPROVAL:

- All construction of principal buildings is subject to review and approval by the BHPC.

New construction should be appropriately scaled to be compatible with the historic fabric of the district. New construction may incorporate traditional materials and features found on historic homes, but it should clearly be of its own time.

New construction should be easily identified as being from its own period of construction, but it should not be so different from the other buildings in the district that it detracts from them or visually competes with them. **Compatibility is more important than differentiation.**

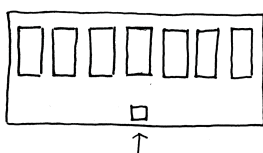
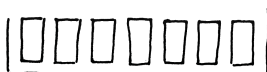
CONTEXT

Standards and guidelines serve as aids in designing new construction that 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.

Every site will possess a unique context. Context includes “Outstanding”, “Notable”, or “Contributing” buildings in the nearby area (often the surrounding block), the unique sub-area within the district, and the district as a whole.

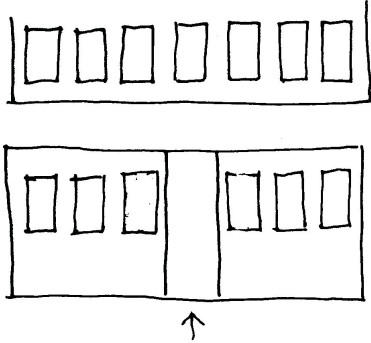
Generally, new construction will occur on sites that fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

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



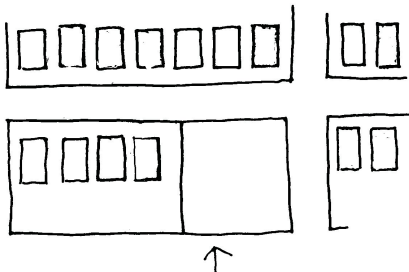
Context. New construction must use the existing historic building as its most important, perhaps only, context.

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.



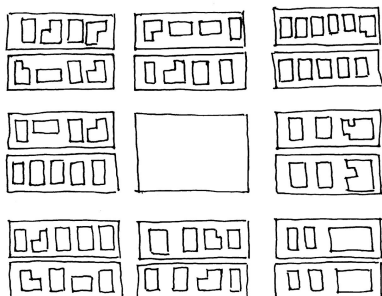
Context. The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

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



Context. Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such a 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.

SIDING MATERIALS

Definition: The protective material attached to the exterior side of a building wall.

SIDING RECOMMENDED

1. Clapboard, fiber cement board, wood, decorative wood shingles, or brick when there is another brick structure on the block.
2. When cement fiber siding such as Hardie board is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.

NOT RECOMMENDED

1. Asphalt shingles for walls.
2. Vinyl siding.
3. Siding products that imitate the “grain” of wood.
4. Vertically-oriented siding.



Recommended: Cement board lap siding



Not Recommended: Vertically-oriented siding.

FOUNDATION

Definition: Part of a structural system that supports and anchors the superstructure of a building and transmits its loads directly to the earth. The foundation forms the base of a building.

Foundations in the Conservation District consist primarily of limestone, although historic rock faced blocks are also found on some homes within the district. Most limestone foundations are hand cut, rather than sawn, and often consist of large blocks of stone, roughly hand cut to size; several have articulations, or are “dressed” by use of pecking or cobbling.

RECOMMENDED

1. Split faced concrete block
2. Rock face block (also available, through a manufacturer in Fort Wayne, IN)
3. Poured concrete with a textured surface

NOT RECOMMENDED

1. Non-textured concrete block

ROOF MATERIAL

Definition: The material which makes up the outermost layer on the roof of a building.

For the primary structure, historically appropriate roof materials include asphalt composition shingle or metal roofing, such as standing seam metal. Some synthetic materials can be substituted for asphalt shingles. Other historical roof materials, such as clay tiles, may have long traditions of use but are uncharacteristic for the Near West Side. Roof colors are characteristically grey, brown, or tan. Exceptions may be allowed for secondary structures.

RECOMMENDED

1. Asphalt shingle
2. Standing seam metal

NOT RECOMMENDED

1. Concrete shingle
2. Corrugated metal
3. Southwestern clay tile
4. Striped or bright/primary color roofs, or logo roofs (e.g., Indiana University colors or logo)

ROOF SHAPES

The following illustrations identify roof forms that are historically found in the neighborhood. The following are recommended for new construction:

Cross Gable



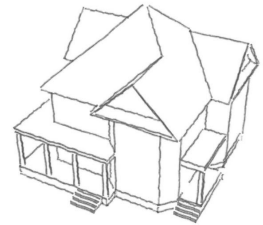
Front Gable



Side Gable



Complex



RECOMMENDED

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

NOT RECOMMENDED

1. Roof shapes that create uncharacteristic shapes, slopes, and patterns.
2. Flat, shed, butterfly, gambrel, or mansard style roofs.

SETBACK

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

The following are setback standards for the R3 “Residential Small Lot” zoning designation which is assigned to the majority of the district.

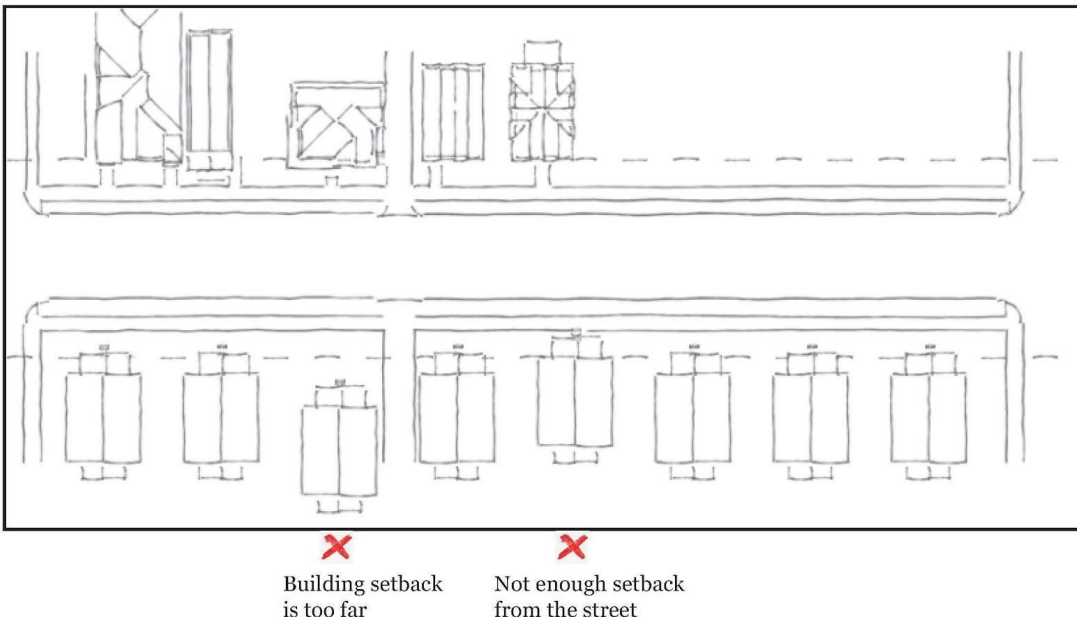
Front build to: 15 feet or the median front setback of abutting residential structures, whichever is less.

Side: 1st floor 6 feet. Each story above the ground floor 10 feet.

Rear: 25 feet.

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 to or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.



Not Recommended: Home is situated towards the rear of the lot with a substantial front setback.

ORIENTATION

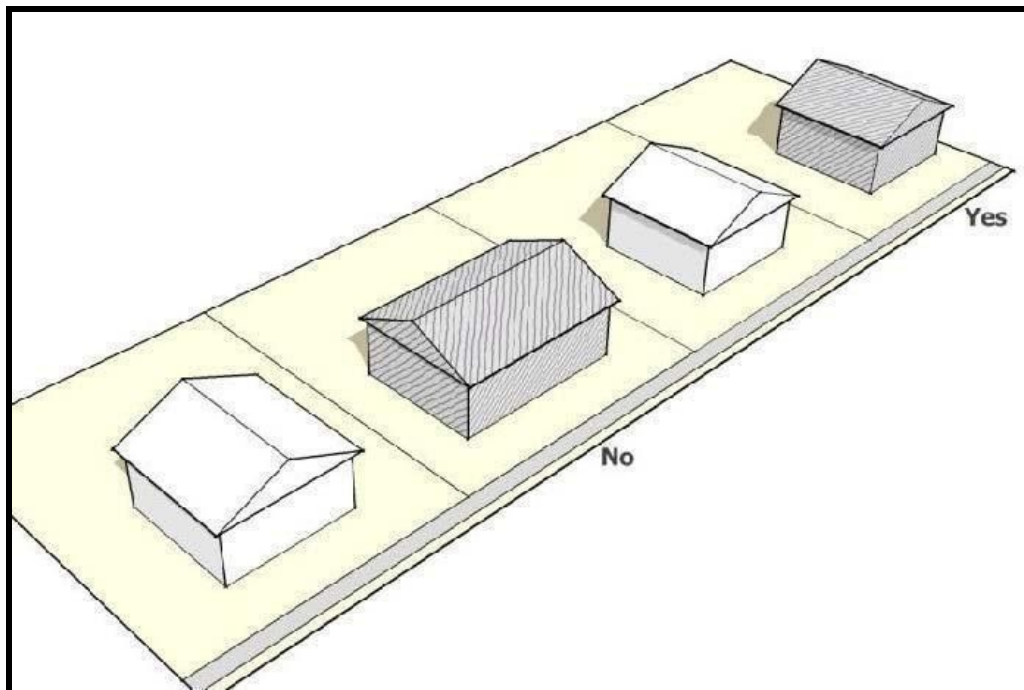
Definition: The direction that the front of a building faces.

RECOMMENDED

1. 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.)

NOT RECOMMENDED

1. New buildings at angles to the street that are not characteristic within the building or neighborhood context.
2. Buildings or building groupings that turn away from the street and give the appearance that the street facade is not the front facade.



BUILDING ENTRY

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

RECOMMENDED

1. The front entry should face the street of its designated legal address. New buildings should reflect a similar sense of entry to that expressed by surrounding historic buildings.
2. Many of the early 20th century houses in the Near West Side have side facing doors that open onto the porches.
3. Accessibility for all new buildings is encouraged (see “Accessibility” guidelines for New Construction).

NOT RECOMMENDED

1. Entrances that are hidden, obscured, ambiguous, or missing from the street facing side.
2. Designing approaches to buildings that are uncharacteristic within the area.
3. Creating a primary entrance to a commercial/public building that is not accessible for persons with disabilities.



Recommended: Two front doors that open onto the porch



Not Recommended: Entry door missing from street facing side.

Fences/Retaining Walls

Definition: A fence is a structure that encloses an area, typically outdoors, and is usually constructed from posts that are connected by boards, wire, rails, or netting. A fence differs from a wall in not having a solid foundation along its whole length.

Front yard fences are not characteristic of the district because of the small front setbacks. Backyard and side yard fences are common and are usually made from wood in a vertically oriented design.

Original retaining walls, usually made from limestone, are found throughout the Near West Side and are a distinctive landscape feature that contributes to the district's historic character.

Recommended

Maintaining original limestone retaining walls

New retaining walls are limestone

Wood or wire fencing is appropriate

Front yard fencing 4' or lower in height

Picket fences

Vertical board privacy fence behind the front building wall

Not Recommended:

Chain link fences in front of the front building wall

Plastic or vinyl fencing

PORCH

Definition: A raised, usually unenclosed and roofed platform attached to one or more sides of a building and used primarily as a sitting area, outdoor living space, or covered access to a doorway.

Many houses in the Near West Side Conservation District have a prominent front porch. Some porches wrap around one side of the house.

RECOMMENDED

1. Inclusion of a front porch is recommended.
2. Porch height should not exceed a single story.
3. Lattice or visual barrier below porch.
4. Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance.
5. Columns and posts should be an appropriate type for the style of house. For example, turned or square posts. Note that square posts (which historically were handmade) may be especially suitable for the plain-style houses that abound in the neighborhood.
6. Enclosed porches are preferable in the rear of home. If enclosing the front porch, use of screens rather than walls is encouraged.



NOT RECOMMENDED

1. Porch elements that use more than one architectural style.
2. Porch elements that differ from the architectural style of the principal structure.
3. Ornamental metal porch columns and railings.
4. Enclosed front porches.



Not Recommended: Porch is enclosed and limestone is used for siding on a wood frame structure originally clad with wood clapboards.



Not recommended: Using ornamental metal porch columns.

SPACING

Definition: Spacing refers to the side yard distances between buildings

RECOMMENDED

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

NOT RECOMMENDED

1. The creation of large open spaces where none existed historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.

BUILDING HEIGHT

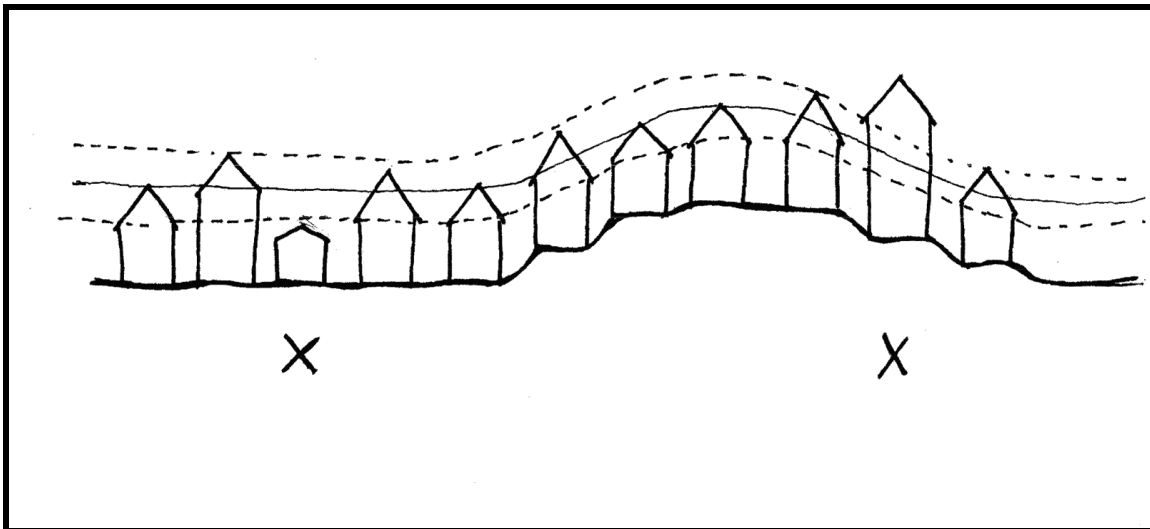
Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

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

1. A zoning variance may be required to accommodate an appropriate height.
2. Consideration should be given to historic structures that previously occupied the site.
3. Varied building heights may be appropriate depending upon the context of a particular area or zone.
 - a. New construction at the end of a block should take into account building heights on adjacent blocks.
 - b. Cornice heights, porch heights, and foundation heights in the same block face and opposing block face should be considered when designing new construction.
 - c. New construction at the end of a block should also take into account building heights on adjacent blocks.
 - d. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.
 - e. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.
 - f. Foundation and floor line heights should be consistent with contiguous properties.

NOT RECOMMENDED

1. Any building height that appears either diminutive or overscale in relation to its context.



BUILDING HEIGHT/ SIDE SETBACK

Definition: The relationship between the height of the house and the distance between houses.

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 that is taller than the house next to it must be set back further from the side property line than existing houses.

MASS

Definition: The three-dimensional outline of a building, including the perception of the general shape and form as well as size of a building. See the architectural description of traditional forms provided in the introduction for guidance. The overall massing of a building relates to the organization and relative size of the building sections or pieces of a building.

RECOMMENDED

1. The perceived total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

FOUNDATION/ FIRST FLOOR ELEVATION

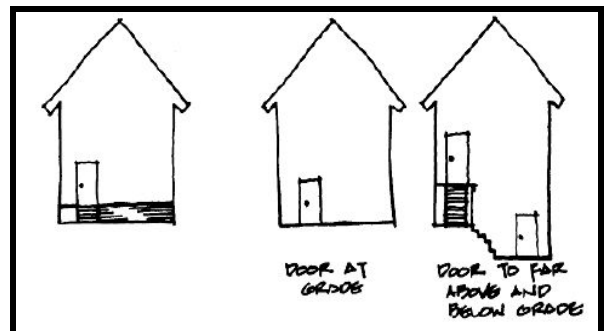
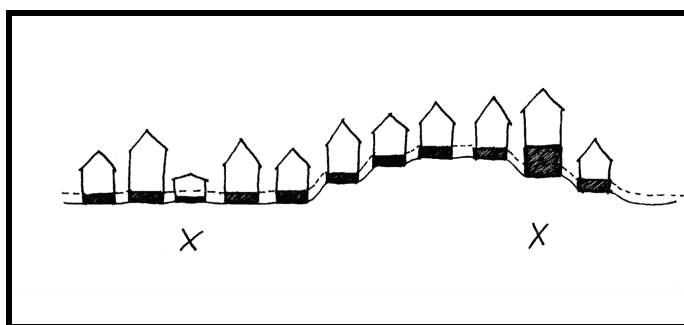
Definition: The supporting base upon which a building sits and the finished elevation of the living space.

RECOMMENDED

- New construction first-floor elevation and foundation height should be consistent with contiguous buildings.

NOT RECOMMENDED

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.
2. Designs that appear to hug the ground if surrounding buildings are raised on high foundations.

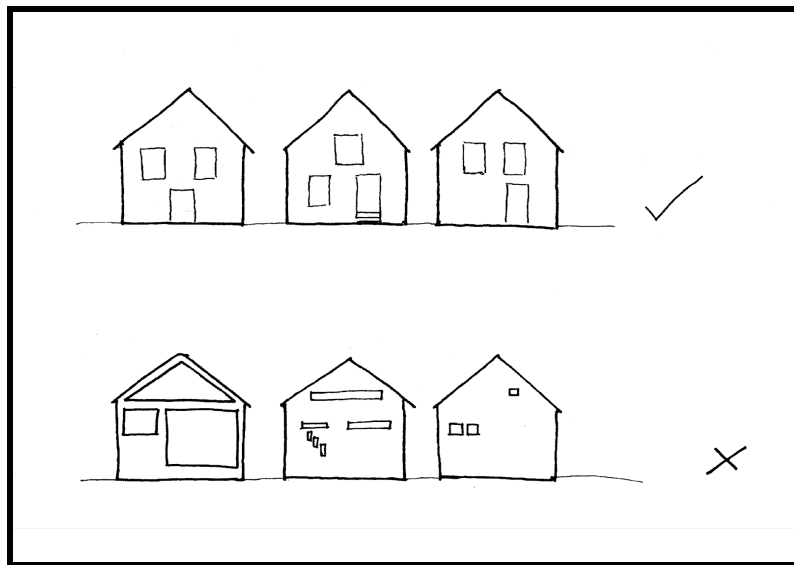


FENESTRATION

Definition: The arrangement, proportioning, and design of windows, doors, and openings.

RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.



NOT RECOMMENDED

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window sash configurations that conflict with those on surrounding buildings.

ACCESSIBILITY

The City of Bloomington recognizes the need to accommodate and include persons with disabilities to the greatest extent possible. With regards to historic areas, the goal is to facilitate universal access for all persons.

When designing new structures, the guidelines below should be considered.

RECOMMENDED

1. Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other elements of the building. Such elements should:
 - be integrated into the architectural design and expression of the building,
 - reflect the same attention to detail and finish as the rest of the building, and
 - be constructed of the same quality of materials as the rest of the building.
2. Innovative design is encouraged as a way to achieve accessibility in new construction. Accessibility may be a challenge when it conflicts with established, traditional design principles. An example is a street where all the historic houses and porches are many steps above ground level. However, new construction allows the ability to design from scratch using innovative methods to achieve visual compatibility with the surroundings and also provide practical, first-class accessibility.

NOT RECOMMENDED

Site development and building design for accessibility should not result in the appearance that accessibility is simply “accommodated” rather than consciously designed in an integrated manner. Such elements should not appear to be “after-thoughts.” To accomplish this, the following should be avoided:

- materials that are of poorer quality than those used elsewhere in the building,
- design that visually conflicts with the site and the building,
- accessible paths and entrances that are awkward, not readily usable, or add excessive travel time to use.

SUSTAINABILITY

Good preservation practice is often synonymous with sustainability. There are numerous treatments—traditional as well as new technological innovations—that may be used to upgrade a historic building to help it operate even more efficiently.

When designing new structures, the guidelines below should be considered.

RECOMMENDED

- Locate solar panels on the house roof at the same pitch as the existing roof. Position close to the roof surface and as inconspicuously as possible. Alternatively, place solar panels in the backyard or on the garage roof. Creative use and placement of alternative energy sources is encouraged.
- If necessary, install at elevations not significantly above the roof surface. Install as inconspicuous as possible while still functional.

ACCESSORY STRUCTURE GUIDELINES

Definition: An accessory structure is any structure occupying the lot that is secondary to the principal building on the lot.

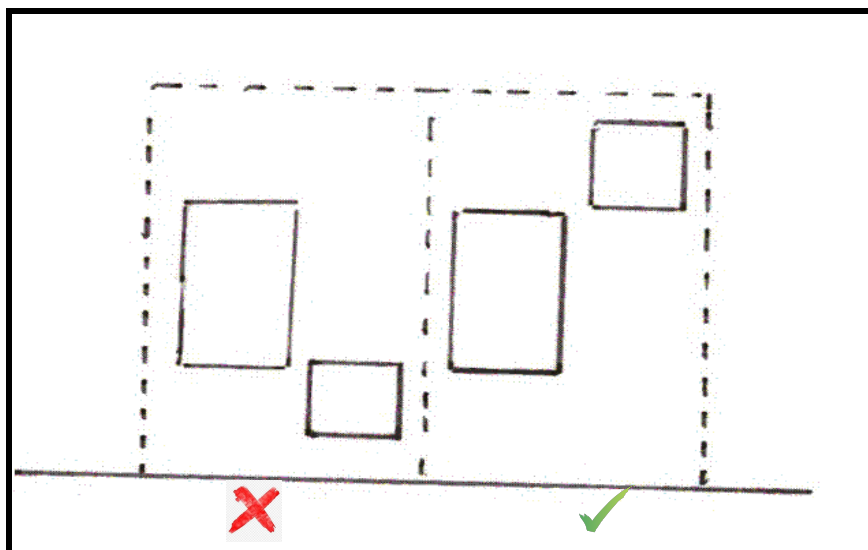
When designing a new accessory building such as a garage, accessory dwelling unit (ADU), or storage building, the context to which the designer must relate is usually defined by the principal structure on the site. For the most part, the guidelines pertaining to new construction of principal structures (see previous section) are applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to accessory buildings and are particularly important when undertaking such a project.

SUBJECT TO REVIEW AND APPROVAL:

- If in sight of a public way (excluding alleys) construction of accessory buildings with an area **greater than 80 square feet** are subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).
- Buildings less than 80 square feet do not need approval.

RECOMMENDED

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
3. The scale, height, size, and mass of an addition should be subordinate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.



OTHER ISSUES

UTILITIES AND 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: Locations for overnight storage of vehicles.

RECOMMENDED

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

STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

1. 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.
2. 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.
3. A wide range of compatible styles is theoretically possible but styles that incorporate highly decorative and ornamental features are not recommended.

SPECIAL GUIDELINES FOR MAJOR ARTERIES (Rogers & Kirkwood)

The Near West Side has major traffic arteries on its eastern and southern boundaries: Rogers Street and West Kirkwood Avenue, respectively. These streets impose conditions for owners, landlords, tenants, and business proprietors, different from those characteristic of the interior streets in the neighborhood. These conditions include:

- Higher-volume and faster-moving through traffic;
- Higher noise volumes, day and night; and
- The need to accommodate a different mix of allowable property uses, including various business uses, and the need to accommodate parking for those uses.

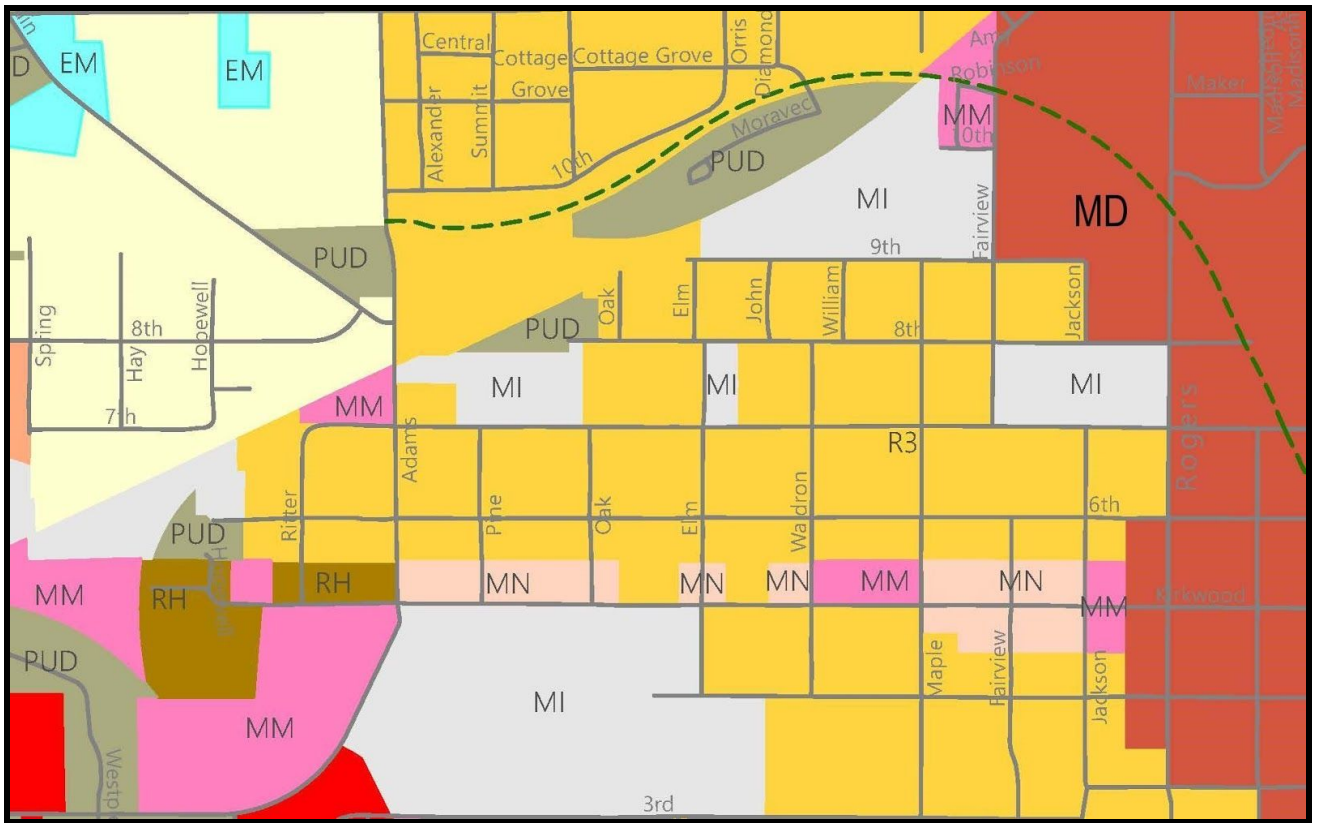
Most of the Near West Side Conservation District is zoned **R3: Residential Small Lot**. By the city's definition, in R3 zones, "[t]he conversion of existing housing stock to more intense land uses is discouraged. This district may be used as a transition between medium-lot residential development and neighborhood-scale residential, commercial, and institutional development."

The portion of Rogers Street that abuts the neighborhood is a mix of R3, **MD (Mixed-Use Downtown)** and **MI (Mixed Use Institutional)**. The MD zoning includes the Salvation Army property (West Kirkwood to West 6th St.) and the properties north of West 8th St. The MI zoned property is the Fairview School. Some of the neighborhood's existing multiplex residential houses (dating to before single-family zoning was created in Bloomington) are in the R3-zoned block between 6th and 7th Streets.

The southern boundary of the Conservation District is West Kirkwood from Adams St. east to Rogers St. The street is zoned **MN (Mixed Use Neighborhood Scale)** from Adams to a segment east of Pine St.; on both sides of the corner of Elm St.; on the west side of the corner at Waldron St. (the former Morrison's Appliance property); and between Maple and Jackson Streets. West Kirkwood is zoned **MM (Mixed Use Medium Scale)** between Waldron and Maple Streets and in the section between Jackson and Rogers Streets not occupied by the Salvation Army property.

According to the city's definitions, MN zoning "is intended to promote a mix of neighborhood-scale residential, commercial, and institutional uses with pedestrian-oriented design and multi-modal transportation availability, in order to promote context sensitive neighborhood-serving development at nodes and corridors near low and medium-density residential neighborhoods."

MM zoning "is intended to accommodate medium-scaled projects with a mix of housing and storefront retail, professional office, civic and/or residential uses at a scale that is larger than neighborhood-scale but smaller than destination commercial uses or high-density residential development."



For the purpose of these Guidelines, lots zoned R3 that are located on either Rogers or Kirkwood should follow the principles presented in the “New Construction” section of this document.

The goal of these Guidelines for these zones is to accommodate non-residential uses not supported in the interior of the Conservation District while maintaining a scale, pedestrian orientation, and architectural character consistent with the District’s preservation aims.

West Kirkwood features an eclectic mix of structures. The section from Adams Street to Pine Street is principally older, affordable rental housing, both single-family and multiplex, the latter mostly non-contributing structures. East of Pine, houses are mostly small, of various vernacular types, none predominating, and front setbacks are notably variable but narrower than on most of the neighborhood’s interior streets. Retail uses start at the corner of Oak Street heading east, including the former Morrison’s Appliance property. East of Maple Street, houses become larger and more ornate, and business uses frequently feature off-street parking behind the house.

The following guidelines are intended to outline exceptional considerations for properties in the MD-, MM, MN, or MI-zoned sections of the west side of Rogers Street and the north side of West Kirkwood Avenue, which are within the boundaries of the Near West Side Conservation District. The Committee drew on recommendations made by architects Marc Cornell and James Rosenbarger in their 2002 study, “The Plan for West Kirkwood,” prepared in collaboration with the City of Bloomington’s Planning Department.

That study proposed, as goals for development, to “[p]rotect and enhance the West Kirkwood Corridor” through:

- Promoting compatible, traditional-style development that supports mixed uses, small business opportunity, and neighborhood coherence
- Balancing the preservation of a pedestrian friendly environment with the need to move traffic through the neighborhood
- Implementing targeted public infrastructure improvements that preserve the traditional neighborhood character of the corridor

The Committee has adopted these goals as appropriate for both West Kirkwood and Rogers.

Further priorities include:

- Emphasize reuse and restoration of existing historic structures.
- Protect valuable on-street parking.
- Preserve the quiet, lane-like alleys. Ban new curb cuts.

DEVELOPMENT OPPORTUNITIES WITHIN THE CORRIDORS:

The goal is to encourage new commercial and residential development in the forms of the traditional neighborhood patterns.

Both residential and non-industrial business uses are allowed on West Kirkwood and Rogers, in accordance with existing municipal zoning.

NEW CONSTRUCTION on KIRKWOOD & ROGERS

CONTEXT

Given the diversity of zoning, uses, and architecture in the West Kirkwood and Rogers corridors, the context to be used in evaluating the appropriateness of new projects should be narrower than in the interior of the neighborhood. New construction should be considered in the context of the immediately neighboring properties on the adjacent blocks on both sides and across the street.

RECOMMENDED

1. Draw context from the immediate block including structures across the street.

MATERIALS

RECOMMENDED

1. Use exterior building materials in character with surrounding structures in the immediate context.

NOT RECOMMENDED

1. Shiny metal, plastic, or laminate materials on exterior surfaces.
2. Logo or trademark exterior designs for franchise businesses, especially exteriors featuring primary colors or trademark lighted features (e.g., McDonalds arches).

SETBACK

RECOMMENDED

1. Narrower front setback than in the neighborhood’s interior streets is allowed, in keeping with surrounding structures in the immediate context.

NOT RECOMMENDED

1. Setback out of context with adjacent structures.

SIGNAGE

RECOMMENDED

1. Wood or metal signage attached to building exteriors with exterior lighting.
2. Internally-lighted signage attached to building exteriors with exterior lighting but not covering more than 20% of the facade.

NOT RECOMMENDED

1. Freestanding signage occupying sidewalk space or within 10 feet of the sidewalk.

BUILDING ENTRY

All structures should have the main entry facing the street with the greatest traffic (West Kirkwood or Rogers).

BUILDING HEIGHTS

The maximum height of any new structure shall be 35 feet. In sections of the corridor zoned R3, maximum building heights shall be the same as in the interior of the District.

DIRECTIONAL ORIENTATION

Any new structure should be oriented parallel to the main street (West Kirkwood or Rogers).

FENESTRATION

Window configurations should respect the Guidelines applicable to the interior of the District, but exceptions to window size standards should be allowed in the case of applications for retail uses where display windows are reasonably required.

ACCESSIBILITY

Any new residential construction should respect the Guidelines applicable to the interior of the District. Any nonresidential use along West Kirkwood or Rogers St. is likely to be regarded as a public accommodation and will be subject to the requirements mandated in the Americans With Disabilities Act (ADA). The ADA also will apply to the non-dwelling areas of multi-family residential properties.

As in the interior of the District, Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other

elements of the building. Such elements should:

- be integrated into the architectural design and expression of the building,
- reflect the same attention to detail and finish as the rest of the building, and
- be constructed of the same quality of materials as the rest of the building.

SUSTAINABILITY

Sustainability guidelines are the same as in the interior of the District, regardless of whether the use is residential or business and regardless of the size of the structure.

UTILITIES AND EQUIPMENT

Electric meters, gas meters, solar panels, air conditioning condensers, and all other exterior utility equipment should be placed on the rear of the building or rooftop so that they are out of view from the public right of way.

PARKING

RECOMMENDED

1. Retain on-street parking where possible
2. Parking lots should be constructed in the rear of the lots and should be screened with fencing or landscaping.

NOT RECOMMENDED

1. Any new curb cut.
2. Demolition of buildings to create space for parking lots

GUIDELINES FOR MOVING BUILDINGS

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.

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 non-contributing 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.

GUIDELINES 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 Near West Side 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.

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 of the Bloomington Municipal Code “Historic Preservation and Protection.”](#)

SUBJECT TO REVIEW AND APPROVAL:

- Demolition of principal structures within the boundaries of the conservation district.
- Demolition of contributing accessory buildings.
- A significant alteration or removal of a portion of a structure which, according to staff, jeopardizes the structure's individual eligibility for listing in the National Register of Historic Places OR its status as a contributing structure in the local district. **Such removals may include, but are not limited to, items such as removing front porches, altering the window shape and size on facades that are seen from the street, removing historic trim from the front facade, and removing original retaining walls and other hardscape features.**

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.

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The BHPC shall approve a Certificate of Appropriateness 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 BHPC, it does not contribute to the historic character of the district.
3. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition. A finding that the structure or property cannot be adapted to the specific use the applicant has applied for may or may not be acceptable as a rationale to approve demolition.

4. 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.
5. Demolition is discouraged when new construction is not intended for the lot.

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

In approving an application for demolition of a structure or property, the BHPC should evaluate separate site features that are of characteristic historical interest within the District, including historic retaining walls and limestone steps. The BHPC should recommend retention of these features notwithstanding an approval for demolition of the building.

PROCEDURES FOR REVISING THE CONSERVATION DISTRICT DESIGN GUIDELINES

It may become necessary to revise sections of the Near West Side Conservation District Design Guidelines within the context of the state enabling legislation. In this event:

1. The Near West Side Neighborhood Association (NWSNA) will draft a change.
2. The change will be advertised through the NWSNA's traditional information methods: email, our website, and our Facebook page.
3. After advertisement, the change will go to the Bloomington Historic Preservation Commission meeting for a public hearing and approval.

For more information and assistance call the Historic Preservation Program Manager in the City of Bloomington's Housing and Neighborhood Development office at **812-349-3507**.

A Certificate of Appropriateness application form is available to download at <https://bloomington.in.gov/neighborhoods/preservation/certificate-of-appropriateness>