

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday November 12, 2020, 5:00 P.M.**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. October 22, 2020 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 20-46

605 S. Fess Avenue Street (Willow Terrace Apt Building, local HD)

Petitioner: Greg Lauer & Tom Winger

Replace EPDM roofing membrane with Duro-Last roofing system. Replace original clay Spanish tile and capping along parapet and entry porch with metal coping.

B. COA 20-47

338 S. Jackson Street (Greater Prospect Hill Historic District)

Petitioner: Chris Sturbaum (Golden Hands Construction)

Porch alteration. Remove concrete block and iron posts. Replace with round wood columns and traditional porch railing.

C. COA 20-48

208 E. 15th St (Garden Hill Historic District)

Petitioner: Susan Rudd

Demolition of accessory building (garage)

D. COA 20-49

208 E. 15th St (Garden Hill Historic District)

Petitioner: Susan Rudd

Construction of accessory building (garage)

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 20-25

1205 N. Madison St

Petitioner: Caylan Evans

Full demolition

B. Demo Delay 20-26

1005 W. 1st St

Petitioner: Matt Ryan

Full demolition

C. Demo Delay 20-27

1007 W. 1st St

Petitioner: Matt Ryan

Full demolition

VI. NEW BUSINESS

A. **Courtesy Review: Johnson Creamery Stack**

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 December 10, 2020 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 11/5/2020

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday October 22, 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

Sam DeSollar
Susan Dyer
Jeff Goldin
Deb Hutton
Lee Sandweiss
John Saunders
Josh Alley

Advisory

Ernesto Casteneda

Staff

Conor Herterich, HAND
Dee Wills, HAND
Daniel Dixon, City Legal

Guests

CATS
Janice Price
Karen Duffy
Paul Pruitt
Tim Ellis
Mary Morgan
Mathew Bricker
B Square Beacon
Josh Alley
Craig
Lance

III. APPROVAL OF MINUTES

A. October 22, 2020 Minutes

Jeff Goldin made a motion to approve October 22, 2020 Minutes.

Deb Hutton seconded.

Motion Carried 7-0-0

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.

Conor Herterich gave presentation. See packet for details.

Janice Price stated that she has moved here from California and was not really aware of the barn, and really didn't have a use for it. **Janice Price** stated that it was nice to have an area to park, but didn't know whether there was a way to preserve that sort of side structure or whether a carport could be installed. **Chris Sturbaum** requested to see more pictures of the barn so they could see the actual condition.

Chris Sturbaum commented that it was historically interesting and hoped people were able to see it. **Chris Sturbaum** stated that you would basically be building a new barn if anyone tried to save it. **Jeff Goldin** stated that he owned the house across the street and has walked by this barn many times and over the years it has just gotten worse. I support the demolition of this.

Jeff Goldin made a motion to approve **COA 20-45**.

Deb Hutton seconded.

Motion Carried 7-0-0

B. DEMOLITION DELAY

Commission Review

A. Demo Delay 20-23

1003 W. 1st Street

Petitioner: Matt Ryan

Full demolition

This item was pulled from the Agenda prior to the Meeting.

B. Demo Delay 20-24
702 E. Maxwell Ln
Petitioner: Paul Pruitt
Substantial demolition

Conor Hererich gave presentation. See packet for details.

Chris Sturbaum asked if the property was an individual residence. **Conor Hererich** stated that it was zoned to be a single family home. **Chris Sturbaum** asked if there was any discussion between **Planning** and **Preservation** of compatibility when this came up. **Conor Hererich** stated that there had not, and that the original addition was going to be to the rear and the side, but that it did not meet set back requirements, so to get the extra space the **Petitioner** has to build on top. It meets all **Planning** requirements. **Conor Hererich** stated that he spoke briefly with the **Petitioner** on the design, the discussion of compatibility did not take place because this is a **Demolition Delay** not a **Design Review**. **Deb Hutton** stated that she was just confirming it has been designated as contributing, but it is not in a Conservation or Historic District. **Conor Hererich** stated this was correct.

Chris Sturbaum stated that he found it tragic that **Planning** could not find a way to allow them to build in back, which was their initial desire. And that there was no offer to go to the **BZA** or that there was no offer to work things out. **Paul Pruitt** stated that he thought the issue is that there was a rear setback that was within a few feet and there was an existing garage that was going to be replaced with a new garage attached to the house, and that garage had to set 10 feet back from the existing house, which pushed it back too far to make the design feasible.

Chris Sturbaum commented that he would like there to be a better way to communicate with **Planning** so that we could possibly advocate for the home owner when they run into these unintended consequences of well-intended zoning rules. **Lee Sandweiss** commented that she agreed with **Chris Sturbaum**, and I live around the corner from this house and I've seen very sensitive expansions of houses on **Maxwell Lane** and it's unfortunate that we were not able to work with **Planning** to make something else happen. **Ernesto Casteneda** stated that he wished there would be more flexibility from planning for a project like this. This is probably going to cost more than if you were to expand towards the back. **John Saunders** stated that he liked the design and was not opposed to this project.

John Saunders made a motion to approve **Demo Delay 20-24**
Jeff Goldin seconded.
Motion carried 6-0-1

V. NEW BUSINESS
A. Local designation of 424 ½ S. Walnut

John Goldin stated that he had received some information of a very sensitive nature that could have a substantial effect on this designation. I would like to table this until the next meeting. I was hoping that I would get some more substantial support for this information. I don't want to reveal it because it is very sensitive and I would like to wait another two weeks before we talk about this.

Conor Herterich stated that if they wait another two weeks then this Demolition Delay will be released because it will meet the 90 day threshold.

This is our last opportunity unless you want to call a special meeting before October 30th to place the property under interim protection. **Jeff Goldin** stated that this would put him in a very difficult situation because this could sully some reputations. **Conor Herterich** stated that if we forward it to the **Council** for designation today, perhaps that information would be unfolded a little more by the time **Council** gets to it and then **Council** can take that into consideration whether or not to designate. **Jeff Goldin** stated then everyone will know. **Conor Herterich** stated that he did not see how they won't know. **John Saunders** stated that the meetings were public and they would have to publish it anyway, whichever way we go. **Jeff Goldin** stated that he understood the rules and that they didn't have a choice in the matter. **John Saunders** stated that they needed something more solid or something that is actually in writing. **John Saunders** stated that he agreed with **Conor Herterich** that they should move it forward and let **Council** make that decision.

Chris Sturbaum recommended that they move to send this to the **Council** and initiate interim protection. **Lee Sandweiss** agreed with **Chris Sturbaum** to move to **Council** for interim protection. **Susan Dyer** stated that if they had more time she would be happy to table it. **Jeff Goldin** stated that he did not support this in the first place and now was very leery of this whole deal and what it could do to the **Boxman's** reputation. I am not going to support forwarding this. **Deb Hutton** stated that she agreed with the others, that in the absence of more concrete information she supported the decision of the vote that they made at the last meeting until there is further information. **John Saunders** stated that at this point they move this forward to **Council** and let them make the final decision. **Josh Alley** stated that he had a couple of questions. Then proceeded to describe the original deed they found to this building and who the original owner was in detail. **Josh Alley** stated that he thought this added to the evidence that the **Mitchell's** were not the original constructors of the building. More discussion ensued about the building owners and deeds between **Conor Herterich**, **Josh Alley** and **Josh Alley's** business partner **Craig**. **Jeff Goldin** stated that they were missing the point about the architecture. The history of the building is important the architecture is important and it is a lot on the books that protects buildings that have been architecturally designated as at least contributing. More discussion ensued. **Chris Sturbaum** discussed other options of how it was possible to preserve this building, and supported moving this to **Council**.

John Saunders made a motion to approve **Local Designation of 424 ½ S. Walnut Street**.

Chris Sturbaum seconded.

Motion Carried 5-2-0

John Saunders made a move to place the **474 ½ S. Walnut Street under Interim Protection**.

Deb Hutton seconded.

Motion Carried 5-2-0

Near Westside Design Guidelines

Conor Herterich gave presentation. See packet for details.

Sam DeSollar stated that he had some issues that he would like to talk through. **Sam DeSollar** stated that this seemed to be the strictest set of guidelines since we've seen **Elm Heights**. **Sam DeSollar** and **Conor Herterich** proceeded to discuss some of the issues **Sam DeSollar** had with the **Design Guidelines**. **Chris Sturbaum, Ernesto Casteneda, Deb Hutton** and **Jeff Goldin** made comments. **Karen Duffy** commented that they did use the language. The two verbs that we used were Required and Recommended. We thought that we made the distinction clearly to the neighborhood, but we did want to give them some guidance of what kinds of things were more appropriate if they are putting up a fence or doing a porch.

See packet for details.

Commission will move to the next meeting.

- VI. OLD BUSINESS**
- VI. COMMISSIONER COMMENTS**
- VII. PUBLIC COMMENTS**
- VIII. ANNOUNCEMENTS**
- XII. ADJOURNMENT**

Meeting was adjourned by **John Saunders @ 6:03**

END OF MINUTES

Video record of meeting available upon request.

COA: 20-46

Address: 605 S. Fess Avenue

Petitioner: Greg Lauer/Tom Winger

Parcel #: 53-08-04-107-017.000-009

Rating: Contributing

Structure; Spanish Revival Apartments c. 1925



Background: The property was locally designated as a single property historic district in 2018 and designated as the Willow Terrace Apartment Building. This is a retroactive COA as the work has already been completed.

Request:

1. Replace failing EPDM roofing membrane and insulation with Duro-Last roofing system.
2. Replace failing original Mission clay/terracotta roof tiles along parapet and entry porch on north elevation with metal coping.

Guidelines: Elm Heights Design Guidelines, pg. 22-24; NPS Preservation Brief #30: The Preservation and Repair of Historic Clay Tile Roofs.

1. Metals are commonly used for roofing and guttering applications, such as standing-seam roofs, flashing, gutters, downspouts, finials, cornices, copings, and crestings.
2. Any change in (roof) materials requires a COA. Some of these materials are associated with a specific style of architecture, for example, tile roofs on Spanish Colonial homes.

COA: 20-46

3. Replace only the deteriorated portion of a historic roof and use substitute materials only if using the original material is not technically feasible.
4. Clay tile has one of the longest life expectancies among historic roofing materials—generally about 100 years, and often several hundred.
5. While clay roofing tiles themselves are most likely to deteriorate because of frost damage, a clay tile roof system most commonly fails due to the breakdown of the fastening system.

Staff Comments:

1. Pantile, or barrel shaped mission clay tiles are a distinguishing and notable architectural feature of the Spanish Revival style.
2. The original tiles were manufactured by the Ludowici-Celadon Company. This company still makes these tiles. Replacement tiles can also be found at architectural salvage yards across the country.
3. The tiles should be maintained, or replaced in kind when become deteriorated or broken.

Staff Recommendation: DENIAL of COA 20-46

4.4 Roofs

The Elm Heights Historic District is exceptional in the use of fine roofing materials that are increasingly rare in modern construction. Be aware that the salvage value of these materials alone may entice some contractors to suggest replacement. Any change in materials requires a COA. Some of these materials are associated with a specific style of architecture, for example, tile roofs on Spanish Colonial homes. Others are associated with higher-quality construction: slate is a more lasting investment than asphalt shingling. Roof shapes may also illustrate styles of architecture. In Elm Heights, the most common style of house is Colonial Revival. Colonial-style roof shapes are often an assemblage of simple rectangular forms and are usually side-gabled. In this style, additions on either side of the principal roof of the house may have flat roofs with balustrades, a popular sunroom type. This is a typical form that may be appropriate for new additions on existing colonial homes. Roofs are a key element expressing the quality, level of detail, and substance of the historic district as a whole.



Preservation Goals for Roofs

To ensure the structural soundness of the building by preventing moisture damage.

To retain and restore original roofs and special features, such as unique materials, cresting, box gutters, dormers, cornices, cupolas, and chimneys where they are significant to the design of the building, through routine maintenance and repairs.

To minimize impacts to historic roofs and street views through appropriate design when adding new features, room additions, or energy retrofits.



Guidelines for Roofs

A Certificate of Appropriateness (COA) is required for the following bolded, numbered item. The bullet points that follow the numbered item further assist applicants with the COA process.

- I. A change in the appearance, either shape or materials, of a roof or roof feature, including guttering.**
 - Replace only the deteriorated portion of a historic roof and use substitute materials only if using the original material is not technically feasible. If full replacement is necessary, replace it “in kind,” matching the original in materials, scale, detail, pattern, and design.
 - If a historic roof feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.
 - If new gutters and downspouts are needed, install them so that no architectural features are lost or damaged. For modest postwar roofs, galvanized metal may be an appropriate choice. Retain the shape of traditional half-round gutters and downspouts. Historically, copper guttering is not painted.
 - When attempting to introduce new roof features such as skylights, dormers, or vents, locate them so as to minimize damage to the historic roof design, character-defining roof materials, or the character of the historic district.
 - Install equipment such as solar collectors or antennae in locations that do not compromise roofs of significant durability (clay or slate) and on roof slopes less visible from the street.

Things to Consider as You Plan

Historic roofs should be preserved using methods for resetting or reinforcing rather than replacement. See Preservation Briefs in Section 7.2 #4 General Information about Roofs, #19 Wood Shingles, #29 Slate Shingles, and #30 Tile Shingles (website <http://www.nps.gov/tps/how-to-preserve/briefs.htm>). Do not walk on roofs made of clay tile or slate. Use scaffolding to distribute weight and prevent damage.

The best way to preserve is always to provide timely maintenance of historic materials. A routine maintenance of regular roof inspections, gutter cleaning, and flashing replacement is advisable. When wind damage occurs, the anchors for shingling should be checked. Adequate ventilation of roof sheathing can prevent premature curling and rippling. The distinctive shape of half-round gutters is typical for exposed gutters and preserves cornice crown molding, although some K-style gutters are original to later homes in the neighborhood.

Although most homes today use asphalt or fiberglass tab shingles, roofs made of historic durable and natural materials can last far longer. The life span for slate or tile roofs, if well maintained, can easily reach 200 years, and they are frequently repairable without wholesale replacement.

Historic roofs create distinctive effects through shapes, materials, or color. Because they usually define an architectural style, the view from the front facade is the most important. This view provides the most public benefit. If existing roofing material must be replaced, and it is a rare or unique type that is not readily available, then a compatible substitute material should be selected that closely resembles the original. Retaining or replacing in kind is important if a roofing material obviously reflects a particular architectural style. Several Elm Heights bungalows illustrate the deep overhanging eaves that were designed to shade the house from direct sunlight and to naturally cool the air. This was a trait of the Craftsman style and it provides real practical utility. The owner of a Craftsman home may be able to manage warmer temperatures just by using the double-hung window system and taking advantage of the shade provided by the deeper eaves.

The vast majority of roofs in Elm Heights are fiberglass or asphalt shingle, and their historic significance is slight so they do not require a COA for replacement. Even the best quality fiberglass shingle roofs will last only 20 to 30 years before going to the landfill. Metal roofs, with proper maintenance, can also last 100 years. The paint coating on metal roofs should be maintained in good condition.

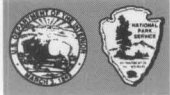
Adding solar collectors that optimize panel efficiency yet are sensitively placed on historic roofs can be a challenge. It is best to first look for roof planes not visible from the street and in areas where historic roof features will not be damaged. See Section 5.5, Sustainability and Energy Retrofits, for more in-depth guidelines on new technology.



30 PRESERVATION BRIEFS

The Preservation and Repair of Historic Clay Tile Roofs

Anne E. Grimmer and Paul K. Williams



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services



Clay tiles are one of the most distinctive and decorative historic roofing materials because of their great variety of shapes, colors, profiles, patterns, and textures. Traditionally, clay tiles were formed by hand, and later by machine extrusion of natural clay, textured or glazed with color, and fired in high-temperature kilns. The unique visual qualities of a clay tile roof often make it a prominent

feature in defining the overall character of a historic building (Fig. 1). The significance and inherently fragile nature of historic tile roofs dictate that special care and precaution be taken to preserve and repair them.

Clay tile has one of the longest life expectancies among historic roofing materials—generally about 100 years,



Figure 1. Clay tiles used as roof covering and as vertical cladding on the third story and gable ends are important in defining the historic character of the Alfred W. McCune Mansion in Salt Lake City. Designed by the architect S.C. Dallas, and completed in 1901, this brick and brownstone structure is a tiled variation of the Shingle style. Drawing: Clay Fraser, HABS Collection.

and often several hundred. Yet, a regularly scheduled maintenance program is necessary to prolong the life of any roofing system. A complete internal and external inspection of the roof structure and the roof covering is recommended to determine condition, potential causes of failure, or source of leaks, and will help in developing a program for the preservation and repair of the tile roof. Before initiating any repair work on historic clay tile roofs, it is important to identify those qualities important in contributing to the historic significance and character of the building.

This Brief will review the history of clay roofing tiles and will include a description of the many types and shapes of historic tiles, as well as their different methods of attachment. It will conclude with general guidance for the historic property owner or building manager on how to plan and carry out a project involving the repair and selected replacement of historic clay roofing tiles. Repair of historic clay tile roofs is not a job for amateurs; it should be undertaken only by professional roofers experienced in working with clay tile roofs.

Historical Background

The origin of clay roofing tile can be traced independently to two different parts of the world: China, during the Neolithic Age, beginning around 10,000 B.C.; and the Middle East, a short time later. From these regions, the use of clay tile spread throughout Asia and Europe. Not only the ancient Egyptians and Babylonians, but also the Greeks and Romans roofed their buildings with clay tiles, and adaptations of their practice continue in Europe to the present. European settlers brought this roofing tradition to America where it was established in many places by the 17th century.

Archeologists have recovered specimens of clay roofing tiles from the 1585 settlement of Roanoke Island in North Carolina. Clay tile was also used in the early English settlements in Jamestown, Virginia, and nearby St. Mary's in Maryland. Clay roofing tiles were also used in the Spanish settlement of St. Augustine in Florida, and by both the French and Spanish in New Orleans.



Fig. 2. Sunnyside, Washington Irving's house in Tarrytown, New York, dates to about 1656. Although extensively remodeled during the years 1836-1849, the stepped gables and tiled roof still reflect the heritage of its original Dutch builders. Photo: Jack E. Boucher, HABS Collection.

Dutch settlers on the east coast first imported clay tiles from Holland. By 1650, they had established their own full-scale production of clay tiles in the upper Hudson River Valley, shipping tiles south to New Amsterdam (Fig. 2). Several tile manufacturing operations were in business around the time of the American Revolution, offering both colored and glazed tile and unglazed natural terra-cotta tile in the New York City area, and in neighboring New Jersey. A 1774 New York newspaper advertised the availability of locally produced, glazed and unglazed pantiles for sale that were guaranteed to "stand any weather." On the west coast clay tile was first manufactured in wooden molds in 1780 at Mission San Antonio de Padua in California by Indian neophytes under the direction of Spanish missionaries (Fig. 3).

By far the most significant factor in popularizing clay roofing tiles during the Colonial period in America was the concern with fire. Devastating fires in London, 1666, and Boston in 1679, prompted the establishment of building and fire codes in New York and Boston. These fire codes, which remained in effect for almost two centuries, encouraged the use of tile for roofs, especially



Fig. 3. Clay tiles were first produced on the west coast in 1780 at Mission San Antonio de Padua in Monterey County, California. The present church shown here dates from 1810. Photo: Gene Falk.

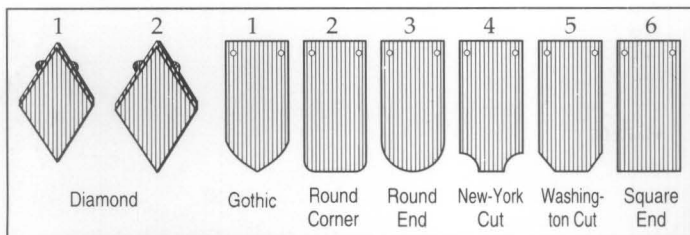


Fig. 4. Many mid- and late-19th century buildings had roofs with uniquely shaped tiles such as fishscale, or another one of the tile shapes that Charles Thomas Davis described as "the six forms of roofing tiles in most common use in this country," and illustrated in his 1884 book *A Practical Treatise on the Manufacture of Bricks, Tiles, Terra-Cotta, Etc.*

in urban areas, because of its fireproof qualities. Clay roofing tile was also preferred because of its durability, ease of maintenance, and lack of thermal conductivity.

Although more efficient production methods had lowered the cost of clay tile, its use began to decline in much of the northeastern United States during the second quarter of the 19th century. In most areas outside city-designated fire districts, wood shingles were used widely; they were more affordable and much lighter, and required less heavy and less expensive roof framing. In addition, new fire-resistant materials were becoming available that could be used for roofing, including slate, and metals such as copper, iron, tinplate, zinc, and galvanized iron. Many of the metal roofing materials could be installed at a fraction of the cost and weight of clay tile. Even the appearance of clay tile was no longer fashionable, and by the 1830s clay roofing tiles had slipped temporarily out of popularity in many parts of the country.

Revival Styles Renew Interest in Clay Roofing Tiles

By the mid-19th century, the introduction of the Italianate Villa style of architecture in the United States prompted a new interest in clay tiles for roofing. This had the effect of revitalizing the clay tile manufacturing industry, and by the 1870s, new factories were in business, including large operations in Akron, Ohio, and Baltimore, Maryland. Clay tiles were promoted by the Centennial Exhibition in Philadelphia in 1876, which featured several prominent buildings with tile roofs, including a pavilion for the state of New Jersey roofed with clay tiles of local manufacture. Tile-making machines were first patented in the 1870s, and although much roofing tile continued to be made by hand, by the 1880s more and more factories were beginning to use machines (Fig. 4). The development of the Romanesque Revival style of architecture in the 1890s further strengthened the role of clay roofing tiles as an American building material (Fig. 5).

Alternative substitutes for clay tiles were also needed to meet this new demand. By about 1855, sheet metal roofs designed to replicate the patterns of clay tile were being produced. Usually painted a natural terra cotta color to emulate real clay tile, these sheet metal roofs became popular because they were cheaper and lighter, and easier to install than clay tile roofs.

Clay roofing tiles fell out of fashion again for a short time at the end of the 19th century, but once more gained acceptance in the 20th century, due primarily to the popularity of the Romantic Revival architectural styles,



Figure 5. (a) Clay tile was a popular roofing material during the Romanesque Revival period, not only for residential structures including these rowhouses in the Dupont Circle Historic District in Washington, D.C., and designed and built by Thomas F. Schneider between 1889-1892, but also for large-scale public buildings such as (b) the Old Federal Courts Building (1894-1901) in St. Paul, Minnesota, designed by Willoughby J. Edbrooke. Photo: (a) Anne Grimmer, and (b) Winsor/Farcy Architects.

including Mission, Spanish, Mediterranean, Georgian and Renaissance Revival in which clay tile roofs featured prominently. With the availability of machines capable of extruding clay in a variety of forms in large quantities, clay tiles became more readily available across the nation. More regional manufacturing plants were established in areas with large natural deposits of clay, including Alfred, New York; New Lexington, Ohio; Lincoln, California; and Atlanta, Georgia; as well as Indiana, Illinois and Kansas.

The popularity of clay tile roofing, and look-alike substitute roofing materials, continues in the 20th century, especially in areas of the South and West—most notably Florida and California—where Mediterranean and Spanish-influenced styles of architecture still predominate (Fig. 6).



Fig. 6. Like many other house of this period in Florida, the roof of the Chester C. Bolton House in Palm Beach features tiles imported from Cuba. These tiles, with their richly varied earth colors, were often laid in thick cement mortar that was intended to give a "rustic" appearance. The residence, which includes the main house (1918-1919) designed by James A. Garfield, and an addition built in 1929 designed by Prentice Sanger, has been described as an English manor house with Spanish details. Photo: Jack E. Boucher, HABS Collection.

Early Tiles

During the 17th and 18th centuries the most common type of clay roofing tiles used in America were flat and rectangular. They measured approximately 10" × 6" × 1/2" (25cm × 15cm × 1.25cm), and had two nail or peg holes at one end through which they were anchored to the roofing laths. Sometimes a strip of mortar was placed between the overlapping rows of tile to prevent the tiles from lifting in high winds. In addition to flat tiles, interlocking S-shaped pantiles were also used in the 18th century. These were formed by molding clay over tapered sections of logs, and were generally quite large. Alternately termed pan, crooked, or Flemish tiles, and measuring approximately 14 1/2" × 9 1/2" (37cm × 24cm), these interlocking tiles were hung on roofing lath by means of a ridge or lug located on the upper part of the underside of each tile. Both plain (flat) tile and pantile (S-shaped or curved) roofs were capped at the ridge with semicircular ridge tiles. Clay roofing tiles on buildings in mid-18th century Moravian settlements in Pennsylvania closely resembled those used in Germany at the time. These tiles were about 14"-15" long × 6"-7" wide (36cm-38cm × 15cm-18cm) with a curved butt, and with vertical grooves to help drainage. They were also designed with a lug or nib on the back so that the tiles could hang on lath without nails or pegs.

The accurate dating of early roofing tiles is difficult and often impossible. Fragments of tile found at archeological sites may indicate the existence of clay tile roofs, but the

same type of tile was also sometimes used for other purposes such as paving, and in bake ovens. To further complicate dating, since clay tile frequently outlasted many of the earliest, less permanent structures, it was often reused on later buildings.

Clay Tile Substitutes

In addition to sheet metal "tile" roofs introduced in the middle of the 19th century, concrete roofing tile was developed as another substitute for clay tile in the latter part of the 19th century (Fig. 7). It became quite popular by the beginning of the 20th century. Concrete tile is composed of a dense mixture of portland cement blended with aggregates, including sand, and pigment, and extruded from high-pressure machines. Although it tends to lack the color permanence and the subtle color variations inherent in natural clay tile, concrete tile continues to be a popular roofing material today because it reproduces the general look of clay tile, if not always the exact profile or proportions of historic clay tile, at a somewhat lower cost and weight. Another modern, slightly cheaper and lighter substitute for clay tile more recently developed consists of a mixture of mineral fiber and cement with pigments added to supply color. While these aggregate tiles also replicate the shape and appearance of clay roofing tiles, they have many of the same dissimilarities to clay tiles that are found in concrete tiles. Thus, like concrete tiles, they are seldom appropriate substitutes for clay tiles.

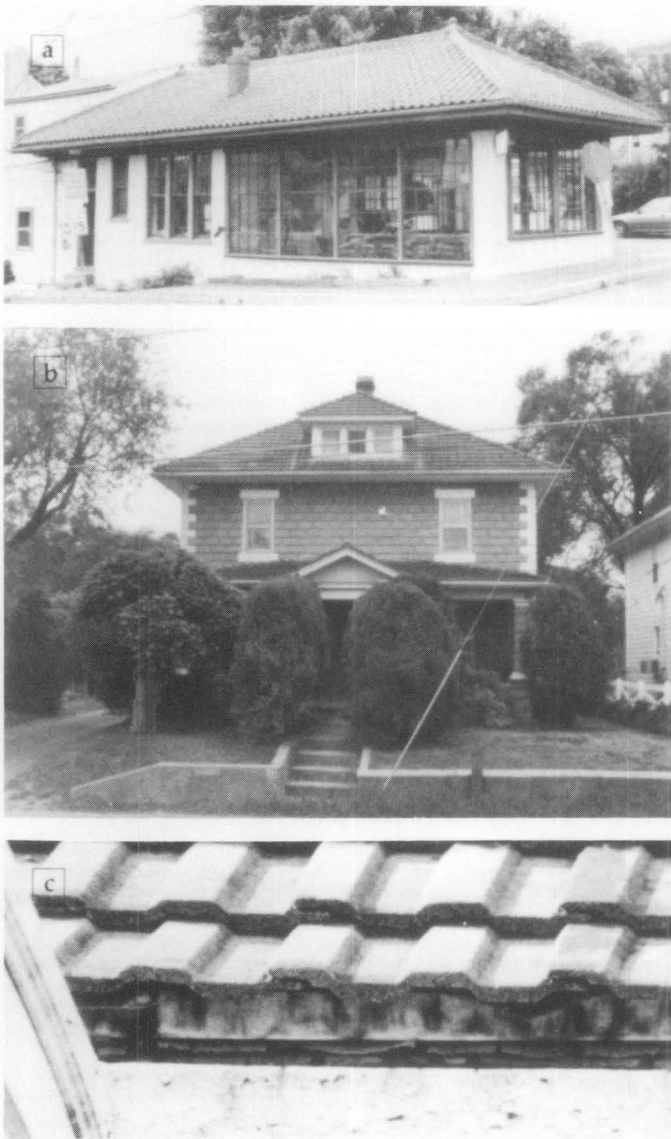


Fig. 7. (a) Metal "tile" roofs of galvanized steel closely resemble the clay tiles they mimic. Often painted to look like terra cotta, their identity can sometimes be revealed by peeling paint or dented "tiles." (b-c) Concrete roofing tiles are generally thicker than clay tiles, and tend to fade and lose their color. Photos: (a-b) Anne Grimmer, (c) National Park Service Files.

Traditional Tile Shapes and Colors

There are two types of clay roofing tiles: interlocking and overlapping. *Interlocking* tiles are designed in pairs so that an extrusion or "lip" on one of the tiles "hooks" over the other tile thereby "locking" or securing the two together; they are also usually nailed to the roof structure.

Overlapping tiles, which can also function in pairs, generally do not have any sort of "lip" and must be nailed in place. There is a wide range of shapes of historic clay roofing tiles, and many, sometimes with slight variations, are still produced today. There are many variations, and the country of origin of some of them may be revealed in their names, but there are essentially only two kinds of shapes: pantiles and flat tiles. Both pantiles and flat tiles may be either interlocking or overlapping (Figs. 8-9).

Pantiles. The shape most commonly associated with historic clay roofing tiles is probably that of convex or rounded tiles, often grouped together generically as "pan tiles" or "pantiles." These include Spanish tiles—sometimes called "S" tiles, or the similarly shaped Mission tiles, also known as Barrel or Barrel Mission tiles, straight or tapered, as well as Roman tiles, and their Greek variation.

Flat Tiles. Flat, shingle tiles are another type of historic clay roofing tiles. Flat tiles can be completely plain and flat, and, like roofing slates, overlap one another, attached with nails to the roof sheathing. Or they may interlock at the top and on one side. Although the "interlock" holds them together, most interlocking shingle tiles also have one or more holes, usually near the top, for nailing to the roof sheathing. Flat tiles are mostly variations of English or Shingle tiles, and include English Shingle, Closed Shingle, Flat, Shingle or Slab Shingle, as well as French tiles which have a slightly higher and more contoured profile.

Any of the standard tile shapes may be known by a different name in another region of the country, or in different parts of the world. For example, what are known as Spanish or "S" tiles in the United States, may be called Single Roman tiles in England. Sometimes Spanish and Mission tiles are equated despite the fact that the former are usually 1-piece interlocking tiles and the latter are single $\frac{1}{2}$ cylinders that overlap. Since missions and the Mission style are associated with the Americas, Mission tiles in the United States are more commonly referred to as Spanish tiles in England and Europe. In a similar vein, Spanish or "S" tiles, or Barrel tiles, might seem to be more typical of some tiles used in France than what are marketed as French tiles by American manufacturers.

Today some tile manufacturers have given their own trademark name to historic tile shapes. Other companies market uniquely shaped "S" tiles that are more in the shape of a true, but rather low profile "s" without the customary flat portion of traditional American "S" tiles.

Field and Specialty Tile. The tiles that cover the majority of the flat surface of the roof are called *field* tile. Some roof shapes, particularly conical towers or turrets, require tiles of graduated sizes, and some shapes or patterns of field tile also require specially shaped finish tiles to complete the roof covering package. Other uniquely-shaped tiles were made to fit odd-shaped spaces and places including dormers and valleys, roof hips, rakes, ridges and corners. There are also finish tiles that fulfill certain needs, such as eave closures or clay plugs called "birdstops." These are intended to keep out snow and rain, and birds from nesting in the voids under the bottom row of curved tiles. Different patterns and designs can also be created by combining, or mixing and matching flat tiles with dimensional tiles.

Tile Colors. A terra cotta red is the color most commonly associated with historic clay roofing tiles. The reddish color comes from clay with a large percentage of iron oxide, and there are many variations of this natural color to be found in tiles ranging from deep reddish browns to softer and paler oranges and pinks. Lighter buff and beige colors, as well as black, also appear on traditional tile-

Traditional Clay Roofing Tile Shapes and Methods of Attachment

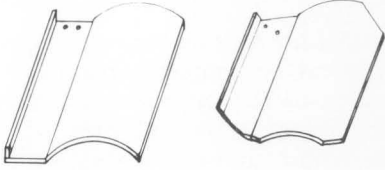
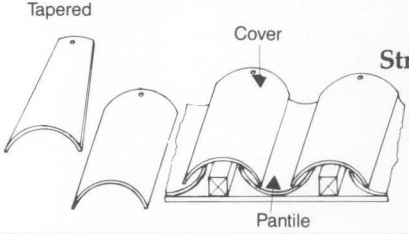
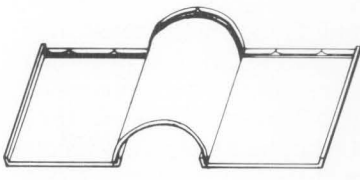
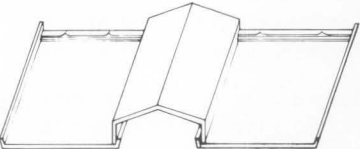
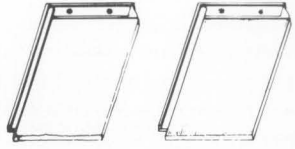
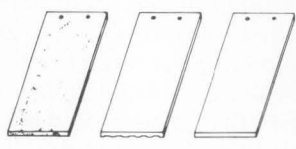
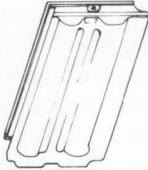
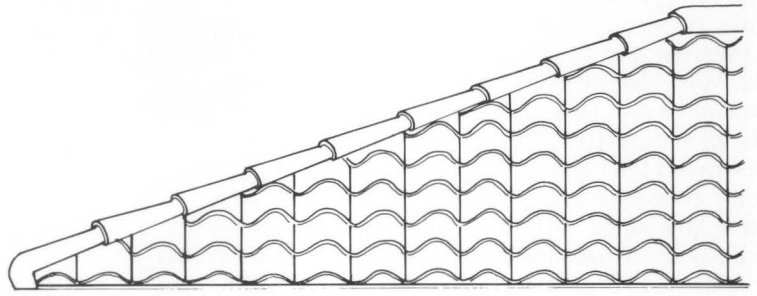
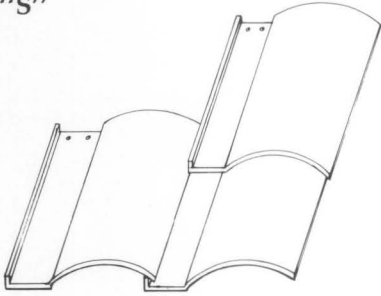
Pantiles		
Type	Average Size	Description
 <p style="text-align: right;">Spanish or "S" Interlocking</p>	<p>13 1/4" long × 9 3/4" wide</p> <p>Exposure: 10 1/4"</p>	<p>Spanish or "S" tiles are 1-piece interlocking tiles with both a convex and a flat, or almost flat, horizontal surface. A raised lip that projects from the edge of the flat portion is designed to interlock with the edge of the convex, barrel end of the adjacent tile. Spanish tiles are usually laid directly on the wood sheathing, or on roofing felt, and fastened by two nails through holes at the top of the tiles, or sometimes mortared in place. Spanish tiles give a roof surface a fairly low and undulating profile.</p>
 <p style="text-align: right;">Tapered or Straight Mission, Barrel, or Barrel Mission Overlapping</p>	<p>14"–18" up to 22"–24" long Each half cylinder about 3" high × about 8" in diameter</p> <p>Exposure: 11"–15"</p>	<p>Tapered or Straight Mission, Barrel, Barrel Mission, or Pan and Cover tile roofs are created with both a concave and a convex 1/2 cylinder-shaped tile. The concave (pan) tiles are laid first in vertical rows, and nailed directly to the roof sheathing. The convex (cover) tiles are laid to overlap and cover the vertical spaces, or joints, that separate the vertical rows of the concave tiles. The convex tiles may be fastened to the roof sheathing with very long nails, hooks or hangers, or more commonly laid over, and nailed to vertical wood battens underneath. Mission tile roofs have a higher profile than Spanish or Roman tile roofs.</p>
 <p style="text-align: right;">Roman, Pan and Roll, or Pan and Cover Interlocking and Overlapping</p>	<p>12 3/4" long Width from center of 1 cover tile to center of next including width of 1 flat tile is 12"</p> <p>Exposure: 10"</p>	<p>Roman, or Pan and Roll, roofs consist of a two-part tile system which includes a convex barrel cover tile with a rather low profile placed over a flat tile laid directly on the roof sheathing. Like Mission tiles, the convex tiles may be nailed either to battens laid vertically on the roof or directly onto the roof sheathing. Both the convex cover tile and the flat tile may also have nibs at the top by which they interlock with tiles laid in rows above them. Roman tiles may also be cemented in place. A Roman tile roof appears as a series of fairly wide or broad, flat "valleys" alternating with rather low ridges or hills, much like a Spanish tile roof but with wider "flat" sections.</p>
 <p style="text-align: right;">Greek Interlocking and Overlapping</p>	<p>Same size and dimensions as Roman tiles</p>	<p>Greek tiles are essentially a variation of Roman tiles, but the convex tiles that cover the vertical joints between the rows of "pan" tiles are shaped like a gable end or inverted "V". Greek tiles are attached to the roof in the same manner as Roman tiles.</p>
Flat Tiles		
 <p style="text-align: right;">English Shingle or Closed Shingle Interlocking</p>	<p>English Shingle: 13 1/4" long × 8 3/4" wide Exposure: 10 1/8" long × 7 3/4" wide Closed Shingle: 11" long × 8 3/4" wide Exposure: 8" × 8"</p>	<p>English or Shingle tiles are generally plain and smooth-surfaced, but some are intended to imitate slate or wood shingles and are textured accordingly. The underside of these tiles can be either flat and smooth, or may have a corrugated appearance with 4-5 toothlike projections; all are attached with nails.</p>
 <p style="text-align: right;">English Flat or Slab Shingle Overlapping</p>	<p>12" × 15" long × 6" × 7" wide, or 12" long × 9"–10" wide Exposure varies according to size of the tile, but is generally slightly less than 1/2 length of the tile</p>	
 <p style="text-align: right;">French Interlocking</p>	<p>16 1/4" long × 9" wide</p> <p>Exposure: 9"</p>	<p>French tiles feature two deep vertical grooves on the surface that facilitate drainage, and create interesting light and shadow contrasts. A vertical lug projects from the top of these tiles that interlocks with the bottom of the tile laid over it. French tiles also have two nail holes at the top for nailing, and are often given a dab of cement for added security.</p>

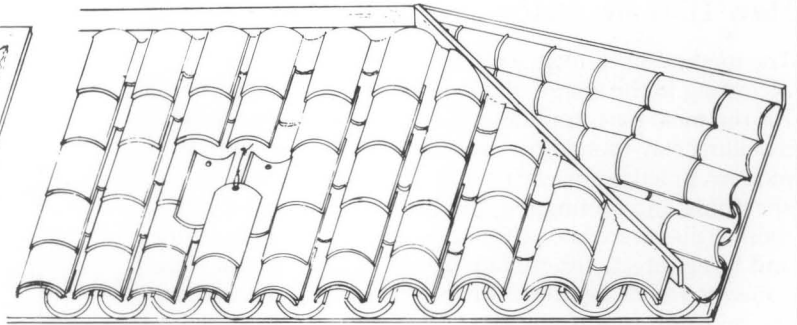
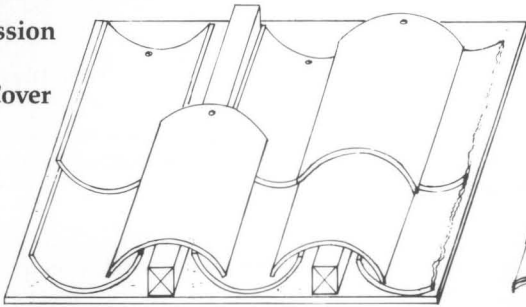
Fig. 8. Traditional Clay Roofing Tile Shapes and Methods of Attachment. Drawing: Karin Murr Link.

Clay Roofing Tile Installation Patterns

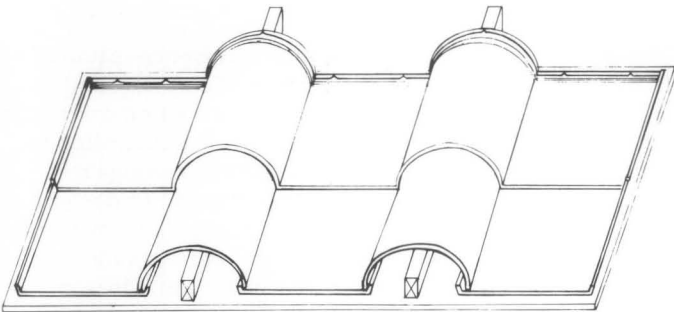
Spanish or "S"



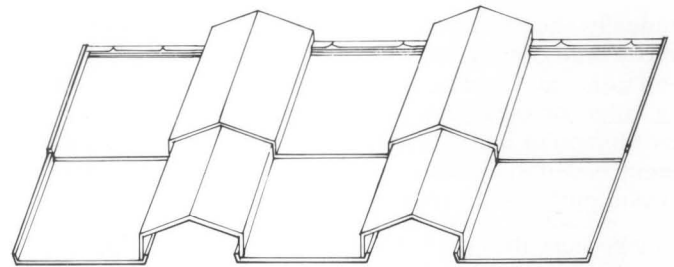
Straight Mission,
Barrel,
Barrel Mission
or
Pan and Cover



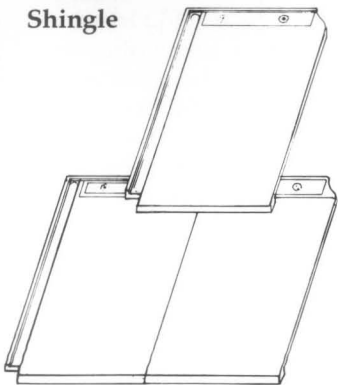
Roman



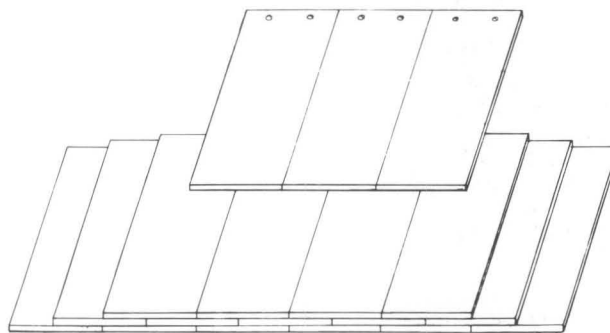
Greek



English Shingle or
Closed
Shingle



English Flat or Slab Shingle



French

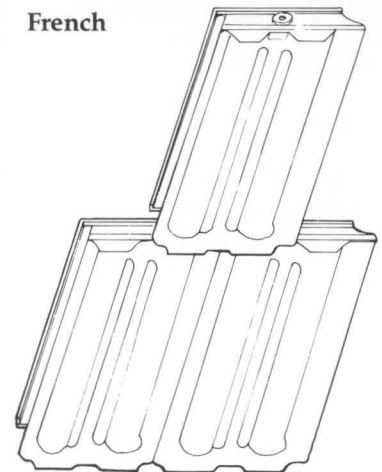


Fig. 9. Clay Roofing Tile Installation Patterns. Drawing: Karin Murr Link.

roofed buildings. Buff-colored tiles were made from nearly pure fire clay, and pouring manganese dissolved in water over the tile before firing resulted in smoke brown or black glazed tiles. Toward the end of the 19th century the popularity of colored glazes for roofing tiles increased, and their use and the range of colors continues to expand today. Most historic glazed roofing tiles are in fairly natural hues that range from reds and browns and buffs, to blacks and purples, blues (often created with smalt, or powdered blue glass), and a wide variety of greens (usually created with copper slag). There could be a considerable range in the colors of tiles that were baked over a wood fire because the temperature within the kiln was so uneven; tiles closest to the fire cooked all the way through and turned a darker red, while tiles farthest from the flames were likely to be smoke-stained, and lighter orange in color.

How Tiles are Attached

The method used to attach clay roofing tiles varies according to the shape, size and style of the particular tile. For the most part, traditional and modern methods of installing clay roofing tiles are very similar, except that modern practice always includes the use of wood sheathing and roofing felt. But most of the earliest clay roofing tiles were laid without benefit of wood sheathing and hung directly on roofing laths and battens that were nailed to the roof rafters; this practice continued up into the mid-19th century in some regions. While this method of attachment allowed for plenty of ventilation, and made it easy to find leaks and make repairs, it also meant that the overall watertightness of the roof depended entirely on the tiles themselves.

Gradually, the practice evolved of nailing roofing tiles directly onto continuous wood sheathing, or hanging them from “nibs” on horizontal lath that was attached to roof rafters or sheathing. Some kinds of tile, especially the later Mission or Barrel tiles were laid over vertical strips or battens nailed to the sheathing, or the tiles were fastened to wood purlins with copper wire.

Partly because they do not always fit together very closely, some tile shapes, including Spanish, Barrel or Mission as well as other types of interlocking tiles, are not themselves completely water-repellent when used on very low-pitched roofs. These have always required some form of sub-roofing, or an additional waterproof underlayer, such as felting, a bituminous or a cementitious coating. In some traditional English applications, a treatment called “torching,” involved using a simple kind of mortar most commonly consisting of straw, mud, and moss. The tapered Mission tiles of the old Spanish missions in California were also laid in a bed of mud mortar mixed with grass or straw which was their only means of attachment to the very low-pitched reed or twig sheathing (*latia*) that supported the tiles (Fig. 10).

More recent and contemporary roofing practices require that the tiles be laid on solid 1" (2.5cm) wood sheathing felted with coated base sheets of at least 30 lbs., or built-up membranes or single-ply roof membranes. This substantially increases the watertightness of the roof by adding a second layer of waterproofing. Horizontal and vertical chalk lines are drawn to serve as a guide in laying



Fig. 10. The underside of this roof on the restored barracks at Santa Cruz Mission reveals the twig sheathing or *latia* to which the clay tiles were traditionally attached with mud mortar. Photo: Gil Sánchez, FAIA.

the tile and to indicate its patterning. Most tiles are designed with one or two holes so they can be attached by copper nails or hangers, and/or with projecting nibs, to interlock or hang on battens or lath attached to the base sheathing.

Before laying the tiles, the copper or lead gutters, flashings and valleys must be installed, preferably using at least #26 gauge (20-24 ounce) corrosion-resistant metal extending a minimum of 12" (30.5cm) under the tile from the edge, or in accordance with the manufacturer's specifications. The long life and expected durability of clay tiles require that, as with the roofing nails, only the best quality metal be selected for the flashing and guttering.

“Field tile” is usually ordered by the number of “squares”—that is, a flat section 10' x 10' (25cm x 25cm)—needed to cover a roof section. The tile company or roofing contractor should calculate the number of tiles needed according to the type of roof, and based on architect's drawings to ensure accuracy. This should include specialty ridge and eave tiles, decorative trim, partial “squares”, approximately 10-20 per cent allowance for breakage, and extra tiles to store for repairing incidental damage later on. Once at the site, the tile is evenly distributed in piles on the roof, within easy reach for the roofers.

The tiles are laid beginning with the first course at the lower edge of the roof at the eaves. The method by which roofing tiles are laid and attached varies, depending on the type and design of the tiles and roof shape, as well as on regional practice and local weather conditions. A raised fascia, a cant strip, a double or triple layer of tiles, or special “birdstop” tiles for under the eaves, may be used to raise the first row of tiles to the requisite height and angle necessary for the best functioning of the roof (Fig. 11). The tile is positioned to overhang the previously installed gutter system by at least 1 1/2" (4cm) to ensure that rainwater discharges into the central portion of the gutter. Once this first course is carefully fitted and examined from the ground level for straightness and color nuances, and adjusted accordingly, successive courses are lapped over the ones below as the roofer works diagonally up the roof toward the ridge. Positioning and laying tiles in a 10' x 10' (25cm x 25cm) square may take on the average of 16½ man hours.

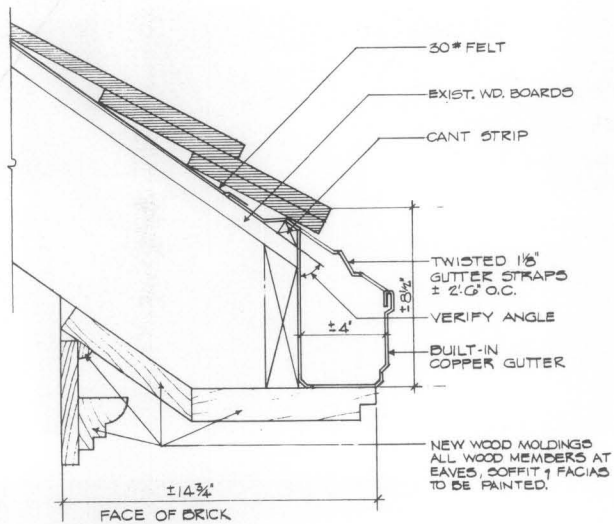


Fig. 11. Both a cant strip and a double layer of tiles are used here to raise the first row of tiles to ensure proper roof drainage. This drawing was prepared for the restoration of the 1911-1912 Jamaica Pond Boathouse, Jamaica Plain, Massachusetts, which is part of the original Boston Park system designed by Frederick Law Olmsted in the late-19th century. Drawing: Richard White, Architect/Planner.

Flat Tiles

Most flat clay tiles have one or two holes located at the top, or on a "nib" or "lug" that projects vertically either from the face or the underside of the tiles, for nailing the tile to the sheathing, battens, or furring strips beneath. As successive rows of tile are installed these holes will be covered by the next course of tiles above. Traditionally, clay tiles on the oldest tile roofs were hung on roofing laths with oak wooden pegs. As these wood pegs rotted, they were commonly replaced with nails. Today, copper nails, 13/4" (4.5cm) slaters' nails, are preferred for attaching the tiles because they are the longest lasting, although other corrosion-resistant nails can also be used. Less durable nails reduce the longevity of a clay tile roof which depends on the fastening agents and the other roofing components, as much as on the tiles themselves. Clay roofing tiles, like roofing slates, are intended to hang on the nails, and nailheads should always be left to protrude slightly above the surface of the tile. Nails should not be driven too deeply into the furring strips because too much pressure on the tile can cause it to break during freeze/thaw cycles, or when someone walks on the roof.

Plain flat tiles, like roofing slates, are attached to the roof sheathing only with nails. They are laid in a pattern overlapping one another in order to provide the degree of impermeability necessary for the roof covering. Because plain flat tiles overlap in most cases almost as much of one half of the tile, this type of tile roof covering results in a considerably heavier roof than does an interlocking tile roof which does not require that the tiles overlap to such an extent. Interlocking flat tiles form a single layer, and an unbroken roof covering. Although most interlocking tiles on all but the steepest roofs can technically be expected to remain in place because they hang on protruding nibs from the roofing laths or battens, in contemporary roofing practices they are often likely to be nailed for added security. In most cases it is usually a good idea to nail at least every other tile (Fig. 12).

Pantiles

With Mission or Barrel tiles, where one half-cylinder overlaps another inverted half-cylinder to form a cover and pan (cap and trough) arrangement, the fastening is more complicated. While the pantiles that rest directly on the sheathing are simply nailed in place, there are two ways of attaching the cover tiles that rest on the pantiles. They can be secured by a copper wire nailed to the sheathing or tied to vertical copper strips running behind the tiles (Fig. 13). Another method requires the installation of vertical battens or nailing strips on the roof to which the cover tiles are nailed, or the use of tile nails or hooks, which are hooked to the pantile below and secured with twisted copper wire.

Sometimes cement mortar, or another underlayer such as grass, moss or straw, or hair-reinforced mortar was added under the tiles. Before the use of felting this was a particularly common practice on some of the plain flat tile or Spanish tile roofs with low rises that were themselves not especially waterproof. Mortar also helped to keep driving rain from getting under the pantiles, and it is still customary in contemporary roofing to add a dab of cement mortar to help secure them (Fig. 14).

Ridge or Hip Tiles

At the roof ridge or hip, clay tile is usually attached to a raised stringer with nails and a small amount of mortar, elastic cement or mastic. The joint is sealed with a flexible flashing such as copper or lead. Ridge tiles are often somewhat larger and more decorative than the field tile utilized on the broad sections of the roof.

Roof Pitch and Weather are Factors in Tile Attachment

The means by which clay tile is attached to the sheathing is also partly determined by the roof pitch. *Generally the fastening requirements increase with an increase of roof pitch.* For low-pitched rises of 4"–6" (10cm–15cm) in a 12" (30.5cm) run the weight of the tiles is usually sufficient to hold them in place on the lath by the ridge or "lug" on the underside of the tile, with only the perimeter tiles requiring metal clips to secure them to the sheathing. But the tiles on even these low-pitched roofs are usually nailed for added security, and additional fastening measures are necessary on roofs with a higher pitch, or in areas subject to high winds or earthquakes. For steeper pitched roofs, such as towers, 7"–11" (18cm–28cm), or 12"–15" (30.5cm–38cm) in a 12" (30.5cm) run the tiles are nailed and a band of perimeter tiles three to four tiles thick is secured with clips. For roof rises over 16" (41cm) in a 12" (30.5cm) run, and in areas prone to earthquakes or hurricanes, every tile may be secured with both a nail and a copper or non-corrosive metal clip, and often also with a dab of roofing mastic or mortar.

The installation of clay roofing tiles in areas with significant amounts of snowfall—over 24" (61cm) per year—also varies somewhat from the normal guidelines. Larger battens may be necessary, as well as additional clipping or tying of the tile to securely attach it to the sheathing. The roof structure itself may also need added bracing, as well as the insertion of small snow clips or snow birds that protrude above the surface of the tile to prevent snow and ice from sliding off the roof and damaging the tile.

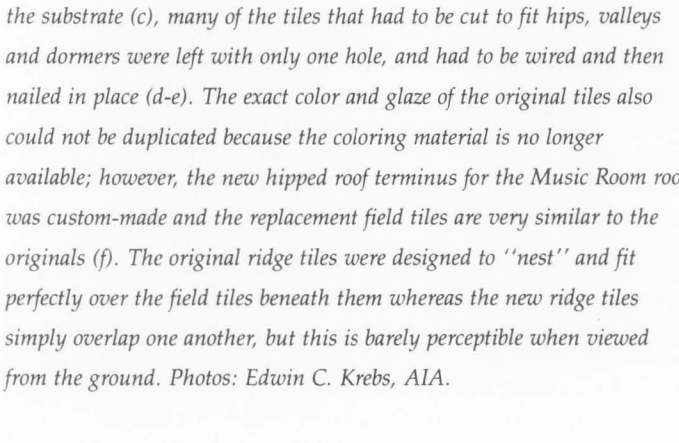
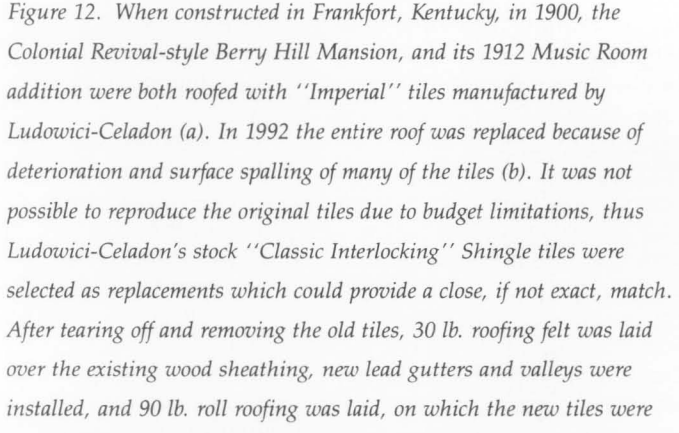


Figure 12. When constructed in Frankfort, Kentucky, in 1900, the Colonial Revival-style Berry Hill Mansion, and its 1912 Music Room addition were both roofed with "Imperial" tiles manufactured by Ludowici-Celadon (a). In 1992 the entire roof was replaced because of deterioration and surface spalling of many of the tiles (b). It was not possible to reproduce the original tiles due to budget limitations, thus Ludowici-Celadon's stock "Classic Interlocking" Shingle tiles were selected as replacements which could provide a close, if not exact, match. After tearing off and removing the old tiles, 30 lb. roofing felt was laid over the existing wood sheathing, new lead gutters and valleys were installed, and 90 lb. roll roofing was laid, on which the new tiles were laid. Although most of the field tiles were simply attached by 2 nails to the substrate (c), many of the tiles that had to be cut to fit hips, valleys and dormers were left with only one hole, and had to be wired and then nailed in place (d-e). The exact color and glaze of the original tiles also could not be duplicated because the coloring material is no longer available; however, the new hipped roof terminus for the Music Room roof was custom-made and the replacement field tiles are very similar to the originals (f). The original ridge tiles were designed to "nest" and fit perfectly over the field tiles beneath them whereas the new ridge tiles simply overlap one another, but this is barely perceptible when viewed from the ground. Photos: Edwin C. Krebs, AIA.

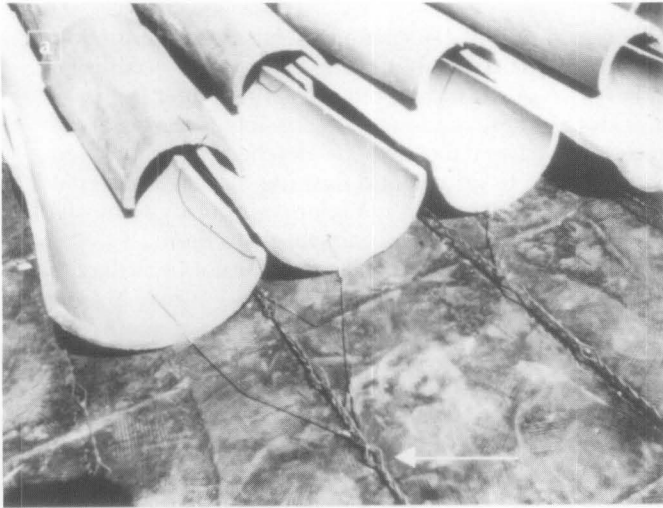


Figure 13 (a-b). These custom-made tapered mission tiles are being attached to the roof using a special system. This consists of twisted 10-gauge brass or copper wires that run up the roof slope through a new treated roof ridge, and down the other side of the roof. These twisted wires are placed about 12" (30.5cm) apart, and diamond shapes are twisted into them every 6" (15cm). The vertical wires are secured with 10-gauge copper or brass anchors approximately every 4' (1.22m) on center depending on the roof slope. Although these tiles would have originally been laid in mud mortar, this method of attachment is particularly successful in seismic areas. The random placement of the tiles accurately replicates the pattern traditionally used on the early missions. Photos: Gil Sánchez, FAIA.

Preservation and Repair

Identifying Common Problems and Failures

While clay roofing tiles themselves are most likely to deteriorate because of frost damage, a clay tile roof system most commonly fails due to the breakdown of the fastening system. As the wooden pegs that fastened the early tiles to hand-riven battens rotted, they were often replaced with iron nails which are themselves easily corroded by tannic acid from oak battens or sheathing. The deterioration of metal flashing, valleys, and gutters can also lead to the failure of a clay tile roof.

Another area of potential failure of a historic clay tile roof is the support system. Clay tiles are heavy and it is important that the roof structure be sound. If gutters and downspouts are allowed to fill with debris, water can back up and seep under roofing tiles, causing the eventual deterioration of roofing battens, the sheathing and fastening system, or even the roof's structural members (Fig. 15). During freezing weather, ice can build up under tiles and cause breakage during the freeze/thaw cycle. Thus, as with any type of roof, water and improperly maintained rainwater removal and drainage systems are also chief causes for the failure of historic clay tile roofs.

Clay tiles may be either handcrafted or machine-made; in general, roofs installed before the end of the 19th century consist of hand-formed tiles, with machine-made tiles becoming more dominant as technology improved during the 20th century. Clay tile itself, whether made by hand or made by machine, can vary in quality from tile to tile. Efflorescence of soluble salts on the surface may indicate that a tile has excessive porosity which results from underburning during its manufacture. Poor quality porous tiles are particularly susceptible to breaking and exterior surface spalling during freeze-thaw cycles. By letting in moisture, porous tiles can permit the roof battens and roof structure to rot. The problem may be compounded by

waterproof building paper or building felt laid underneath which can, in some instances, prevent adequate ventilation.

Clay roofing tiles can also be damaged by roofers walking carelessly on an unprotected roof while making repairs, or by overhanging tree branches, falling tree limbs, or heavy hail. Broken tiles may no longer provide a continuous waterproof surface, thereby allowing water to penetrate the roofing structure, and may eventually result in its deterioration if the broken tiles are not replaced in a timely manner.

Although modern, machine-made clay tiles are more uniform in appearance than their hand-made counterparts, they also have the potential for failure. Occasionally, entire batches of mass-produced tile can be defective.

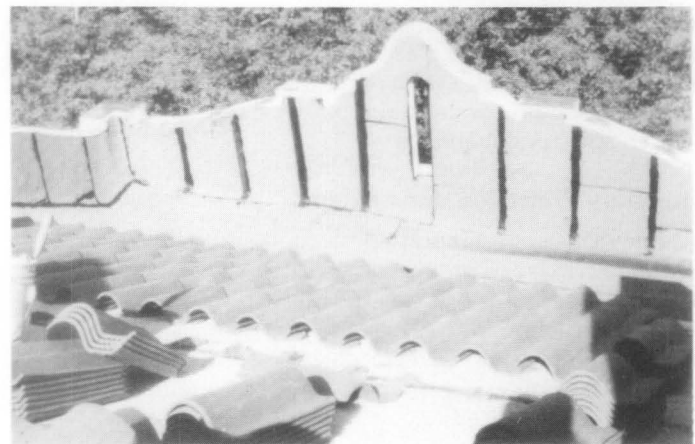


Fig. 14. The Spanish or "S" tiles used to re-roof the Mission Revival style Holy Cross Episcopal Church in Sanford, Florida, have corrugated projections or "teeth" on the underside of the flat portion of each tile which adhere to the cement mortar holding them to the roof sheathing. Photo: Walter S. Marder, AIA.

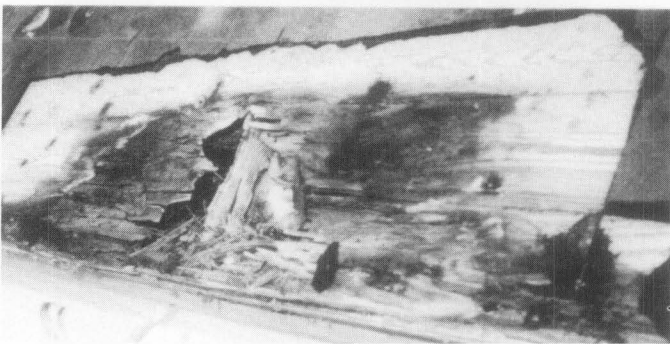


Figure 15. (a) A regular cleaning schedule would have eliminated the plant growth and leaf build-up in this gutter, which, if not removed, will result in serious damage to roof sheathing and structure (b). Photos: (a) Paul K. Williams, and (b) Walter S. Marder. AIA.

Regular Inspection and Maintenance

Broken or missing tiles, or leaks on the interior of the building, are obvious clues that a historic clay tile roof needs repair. Even though it may be clear that the roof is leaking, finding the source of the leak may not be so easy. It may require thorough investigation in the attic, as well as going up on the roof and removing tiles selectively in the approximate area of the roof leak. The source of the leak may not actually be located where it appears to be. Water may come in one place and travel along a roofing member some distance from the actual leak before revealing itself by a water stain, plaster damage, or rotted wooden structural members.

Temporary Protection during Repair

In some instances temporary protection and stabilization may be necessary to prevent further damage or deterioration of a historic clay tile roof. Plywood sheets, plastic, roll roofing, or roofing felt can provide short-term protection until repair or replacement materials can be purchased. Another option may be to erect a temporary scaffold that is encased or covered with clear or semi-transparent polyethylene sheeting over the entire roof. This will not only protect the exposed roofing members during repair or until repairs can be made, but also lets in enough natural light to enable the re-roofing work to take place while sheltering workmen from cold or wet weather.

General Repair Guidance

Once the source and cause of a leak has been identified, appropriate repairs must be made to structural roofing members, wood sheathing, felt or roofing paper if it is part of the roofing membrane, or possibly to vertical roof battens to which the tiles may be attached. If the problem appears limited to gutters and flashing in disrepair, repair or replacement will probably require temporary removal of some of the adjacent tiles to gain access to them. If the roofing tiles are extremely fragile and cannot be walked on even with adequate protection (see below), it may also be necessary to remove several rows or a larger area of tiles and store them for later reinstallation in order to create a "path" to reach the area of repair without damaging existing tiles. Even if most of the tiles themselves appear to be intact but no longer securely attached to the roof substrate due to deterioration of the fastening system or roofing members, all the tiles should be labeled and removed for storage. Regardless of whether the repair project involves removal of only a few damaged tiles, or if all the tiles must be removed and relaid, historic clay roofing tiles are inherently fragile and should be pulled up carefully with the use of a slate ripper. The tiles can be reattached one-by-one with new corrosion-resistant copper nails, copper straps or tabs, "tingles", or another means after the necessary repairs have been made to the roof.

Replacing Individual Tiles

The most difficult aspect of replacing a single broken clay roof tile is doing so without breaking neighboring tiles. While flat shingle tiles can generally be walked on by a careful roofer without likelihood of much damage, high profile pantiles are very fragile and easily broken. By using sheets of plywood, planks, or burlap bags filled with sand to distribute weight, the professional roofer can move about the roof to fix broken tiles or flashing without causing additional damage. Another method involves hooking a ladder on the ridge to support and evenly distribute the weight of the roofer.

A broken tile should be carefully removed with a slate ripper or hacksaw blade inserted under the tile to cut the nail or nails holding it in place. If successive layers of tile are already in place covering the nailholes, it will not be possible to attach the replacement tile with nails through the holes, so an alternative method of attachment will be necessary. By nailing a tab of double thickness copper stripping on the sheathing below the tile, the new replacement tile can be slipped into position and secured in place by bending the copper strip up with a double thickness of the copper over the tile. A slate hook or "tingle" can be used in the same way. This fastening system functions in place of nails (Fig. 16).

When replacing hard-to-match historic tile, and if matching clay tile cannot be obtained, it may be possible to relocate some of the original tiles to the more prominent locations on the roof where the tile is damaged, and insert the new replacement tile in secondary or rear locations, or other areas where it will not show, such as behind chimney stacks, parapets, and dormer windows. Even though replacement tile may initially match the original historic tile when first installed, it is likely to weather or age to a somewhat different color or hue which will become more obvious with time. Thus, care should be taken to insert new replacement tile in as inconspicuous a location as

possible. New, machine-made clay tile or concrete tiles should generally not be used to patch roofs of old, hand-made tile because of obvious differences in appearance.

Sources for Replacement Tiles

When restoring or repairing a clay tile roof it is always recommended that as many of the original tiles be retained and reused as possible. Sometimes, particularly when working with "pan and cover" type tile roofs, while many of the "cover" tiles may be broken and require replacement, it may be possible to reuse all or most of the "pan" tiles which are less susceptible to damage than the "cover" tiles. But, in most cases, unless matching replacements can be obtained, if more than about 30 per cent of the roofing tiles are lost, broken, or irreparably damaged, it may be necessary to replace all of the historic tiles with new matching tiles. When counting the number or percentage of missing or broken tiles that need to be replaced, it is important to order extra tiles to allow for breakage and damage during shipping and on the job site. The size of the tiles must be noted, whether they are all the same size, the same size but laid with different amounts of exposure to compensate for changes in perspective, or of graduated sizes according to horizontal rows—typical, for example, on conical or tower roofs (Fig. 17).

Many late-19th and early-20th century tiles are marked on the back with the name of the company that made them, along with the size and the name of that particular tile shape. Some companies that were in business in the United States at the turn of the century are still producing many of the traditional tile shapes, and may be able to supply the necessary replacements. But it is important to be aware that in some cases, although the name of a particular tile pattern may have remained the same, the actual shape, size, thickness and profile may have changed slightly so that the new tile does not match the historic tile closely enough to permit it to serve as a compatible replacement for missing or broken tiles. While such tiles may be acceptable to use on a secondary or less prominent elevation, or to use when an entire tile roof needs replacement, they would not be suitable to use on an area of the roof that is highly visible.

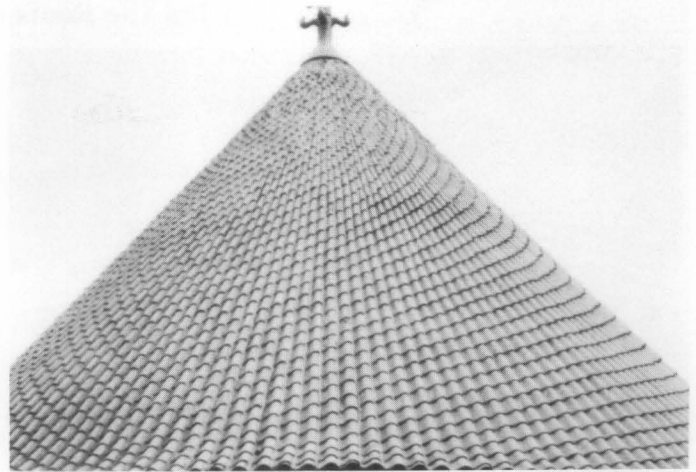


Fig. 17. The rhythm and pattern of these tiles which is so important in defining the character of this roof was created by laying the tiles with different amounts of exposure and using graduated tiles that decrease in size as they reach the top of the cone. Photo: National Park Service Files.

Even if the particular tile is no longer manufactured by a company, the original molds may still exist which can be used to make new tiles to match the historic tiles if the quantity needed is sufficiently large to warrant a custom order. Other companies stock and sell salvaged tile, and keep a variety of old tiles available which can be identified and matched by the number and company imprint on the back of the tiles. Still other companies specialize entirely in custom-made reproduction of historic clay tiles for a specific preservation project.

Modern clay tiles are even more varied than historic tiles. Many shapes and styles are offered in a wide variety of colors and glazes. Several manufacturers produce special color-blended tiles, as well as tiles of different hues that are intended to be carefully mixed when installed. *Yet, it is important to remember that many of these modern tiles may not be appropriate for use on historic clay tile roofs.* The place of manufacture must also be taken into consideration. For instance, tiles made for use in a hot, dry climate may not be able to withstand wet weather, drastic temperature changes or freeze-thaw cycles. Some of the tile shapes, and many of the colors—especially those that are very bright and highly glazed—are completely contemporary in design, and do not represent traditional American styles, and thus, are not suitable for use on historic buildings.

Repairing a Failed Fastening System

Clay roofing tiles, as noted before, frequently outlast their fastening systems. Wood pegs rot, nails rust, and even copper nails that are not adequately driven in can pull out of the roof's structural members. Although it is unusual that all of the clay tiles on a roof need to be replaced unless matching replacements cannot be obtained, it is not uncommon for old tile roofs to be stripped of all their tiles in order to re-lay the tiles with new fastenings and battens. When the fastening system has failed, all the roof tiles must be removed and reattached with new corrosion-resistant fasteners. If possible, all the tiles should be numbered and a diagram should be drawn showing the location of each tile to aid in replicating the original pattern and color variations when the tiles are relaid. Ideally, each tile should be numbered to ensure that it is reinstalled in its original location. But this may not always

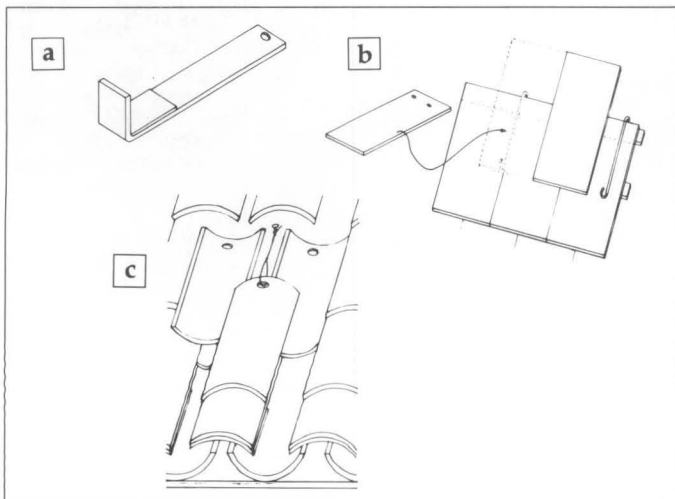
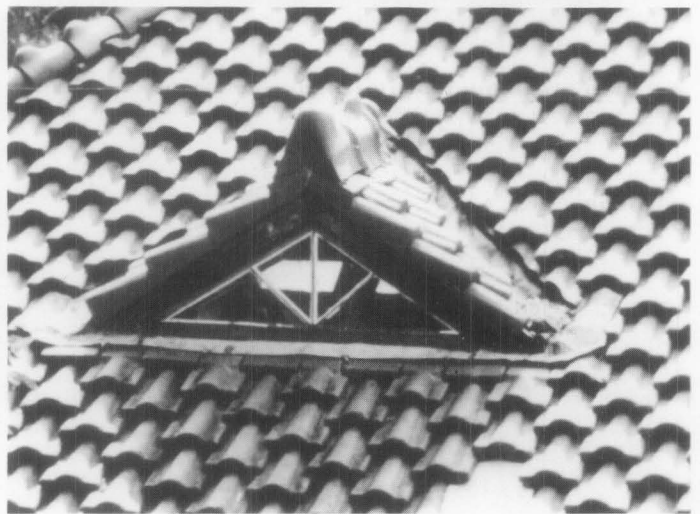
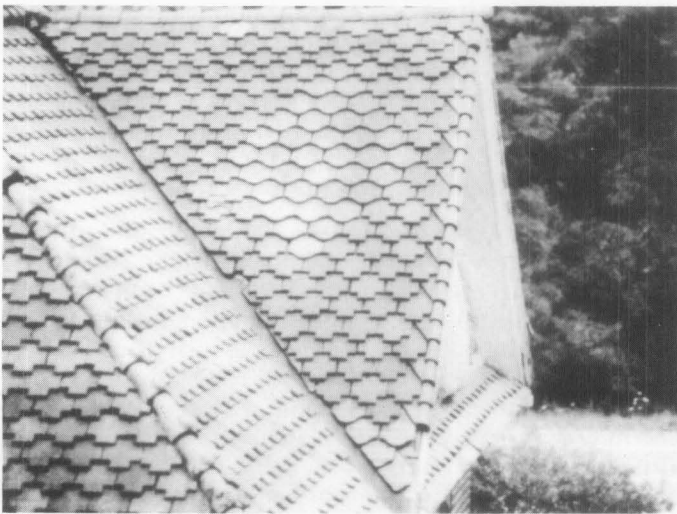
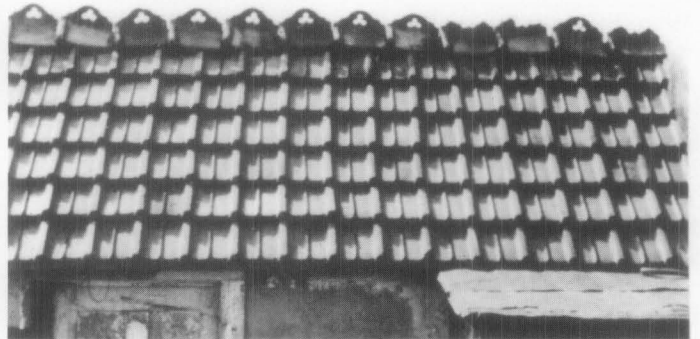
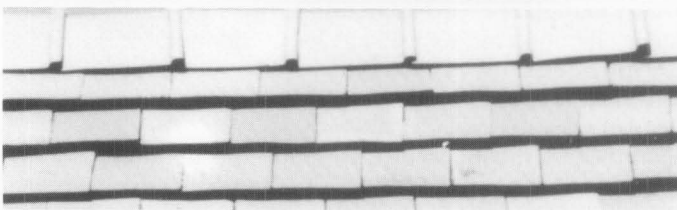
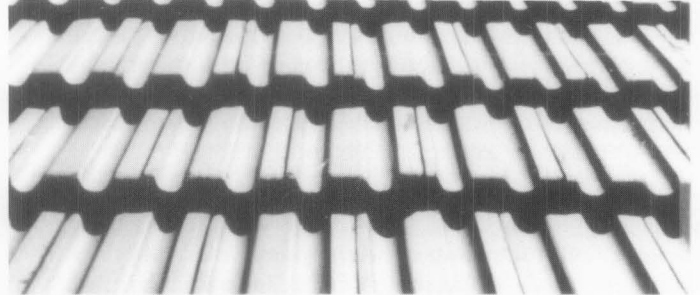


Figure 16. Attachments for repair and replacement of clay tiles include: (a) copper tab, (b) stainless steel or other non-corrosive metal clip, slate hook or "tingle," and (c) nailing and wire nailing. Drawing: Karin Murr Link.

Clay Tile Roofs of Alfred, New York



Taking advantage of high quality local shale ideal for making terra cotta and clay tiles, the Celadon Terra Cotta Company was established in Alfred, New York, in 1889. As a result, an unusually large percentage of historic buildings in this small town are roofed with clay tiles. This includes commercial and residential structures as well as other types of structures not commonly roofed with tile, such as barns and outbuildings. Even early-19th century houses were re-roofed—sometimes incongruously—with clay tiles. Today, the town roofs display an amazing variety of styles and patterns of tiles, many of which may have been factory seconds or experimental designs. In operation for only 20 years when it was destroyed by fire, the company continued manufacturing roofing tiles in New Lexington, Ohio, under the name Ludowici-Celadon. Photos: Terry Palmiter, Courtesy Alfred Historical Society.

be feasible or practical, and it may be enough simply to group the tiles as they are removed by type and size or function—such as field tiles, custom tiles for hips, dormers and ridges, and specially cut pieces. This will help facilitate reinstallation of the tiles. If all of the tiles have to be removed, it is probably a good idea to consider installing a layer of modern roofing felt over the wood sheathing. This will add another layer of waterproofing, while providing temporary protection during re-roofing.

Even if the tiles were originally attached with wooden pegs, it is generally recommended that they be rehung with corrosion-resistant, preferably heavy copper, or aluminum alloy nails or hooks. Today there are numerous non-traditional fastening systems for clay tile roofs, and many of them are patented. Roofing contractors and architects may have individual preferences, and some systems may be better suited than others to fit a particular roof shape or to meet a specific climatic or seismic requirement. Original battens or other roof members that may have deteriorated should be replaced to match the original using pressure-treated wood. Additional support may be necessary, particularly if the original roof was inadequate or poorly designed.

Replacing Flashing

Deteriorated flashing, gutters and downspouts should generally be replaced in kind to match the historic material. Copper or lead-coated copper, if appropriate to the building, or terne-coated stainless steel, is often preferred for use on historic clay tile roofs because of their durability and long lasting qualities. However, copper staining from downspouts can sometimes be a problem on light-colored masonry walls which should be taken into consideration when planning replacements to rainwater removal systems. Clay tile roofs usually have an open valley system where the tiles are separated by metal flashing at intersections of roof sections with different angles. This makes the insertion of new flashing quite easy, as only a few surrounding tiles must be removed in the process. New copper flashing that is too "bright" can be made to blend in and "mellowed" by brush-coating it with boiled linseed oil or proprietary solutions.

Inappropriate Repairs

The most important repair to avoid is replacing broken or missing roof tiles on a historic building with materials other than matching natural clay tiles. Concrete, metal or plastic tiles are generally not appropriate substitutes for clay roofing tiles. They lack the natural color variations of clay tile, and they do not have the same texture, shape, thickness or surface irregularities.

Although much concrete tile and composition tile is produced to resemble the general shape, if not the exact profile, of clay roofing tiles, concrete tile is generally too thick and also lacks the range of colors inherent in natural clay tile. Concrete tile is not a compatible substitute material to repair or replace individual historic clay tiles.

Patching a historic clay tile roof with roofing tar, caulk, asphalt, pieces of metal, or non-matching clay tiles is also inappropriate. Such treatments are visually incompatible. They also have the potential for causing physical damage. Water can collect behind these patches, thus accelerating deterioration of roof sheathing and fastening systems, and

during the expansion and contraction of a freeze-thaw cycle ice build-up at patches can break surrounding tiles.

Summary

Clay roofing tile itself, when correctly installed, requires little or no maintenance. Often, it is the fastening system used to secure the tiles to the sheathing that fails and needs to be replaced rather than the tiles themselves. In fact, because clay tiles frequently outlasted the building structure, it was not unusual for them to be reused on another building. When the fastening system has deteriorated, or the roofing support structure has failed, clay tiles can be removed relatively easily, necessary repairs can be made, and the historic tiles can be re-laid with new corrosion-resistant nails or hooks. Broken or damaged tiles should be replaced promptly to prevent further damage to neighboring tiles or to the roof structure itself.

As with any kind of historic roofing material, regular maintenance, such as cleaning gutters and downspouts, can add to the life of a tile roof. Additional preventive measures may include placing wire mesh over downspout openings or over the entire gutter to prevent debris from collecting and water from backing up. Periodic inspection of the underside of the roof from the attic after a heavy rain or ice storm for water stains may reveal leaks in their early stages which can be eliminated before they escalate into larger, more serious repair problems.

If replacement tile is required for the project, it should match the original tile as closely as possible, since a historic clay tile roof is likely to be one of the building's most significant features. Natural clay tiles have the inherent color variations, texture and color that is so important in defining the character of a historic tile roof. Thus, only traditionally shaped, clay tiles are appropriate for repairing a historic clay tile roof.

Selected Reading

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Vogel, Neal A. *Roofing Houses of Worship: Roofing Guidance for Church and Temple Administrators*. Information Series No. 59. Chicago: National Trust for Historic Preservation and Inspired Partnerships, 1992.

White, Richard. *Olmsted Park System, Jamaica Plain Boathouse, Jamaica Plain, Massachusetts: Planning for Preservation of the Boathouse Roof*. Preservation Case Studies. Washington, D.C.: Heritage Conservation and Recreation Service, U.S. Department of the Interior, 1979.

Selected Sources of Clay Roofing Tiles

Boston Valley Terra Cotta

6860 South Abbott Road
Orchard Park, NY 14127
Custom-made architectural terra cotta and clay roofing tiles

C.C.N. Clay Roof Tiles (Canteras Cerro Negro S.A.)

8280 College Parkway, Suite 204
Ft. Myers, FL 33919
Distributors of C.C.N. clay roofing tiles from Argentina

Earth/Forms of Alfred

5704 East Valley Road
Alfred Station, NY 14803
Made-to-order reproduction clay roofing tiles

Gladding, McBean & Co.

P.O. Box 97
Lincoln, CA 95648
Manufacturer since 1875 of terra cotta and clay roofing tiles, and custom reproductions

Hans Sumpf Company, Inc.

40101 Avenue 10
Madera, CA 93638
Made-to-order Mission-style clay roofing tiles

International Roofing Products, Inc.

4929 Wilshire Blvd., Suite 750
Los Angeles, CA 90010
New clay roofing tiles, some suitable for historic buildings

London Tile Co.

65 Walnut Street
New London, OH 44851
Made-to-order reproduction clay roofing tiles

Ludowici-Celadon, Inc.

4757 Tile Plant Road
New Lexington, OH 43764
Manufacturer since 1880s of clay roofing tiles, and custom reproductions

M.C.A. (Maruhachi Ceramics of America, Inc.)

1985 Sampson Avenue
Corona, CA 91719
New clay roofing tiles, some suitable for historic buildings

The Northern Roof Tile Sales Company

P.O. Box 275
Millgrove, Ontario LOR 1V0, Canada
Traditional clay roofing tiles imported from England and South America

Raleigh, Inc.

6506 Business U.S. Route 20
P.O. Box 448
Belvidere, IL 61008-0448
Inventory of new and salvage clay roofing tiles

Supradur Manufacturing Corp.

P.O. Box 908
Rye, NY 10580
Imports Spanish ("S") clay roofing tiles from France

TileSearch

P.O. Box 580
Roanoke, TX 76262
Computerized network for new and salvage clay roofing tiles

United States Tile Company

P.O. Box 1509
909 West Railroad Street
Corona, CA 91718
New clay roofing tiles, some suitable for historic buildings

Note: Measurements in this publication are given in both the U.S. Customary System and International (Metric) System for comparative purposes. Metric conversions are, in some cases, approximate and should not be relied upon for preparing technical specifications.

Acknowledgements

Anne Grimmer is a senior Architectural Historian with the Preservation Assistance Division of the National Park Service; **Paul K. Williams** is a Cultural Resource Manager with the Air Force. Both authors wish to thank the following individuals for the technical assistance they provided in the preparation of this publication: Edna Kimbro, Architectural Conservator, Watsonville, CA; Edwin S. Krebs, AIA, K. Norman Berry Associates, Louisville, KY; Melvin Mann, TileSearch, Roanoke, TX; Walter S. Marder, AIA, Division of Historical Resources, Tallahassee, FL; Gil Sánchez, FAIA, Gilbert Arnold Sánchez, Incorporated, Santa Cruz, CA; Terry Palmiter and Sandra Scofield, Alfred, NY; and National Park Service professional staff members. In addition, the authors wish to thank Karin Murr Link, who produced the drawings which illustrate this Brief.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments on the usefulness of this publication may be directed to H. Ward Jandl, Chief, Technical Preservation Services Branch, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the authors and the National Park Service are appreciated.

ISSN: 0885-7016

Spring 1993

Cover photograph: Restoration of the 1820s Indian barracks at Mission Santa Cruz in California included custom-made tapered barrel clay roof tiles based on archeological data found at the site. Photo: Ron Starr Photography.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-46

Date Filed: 10-28-2020

Scheduled for Hearing: 11-17-2020

Address of Historic Property: 605 S. Fess Ave., Bloomington, IN

Petitioner's Name: Greg Lauer and Tom Winger for Winger Real Estate, LLC

Petitioner's Address: P.O. Box 1834, Bloomington, IN 47402

Phone Number/e-mail: Greg Lauer: 812-322-1613/greglauer2@yahoo.com | Tom Winger: 812-327-6000/email below

Owner's Name: Winger Real Estate, LLC

Owner's Address: 1605 S. Walnut St., Bloomington, IN

Phone Number/e-mail: 812-327-6000/twinger@wingerconstruction.com

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. See Exhibit A, attached hereto and incorporated herein.

2. A description of the nature of the proposed modifications or new construction:
Replace failing/leaking EPDM roofing membrane and insulation with Duro-Last roofing system.
Replace failing/leaking Spanish tiles and clay capping with along parapet and entry porch with metal coping.

3. A description of the materials used.
See above description in Section 2. A copy of the invoice, for work completed, contains a further description of materials used is attached hereto and incorporated herein as Exhibit B.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate. See Exhibits C-1, C-2 and C-3; Exhibit D depicts pre-repair condition.

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. See Exhibit E

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.
See Exhibits C-1, C-2 and C-3; Exhibits F-1, F-2 and F-3 illustrate comparable materials and use in immediate***** vicinity of subject property.

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.



Number
 Date

Bill To
 Tom Wining
 Wining Construction

Description	Amount
605 S. Fess	
Tear off existing EPDM and Insulation. Install layer of fan fold recovery board and 40 mil. Durolast roofing system. Install Durolast up and over walls. Install 24 gauge metal coping to the perimeter walls. This comes with 15 yr. Labor and Material Warranty.	
Labor and Materials	\$30,310.00
New roof hatch add	\$950.00
2 in. ISO insulation add	\$3,040.00
Tile tear off and install wall plate around building, 2 men at 20 hrs. each.	\$2,400.00

*2nd of FESS
 MAINTENANCE
 +
 REPAIRS*

Amount Paid \$0.00
 Amount Due \$36,700.00

Sub Total \$36,700.00

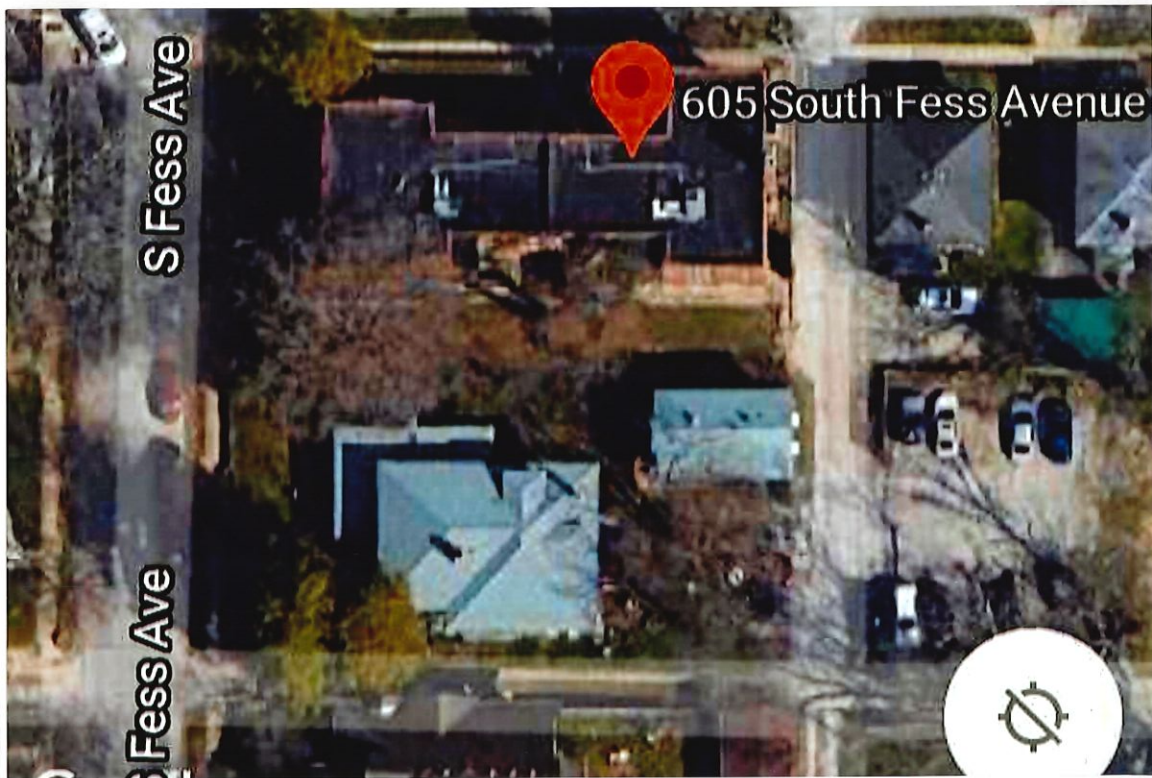
Total \$36,700.00

ENTERED

[Handwritten signature]

EXHIBIT B

Google Maps 605 S Fess Ave



GREGORY SCOTT LAUER
ATTORNEY AT LAW
P.O. Box 1834
BLOOMINGTON, INDIANA 47402

TELEPHONE: (812) 322-1613
E-MAIL: greglauer2@yahoo.com

October 28, 2020

DELIVERED BY HAND
On October 28, 2020

Conor Herterich
Historic Preservation Program Manager
HOUSING AND NEIGHBORHOOD DEVELOPMENT
401 N. Morton St. – Suite 130
Bloomington, Indiana

RE: **605 S. Fess Ave., Bloomington, Indiana**

Dear Conor:

As you may recall, I am attempting to assist Wininger Real Estate, LLC and I have enclosed a retroactive Application for Certificate of Appropriateness regarding the roofing and parapet updates made to the improvements commonly known as 605 S. Fess Ave., Bloomington, Indiana.

Included with the Application, among other things, you will find before and after photographs of the 605 S. Fess Ave. building, a description of materials used for the updates as well as photographs of other improvements, located in the immediate vicinity of 605 S. Fess Ave., which feature comparable metal roofing or other such metal features.

If my geographic information system map, obtained from Google Maps, is not sufficient I would request your assistance with supplementing this portion of the application as indicated in Section five (5) of the application.

Both Wininger Real Estate, LLC and myself would appreciate your support in this matter. Should you have questions, concerns or comments, please let me know. Thank you.

Sincerely,


Gregory Scott Lauer

GSL:ku
Enclosures



Exhibit C-1

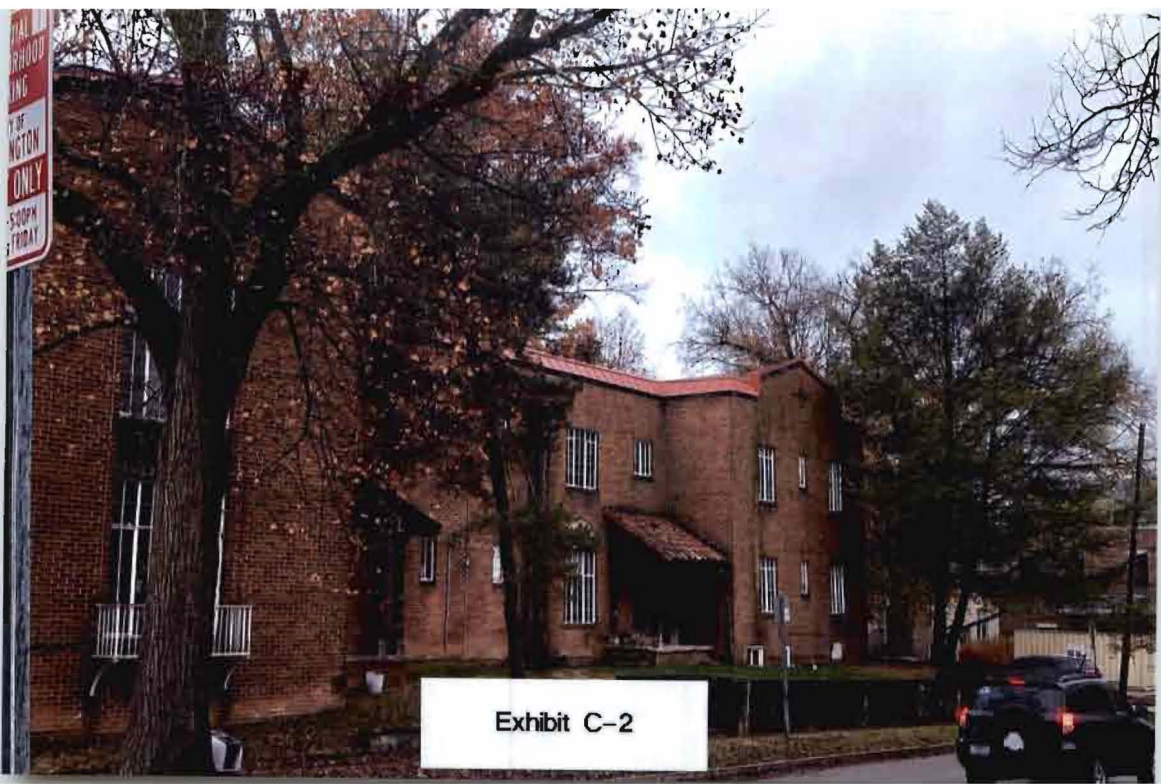


Exhibit C-2

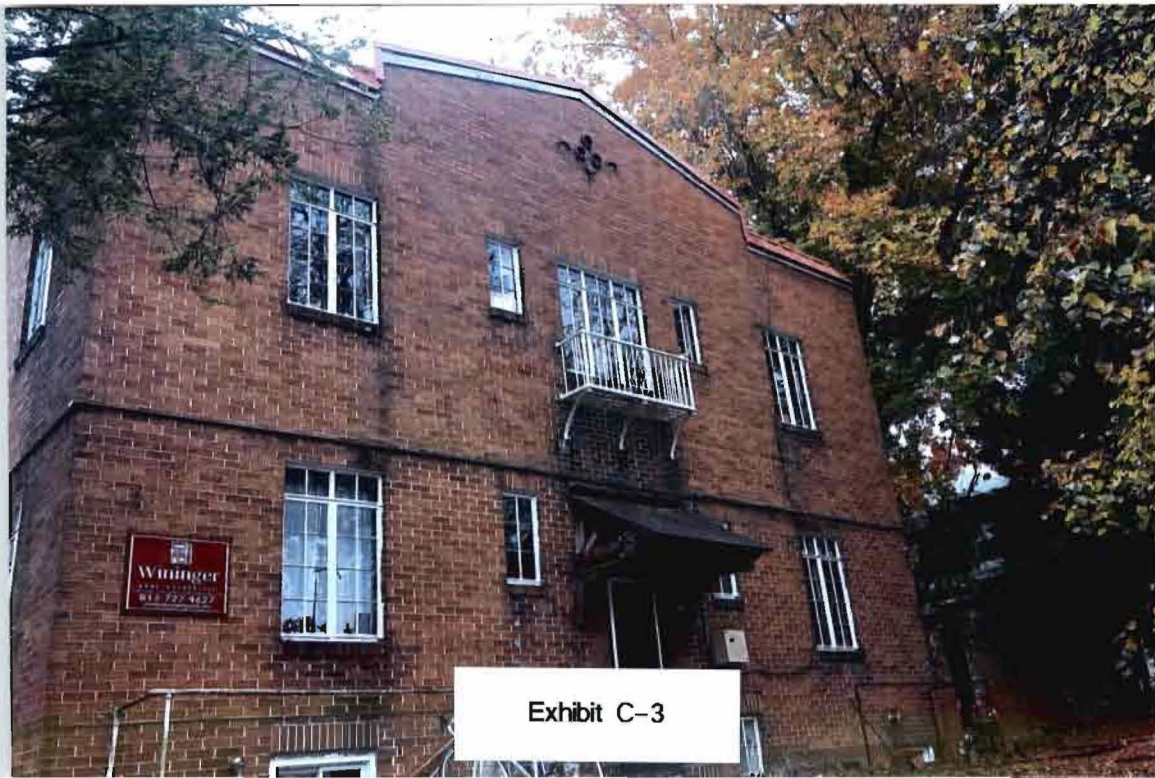


Exhibit C-3



Exhibit D

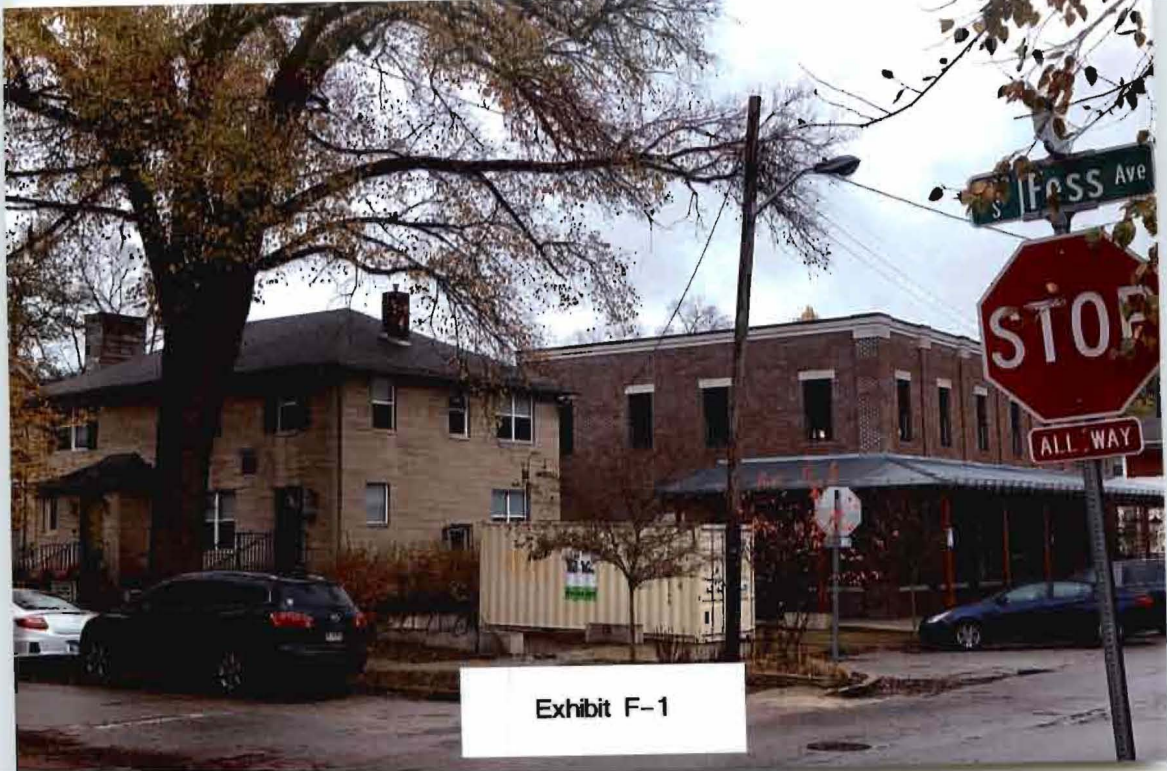


Exhibit F-1



Exhibit F-2



ADDONISI DELADONIA
© CHICAGO ©
IMPERIAL TILE



COA: 20-47

Address: 338 S. Jackson Street

Petitioner: Chris Sturbaum

Parcel #: 53-08-05-102-005.000-009

Rating: Contributing

Structure; Gable Ell c. 1905



Background: The property is located in the Greater Prospect Hill Historic District.

Request:

1. Remove concrete block and iron posts on front porch.
2. Replace with round wood columns and traditional porch railing.

Guidelines: Greater Prospect Hill Design Guidelines, pg. 23

Staff Comments:

1. Both features that are being removed are not original and not in character with the district. The rounded wood columns and wood porch railing are appropriate architectural features for front porches in the district and are compatible with the style and age of the home.

Staff Recommendation: APPROVAL of COA 20-47

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: 20-47
Date Filed: 10-30-20
Scheduled for Hearing: 11-12-20

Address of Historic Property: 338 S Jackson
Petitioner's Name: Chris Sturbaum/ Golden Hands Construction
Petitioner's Address: 334 S. Jackson
Phone Number/e-mail: 812-340-0724
Owner's Name: Chris + Anne Gautier
Owner's Address: 3216 Washington Blvd/ Indianapolis IN 46205
Phone Number/e-mail: 317-446-5835/nurseanna@yahoo.com

Instructions to Petitioners

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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. 338 S. Jackson

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

Remove concrete block and iron posts
and replace with round wood columns and
traditional porch railing

3. A description of the materials used.

Wood 10 inch columns
Wood railings 24 - 30 inches high
using 1 1/4 by 1 1/4 spindles matching railings
on historic properties in same block (see photos)
Columns & railings will be painted

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.

338 JACKSON

10/22/20



We have some used posts that would look like this.

COA: 20-48

Address: 208 E. 15th Street

Petitioner: Susan Rudd

Parcel #: 53-05-33-202-060.000-005

Rating: Contributing

Structure; Garage c. 1928



Background: The building in question is the original garage to 208 E. 15th St. The wood frame, one car garage is appx 330sqft and on a CMU block foundation. It is located at the rear of the lot along the alleyway.

Request:

1. Full demolition of the structure.

Guidelines: Garden Hill Historic District Design Guidelines, pg. 41-42

Staff Comments:

1. The windows, size, and construction of the garage leads staff to believe it is original to the house.
2. Much of the sill is deteriorated and the CMU blocks are uneven with some blocks sinking more than others. The structure has a slight lean to the south towards the alley.
3. Staff supports the demolition of the structure. It has been altered and is in poor structural condition with an inadequate foundation.

Staff Recommendation: APPROVAL of COA 20-48.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-48 _____

Date Filed: 10/30/2020 _____

Scheduled for Hearing: 11/12/2020 _____

Address of Historic Property: _____

Petitioner's Name: _____

Petitioner's Address: _____

Phone Number/e-mail: _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

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. _____

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

3. A description of the materials used.

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.

















COA: 20-49

Address: 208 E. 15th Street

Petitioner: Susan Rudd

Parcel #: 53-05-33-202-060.000-005

Rating: N/A

Structure; Garage



Background: The new garage would replace the old structure and maintain the same footprint.

Request:

1. New construction of garage in same location and same size as existing garage.
2. Wood lap siding to match the house. Standard, non-insulated garage door. Custom made sliding barn doors on north elevation (facing home). Two vinyl windows flanking the barn doors.

Guidelines: Garden Hill Historic District Design Guidelines, pg. 37

Staff Comments:

1. The garage keeping the same footprint as the original may inconvenience the property owners b/c lack of space. Staff would support a two car garage in the same location.
2. The style (side gabled with wood lap siding) is compatible with the primary structure.
3. Staff supports the demolition of the structure. It has been altered and is in poor structural condition with an inadequate foundation.

Staff Recommendation: APPROVAL of COA 20-49.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 20-49 _____

Date Filed: 10/30/2020 _____

Scheduled for Hearing: 11/12/2020 _____

Address of Historic Property: _____

Petitioner's Name: _____

Petitioner's Address: _____

Phone Number/e-mail: _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

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. _____

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

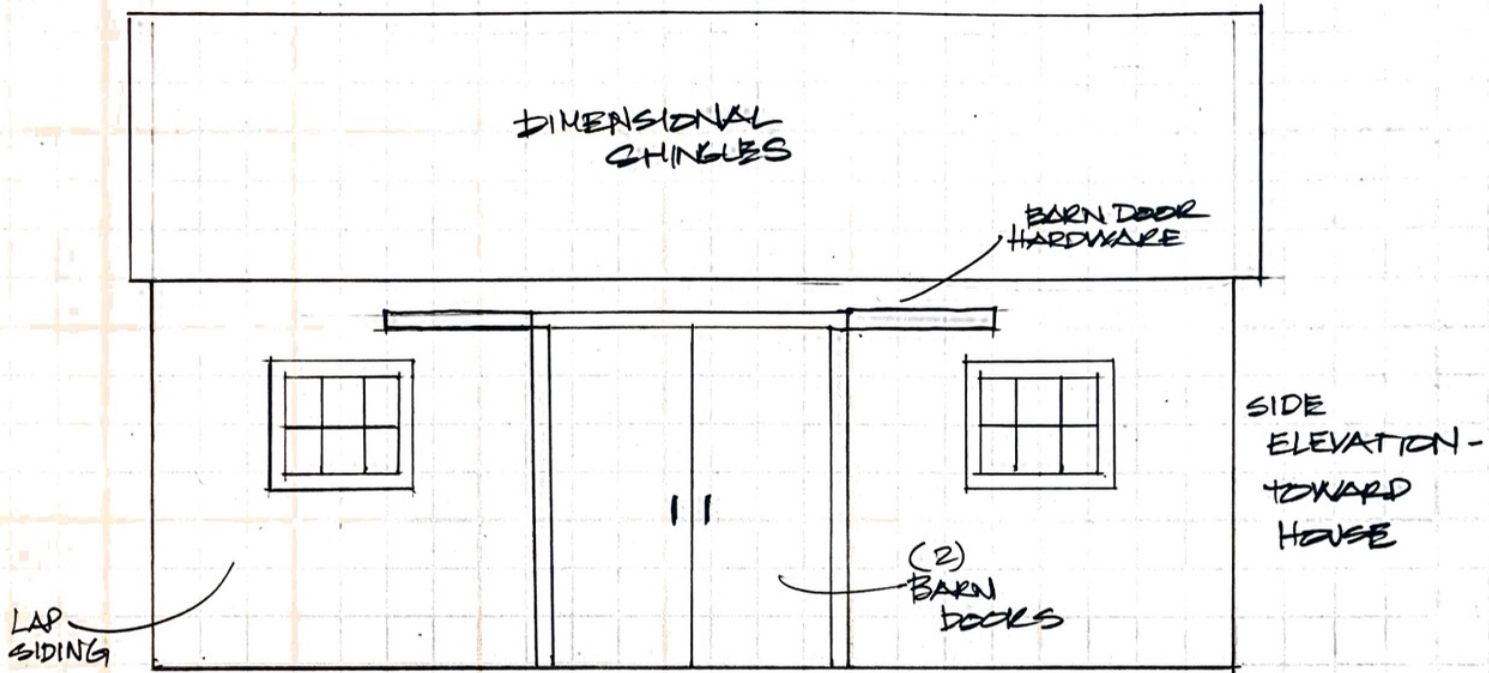
3. A description of the materials used.

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

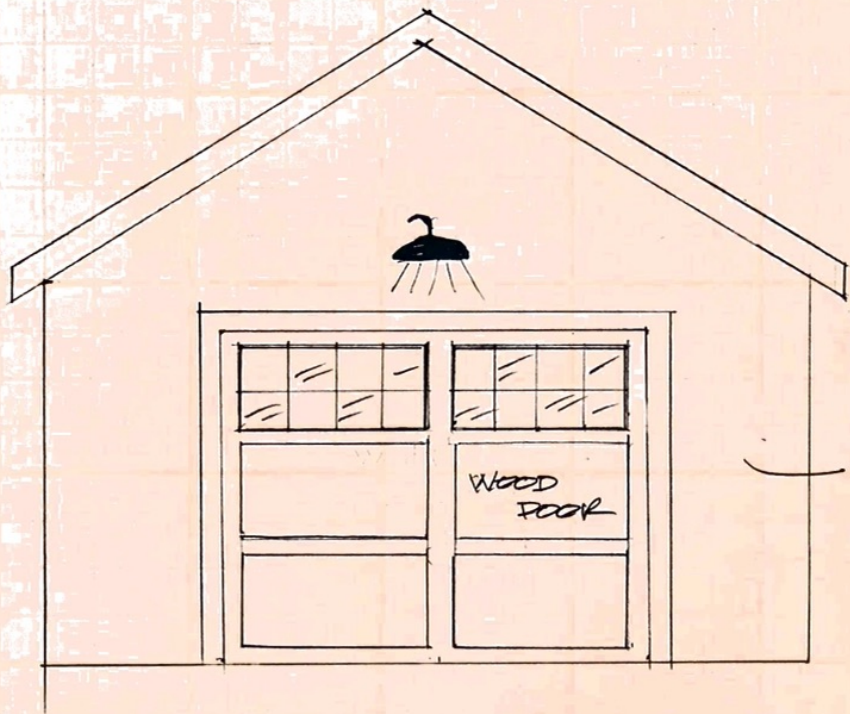
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If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



208 E. 15TH STREET



SEE GARAGE
DOOR
IMAGE

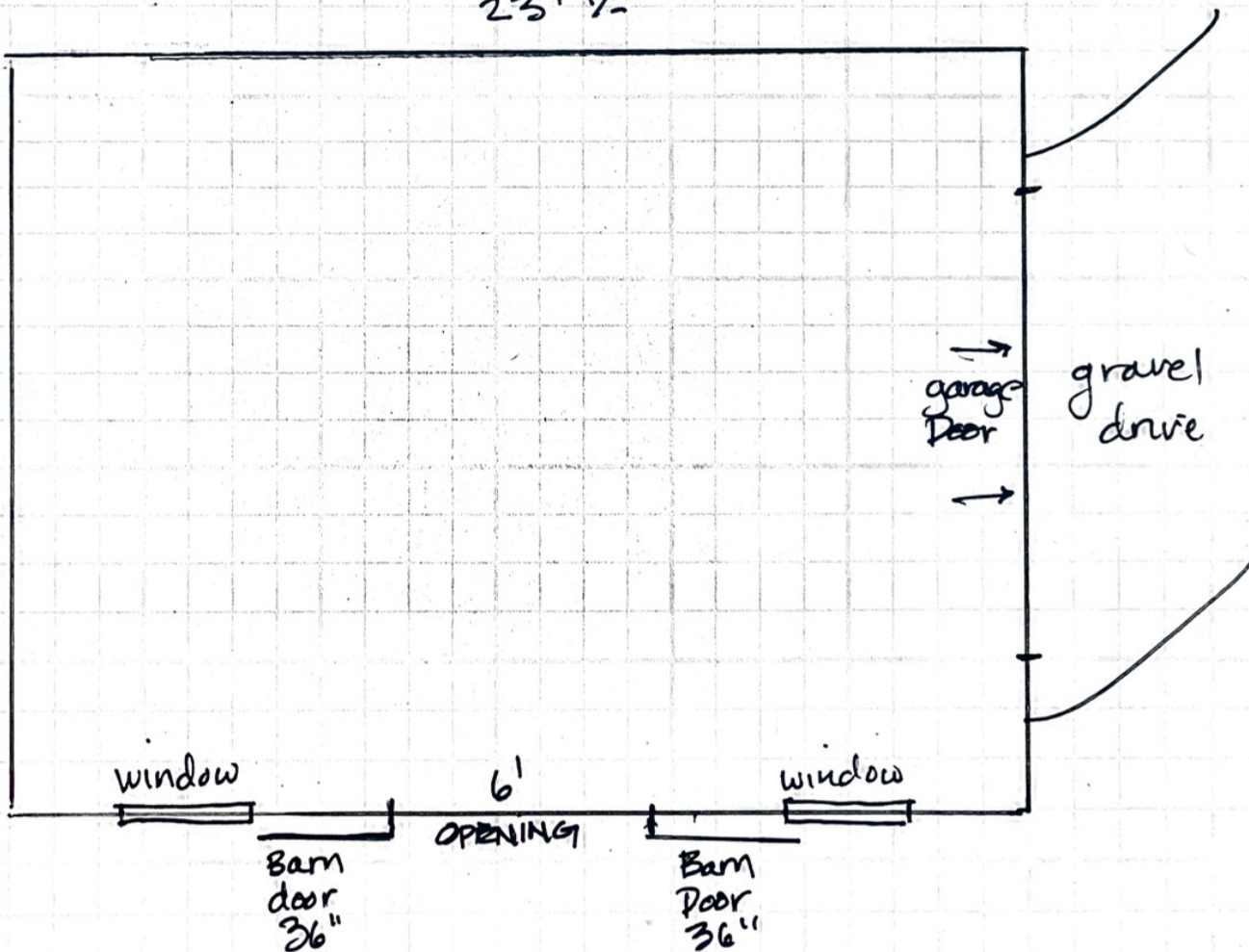
LAP
SIDING

WOOD GARAGE
DOOR - OR SIMILAR

END ELEVATION

208 E. 15th STREET

- Alley -
23' 1/2"



14'

window

6'

window

Barn
door
36"

OPENING

Barn
Door
36"

garage
Door

gravel
drive

208 E 15th Street
Garage



Demo

& new
construction

Demo Delay: 20-25
Commission Decision

Address: 1205 N. Madison Street

Petitioner: Caylan Evans

Parcel Number: 53-05-32-101-017.000-005

Property is Contributing

Structure; Vernacular c. 1920



Background: Side gabled home with prominent front gabled porch. CMU block foundation, double hung wood windows, wood car siding on front and asbestos siding on rear. The property is in fair condition.

Request: Full demolition.

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

Recommendation: Staff recommends releasing **Demo Delay 20-25**. At a cursory glance the home does not meet historic or architectural criteria for individual designation.





1205

07172161

17081615

Demo Delay: 20-26
Commission Decision

Address: 1005 W. 1st Street

Petitioner: Matt Ryan (ICFR)

Parcel Number: 53-08-05-100-029.000-009

Property is Contributing

Structure; Front Dormer Bungalow c. 1940



Background: Single family home located in a district zoned mixed medical.

Request: Full demolition.

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

Recommendation: Staff recommends releasing **Demo Delay 20-26**. The HPC has already determined that it does not make sense to establish a historic district along this section of W. 1st.

Demolition Application

Monroe County Building Department

501 N. Morton St Rm 220, Bloomington, Indiana 47404

Phone Number:(812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Date: 10/20/20

Project Address: 1005 W. 1st St. Bloomington, IN 47403
Street City, State Zip

Township: Perry Section #: _____

Parcel Number 53-08-05-100-029.000-009

Subdivision: _____ Lot #: _____
Applicant Name: Matt Ryan Phone #: 765-346-6618

Property Owner Name: 1005 West 1st Street LLC
Address: 3951 Haverhill Rd #120 West Palm Beach, FL 33417 Phone #: 765-346-6618
Street City, State & Zip

Contractor: (if applicable) TBD
Phone #: _____

Type of Utilities Connected to this Structure
 Gas Electricity Septic/Sewer Water Other

WORK BEING PERFORMED:
Complete Demolition of Structure

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature 
Owner/Applicant

Monroe County, IN

1005 W 1st ST, Bloomington, IN 47404
53-08-05-100-029.000-009



Parcel Information

Parcel Number: 53-08-05-100-029.000-009
Alt Parcel Number: 015-38340-00
Property Address: 1005 W 1st ST
Bloomington, IN 47404
Neighborhood: 1514 Trending 2006 - A
Property Class: Other Commercial Housing
Owner Name: 1005 West 1st Street LLC
Owner Address: 3951 Haverhill Rd #120
West Palm Beach, FL 33417
Legal Description: 015-38340-00 Seminary Pt Lot 59

Taxing District

Township: PERRY TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.172	

Demo Delay: 20-27
Commission Decision

Address: 1007 W. 1st Street

Petitioner: Matt Ryan (ICFR)

Parcel Number: 53-08-05-100-015.000-009

Property is Contributing

Structure; Front Dormer Bungalow c. 1930



Background: Single family home located in a district zoned mixed medical.

Request: Full demolition.

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

Recommendation: Staff recommends releasing **Demo Delay 20-27**. The HPC has already determined that it does not make sense to establish a historic district along this section of W. 1st.

Demolition Application

Monroe County Building Department

501 N. Morton St Rm 220, Bloomington, Indiana 47404

Phone Number:(812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Date: 10/20/20

Project Address: 1007 W. 1st St Bloomington, IN 47403
Street City, State Zip

Township: Perry Section #: _____

Parcel Number 53-08-05-100-015.000-009

Subdivision: _____ Lot #: _____

Applicant Name: Matt Ryan Phone #: 765-346-6618

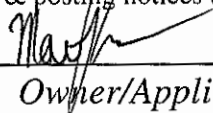
Property Owner Name: 1005 West 1st Street LLC
Address: 3951 Haverhill Road #120-121 West Palm Beach, FL 33417
Street City, State & Zip Phone #: 765-346-6618

Contractor: (if applicable) _____
Phone #: _____

Type of Utilities Connected to this Structure
 Gas Electricity Septic/Sewer Water Other

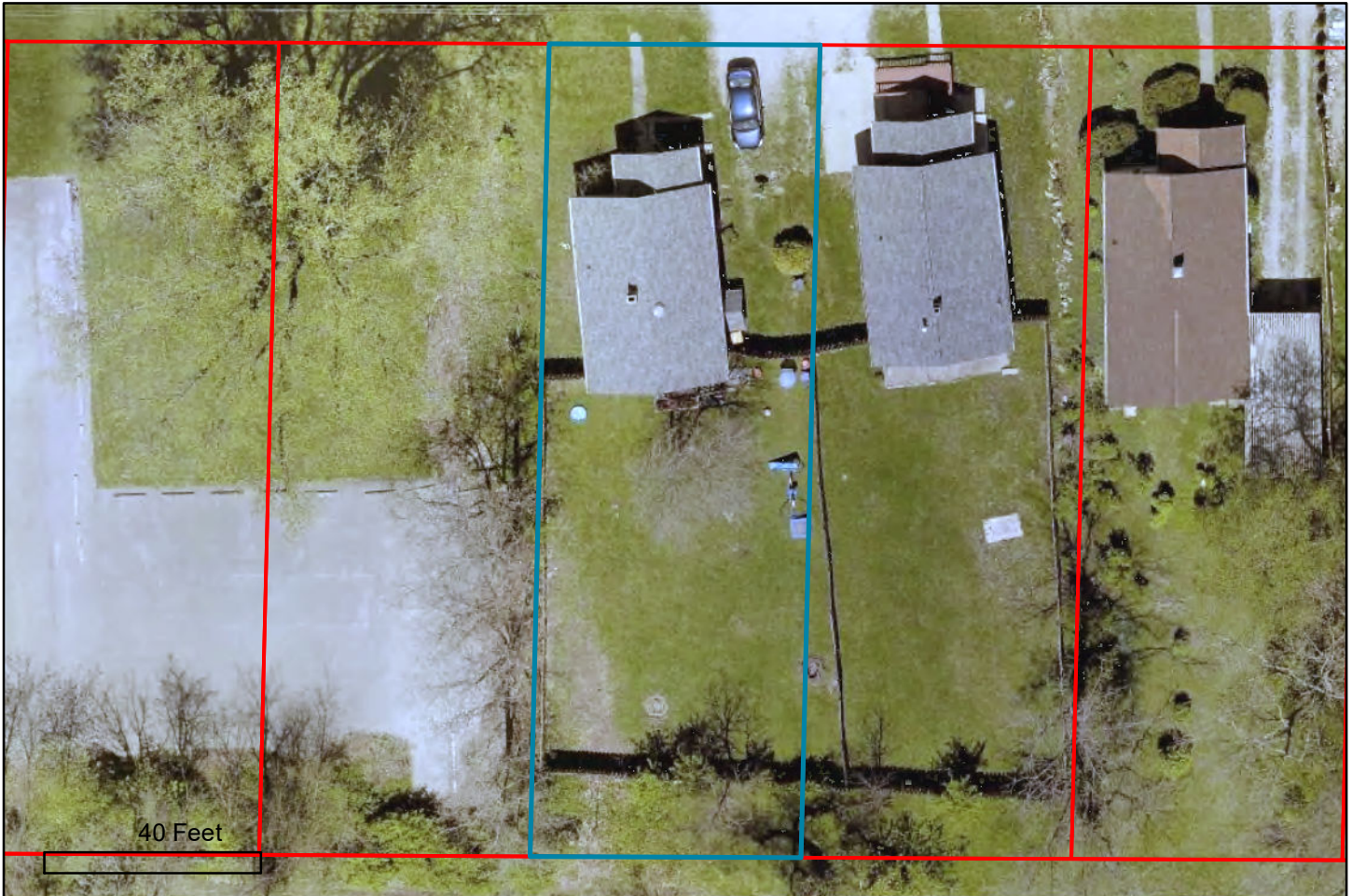
WORK BEING PERFORMED:
Complete Demolition of structure

The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) Is authorized to make this application.

Signature 
Owner/Applicant

Monroe County, IN

1007 W 1st ST, Bloomington, IN 47403-2207
53-08-05-100-015.000-009



Parcel Information

Parcel Number: 53-08-05-100-015.000-009
Alt Parcel Number: 015-08130-00
Property Address: 1007 W 1st ST
Bloomington, IN 47403-2207
Neighborhood: 1514 Trending 2006 - A
Property Class: Other Commercial Housing
Owner Name: 1005 West 1St Street LLC
Owner Address: 3951 Haverhill Road #120-121
Bloomington, IN 47401
Legal Description: 015-08130-00 Sem Pt (50'x 150') Lot
59; .18a; Plat 59e

Taxing District

Township: PERRY TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.172	

Near West Side Conservation District Design Guidelines



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CREDITS

City of Bloomington Historic Preservation Commission, 2019:

Doug Bruce, Duncan Campbell, Ernesto Castaneda, Sam DeSollar, Susan Dyar, Jeff Goldin, Deb Hutton, Derek Richey, Lee Sandweiss, John Saunders, Jenny Southern, Chris Sturbaum

Members of Bloomington City Council, 2019:

Alison Chopra, Dorothy Granger, Isabel Piedmont-Smith, David Rollo, Andy Ruff, Susan Sandburg, Jim Sims, Chris Stubaum, Steve Volan

Design Guidelines Committee:

Neighborhood Members: Alan Balkema, William Baus, Sandra Clothier, Olivia Dorfman, Peter Dorfman, Karen Duffy, BJ Ferrand, Jean Graham, Charles Reafsnyder, Jennifer Stephens

Bloomington Historic Preservation Commission Members: Deb Hutton

City of Bloomington Historic Preservation Program Manager: Conor Herterich

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.

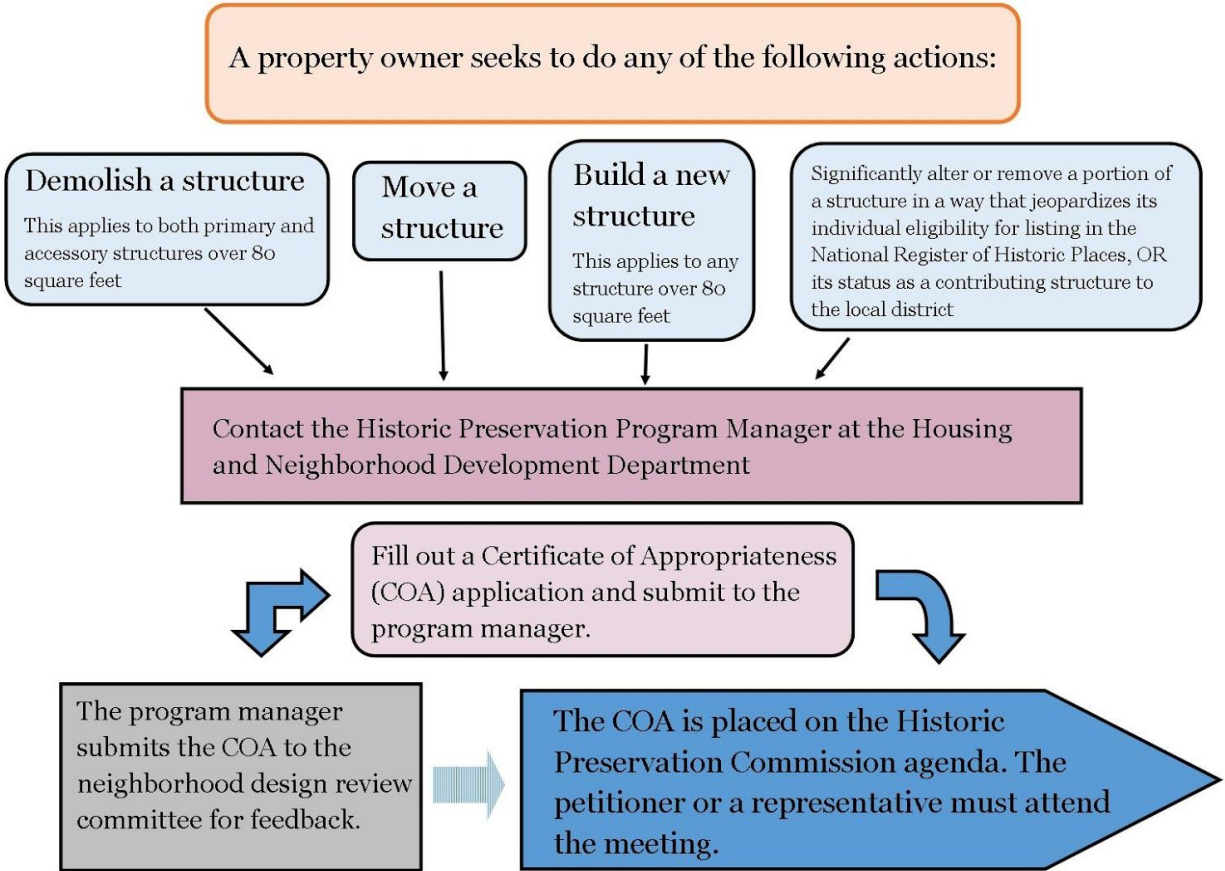
The Near West Side Neighborhood is an historic area unique to Bloomington and represents a specific period in the development of the city. New structures should be in harmony with the old, yet at the same time be distinguishable from the old, so the evolution of the historic area can be interpreted properly. 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 larger than 80 square feet, 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

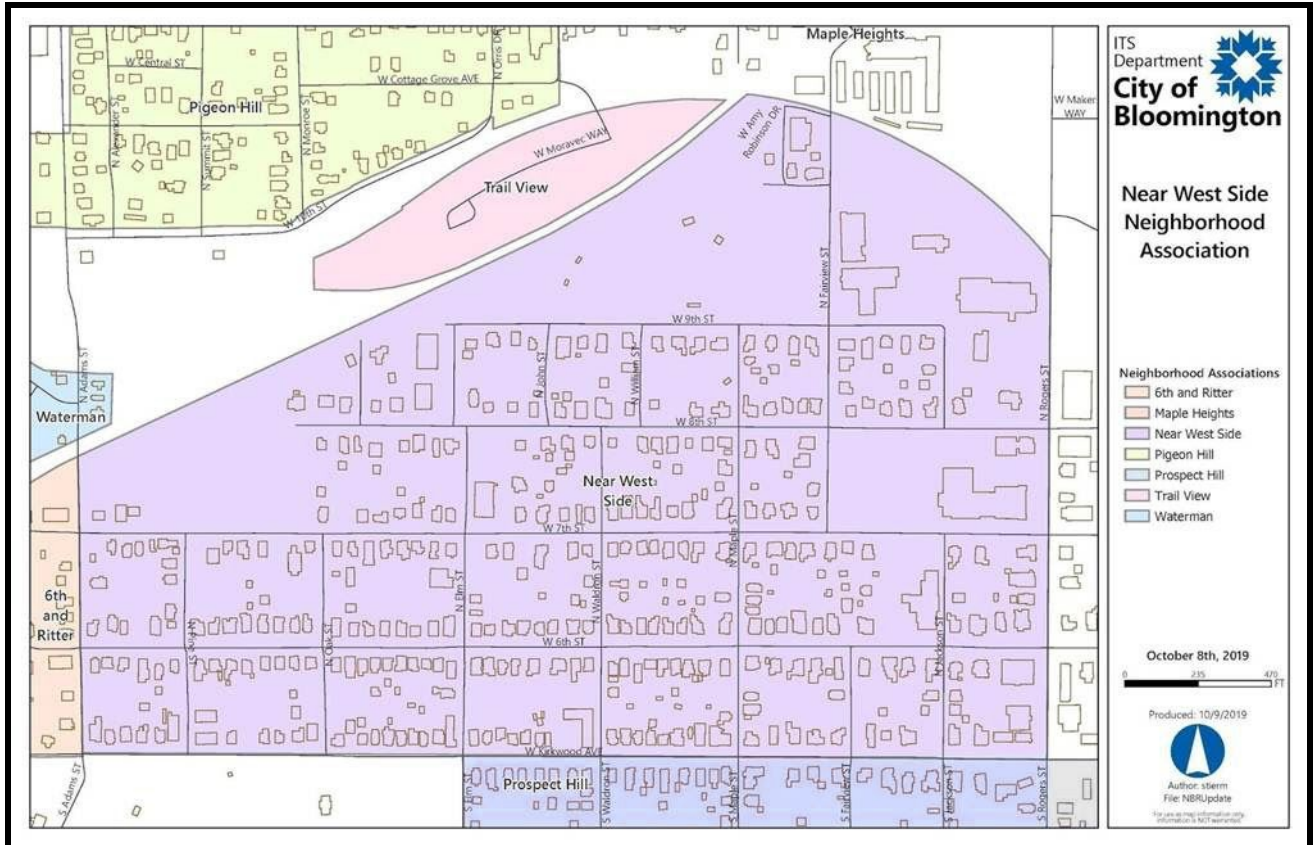
Figure 1: Near West Side Neighborhood Boundaries

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 Neighborhood Boundaries



Near West Side Conservation District Map



Map Key

Outstanding



Notable



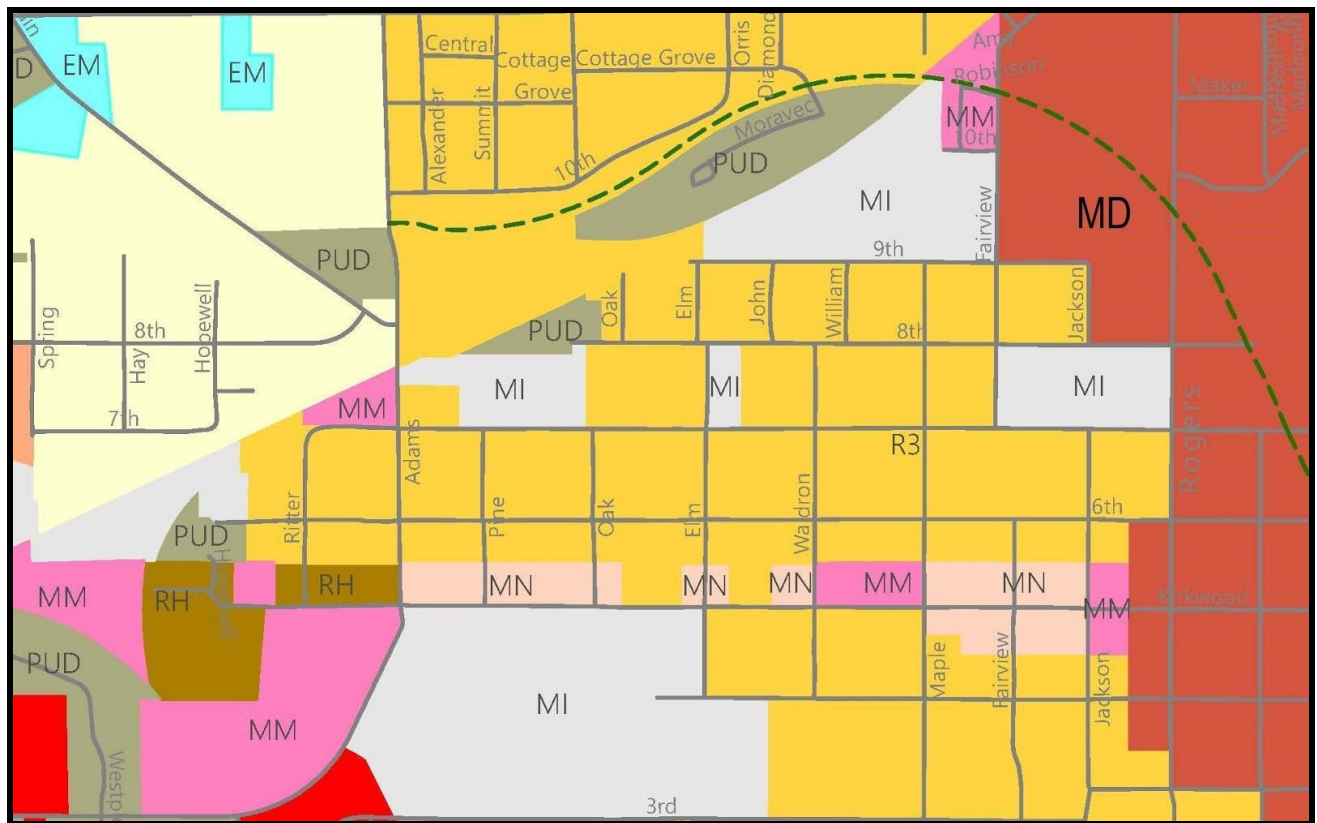
Contributing



Non-Contributing



Near West Side Zoning Map (2020)



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

 <p>Double Pen: 513 W. 7th Street, c. 1900</p>	 <p>Shotgun House: 904 W. 7th Street, c. 1925</p>	 <p>Hall and Parlor: 418 N. Maple Street, c. 1915</p>
 <p>I-House: Old Boarding House (now Recovery Engagement Center; with side and rear additions clearly visible), 221 N. Rogers Street, c. 1850</p>	 <p>Gabled Ell: 1125 W. 7th Street, c. 1900</p>	 <p>Pyramidal Roof Cottage: 1101 W. 8th Street, c. 1905</p>
 <p>T-plan Cottage: 722 W. 8th Street, c. 1905</p>	 <p>Bungalow: 722 W. 6th Street, c. 1925</p>	 <p>Foursquare: 210 N. Elm Street, c. 1920</p>

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.**

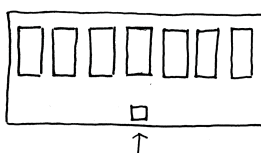
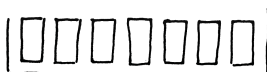
CONTEXT

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.

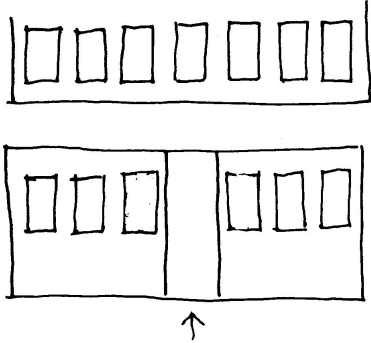
Generally, new construction will occur on sites that fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

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.



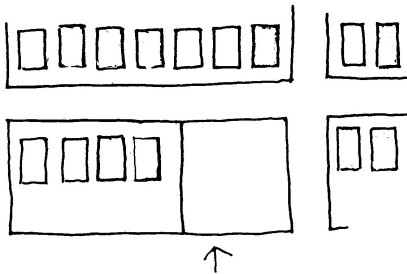
Context. New construction must use the existing historic building as its most important, perhaps only, context.

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.



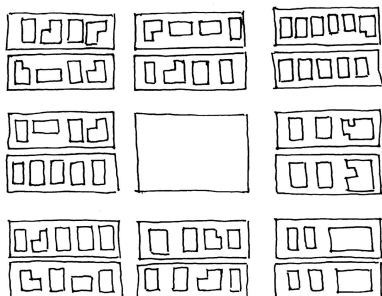
Context. The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

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.
5. Metal 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. Limestone
2. Split faced concrete block to mimic rusticated limestone
3. Ground face block (grey/tan)
4. Rock face block

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 or for small portions of the main structure not prominently visible.

RECOMMENDED

1. Asphalt shingle
2. Standing seam metal
3. Each roof material should be one color.

NOT RECOMMENDED

1. Concrete shingle
2. Corrugated metal

3. Southwestern clay tile

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.

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.

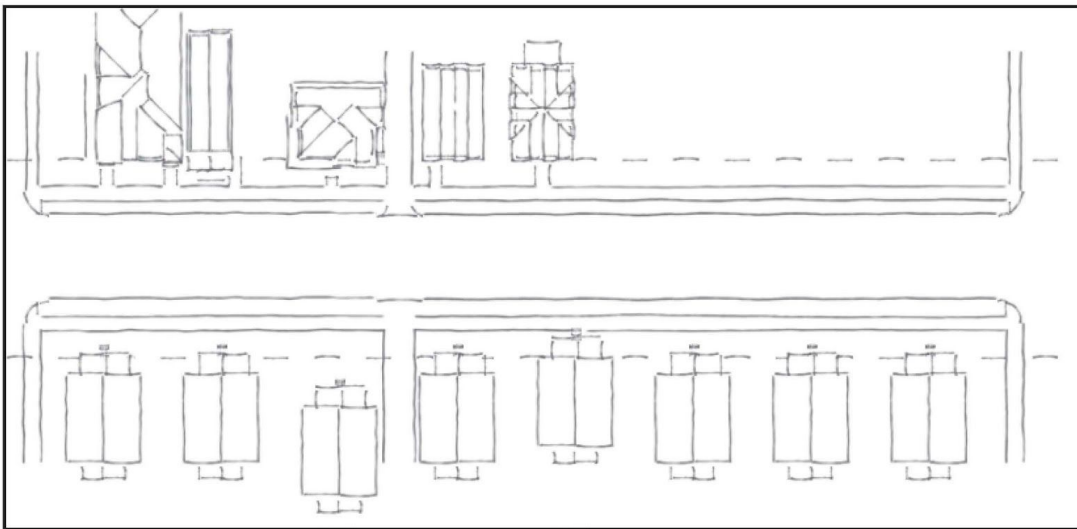
Rear: 25 feet.

***Note: Legally established lots of record that are less than 50ft may reduce the required**

setback up to 2 feet per side.

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.



✗
Building setback
is too far

✗
Not enough setback
from the street



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

front setback.

ORIENTATION

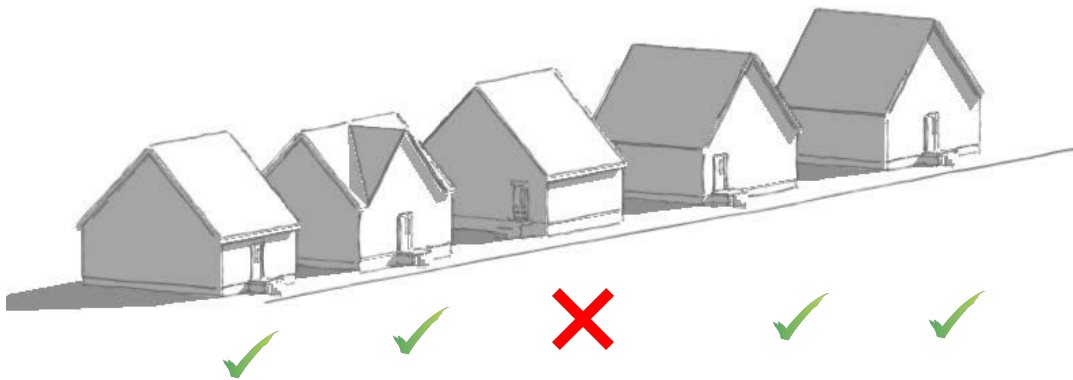
Definition: The direction that the front of a building faces.

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

Decorative wrought iron

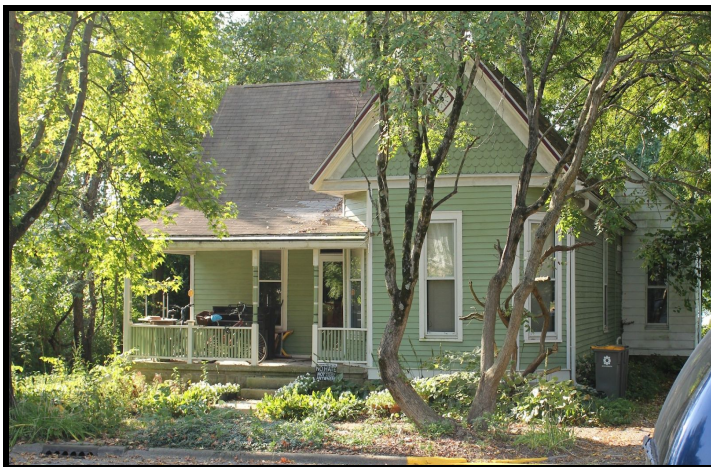
PORCH

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. Solid masonry foundation
4. Lattice or visual barrier below porch.
5. 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.
6. 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.
7. Enclosed porches are preferable in the rear of home. If enclosing the front porch, use of screens rather than walls is encouraged.



Examples of wood turned and square posts, both of which are recommended in the district.

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

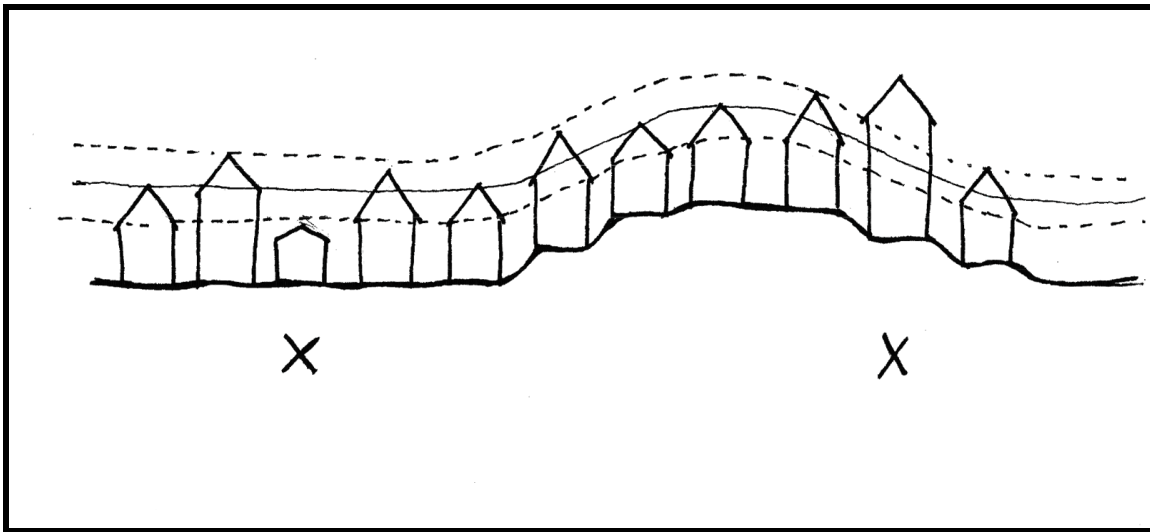
Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

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. 30 feet and two story height maximum.
 - b. New construction at the end of a block should take into account building heights on adjacent blocks.
 - c. Cornice heights, porch heights, and foundation heights in the same block face and opposing block face should be considered when designing new construction.
 - d. New construction at the end of a block should also take into account building heights on adjacent blocks.
 - e. 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.
 - f. 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.
 - g. 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

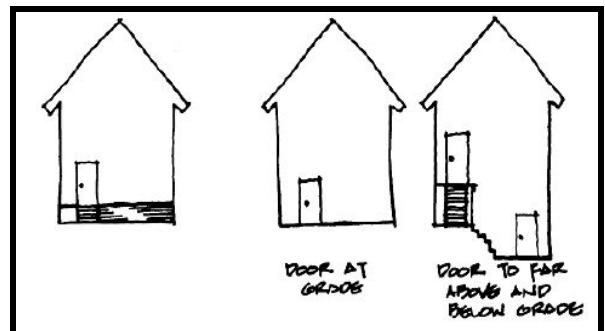
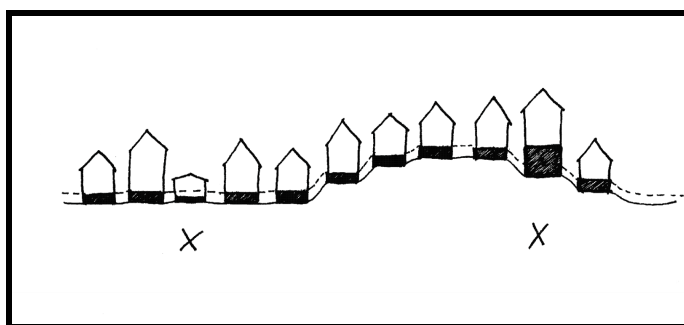
Definition: The supporting base upon which a building sits and the finished elevation of the living space.

RECOMMENDED

1. 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 ornamentation 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 and distribution 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 pane 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.

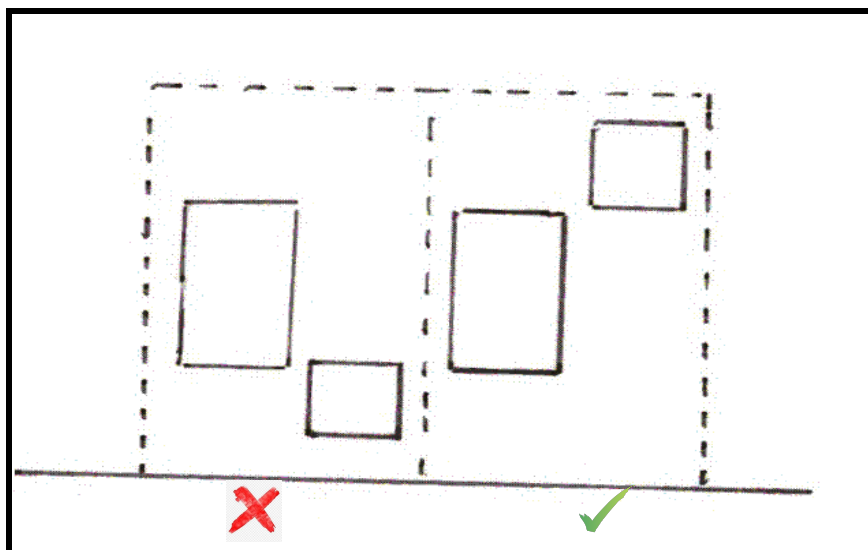
When designing a new accessory building such as a garage, accessory dwelling unit (ADU), or storage building, the context to which the designer must relate is usually defined by the principal structure on the site. For the most part, the guidelines pertaining to new construction of principal structures (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:

- 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 and no taller than 10 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 accessory structure 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)

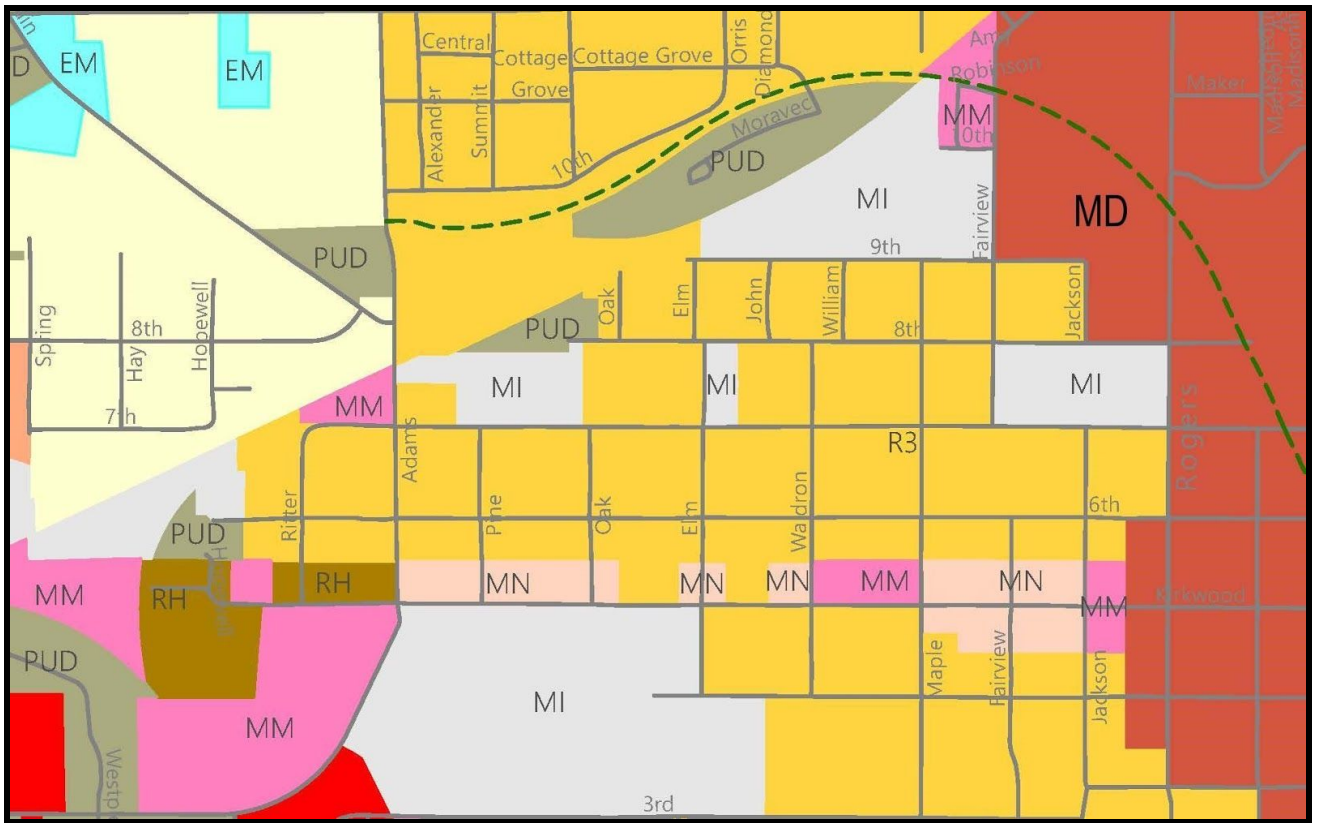
The Near West Side has major traffic arteries on its eastern and southern boundaries: Rogers Street and West Kirkwood Avenue, respectively. These streets impose conditions for owners, landlords, tenants, and business proprietors, different from those characteristic of the interior streets in the neighborhood. 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 consists of small, single-family detached houses on small lots, on a dense grid of narrow streets dating from the period from 1900 to the 1930s. In the 1990s it was zoned for single-family housing. The neighborhood also includes some duplex and triplex houses dating from the period before zoning, as well as a few multi-family residential buildings on its perimeter.

The portion of Rogers Street that abuts the neighborhood is a mix of residential and mixed-use structures, including the Salvation Army property (West Kirkwood to West 6th St.) and the properties north of West 8th St., as well as the Fairview School. Some of the neighborhood's existing multiplex residential houses are on the 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 for mixed-use 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.; and between Maple and Jackson Streets. West Kirkwood is zoned to allow "medium-scale" mixed uses between Waldron and Maple Streets and in the section between Jackson and Rogers Streets not occupied by the Salvation Army property.



For the purpose of these Guidelines, lots zoned for residential-only uses 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.

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.

DIRECTIONAL ORIENTATION

The front facade of any new structure should be oriented parallel to the main street (West Kirkwood or Rogers).

FENESTRATION

Ground floor, street front fenestration associated with non-residential uses need not adhere to the fenestration guidelines on page 32.

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).

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>