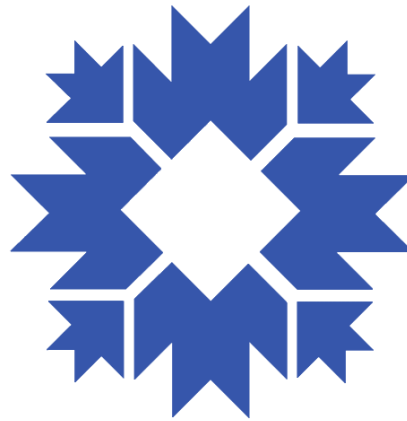


BHPC MEETING PACKET



Thursday January 13, 2022, 5:00 p.m.

Prepared by HAND Staff

Zoom:

<https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

+13126266799,,95852185508# US (Chicago)

+19292056099,,95852185508# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

TABLE OF CONTENTS

Agenda - January 13, Meeting

Minutes - December 9, 2021 Meeting

COA Staff Approvals

COA 22-05 619 W Smith St. (Greater Prospect Hill Historic District)

COA Staff Recommendations

COA 22-01 403 E 4th St. (Greater Restaurant Row)

COA 22-02 601 W 2nd St. (Kohr Hospital Historic District)

COA 22-03 2001 E Hillside Dr., Lot 8 (Rev. James Faris House Historic District)

COA 22-04 1126 E 1St St. (Elm Heights Historic District)

Demolition Delays

DD 21-20 409 W 2nd St. (Contributing)

DD 22-01 319 E 19th St. (Contributing)

DD 22-02 401 E 19th St. (Contributing)

DD 22-03 403 E 19th St. (Contributing)

DD 22-04 405 E 19th St. (Contributing)

DD 22-05 407 E 19th St. (Contributing)

DD 22-06 421 E 19th St. (Contributing)

Old Business

Cascades Park - NRHP

Bloomington Historic Preservation Commission
Teleconference Meeting, Thursday January 13, 2022, 5:00 P.M.
AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ELECTION OF OFFICERS**
- IV. APPROVAL OF MINUTES**
 - A. December 9, 2021 meeting minutes
- V. STAFF REPORTS**
 - A. Conflict of interest forms
 - B. New member questions
- VI. CERTIFICATES OF APPROPRIATENESS**

Staff Approval

- A. **COA 22-05**
619 W Smith St.
Petitioner: Patrick Murray
Remove aluminum siding from facades.

Commission Review

- A. **COA 22-01**
403 E 4th St. (Greater Restaurant Row Historic District)
Petitioner: Sam DeSollar
Replace current ADA ramp, add new deck, replace garage door and add an additional door.
- B. **COA 22-02**
601 W 2nd St. (Kohr Hospital Historic District)
Petitioner: Steven Winters, Project Manager, DLZ
Partial Demolition- Connection to the main hospital structure
- COA 22-03
2001 E Hillside Dr., Lot 8 (Rev. James Faris House Historic District)
Petitioner: Jacob Bower-Bir
Partial demolition and new construction
- COA 22-04
1126 E 1st St. (Elm Heights Historic District)
Petitioner: Barre Klapper, Springpoint Architects
Add a new window to the basement.

DEMOLITION DELAY

Commission Review

- A. **DD 21-20**
409 W 2nd St. (Contributing)
Petitioner: Karen Valiquett
Full Demolition

- B. DD 22-01**
319 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.
- C. DD 22-02**
401 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.
- D. DD 22-03**
403 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.
- E. DD 22-04**
405 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.
- F. DD 22-05**
407 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.
- G. DD 22-06**
421 E 19th St. (Contributing)
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Full demolition of primary structure on the lot.

- VII. NEW BUSINESS**
 - A. Welcoming New Commissioners
 - B. Conflict of Interest forms
 - C. New Chair and Vice-Chair

- VIII. OLD BUSINESS**
 - A. The Cascades National Register Nomination

- IX. COMMISSIONER COMMENTS**

- X. PUBLIC COMMENTS**

- XI. 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 January 27, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 1/7/22

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday, December 9, 2021,
5:00 P.M.**

AGENDA

The meeting can be accessed

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

I. CALL TO ORDER

Meeting was called to order by Chair **Jeff Goldin @ 5:20 p.m.**

II. ROLL CALL

Commissioners Present:

Jeff Goldin
Matt Seddon
Reynard Cross
John Saunders
Doug Bruce
Chris Sturbaum (Entered Meeting @ 5:21 p.m.)
Sam DeSollar (Entered Meeting @ 6:55 p.m.)

Advisory Member Present:

Duncan Campbell

Staff Present:

Gloria Colom, HAND
John Zody, HAND
Dee Wills, HAND
Daniel Dixon, City Legal Department
Patrick Dierkes, City Planning and Engineering Department
Keegan Gulick, City Planning and Engineering Department

Guests Present:

CATS
Tallie Schroeder
Barre Klapper
Mike Malone
Brain Allen
Mary Catherin Carmichael
Steve Wyatt
Wayne & Dee Dee Poole
Charles Brandt

III. APPROVAL OF MINUTES

A. November 18, 2021 Minutes

John Saunders made a motion to approve **November 18, 2021 Minutes**.

Doug Bruce seconded.

Motion Carries: 5 Yes (Saunders, Bruce, Seddon, Cross, Goldin), 0 No, 0 Abstain

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 21-87

401 N Morton St. (Showers Brothers Historic District)

Petitioner: Department of Public Works

Lamp post replacement with identical posts and updated LED lights.

Gloria Colom gave presentation. See packet for details.

B. COA 21-90

610 S Hawthorne Dr. (Elm Heights Historic District)

Petitioner: Leslie Hobbs-Ramsey

Remove dying silver maple tree in backyard.

Gloria Colom gave presentation. See packet for details.

Commission Review

A. COA 21-87

321 N Rogers St. (Second Baptist Church Historic District)

Petitioner: Tallie Schroader, Second Baptist Church

Replace bottom windows with glass blocks.

Gloria Colom gave presentation. See packet for details.

Reverend Bruce Rose stated that the rod iron is not something that they would want to use because it presents the image of a prison.

Matt Seddon asked if the glass block had to be the way it was shown with the rectangular block in the middle. **Reverend Bruce Rose** replied that it did not. These were just pictures of the possibilities. **Duncan Campbell** asked about the different alternative types of glass with wire and if there were other options. **Reynard Cross** stated that he had a fair amount of experience with security products, and that there are products on the market where one could achieve both preserving the historic presentation of the building while providing security for the church. **Reverend Bruce Rose** commented that he thought that was a great idea.

Doug Bruce commented that he was torn about this because it is such a notable building, and thought the glass block shown in the image tends to stand out, and looks very different and not compatible. **Chris Sturbaum** commented that he thought a panel of proper material like a wire obscure glass would be fine. You don't want to notice it, and that would keep it simple. **Matt Seddon** commented that this was a tough call because of the significance of the church and the history. More comments made about block glass. See packet for details. **John Saunders** commented about wire glass being more appropriate than the block glass. Jeff Goldin commented that he was in agreement with **Chris Sturbaum** and **Matt Seddon**. **Reynard Cross** commented that, again he knows there are products on the market that could achieve both ends, and with a bit more research could find something more appropriate. **Duncan Campbell** commented that he thought the block glass was a more inappropriate solution, and not necessarily a safe solution. **Tallie Schroeder** commented he was really concerned about, even if it was a decorative rod iron, this was something that they are not in agreement about at all, and that they need a quick solution, and winter is coming so we want to get this done as soon as possible. **Chris Sturbaum** commented that he trusted **Staff** to approve an alternative solution to the problem.

Chris Sturbaum made a motion to approve **COA 21-87** providing a Lexan that is unbreakable and bullet proof is used. And to let **Staff** approve the installation.

John Saunders seconded.

Motion Carries: 6 Yes (Sturbaum, Saunders, Bruce, Seddon, Cross, Goldin), 0 No, 0 Abstain.

B. COA 21-89

916 S Morton St. (McDoel Gardens Historic District)

Petitioner: 916 S Morton St. (McDoel Gardens Historic District)

Redesign of the front porch, replace roofing material; replace siding.

A

Gloria Colom gave presentation. See packet for details.

Barre Klapper stated that they had been unsuccessful at finding any photographic documentation of what the original porch looked like.

Chris Sturbaum asked about the size of the siding. **John Saunders** asked if **Barre Klapper** thought this was a craftsman style house. **Barre Klapper** stated that this was how it was described within contributing. **Duncan Campbell** stated that he was curious to know what they suspected the change to the porch is. **Barre Klapper** described what changes they thought were made. See packet for details.

Doug Bruce commented that he did not have a problem with this, and thought it was done really well. **Chris Sturbaum** commented that it probably had a wooden porch that rotted and then poured concrete. **Duncan Campbell** commented that he was a little disturbed about taking the pyramid façade and turning it into a double gable.

Matt Seddon made a motion to approve **COA 21-89**.

Chris Sturbaum seconded with the option to move the whole front porch forward on the table.

Motion Carries: 6 Yes (Sturbaum, Saunders, Bruce, Seddon, Cross, Goldin), 0 No, 0 Abstain.

V. DEMOLITION DELAY

Commission Review

A. DD 21-17

1505 W 17th St. (Contributing)

Petitioner: David Szatkowski

Full demolition of primary structure on the lot.

Gloria Colom gave presentation. See packet for details.

Mike Malone stated that he was there on behalf of the **Petitioner**.

Chris Sturbaum stated that the property is so well sited, that it is such a grand sight and so well presented. It is different than if it was next to a bunch of rental properties.

Chris Sturbaum asked what qualifications it did have, and what did it fail to have to rise to the level of protection. **Gloria Colom** gave more details about the qualifications of this property.

Chris Sturbaum asked what would be historic about the site.

Doug Bruce commented that he agreed with what **Chris Sturbaum** was saying about the site. **Chris Sturbaum** commented that he would be sad to see this grand placement of a house go. **Matt Seddon** commented that he did not see enough here to propose designation. **John Saunders** commented that he also agreed with **Staff** and that he went through this house. The inside was more modernized and did not see a reason to keep this property. **Jeff Goldin** commented that he did get **Chris Sturbaum's** point and that it does have an estate feel, but also don't think this rises to the level of work it would take to designate it. **Duncan Campbell** stated that in response to **Chris Sturbaum**, the context here is that there are not any other buildings around it. More discussion ensued about the property and the site. See packet for details.

Jeff Goldin made a motion to approve **Demolition Delay 21-17**.

Matt Seddon seconded.

Motion Carries: 5 yes (Saunders, Bruce, Seddon, Cross, Goldin), 1 No (Sturbaum), 0 Abstain.

B. DD 21-18

311 W 2nd St. (Contributing)

Petitioner: Karen Valiquett

Full demolition of primary structure on the lot.

Gloria Colom gave presentation. See packet for details.

Patrick Dierkes stated that he was there to represent the **City of Bloomington** And stated that he added some information in the packet about the lead and asbestos found in the home. Also the historic aerials and insurance maps to give context to the area, and that there are environmental issues in this area. **Matt Seddon** asked if this was one of the three houses on the hospital property that are currently housing **New Hope For Families**. **Jeff Goldin** replied yes. **Matt Seddon** stated that he will have to recues himself.

Doug Bruce commented that they are just at the level of contributing and I think there is a bigger plan for the City here, and I do not think that we are at a loss on this one so I will support it. **Duncan Campbell** commented that it seem like this would warrant designation and that he thinks it is a shame to tear them down. **Duncan Campbell** asked if there was going to be an effort or interest in moving them per discussion at the last meeting. **Patrick Dierkes** stated that upon further consideration and discussion with the department we felt that it would boarder on unfair bidding practices, since this project would go out to bid. So as the **Engineering Department** we do not feel comfortable reaching out directly to **BRI**. I believe **John Zody** did have a discussion with **BRI** regarding the homes. **John Zody** commented that he had spoken with **Steve Wyatt** , and there would be an issue of where to move the homes and who would be doing the moving, would depend on the owner. **Steve Wyatt** commented that there would be no time for this process. More discussion ensued about moving the houses. See packet for details. **Chris Sturbaum** commented that moth balling would be an option.

Jeff Goldin made a motion to approve **Demolition Delay 21-18**.

John Saunders seconded.

Motion Carries: 4 yes (Saunders, Bruce, Cross, Goldin), 0 No, 1 Abstain (Seddon)

C. DD 21-19

313 W 2nd St. (Contributing)

Petitioner: Karen Valiquett

Full demolition of primary structure on the lot.

Gloria Colom gave presentation. See packet for details.

Doug Bruce commented that his comments are similar to the last, and it feels like their hands are kind of tied. **Reynard Cross** agreed with **Doug Bruce**, and as it stands, there are only two options.

Jeff Goldin made a motion to approve **Demolition Delay 22-19**.

John Saunders seconded.

Motion Carries: 4 Yes (Saunders, Bruce, Cross, Goldin), 0 No, 1 Abstain (Seddon)

D. DD 21-20

409 W 2nd St. (Contributing)

Petitioner: Karen Valiquett

Full demolition of primary structure on the lot.

Gloria Colom gave presentation. See packet for details.

Patrick Dierkes stated that he started discussing this one with Design team because of its unique nature. And discussed using it as a possible project office to provide more time with in the possibility of relocating.

Doug Bruce commented that according to what the **City** just said, how does that affect our vote on this right now. **Duncan Campbell** stated that the other option was for the **Petitioner** to withdraw his **Petition**, and bring it back at a later time. **Patrick Dierkes** Stated that he would not be able to withdraw the **Petition** because he cannot be sure of what can happen. Also the **Engineering Department** is not financing this project. The building is owned by the **RDC** and they will be financing this project. I cannot speak or guarantee commitments through the **RDC**. More discussion ensued about the timing, delays and deadlines of the project. See packet for details.

John Saunders made a motion to table **Demolition Delay 21-20**.

Reynard Cross seconded.

Motion Carries: 4 Yes (Saunders, Bruce, Cross, Goldin) 0 No, 2 Abstain.

E. DD 21-21

619 E 1st St (Notable)

Petitioner: Theresa Bent

Full demolition of detached garage on the lot.

Gloria Colom gave presentation. See packet for details.

Charles Brandt stated that there was a concern of keeping the front garage door opening on 1st Street and trying to do curb cuts there, but it seemed that to make an affective garage, demolition is the only course of action.

Chris Sturbaum asked if the garage could be accessed from the back if you modified this front zone. **Charles Brandt** stated that it was a pretty tight turn into the parking area, with some elevation changes from the alley to the level of the garage. **Chris Sturbaum** asked if they are wanting to replace this with a garage. **Charles Brandt** answered yes, and they would have to move it back from the alley.

Doug Bruce commented that the **Petitioner** tried to see if they could make it usable for what it was designed for and it is not going to work. So as an accessory building I could let it go. **Chris Sturbaum** commented that he will support the demolition. **Matt Seddon** commented that he did not see anything worth taking to the **Council** and nominating. **Duncan Campbell** commented that he was disappointed to lose another accessory building. Especially a limestone one.

Jeff Goldin made a motion to approve **Demolition Delay 21-21**.

Chris Sturbaum seconded.

Motion Carries: 6 Yes (Sturbaum, Saunders, Bruce, Seddon, Cross, Goldin), 0 No, 0 Abstain)

VI. NEW BUSINESS

VII. OLD BUSINESS

A. Formal HPC comments and vote on the Cascades NRHP nomination

Gloria Colom gave presentation. See packet for details.

Jeff Goldin made a motion to support the **Cascades NRHP Nomination**.

Matt Seddon seconded.

Motion Carries: 6 Yes (Saunders, Bruce, DeSollar, Seddon, Cross, Goldin) 0 No, 0 Abstain.

B. Updates on the Maple Heights Conservation District Vote

Gloria Colom gave updates on the **Maple Heights Conservation District**.

See packet for details.

C. Faris House Historic District nomination update.

Gloria Colom gave updates on the **Faris House Historic District** nomination.

See packet for details.

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin @ 7:07 p.m.**

END OF MINUTES

Video record of meeting available upon request.

STAFF APPROVAL

COA 22-05

RATING: NON-CONTRIBUTING

Address: 619 W Smith Ave.

Petitioner: Patrick Murray

Parcel: 53-08-05-104-012.000-009

Survey: C. 1905, T-plan cottage,
severely altered



Background:

Greater Prospect Hills Historic District

Request:

Remove aluminum siding in order to inspect and evaluate condition of original wood siding.

Guidelines:

Greater Prospect Hills Historic District Guidelines
Page 8: Review by HAND staff required: Change to public-way façade of the structure and removal of original materials (refers to the material and elements first used on the structure, but may also include materials used in subsequent updates to the house).

Staff Approval:

The removal of the aluminum siding and restoration of the wood siding underneath would contribute to bringing the house closer to its original form.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-05

Date Filed: 12/27/2021

Scheduled for Hearing: 1/13/2022

Address of Historic Property: 619 W. Smith Avenue

Petitioner's Name: Patrick Murray

Petitioner's Address: 525 W. Third St

Phone Number/e-mail: pmurray@indiana.edu

Owner's Name: Bloomington Restorations,, Inc.

Owner's Address: 2920 E. 10th St. Bloomington, IN

Phone Number/e-mail: (812) 336-0909 bri@bloomingtonrestorations.org

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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. East & Marshall Part Lot 23, Bloomington, Monroe County, Indiana

2. A description of the nature of the proposed modifications or new construction:
Removal of the existing aluminum siding and any underlayment to investigate and evaluate the condition
of the original wood siding. This will be in preparation of a renovation of the house back to its original
wood siding.

3. A description of the materials used.

N/A

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.











STAFF RECOMMENDATIONS

COA 22-01

RATING: NON-CONTRIBUTING

Address: 403 E 4th St.

Petitioner: Sam DeSollar

Parcel: 53-05-33-310-178.000-005

Survey: c. 2005, 21st Century Neo-Eclectic



Background:

Greater Restaurant Row Historic District

Request:

Replace ADA Ramp, remove garage door and replace with a smaller garage and man door, replace the concrete drive, private walk, and site wall, add window wells to five (5) basement windows.

Guidelines:

Greater Restaurant Row Historic District Guidelines
Pg. 19: Windows - Maintaining the size, shape, and glazing pattern of window: openings. Windows on the ground level may be altered on a case by case basis on non-contributing and contributing buildings.

Staff Recommendation:

Staff recommends approval –

- The proposed alterations to the non-contributing structure do not change the character of the building or district.
- The windows on the basement floor are to be altered but maintain the size and spacing.
- The additional door maintains the character of the building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 22-01

Date Filed: _____ 12/30/2021

Scheduled for Hearing: _____ 1/13/2022

Address of Historic Property: _____ 403 E. 4th Street

Petitioner's Name: _____ Sam DeSollar

Petitioner's Address: _____ 731 E. University Street

Phone Number/e-mail: _____ 510.207.1588 samdesollar@gmail.com

Owner's Name: _____ Dave Harstad, Harstad Realty Group LLC

Owner's Address: _____ 2685 S Twin Oaks Valley, Bloomington, IN

Phone Number/e-mail: _____ 812 361 1230 dave.harstad@colliers.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 fourteen (14) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. 013-14160-00 ORIG PLAT PT 105 (.064A); 105B

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

Remove existing ADA ramp, existing paving to west of the building, and existing garage door on west facade of building. Infill existing door opening with new garage door and man door. door and man door. Reconfigure walks and parking on west portion of lot. Add new deck and ADA ramp in old ramp location. Add new window well extensions (5 locations) to mitigate flooding.

3. A description of the materials used.

Ramp to be constructed of wood frame construction with composite decking and clad in fiber cement or coal ash trim. Trim to be painted to match. (white) New doors to be Clopay "Grand Harbor", and new secondary entry door to be painted glazed fiberglass panel door as shown. Wall light fixtures to match existing. Siding and trim to match existing. Guardrails to match existing. Split face concrete masonry units to match existing.

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.



West Elevation (S. Grant Street)

403 E. 4th Street Renovations

403 E. 4th Street, Bloomington, IN
Existing Conditions



South Elevation (E. 4th Street)

403 E. 4th Street Renovations

403 E. 4th Street, Bloomington, IN
Existing Conditions

02 December 2021



113 S. Grant Street (to North)

403 E. 4th Street Renovations

403 E. 4th Street, Bloomington, IN
Existing Conditions

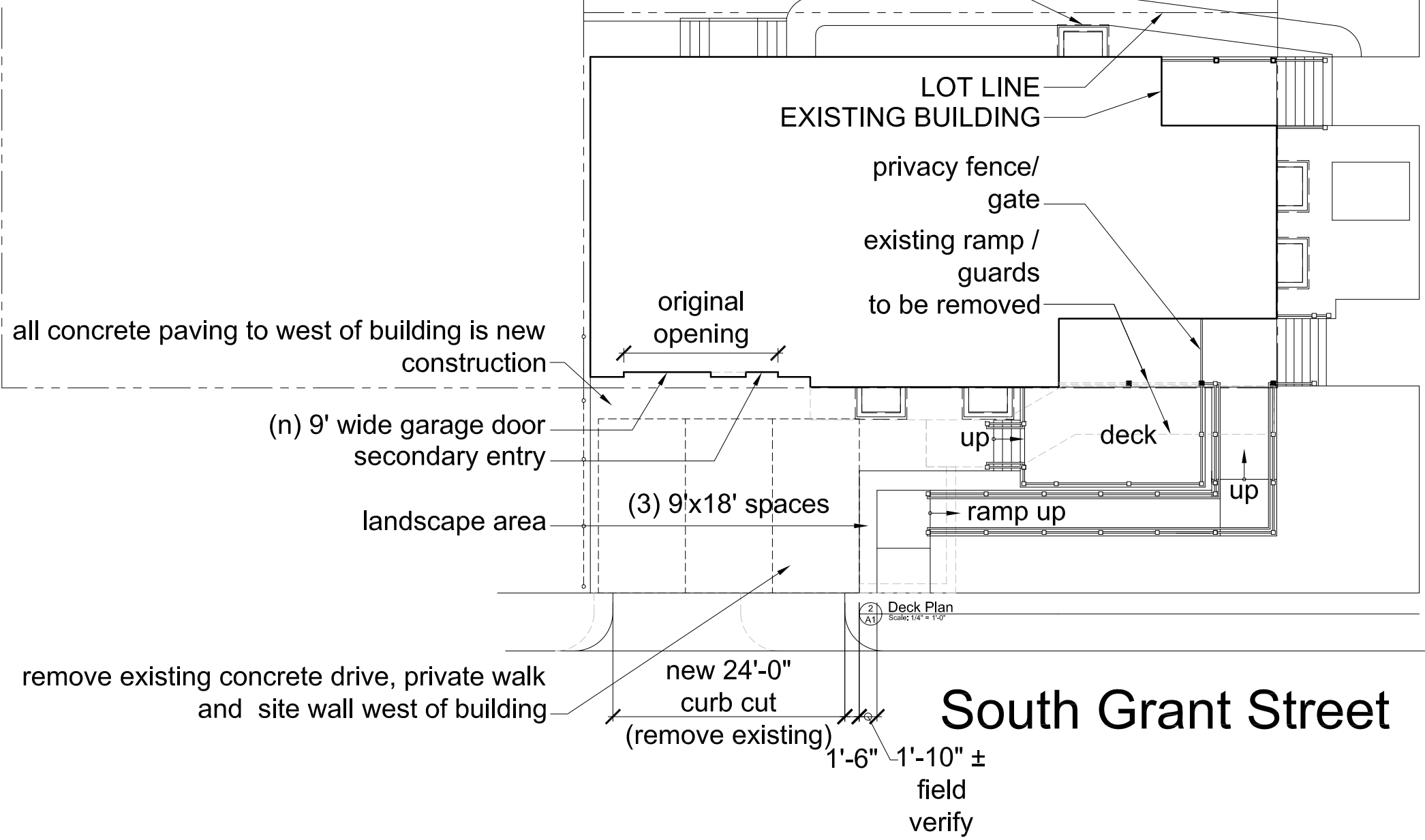


405 E. 4th Street (to East)

403 E. 4th Street Renovations

403 E. 4th Street, Bloomington, IN
Existing Conditions

8" split face block window well extensions (shown dashed) with matching 2" cap block to be 3 courses high, align w/ existing coursing + align with bottom of siding. Hold cap back 1.5" from siding. Add step at bottom of well or escape ladder as required. typical for (5) wells.



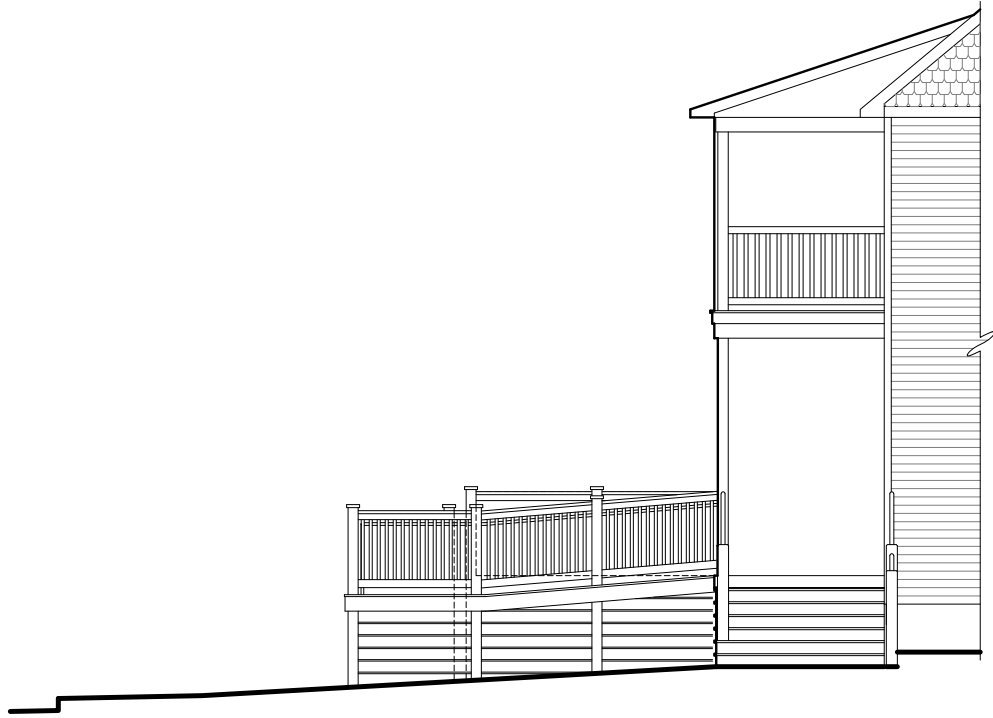
1
A1

Site Plan

Scale: 1/16" = 1'-0"



4 West Elevation
A1 Scale: 1/4" = 1'-0"



3 Partial South Elevation
A1 Scale: 1/4" = 1'-0"

STAFF RECOMMENDATIONS

COA 22-02

RATING: NOT SURVEYED

Address: 601 W 2nd St.

Petitioner: Steven Winters, Project Manager, DLZ

Parcel: 53-08-05-100-058.000-009

Survey: C. 1947, late Art Deco



Background:

Kohr Hospital Historic District

Request:

Partial demolition – non historic portion of the hospital complex to be demolished where they contact the historic portion.

Guidelines:

The Secretary of the Interior’s Standards for the Treatment of Historic Properties (pg. 29)
“After identifying those materials and features that are important and must be retained in the process of preservation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work.

Staff Recommendation:

Staff recommends approval of COA 22-02.
In addition, approval is requested with acknowledgment of the following:

- **Costs related to the work outlined in this COA are still in negotiation between IUH and the City of Bloomington.**

- **Based on the ongoing due diligence around the preservation of the Kohr Building, a second COA may come before the HPC for a full demolition of the building if it is determined financial costs of preservation are too great for the City as it relates to stabilization, maintenance and affordable housing feasibility."**

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-03

Date Filed: 12/21/2021

Scheduled for Hearing: 1/13/2021

Address of Historic Property: 601 West 2nd Street, Bloomington IN
(NW corner of West 1st Street and South Rogers Street)

Petitioner's Name: Brian Shockney, President, IU Health South Central Region

Petitioner's Address: 2651 Discovery Parkway, Bloomington, Indiana

Phone Number/e-mail: (812) 353-5757 / bshockney@iuhealth.org

Owner's Name: Indiana University Health Bloomington, Inc.

Owner's Address: 2651 Discovery Parkway, Bloomington, Indiana

Phone Number/e-mail: (812) 353-5757 / bshockney@iuhealth.org

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:

Southeast corner of parcel # 53-08-05-100-058-000-009, located at the

1. A legal description of the lot. corner of West 1st Street and South Rogers Street

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

IU Health will be demolishing the existing Bloomington Hospital, with the exception of the structure located at the southeast corner of the parcel, which is identified as the Kohr Building and the 1981 Stair Tower. The demolition of the Bloomington Hospital will not result in a conspicuous change in the exterior appearance of the east side, south side, and a portion of the west side of the Kohr Building, which are viewable from the public right-of-way. Upon completion of the demolition of the various hospital additions that adjoin the north and west sides of the Kohr Building, the original limestone facade, in its current condition, will be viewable. Refer to attached documentation for additional information.

3. A description of the materials used.

Refer to the attached documentation for a description of the existing conditions and the post demolition conditions

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.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

OFFICE MEMORANDUM

DATE: December 20, 2021
TO: City of Bloomington Historic Preservation Commission
FROM: Steve Winters
SUBJECT: Kohr Building Certificate of Appropriateness Application
Indiana University Health Bloomington Hospital Decommissioning and Demolition

DLZ Indiana LLC. (DLZ) on behalf of Indiana University Health Bloomington, Inc. (IUH Bloomington) is pleased to submit the following supporting documentation as an attachment to the Certificate of Appropriateness application that has been submitted by IUH Bloomington for the demolition of the various IUH Bloomington hospital additions that adjoin the Kohr Building, which is located at the northwest corner of the intersection of Rogers Street and 1st Street, Bloomington, Indiana.

The City of Bloomington and IUH Bloomington executed an Agreement for Purchase and Sale of Real Estate (Purchase Agreement) on May 21, 2018, which requires IUH Bloomington to demolish the Bloomington Hospital located at 601 West 2nd Street, Bloomington (Legacy Hospital). In accordance with the requirements set forth in the Purchase Agreement, the City of Bloomington has directed IUH Bloomington to preserve the portion of the Legacy Hospital identified as the Kohr Building (**Exhibit A**).

The City of Bloomington Common Council passed Ordinance 21-04 on February 3, 2021 to amend Title 8 of the Bloomington Municipal Code entitled "HISTORIC PRESERVATION AND PROTECTION" to establish the Kohr Building Historic District. City of Bloomington Ordinance 21-04 further identifies the Kohr Building as the building located at the southeast corner of parcel number 53-08-05-100-058-000-009, located at the corner of West 1st Street and South Rogers Street in the City of Bloomington, Monroe County, Indiana.

IUH Bloomington has retained DLZ to prepare the contract documents for the decommissioning and demolition of the Legacy Hospital. To evaluate the demolition, protection, and restoration requirements that would be needed to preserve the Kohr Building, DLZ completed a Conditions Assessment of Kohr Building and the various hospital additions that adjoin the Kohr Building, which will be demolished.

As part of the Conditions Assessment, DLZ reviewed readily available construction drawings that have been implemented at the Legacy Hospital, which date back to 1945. A review of the construction drawings indicates the 1945 McGuire & Shook construction drawings depict a structure located at the northwest quadrant of the

intersection of Rogers Street and 1st Street, which is often referred to as the 1947 Building. The 1947 Building was constructed as an addition on the east side of the 1919 hospital building. To honor Ronald E. Kohr and his contributions to the Bloomington Hospital and surrounding communities, the 1947 Building was later renamed the Ronald E. Kohr Administration Building (Kohr Building).

Based on a review of the construction drawings, a description of the various hospital additions that adjoin the Kohr Building is summarized as follows:

- Around 1962 a large hospital addition was constructed to the west of the 1919 hospital building (refer to **Exhibit B**). As part of this project, a two-story passageway was constructed to connect the new hospital addition to the Kohr Building ground floor and first floor at the north stair tower. As part of the 1962 Hospital Addition, the existing exterior door on the ground floor of the Kohr Building north stair tower was modified and a new door opening was added on the 1st floor of the Kohr Building north stair tower to connect to the newly constructed passageway.
- Around 1981 another large addition was constructed primarily to the north of the Kohr Building and existing connection passageway constructed around 1962 (refer to **Exhibit B**). As part of this project the 1919 hospital building and a portion of the common wall between the 1919 hospital building and the Kohr Building addition was demolished and a new stair tower (1981 Stair Tower) was constructed on the west side of the Kohr Building. The east wall of the 1981 Stair Tower was doweled and anchored to the Kohr Building and was used to provide support for the structural framing on the west side of Kohr Building.
- Around 1992 another addition was constructed to the west of the existing 1981 Stair Tower that adjoined the west side of the Kohr Building and infilled the open area north of the Kohr Building up to the existing connection passageway (refer to **Exhibit B**). The new addition consisted of three levels that were constructed utilizing offset steel framing with an expansion joint between the new addition and the Kohr Building and the 1981 Stair Tower. The only exception is a small portion of the new addition that was constructed immediately west of the Kohr Building north stair tower. In this area, the steel framing supporting the first floor and second floor were pocketed into the existing Kohr Building walls. The elevation for the new addition roof extended above the existing roof elevation for the Kohr Building and the 1981 Stair Tower. As a result, to support the new addition roof, new masonry walls were constructed on top of portions of the existing north and west outer Kohr Building and 1981 Stair Tower walls. To facilitate the construction of new masonry walls, the existing coping on the Kohr Building and 1981 Stair Tower roof parapet walls was removed.

As part of the construction, the exterior windows and sills located on the north and west sides of the Kohr Building were removed and infilled with concrete masonry unit (CMU) block. Additionally, a new door opening was constructed along the north wall of the Kohr Building ground floor to provide access to the newly constructed infill area and two door openings were constructed in the 1981 Stair Tower to provide access to the 1st floor and 2nd floor within the 1992 Hospital Addition.

After review of the readily available construction drawings, DLZ performed a site visit to visually observe the existing condition between the Kohr Building and the adjacent construction. During the site visit sufficient areas were accessible to visually confirm that the above-grade conditions depicted on the drawings appear to generally reflect the as-built conditions. Additionally, based on review of the existing conditions, where visual confirmation was available, it appears that the existing limestone façade on the north and west side of the Kohr Building and 1981 Stair Tower was not removed and remains in-place. However, multiple pipe/conduit penetrations were observed on the portion of the exterior limestone façade that is currently enclosed by 1992 Hospital Addition. It was also noted that portions of the exterior limestone façade, which are visible from the ground floor within 1992 Hospital Addition, have been painted.

Based on the findings of the Conditions Assessment, it was determined that the existing hospital additions that adjoin the Kohr Building and the 1981 Stair Tower can be demolished and the Kohr Building and the 1981 Stair Tower can be preserved. During the demolition of the Legacy Hospital, protection measures will be implemented to protect the Kohr Building and the 1981 Stair Tower and a selective demolition approach will be utilized to demolish the portions of the various hospital additions that adjoin the Kohr Building and the 1981 Stair Tower.

Based on the existing conditions, the exterior limestone façade on the east and south sides of the Kohr Building and the south side of the 1981 Stair Tower are visible from the public right-of-way. Only a portion of the limestone façade on the north and west sides of the Kohr Building and the west side of the 1981 Stair Tower are visible from the public right-of-way due to the orientation of the building and the construction of the various hospital additions. Photographs of the existing limestone façade on the Kohr Building and the 1981 Stair Tower are enclosed in **Exhibit C**.

The demolition of the various hospital additions that adjoin the Kohr Building and the 1981 Stair Tower will not result in a conspicuous change in the exterior appearance of the east side, the south side, and the portion of the west side of the Kohr Building, which are viewable from the public right-of-way or the south side of the 1981 Stair Tower, which is viewable from the public right-of-way. In addition, the existing limestone block retaining wall along the east side of the Kohr Building (South Rogers Street) and the south side of the Kohr

Building (West 1st Street) will be protected along with the concrete sidewalk and stairs, light posts, and landscaping that are located on the east and south sides of the Kohr Building.

As a result of the demolition of the various hospital additions, the original limestone façade located on the north and west sides of the Kohr Building and 1981 Stair Tower will be exposed. Existing alterations made to exterior appearance of portions of the north and west sides of the Kohr Building and the 1918 Stair Tower, as previously described, will be viewable. However, observation of the exterior appearance of the north and west side of the Kohr Building from the public right-of-way is limited due to the orientation of the building.

It is IUH Bloomington's understanding that once the Legacy Hospital Demolition Project is completed and the property is transferred to the City of Bloomington, that the Kohr building will be renovated and repurposed as a part of the City of Bloomington Hospital Site Redevelopment Project. Based on the duration of time required to complete the demolition of the Legacy Hospital and finalize the property transfer and since the nature of the proposed renovations are not known at this time, IUH Bloomington will temporarily secure the Kohr Building and the 1981 Stair Tower so that these structures will remain weather tight. The proposed temporary measures will consist of the following:

- A waterproofing sealant will be applied over the CMU block that was used to infill the former window openings.
- The interior doors that were installed in the doorway openings that were previously constructed to allow passage from the Kohr Building and the 1981 Stair Tower into the various adjoining hospital additions will be removed and will be temporarily secured using light gauge metal framing and an insulated metal panel.
- The pocketed steel framing openings and pipe penetrations in the limestone façade will be temporarily secured using a weather tight barrier.
- The existing roof flashing membrane on the Kohr Building and the 1981 Stair Tower will be repaired and/or resecured where the outer masonry walls associated with the 1992 Hospital Addition are removed from on top of the existing roof parapet walls.

The temporary measures used to secure the Kohr Building so that it remains weathertight, as noted above, will not result in a conspicuous change in the exterior appearance of the portions of the Kohr Building, which are viewable from the public right-of-way.



INNOVATIVE IDEAS
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Kohr Building
Certificate of Appropriateness Application
Page 5 of 8

It is IUH Bloomington's understanding that final restoration of the north side and the west side of the Kohr Building will be completed as part of the future renovations of the Kohr Building, which are being performed as part of the City of Bloomington Hospital Site Redevelopment Project, and a new Certificate of Appropriateness will be prepared and submitted to the Historic Preservation Commission for review and approval.

EXHIBIT A



Scale 1:500



Aerial Image Source: Monroe County GIS Website



**Kohr Building Certificate of Appropriateness Application
Indiana University Health Bloomington Hospital**

Scale: NTS

Exhibit A

EXHIBIT B

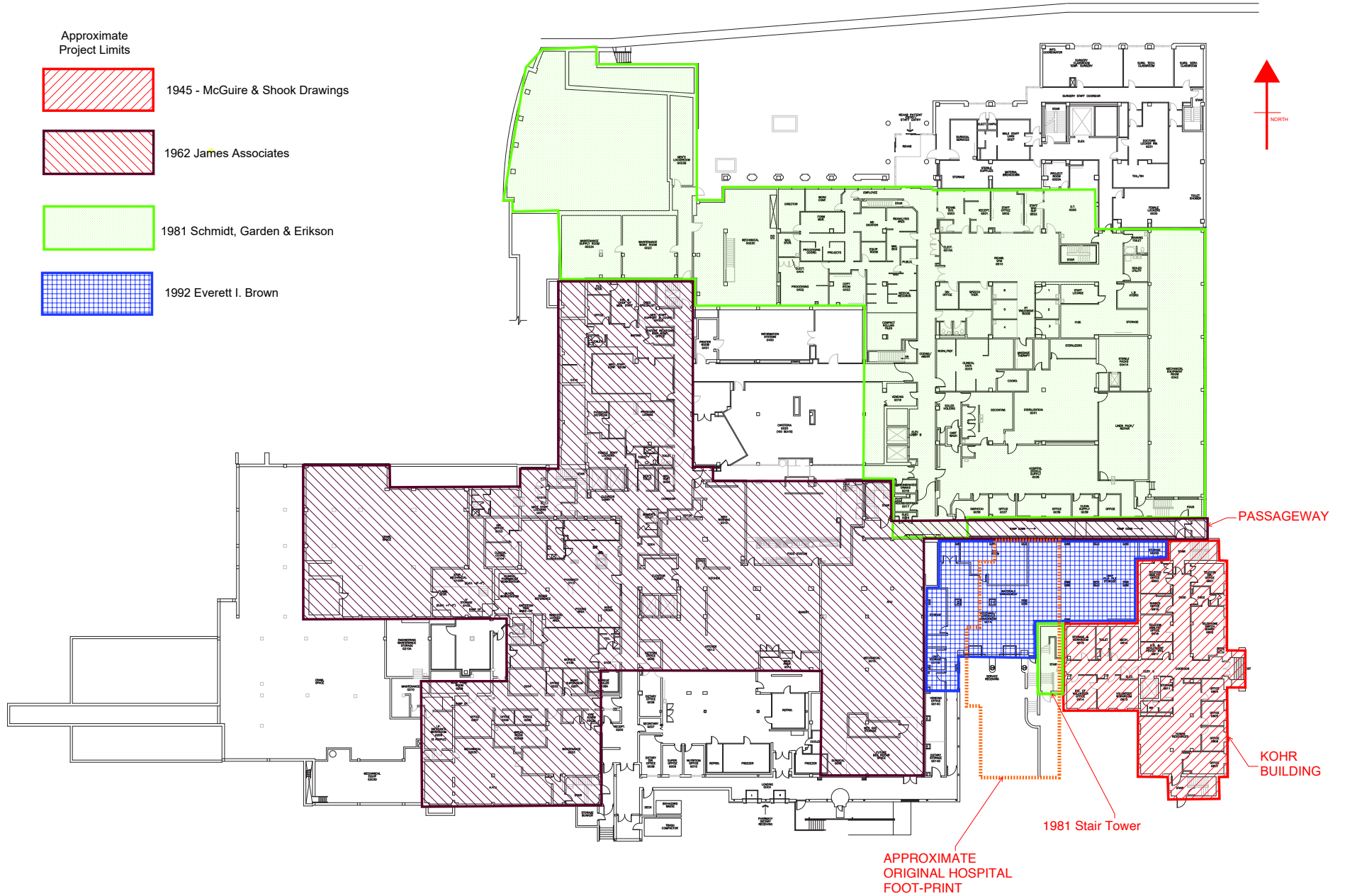


EXHIBIT C



Kohr Building – East Exterior Façade



Kohr Building – East Exterior Façade

| | | |
|---|--|-------------|
|  | Kohr Building Certificate of Appropriateness Application Indiana University Health Bloomington Hospital | Photographs |
| | | Exhibit C |



Kohr Building – East Exterior Façade



Kohr Building – South Exterior Façade

| | | |
|---|--|-------------|
|  | Kohr Building Certificate of Appropriateness Application Indiana University Health Bloomington Hospital | Photographs |
| | | Exhibit C |



Kohr Building – South-East Exterior Façade



Kohr Building – South-West Exterior Façade

| | | |
|---|--|-------------|
|  | Kohr Building Certificate of Appropriateness Application Indiana University Health Bloomington Hospital | Photographs |
| | | Exhibit C |



Kohr Building – South-East Exterior Façade



Kohr Building – South-West Exterior Façade



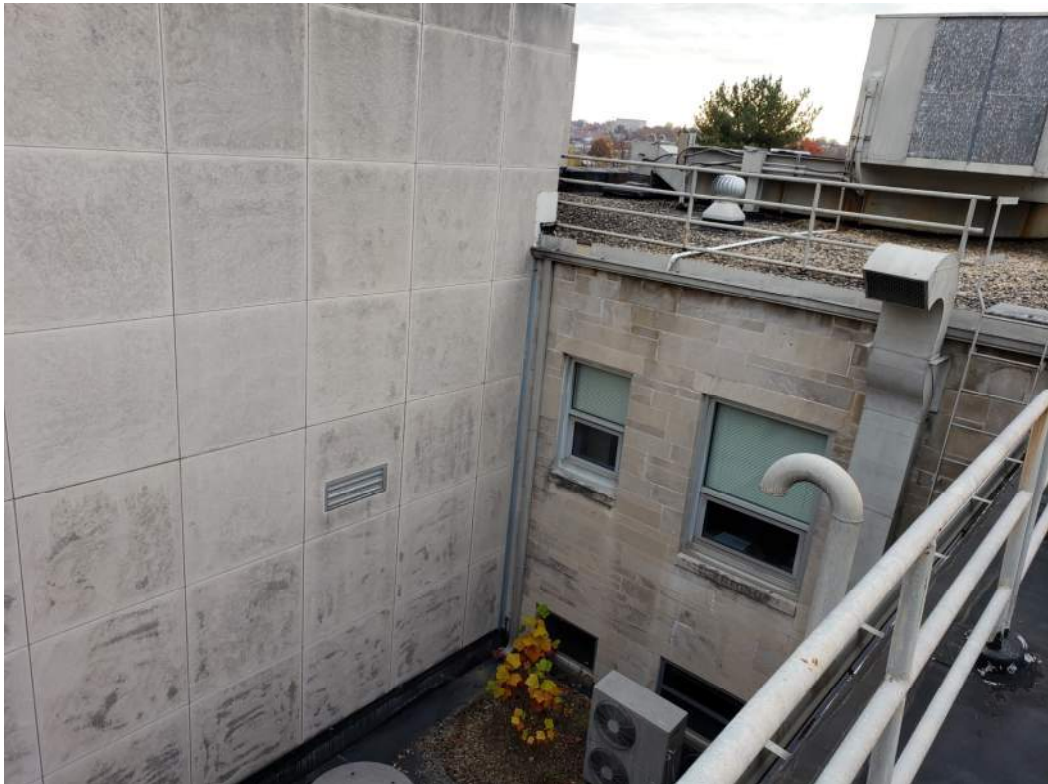
**Kohr Building Certificate of Appropriateness Application
Indiana University Health Bloomington Hospital**

Photographs

Exhibit C



Kohr Building – West Wing – North Facade



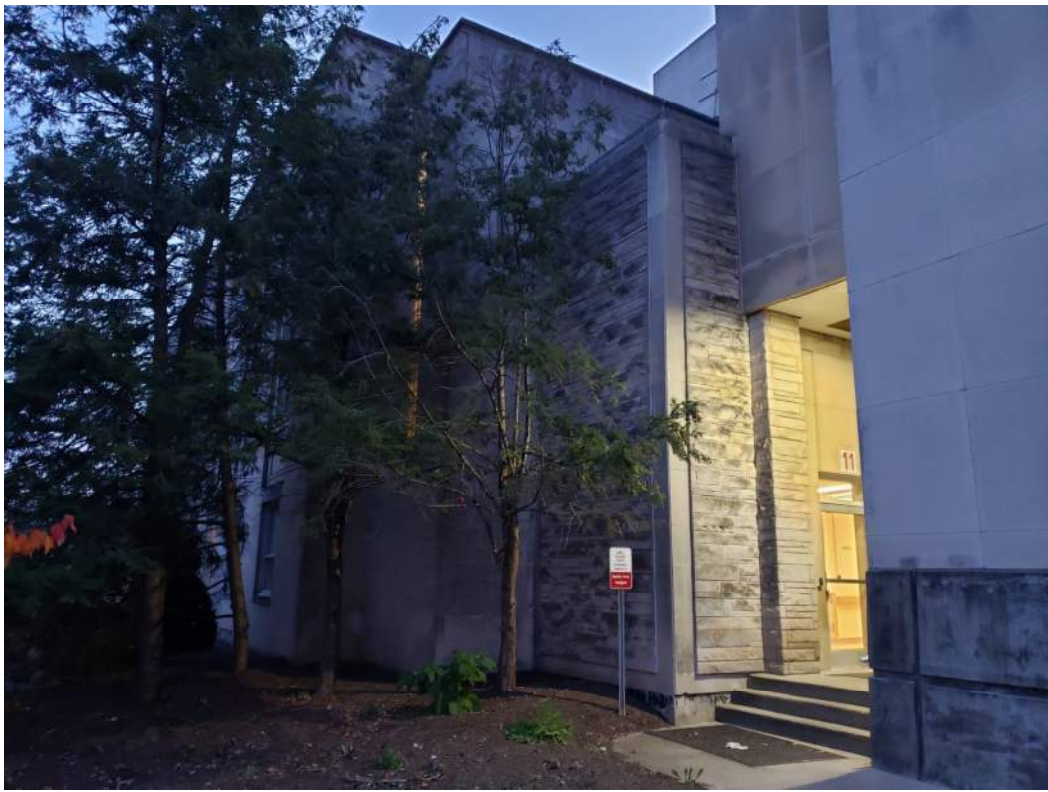
Kohr Building – West Exterior Facade



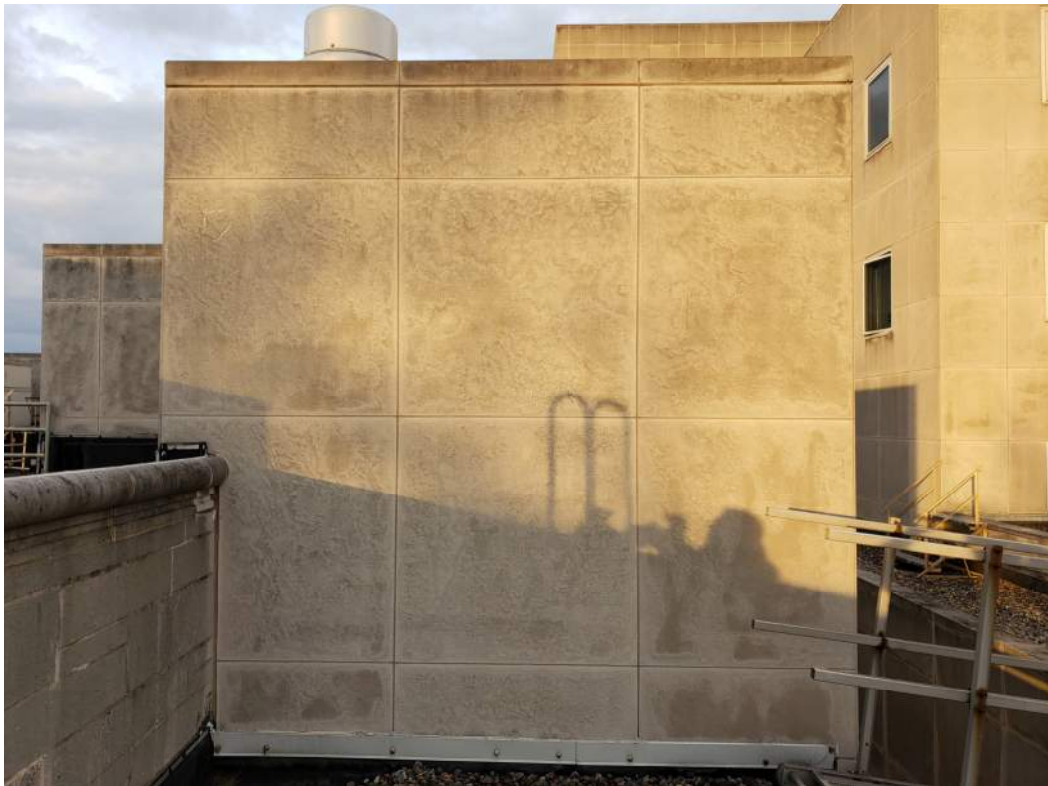
Kohr Building Certificate of Appropriateness Application
Indiana University Health Bloomington Hospital

Photographs

Exhibit C



Kohr Building – North Facade



1992 Hospital Addition Constructed on Kohr Building North Stair Tower Roof

| | | |
|---|--|-------------|
|  | Kohr Building Certificate of Appropriateness Application Indiana University Health Bloomington Hospital | Photographs |
| | | Exhibit C |



1992 Hospital Addition Constructed on Northwest Corner of Kohr Building Roof



1992 Hospital Addition Constructed on 1981 Stair Tower Roof

| | | |
|---|--|-------------|
|  | Kohr Building Certificate of Appropriateness Application Indiana University Health Bloomington Hospital | Photographs |
| | | Exhibit C |

STAFF RECOMMENDATIONS

COA 22-03

RATING: NOTABLE

Address: 2001 E Hillside Dr., Lot 8

Petitioner: Jacob Bower-Bir

Parcel: 53-08-03-300-001.000-009

Survey: C. 1842, Federal Style, I-House



Background:

Rev. James Faris House Historic District

Request:

Partial demolition, stabilization of foundation, and new construction.

Guidelines:

The Secretary of the Interior’s Standards for the Treatment of Historic Properties
Pg. 26: “It must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building. It should also be designed and constructed so that the essential form and integrity of the historic building would remain if the addition were to be removed in the future.

Staff Recommendation:

Staff recommends approval of COA 22-03

- Staff finds that the proposed addition finds the careful balance of acknowledging the historic structure and working harmoniously with the design without visually interrupting the I-House or fully imitating the historic design.

- The points where the partial demolition and new construction make contact with the historic material have to be treated with extra care.
- Staff prefers the use of cedar shakes for the exterior cladding of the proposed structure as it references traditions in the US, without imitating the form and texture of the original building. Keep this material in mind whenever re-roofing of the original structure is considered in the future.

New Exterior Additions and Related New Construction

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for a new or continuing use cannot be successfully met by altering non-significant interior spaces. If the existing building cannot accommodate such requirements in this way, then an exterior addition or, in some instances, separate new construction on a site may be acceptable alternatives.

A new addition must preserve the building's historic character, form, significant materials, and features. It must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building. It should also be designed and

constructed so that the essential form and integrity of the historic building would remain if the addition were to be removed in the future. There is no formula or prescription for designing a compatible new addition or related new construction on a site, nor is there generally only one possible design approach that will meet the Standards.

New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged.

New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building. New construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In urban or other built-up areas, new construction that appears as infill within the existing pattern of development can also preserve the historic character of the building, its site, and setting.



**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-03
Date Filed: 12/30/2021
Scheduled for Hearing: 1/13/2022

Address of Historic Property: 2001 E Hillside Dr, Bloomington, IN 47401
Petitioner's Name: Jacob Bower-Bir
Petitioner's Address: 1131 Lexington Ave, Indpls., IN 46203
Phone Number/e-mail: 317.332.9073 jbowerbir@gmail.com
Owner's Name: William Bianco and Regina Smyth
Owner's Address: 2001 E Hillside Dr, Bloomington, IN 47401
Phone Number/e-mail: 812.340.2568 william.bianco@gmail.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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. 015-11020-00 PT SE SW 3-8-1W .49A; PLAT 194

2. A description of the nature of the proposed modifications or new construction:
Removing existing garage, lean-to connection to existing kitchen, and existing foundations thereof to prepare for
a new garage and living suite. Removing northwest portion of existing (but not original) kitchen to
prepare for new facade. Removing existing sun room and porch on southeast corner of house to repair
the foundation and prepare for a new porch and bedroom above it.

3. A description of the materials used.
Due to the pandemic-inspired fluctuations in material pricing and shipping, we propose three siding options:
shou sugi ban or a near approximate, castellated wood composite, and cedar shingle. Only one of these
materials will be used, but we thought it prudent to propose options so that we could respond to market
realities when it comes time to build. All materials are described in detail in the attached document.

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.

~ Certificate of Appropriateness ~
Petitioner's Statement

Faris House
2001 E Hillside Dr, Bloomington, IN 47401

We are requesting a Certificate of Appropriateness for our proposed additions to the historic Faris house. The scope of the proposed changes is as follows:

- Demolish the existing (albeit not original) garage and connected lean-to structure and replace with a new garage, living suite, and breezeway;
- Bump-out the northwest corner of the existing (albeit not original) kitchen and re-clad the kitchen exterior;
- Demolish the existing (albeit not original) two-story back porch, repair the distressed southeast foundation upon which it sits, and build a new two-story back porch.

Figure 1 below shows an overview of the proposed alterations to the site. Sheets D-102 and D-103 in the attached drawing set show the specifics of the proposed demolition, with the remaining sheets showing plans, elevations, and perspective renders of the proposed additions.

None of the proposed alterations directly effect the original Faris house, which we believe should maintain its central position in the site's overall aesthetic. **Our goal is to compliment the original structure with additions that are attractive and that draw from the same design principles. In short, our addition should bolster the original Faris house—support it, but fall away from view.**

The original Faris house is a two-story, eaves-front, gable-roofed structure; an 'I' house typical of the period and region in which it was built. Like other 'I' houses, the Faris house conveys a frank, forthright demeanor owing to the uniformity of its materials and its rectilinear shape. Its attractiveness derives largely from its simplicity. Our proposed additions maintain that simplicity of shape, orientation, and material, as described below.

FORM + POSITION

Our proposed additions upholds the rectilinear simplicity of the original site by (i) keeping the facades of the historic house and proposed additions in line with one another, and by (ii) sticking to simple geometric shapes. Figures 2 and 3 show that the garage / living suite addition:

- maintains the rectilinear plan of the original house,
- maintains a critical east-west line-of-sight established by the original house, and
- stays within the north-south boundaries established by the original house.

Sheets A-201 and A-202 in the attached drawing set show the straightforward shapes that comprise the exterior elevations, and Figure 5 shows historical precedent for the general form of the garage / living suite and breezeway addition. Moreover, Figure 4 shows that the roof of the garage / living suite addition shares the same pitch as the parallel roof from the historic house.

The existing garage currently sits 5' from the west "side" lot line. Our proposed design places the new garage / living suite within contemporary 8' side setbacks, thus allowing more space between this and the adjacent property. The northern "front" lot line, however, is the subject of a variance request we have submitted to the Planning Department in tandem with this COA application. The irregular shape of the lot, and in the northwest corner in particular, prohibits a flush façade across the original house and the proposed garage, thus threatening our goal of upholding the axes and boundaries established by the historic structure. If approved, our variance will allow sufficient leeway in the front setback to position the original façade and the addition façade in line with one another. Setbacks can be seen in Figure 3, and Figure 6 specifically shows the size and location of the front setback variance request.

MATERIALS

The external materials cladding our proposed additions are carefully thought out to accommodate the historic status of the Faris house. Each material aims to compliment and animate, rather than mimic, the historic structure. There is no chance of matching the original handmade brick, which is appropriate insofar as it would be dishonest to suggest our addition was as storied as the original house. Accordingly, we have no intention of duping people into believing our additions are themselves historic. These additions should be stately and draw on the same design principles as the Faris house, but fade from view in relation to the original dwelling. Just as the original house is clad in a single style of brick, we propose to uniformly clad the additions in a single, straightforward material. Like the original brick, the materials we propose all express a simple repeating pattern and a minimal but discernible texture.

Due to pandemic-inspired fluctuations in material pricing and shipping, we propose here three siding options. Only one of these materials will be used, but we thought it prudent to propose options so that we could respond to market realities when it comes time to build. The provided images and written explanation will further elaborate on our reasoning for each material choice. For the sake of comparison, we have included in the attached drawing sheet (A-703 and A-704) a fourth set of renders showing the additions clad in a corrugated black metal siding, which is in keeping with our stated design goals but is not currently allowed given city regulations.

Siding option 1 – shou sugi ban vertical boards

Shou sugi ban (aka, "yakisugi") is an ancient technique used to preserve wood by charring the surface with an open flame, cooling it, cleaning soot and burnt debris from the surface, and

finishing the boards with a natural oil. The process enhances the wood's durability, makes it undesirable to otherwise harmful insects, and is a chemical-free means of preserving wood. It is traditionally performed on Japanese cedar (sugi), but there are additional woods on which the process can be performed.

There are a variety of finishes within the broader shou sugi ban tradition. Figure 7 shows a "suyaki" finish, with a close-up of the material on the left and an example of it being used as siding on the right. Figure 8 shows a "pika-pika" finish, with a close-up of the material on the left and an example of it being used as siding on the right. Both versions use natural wood whose patterns can be read upon close inspection. Orienting the boards vertically will give the additions a material feeling common among Indiana's residential secondary structures such as barns and workshops. The dark color of either finish will cause the additions to visually recede in comparison to the warm brick of the historic house.

Siding option 2 – wood composite cladding with vertical, parallel castellated timber battens

Wood composite cladding such as those offered by NewTech is composed of panels made of high-density, recycled plastic and wood fibers. These panels have the appearance of real wood, with superior durability and resistance to insects and the elements. This composite material eliminates the need for toxic stains and sealants, and can be ground up and recycled far into the future. The specific versions of paneling being considered for this project have the appearance of parallel castellated timber battens with narrow shadowlines (aka, rebates) between each one.

Among the variety of options of patterns and color available, those most suitable for this project are akin to NewTech's UH58 panels in "charbon" finish, shown in Figure 9. In width, the timber battens are approximately the same dimension of the original house's bricks when in the "header" orientation. Although not entirely wood, the material has the look and feel of wood, with a visible grain from the wood fibers that run throughout. Orienting the boards vertically will give the additions a material feeling common among Indiana's residential secondary structures such as barns and workshops. The dark color of the charbon finish will cause the additions to visually recede in comparison to the warm brick of the historic house.

Siding option 3 – cedar shingles

Cedar has natural water resistant, antibacterial, and anti-fungal properties, allowing the wood to remain untreated without worry of excess warping or rotting. Figure 10 shows cedar shingle siding material and precedent images. The repeated rectangular shape of the shingles compliments the original brickwork, but because the shingles are less uniform and more organic, a structure clad in cedar has an ancillary feel when abutting a brick building.

MISCELLANEA

The garage / living suite addition will be roofed in the same material as the rest of the existing house. Because our proposed design does much to demarcate the new from the old, having a common roof across the original dwelling and its additions will create a low-key, common datum unifying it as a home. Moreover, the current roof is believed to be in good condition and it would be wasteful to needlessly replace it. Only the proposed back porch will have a different roof. There, we propose a parapet roof. That will allow (i) a comfortable ceiling height on the upper floor, (ii) sufficient insulation to be installed under the roof, and (ii) the future option to install south-facing, unobstructed solar panels that can be partially concealed and appropriately angled for optimal solar gain.

Window and door fabrication and shipping prices and times are currently volatile due to the pandemic. As such, minor details pertaining to new windows and doors are in flux. These details, however, pertain only to the proposed additions (i.e., no windows or doors from the historic structure will be altered or replaced). For example, the placement of mullions and muntins on the breezeway doors and on the large, south-facing garage / living suite window may change. Similarly, the exact dimensions of the large southern window may change slightly. All of the window fabricators and glazers with whom we are in dialogue offer windows that achieve a traditional look while performing to modern, environmentally responsible standards (e.g., Diamond, Crittal, Kolbe, Marvin, and Accurate Dorwin).

The windows along the east-facing wall of the proposed back porch may decreased in size or number to increase privacy and decrease early morning solar gain.

The southeast door leading to and from the proposed garage / living suite addition may be replaced with a window. This change would still maintain the line-of-sight axis shown in Figure 2, would simplify circulation into and out of the addition, and would alleviate possible congestion at the southern end of the breezeway.

Figure 1
Overview of proposal.

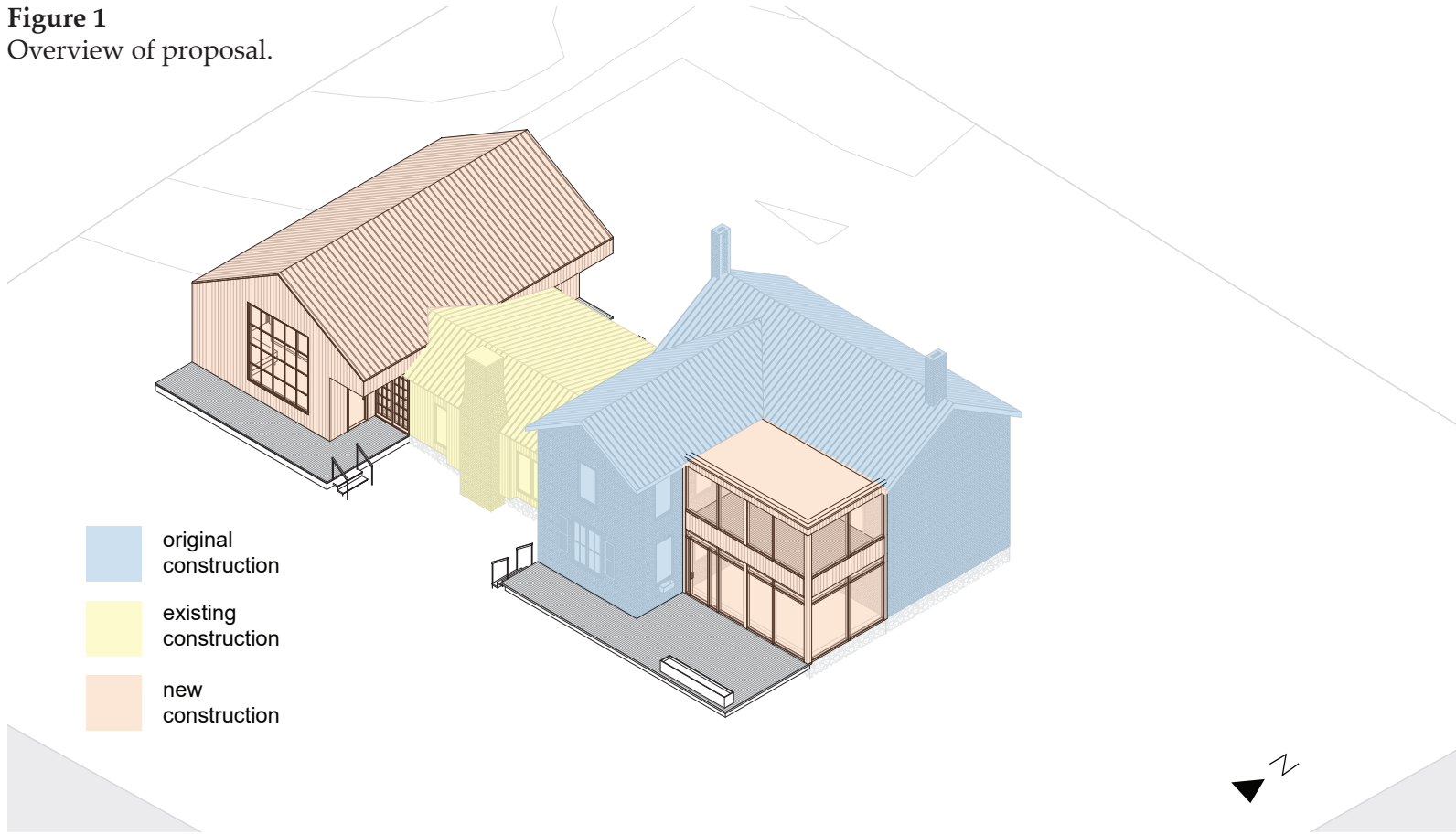


Figure 2
Maintaining historic axes and boundaries, interior plan.

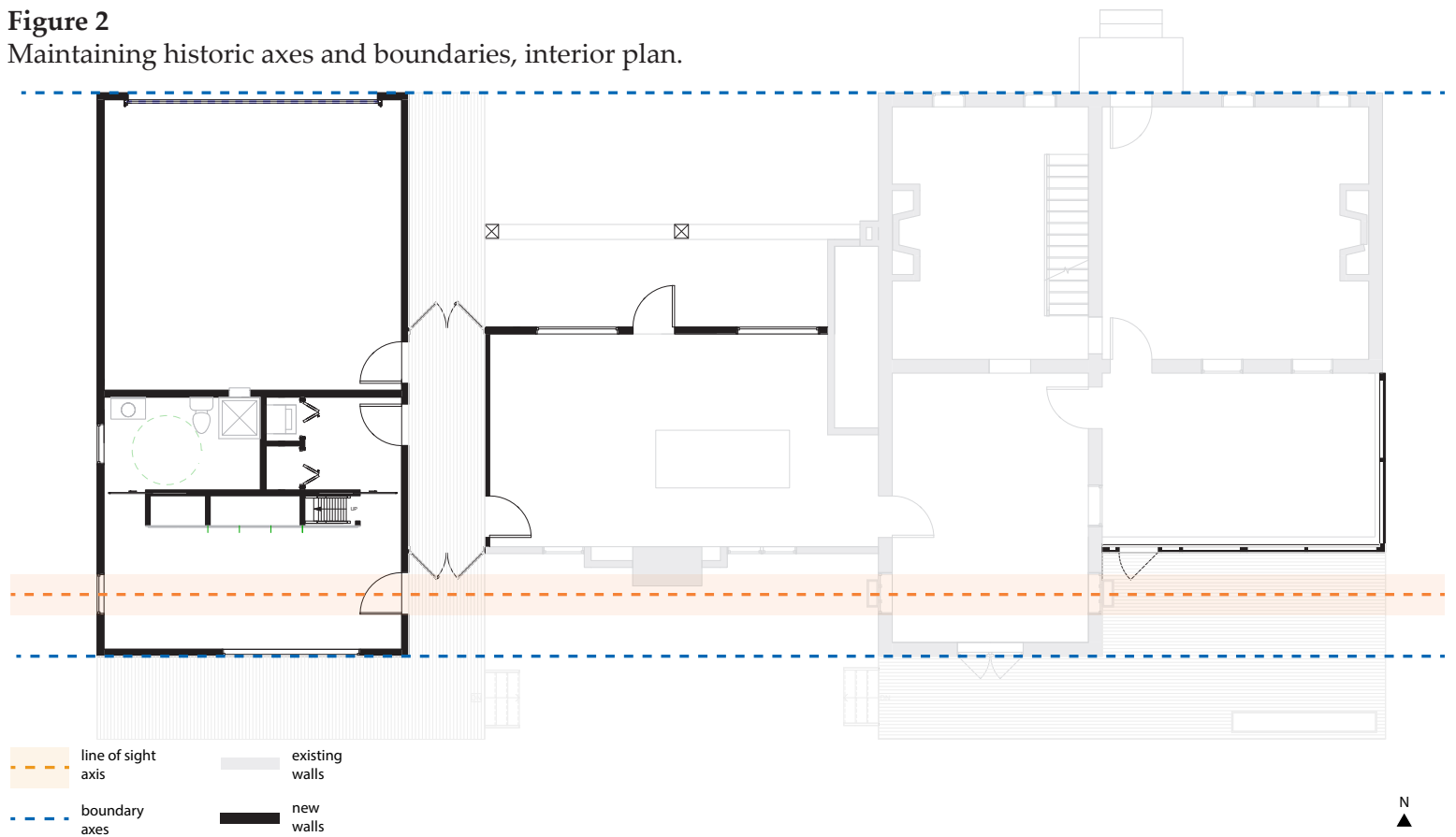


Figure 3
 Maintaining historic axes and boundaries,
 and regularity of open (i.e., un-roofed) spaces.

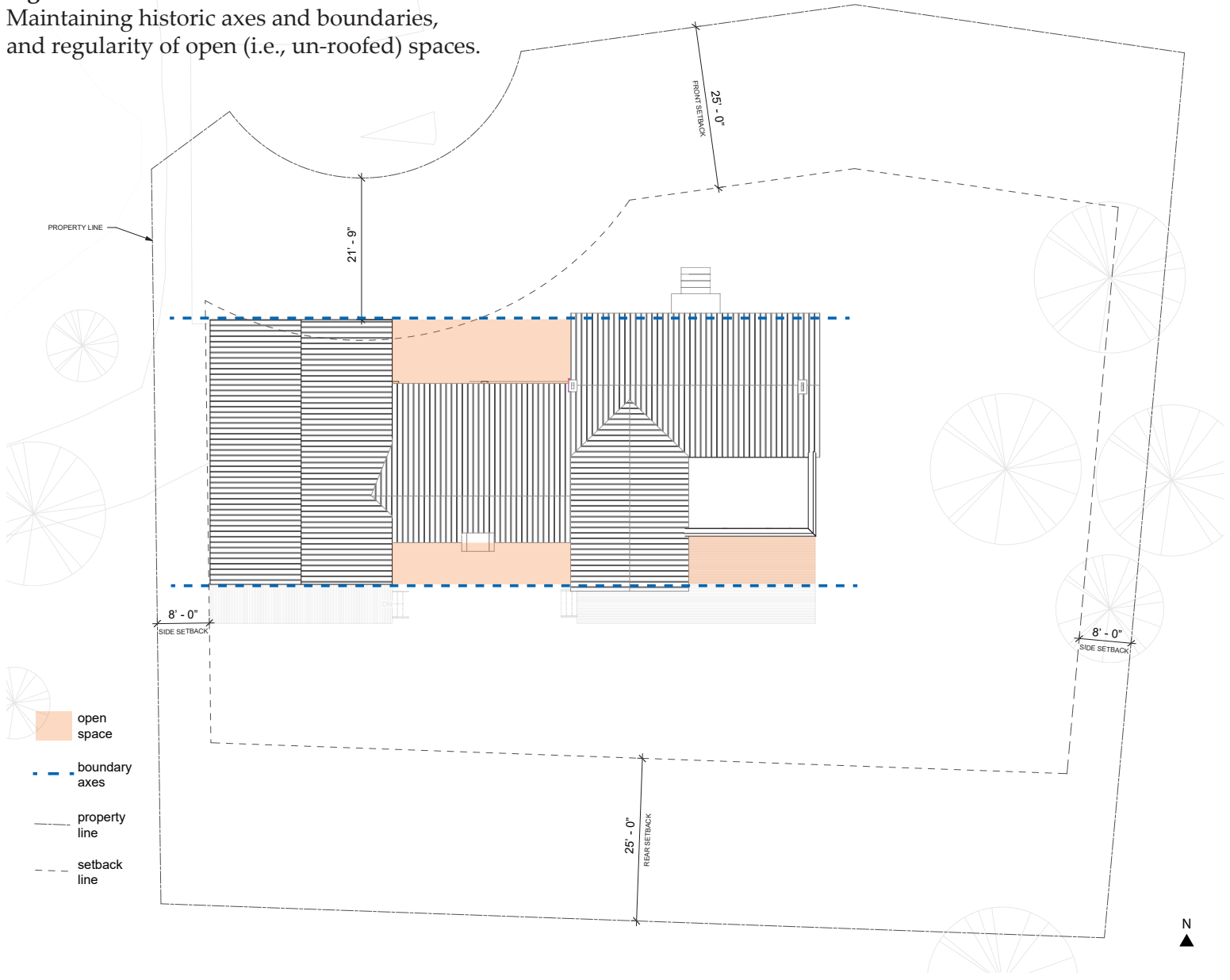


Figure 4
 Consistent roof pitch across original and new structures.



Figure 5
Precedent image of
garage / living suite form.



Figure 6
Increased side setbacks and proposed variance for front setback.

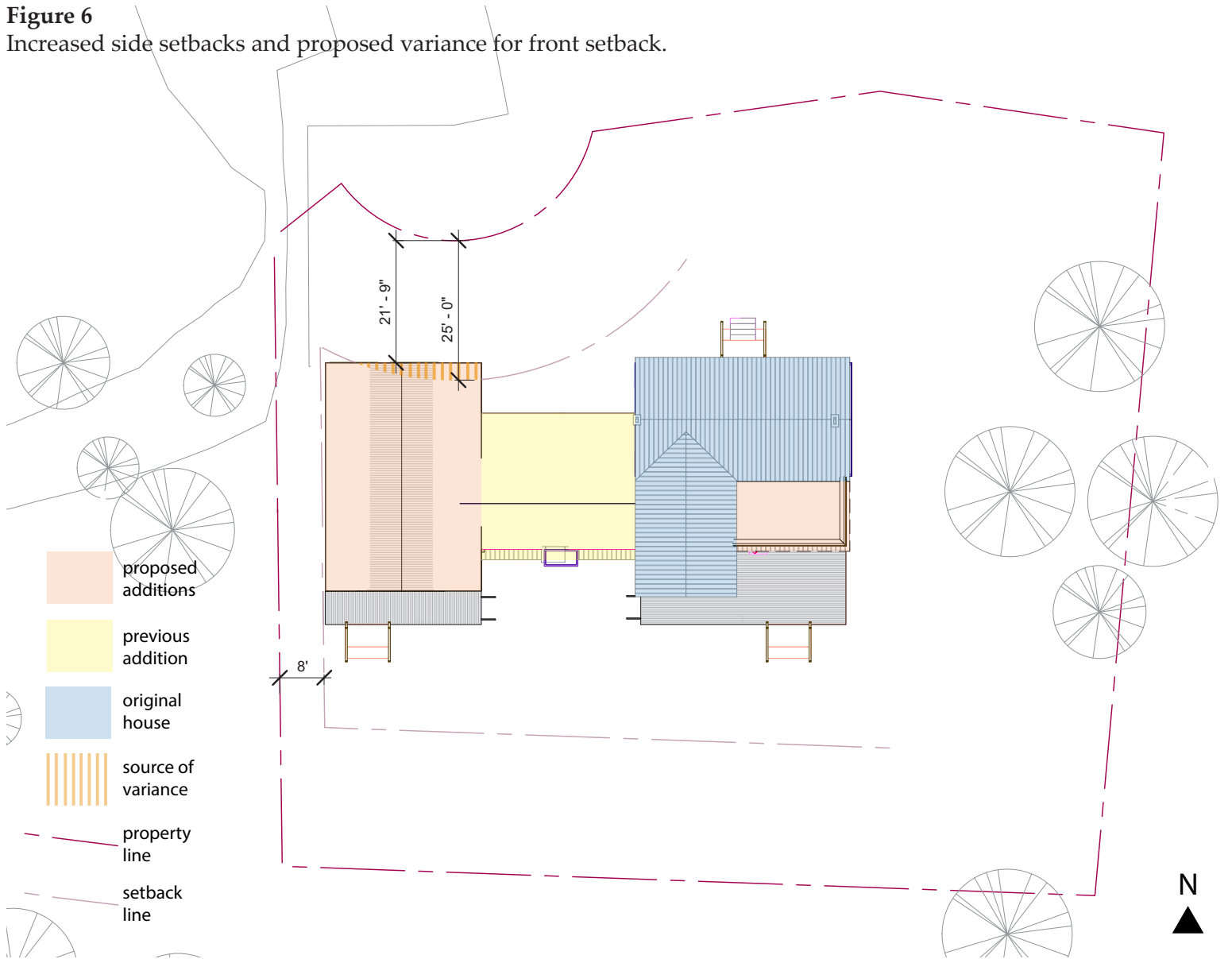


Figure 7
"Suyaki" shou sugi ban material and precedent.



Figure 8
"Pika-pika" shou sugi ban material and precedent.



Figure 9
NewTech UH58 wood composite material, “charbon” finish, and precedent images.



Figure 10
Cedar shingle siding and precedent images.



Figure 11
Corrugated metal siding;
an important part of Indiana vernacular architecture, but not currently allowed in Bloomington.



FARIS HOUSE RENOVATION

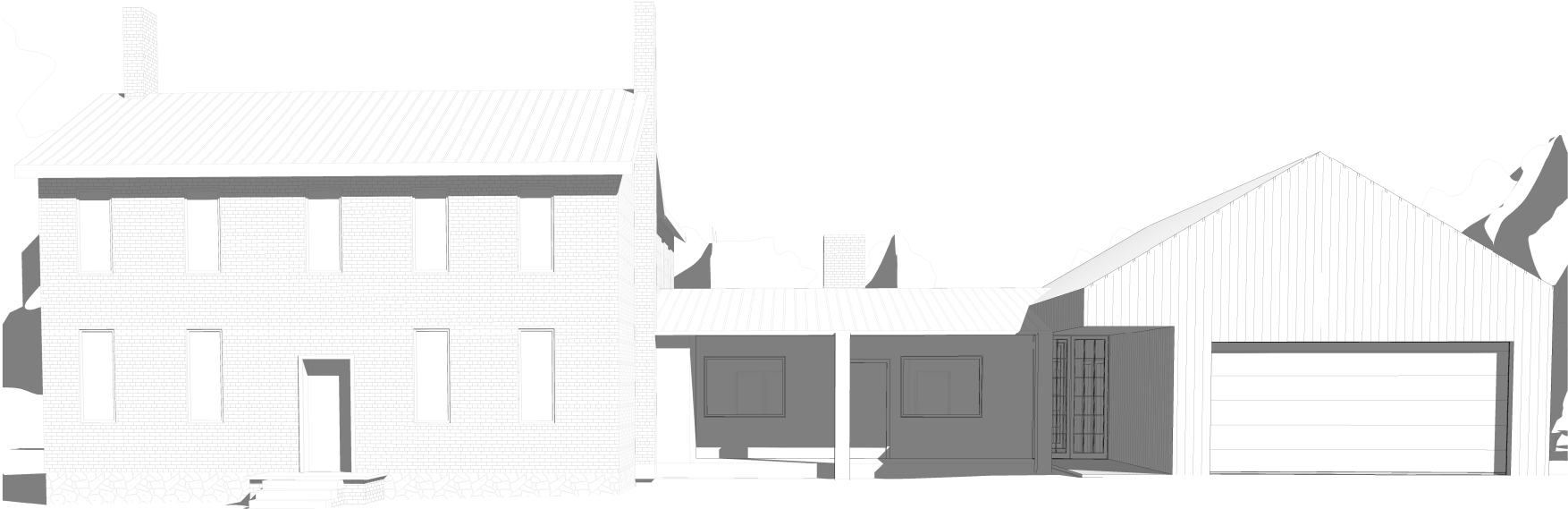
2001 E Hillside Dr, Bloomington, IN 47401

TEAM CONTACT INFORMATION:

| | |
|-----------------|------------------------|
| NAME: | EMAIL: |
| JACOB BOWER-BIR | jbowerbir@gmail.com |
| PATRICK DIMOND | prdmond4@gmail.com |
| DANIEL GREEN | greendesigns@gmail.com |

SHEET LIST:

| SHEET | SHEET TITLE |
|---------------|-------------------------|
| GENERAL | GENERAL INFORMATION |
| G-001 | GENERAL INFORMATION |
| DEMOLITION | DEMOLITION PLAN |
| D-102 | DEMOLITION PLAN |
| D-103 | DEMOLITION PLAN |
| ARCHITECTURAL | |
| A-100 | SITE PLAN |
| A-101 | FLOOR PLANS |
| A-102 | FLOOR PLANS |
| A-201 | EXTERIOR ELEVATIONS |
| A-202 | EXTERIOR ELEVATIONS |
| A-701 | PERSPECTIVES |
| A-702 | PHOTOS |
| A-703 | FACADE OPTION RENDERERS |
| A-704 | FACADE OPTION RENDERERS |
| A-705 | AXONOMETRIC |



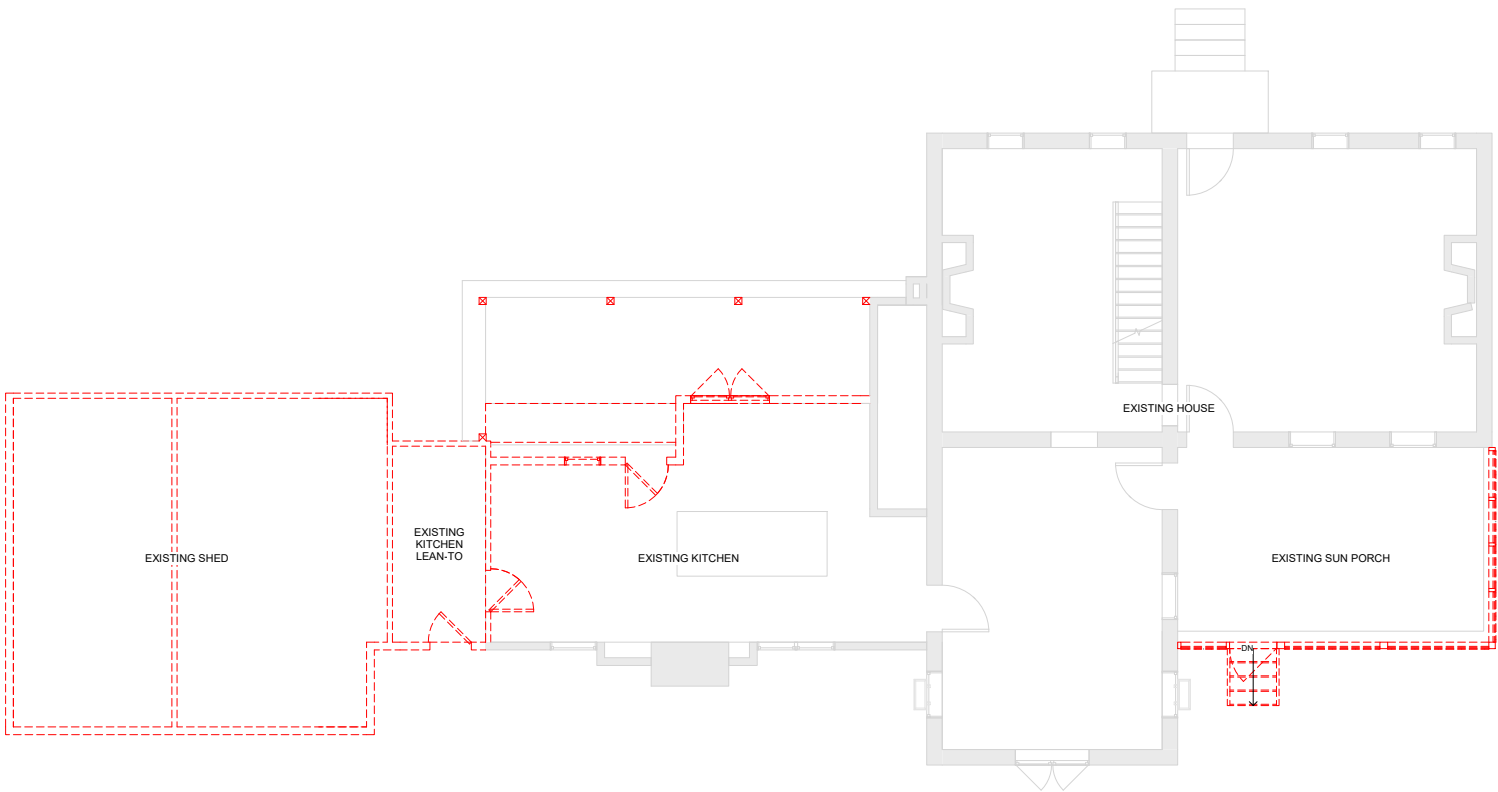
Arch Workers Co-op

Project Name: FARIS HOUSE RENOVATION
 Client: REGINA SMYTH & WILLIAM BIANCO
 Address: 2001 E HILLSIDE DR BLOOMINGTON, IN 47401

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GENERAL INFORMATION

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| Project number | 2021 |
| Date | 12/28/2021 |
| Drawn by | DAN GREEN |
| Checked by | |
| G-001 | |
| Scale | |



+
 1 FIRST FLOOR DEMOLITION PLAN
 Scale: 1/4" = 1'-0"

Arch Workers Co-op

Project Name: **FARIS HOUSE RENOVATION**
 Client: **REGINA SMYTH & WILLIAM BIANCO**
 Address: **2001 E HILLSIDE DR BLOOMINGTON, IN 47401**

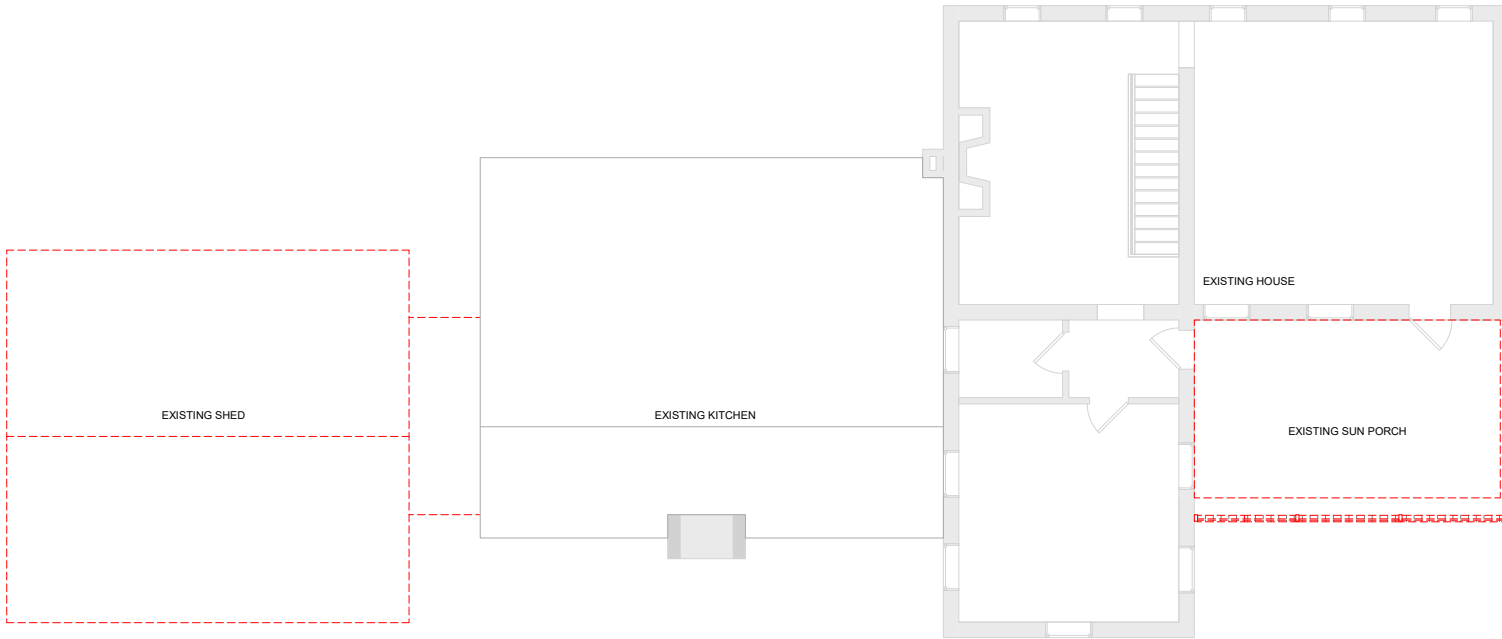
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DEMOLITION PLAN

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| Date | 12/28/2021 |
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| D-102 | |
| Scale | 1/4" = 1'-0" |

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Arch Workers Co-op



⊕ SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

Project Name: **FARIS HOUSE RENOVATION**
 Client: REGINA SMYTH & WILLIAM BIANCO
 Address: 2001 E HILLSIDE DR BLOOMINGTON, IN 47401

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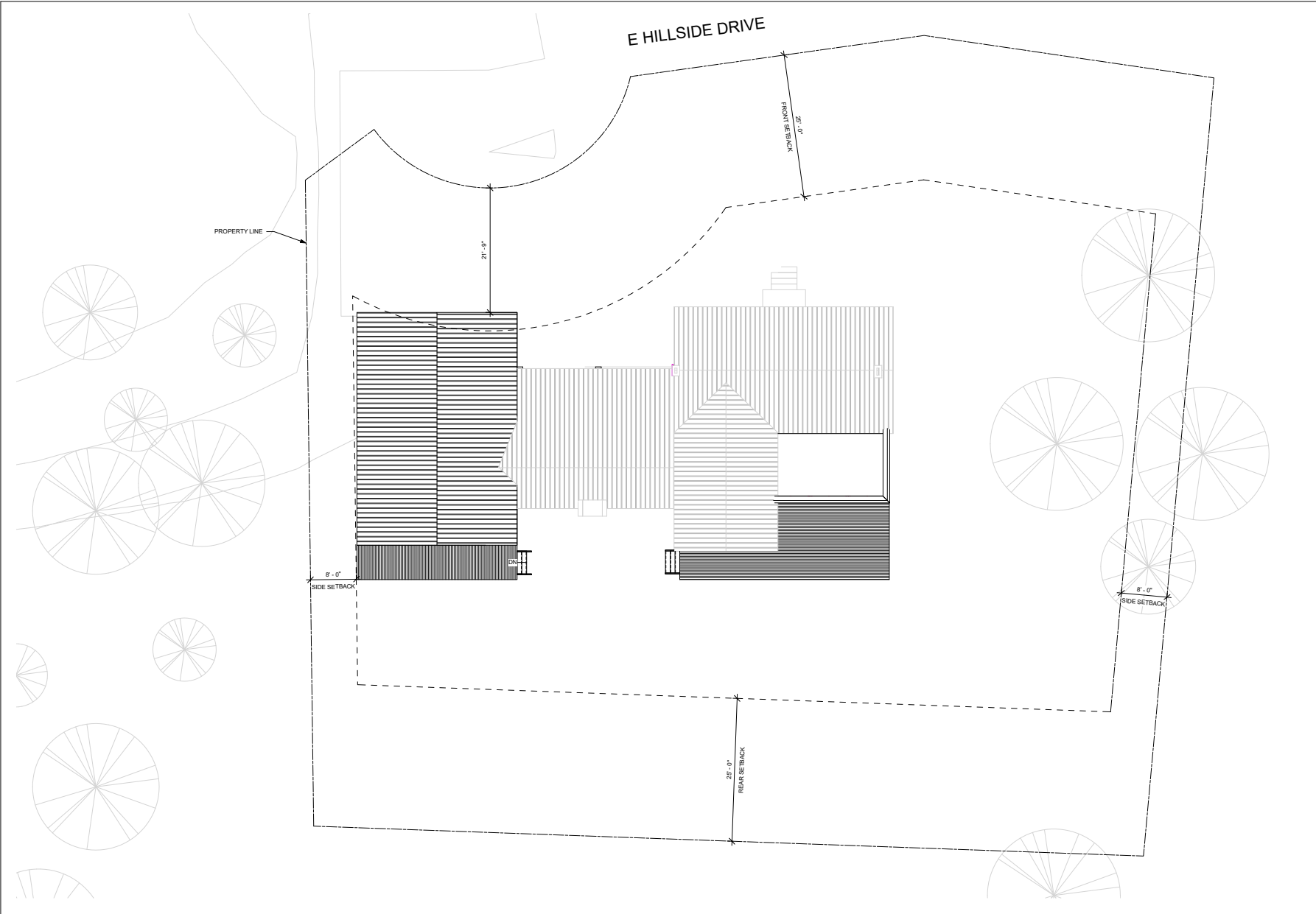
DEMOLITION PLAN

Project number: 2021
 Date: 12/28/2021
 Drawn by: Author
 Checked by: Checker

D-103

Scale: 1/4" = 1'-0"

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Arch Workers Co-op

Arch Workers Co-op

Project Name:
FARIS HOUSE RENOVATION
 Client:
REGINA SMYTH & WILLIAM BIANCO
 Address:
**2001 E HILLSIDE DR
 BLOOMINGTON, IN 47401**

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SITE PLAN

Project number: 2021
 Date: 12/28/2021
 Drawn by: DAN GREEN
 Checked by:

A-100

Scale: 1/8" = 1'-0"

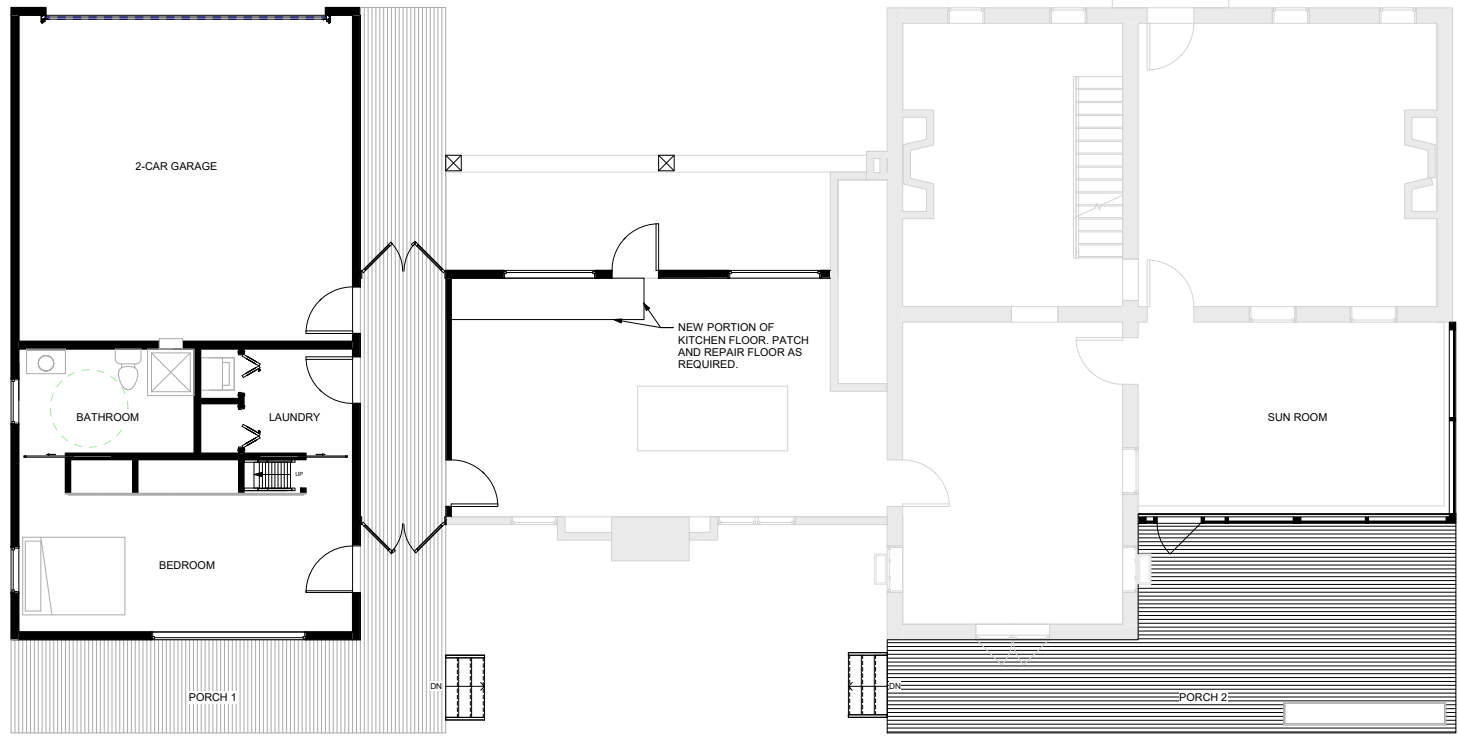
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A-202

A-201

A-202

A-201



Arch Workers Co-op

Project Name: **FARIS HOUSE RENOVATION**
 Client: REGINA SMYTH & WILLIAM BIANCO
 Address: 2001 E HILLSIDE DR
 BLOOMINGTON, IN 47401

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FLOOR PLANS

Project number: 2021
 Date: 12/28/2021
 Drawn by: DAN GREEN
 Checked by:

A-101
 Scale: 1/4" = 1'-0"

Ⓜ PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"

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Arch Workers Co-op

Project Name: **FARIS HOUSE RENOVATION**
 Client: REGINA SMYTH & WILLIAM BIANCO
 Address: 2001 E HILLSIDE DR
 BLOOMINGTON, IN 47401

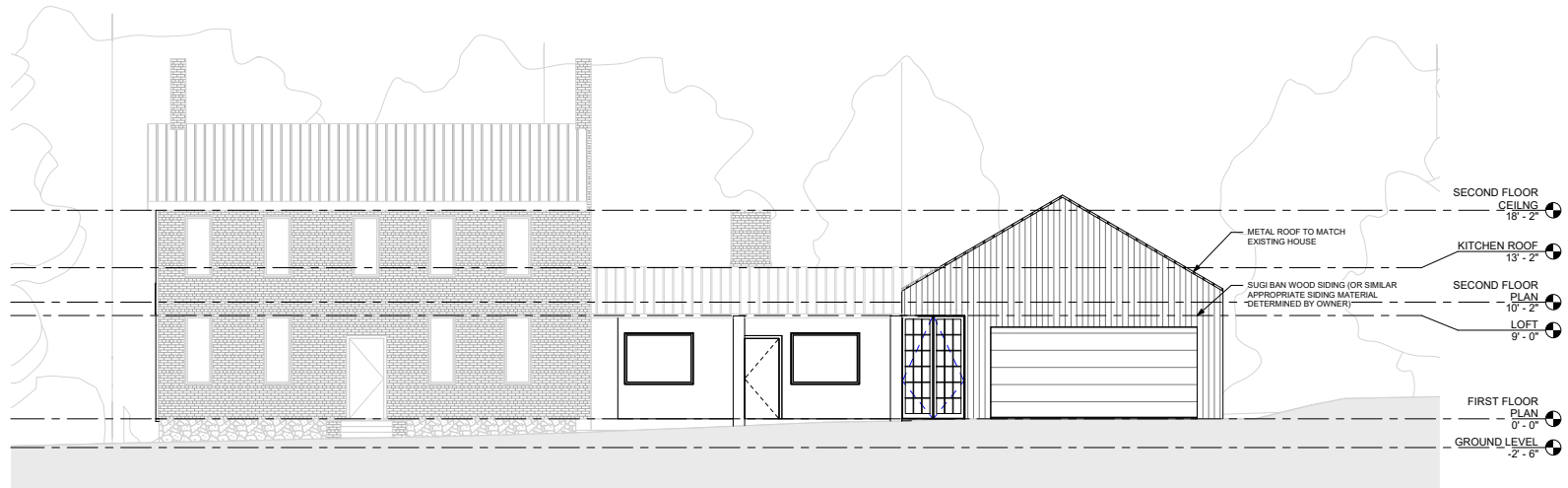
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EXTERIOR ELEVATIONS

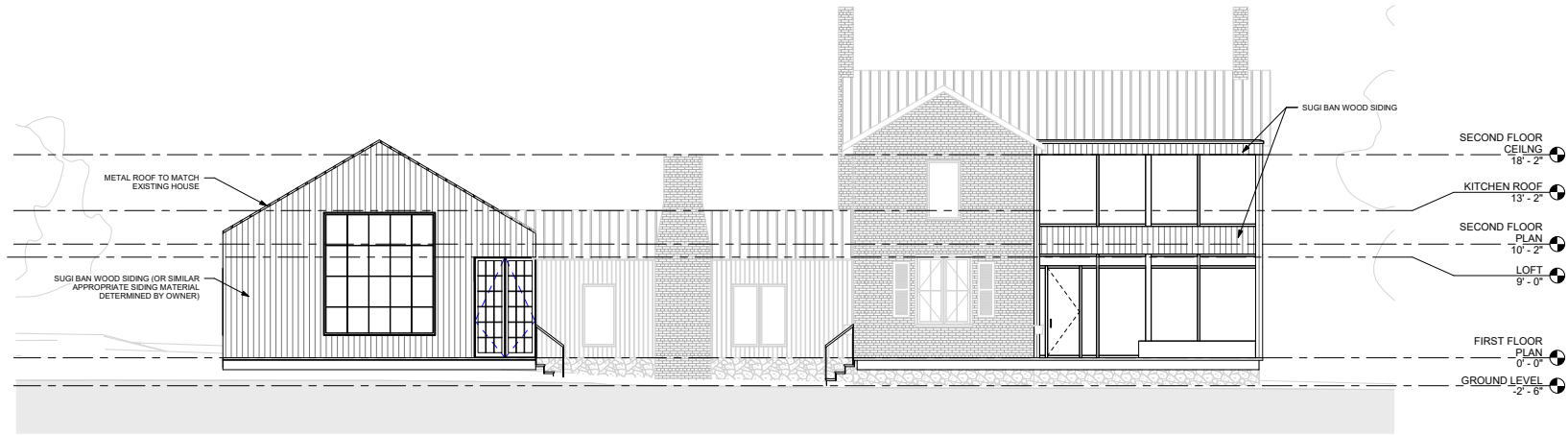
Project number: 2021
 Date: 12/28/2021
 Drawn by: DAN GREEN
 Checked by:

A-201

Scale: 3/16" = 1'-0"



① NORTH ELEVATION
3/16" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"

Arch Workers Co-op

Project Name:
FARIS HOUSE RENOVATION

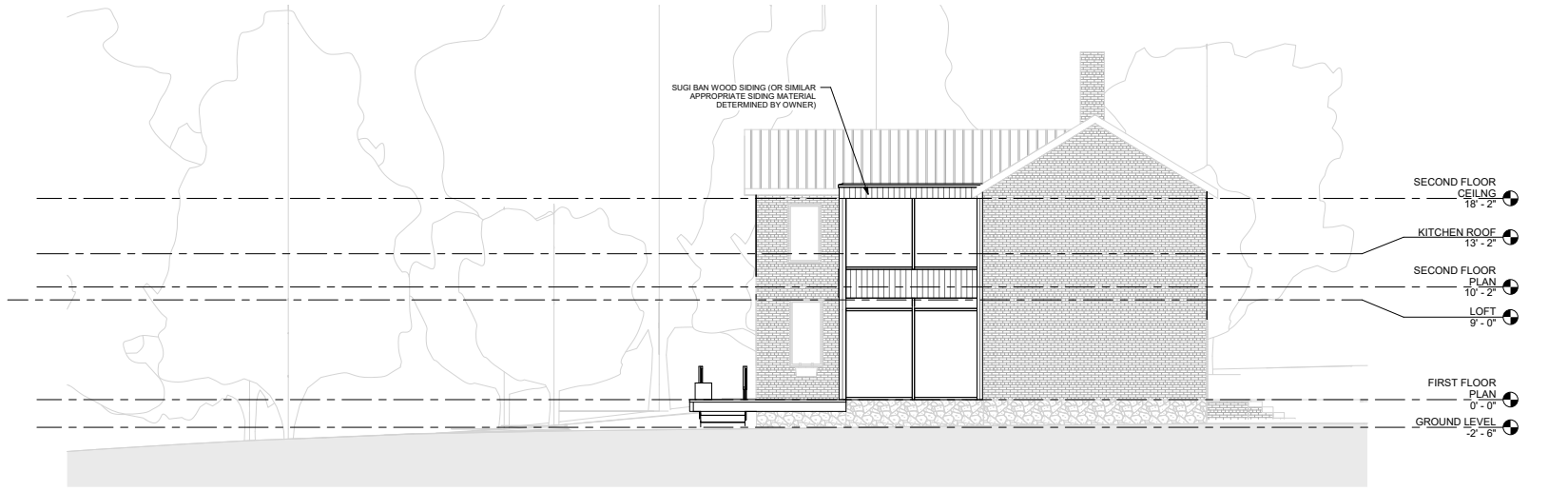
Client:
REGINA SMYTH & WILLIAM BIANCO

Address:
**2001 E HILLSIDE DR
BLOOMINGTON, IN 47401**

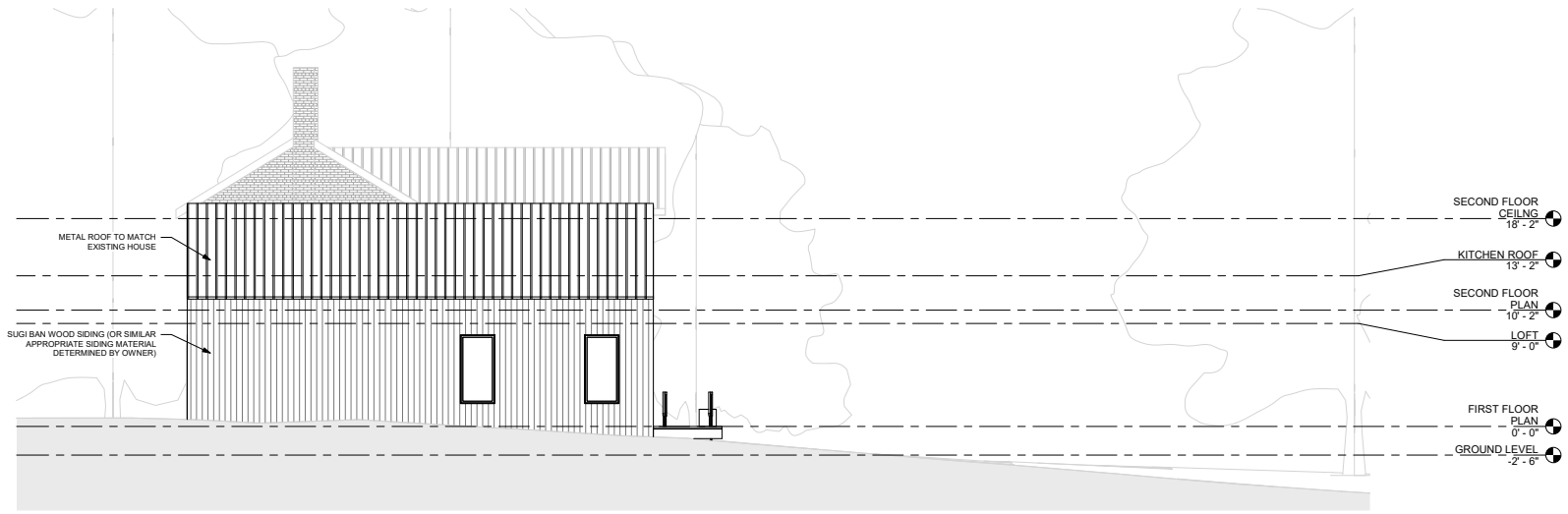
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EXTERIOR ELEVATIONS

Project number: 2021
Date: 12/28/2021
Drawn by: DAN GREEN
Checked by:
A-202
Scale: 3/16" = 1'-0"



① EAST ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"



KITCHEN FRONT PORCH



KITCHEN LEAN-TO AND SHED



EXISTING SHED



FRONT ENTRY FACADE

Arch Workers Co-op

Project Name:
**FARIS HOUSE
 RENOVATION**
 Client:
REGINA SMYTH & WILLIAM BIANCO
 Address:
**2001 E HILLSIDE DR
 BLOOMINGTON, IN 47401**

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PHOTOS

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| Project number | 2021 |
| Date | 12/28/2021 |
| Drawn by | Author |
| Checked by | Checker |

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Scale

FACADE OPTION 1 - SUGI-BAN WOOD SIDING



FACADE OPTION 2 - UH58 NEWTECHWOOD



Arch Workers Co-op

Project Name:
**FARIS HOUSE
RENOVATION**
Client:
REGINA SMYTH & WILLIAM BIANCO
Address:
2001 E HILLSIDE DR
BLOOMINGTON, IN 47401

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**FACADE OPTION
RENDERS**

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| Project number | 2021 |
| Date | 12/28/2021 |
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FACADE OPTION 3 - WOOD SHINGLE



FACADE OPTION 4 - METAL SIDING



Arch Workers Co-op

Project Name:
**FARIS HOUSE
RENOVATION**
Client: REGINA SMYTH & WILLIAM BIANCO
Address: 2001 E HILLSIDE DR
BLOOMINGTON, IN 47401

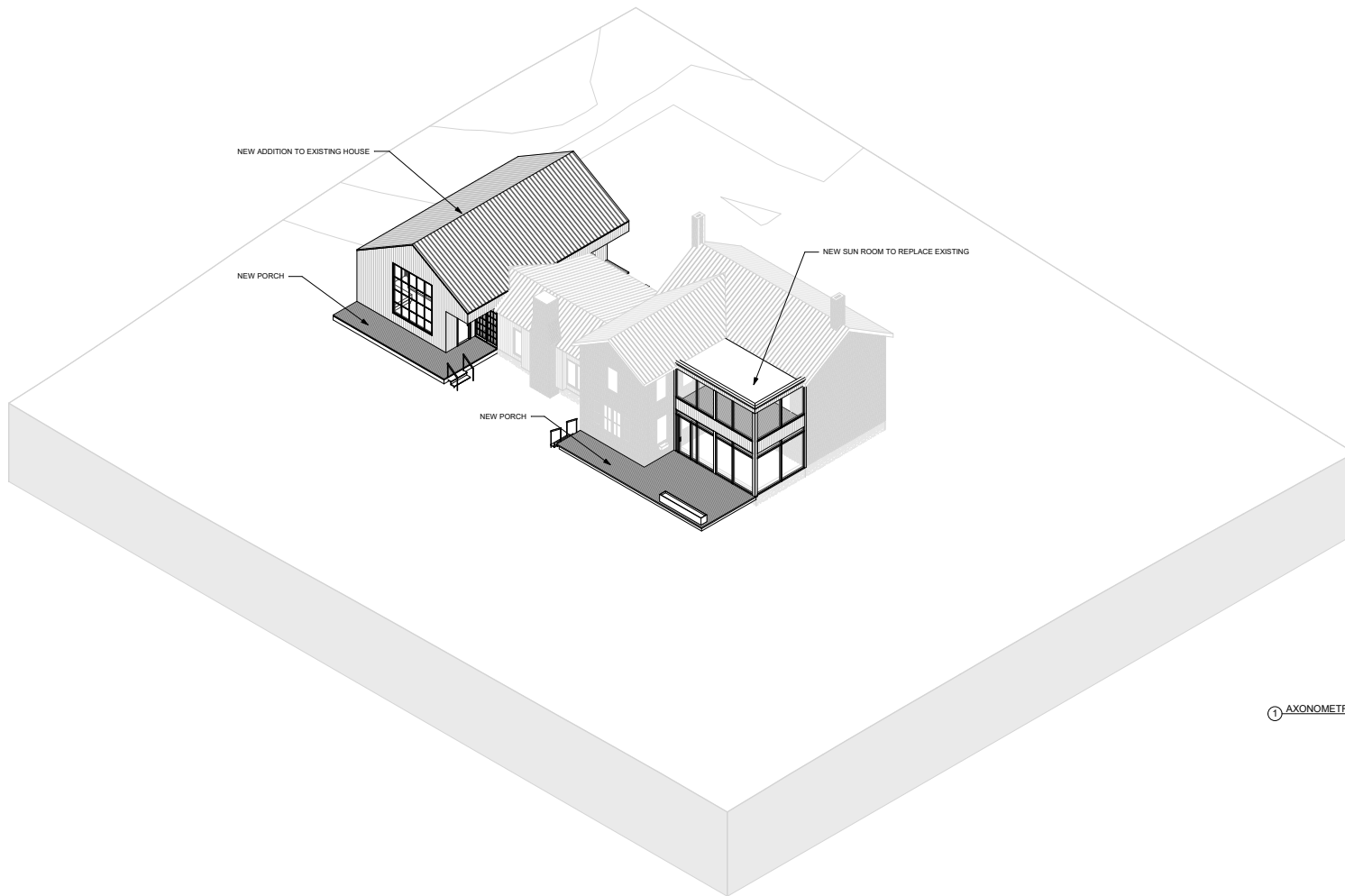
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**FACADE OPTION
RENDERS**

Project number: 2021
Date: 12/28/2021
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Arch Workers Co-op



① AXONOMETRIC

Project Name: **FARIS HOUSE RENOVATION**
 Client: REGINA SMYTH & WILLIAM BIANCO
 Address: 2001 E HILLSIDE DR BLOOMINGTON, IN 47401

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AXONOMETRIC

Project number: 2021
 Date: 12/28/2021
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A-705
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STAFF RECOMMENDATIONS

COA 22-04

RATING: CONTRIBUTING

Address: 1126 E 1st St.

Petitioner: Barre Klapper, Springpoint Architects

Parcel: 53-08-04-100-009.000-009

Survey: C. 1950, Ranch



Background:

Elm Heights Historic District

Request:

Create opening for a basement egress window, accompanying window well

Guidelines:

Elm Heights Historic District Guidelines
Pg. 26: Inappropriate treatments of windows and doors, particularly in the primary facades, include the creation of new window or door openings.

Staff Recommendation:

Staff recommends approval of COA 22-04 after having taken the impact of creating a new fenestration into careful consideration regarding the impact on the structure and the historic district guidelines.

The proposed fenestration is technically visible from the right of way, however, it would be at the basement level and following the rhythm and patterning of existing basement windows and window wells on the front façade of the house.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 22-04

Date Filed: _____ 12/30/21

Scheduled for Hearing: _____ 1/13/22

Address of Historic Property: _____ 1126 E 1st Street, Bloomington, IN 47401

Petitioner's Name: _____ Barre Klapper, Springpoint Architects

Petitioner's Address: _____ 213 S Rogers St, Ste. 5, Bloomington, IN 47404

Phone Number/e-mail: _____ 812-322-4401/barre@springpointarchitects.com

Owner's Name: _____ Jeff Richardson & Jim Mahady

Owner's Address: _____ 1126 E 1st Street, Bloomington, IN 47401

Phone Number/e-mail: _____ 202-258-1755/jeffrhome@aol.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. 015-60460-00 Seminary Pt Lot 103 .36a

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

Removal of a section of limestone veneered wall at the west foundation to make an opening for a basement
egress window. Creation of a window well with concrete walls like the existing, smaller window wells on north
elevation.

3. A description of the materials used.

New aluminum-clad wood casement window 32" x 48" tall to meet egress.

New window well with poured-in-place concrete walls.

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.



EXISTING WINDOW WELL, TYP. OF 3



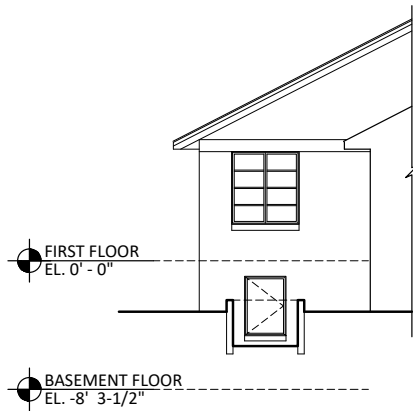
NW CORNER



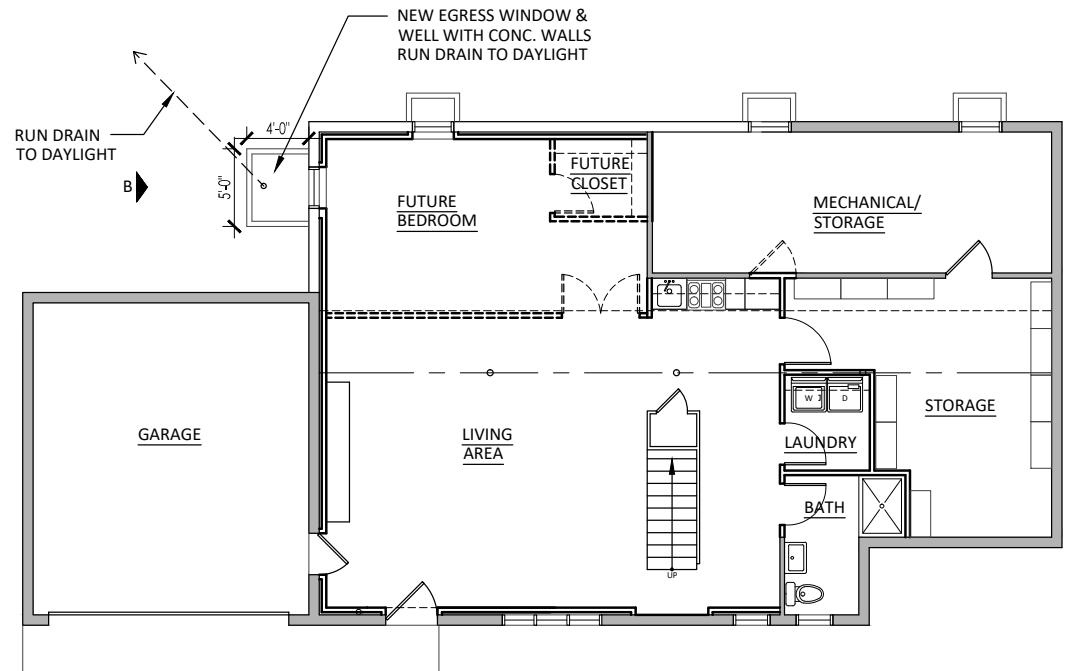
NEW WINDOW LOCATION



NORTH ELEVATION



B PROPOSED
WEST ELEVATION
SCALE: 1/8" = 1'-0"



A PROPOSED BASEMENT
FLOOR PLAN
SCALE: 1/8" = 1'-0"

STAFF RECOMMENDATIONS

DD 21-20

RATING: CONTRIBUTING

Address: 409 W 2nd St.

Petitioner: Karen Valiquett

Parcel: 53-08-05-100-081.000-009

Survey: c. 1925, Western Bungalow



Background:

Background: Condition good, slightly altered. “Front porch across main elevation, under main roof, arched openings, brick columns and half walls with stone caps, stone floor and steps, wood ramp on north side. Rear porch across rear elevation, hip roof, enclosed on south half, wood columns and floor (SHAARD).”

Request:

Full demolition

Guidelines:

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

Staff Recommendation:

Release of 21-20

STAFF RECOMMENDATIONS

DD 22-01

RATING: CONTRIBUTING

Address: 319 E 19th St.

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Parcel: 53-05-28-300-045.000-005

Survey: 1950, Massed Ranch

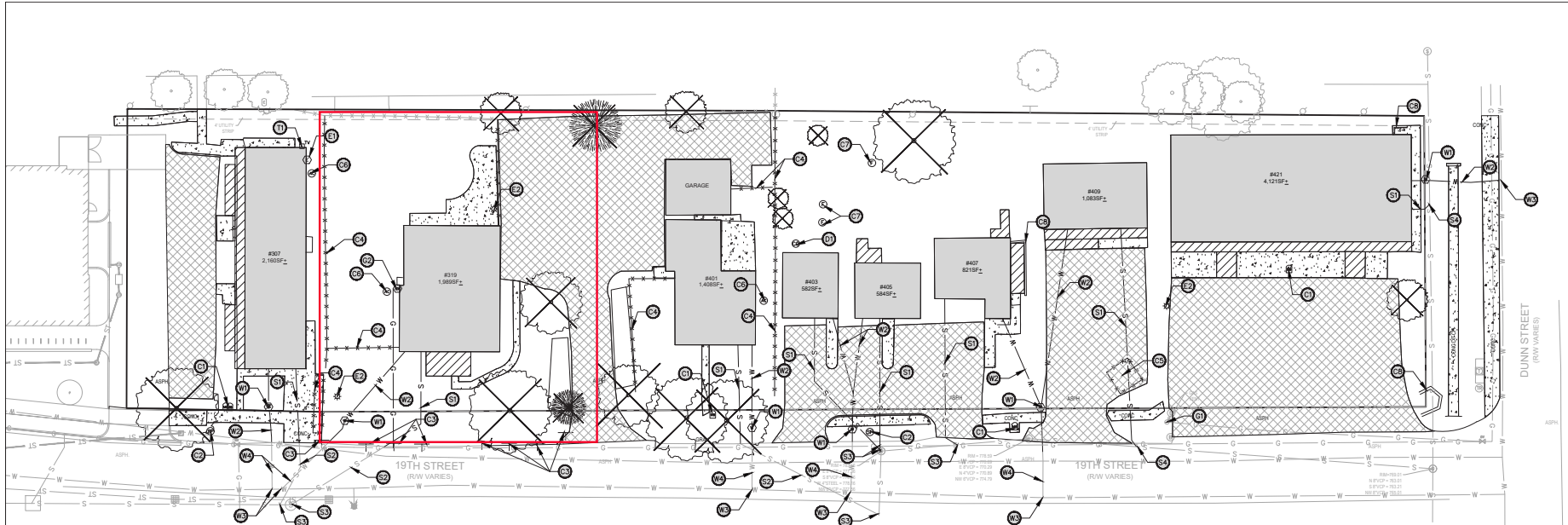


Background: According to the SHAARD survey, the limestone structure has been slightly altered and is in good condition. The front casement windows have been replaced and the porch is currently enclosed.

Request: Full demolition

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

Staff Recommendation: Release of 22-01



DEMOLITION KEY NOTES

- ELECTRIC**
- E1 DUKE ENERGY TO REMOVE EXISTING ELECTRIC SERVICES AND METERS. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
 - E2 COORDINATE WITH DUKE ENERGY TO REMOVE EXISTING LIGHT POLES ON SITE.
- GAS**
- G1 PROTECT EXISTING GAS VENT.
 - G2 CONTACT CENTERPOINT ENERGY TO DISCONNECT AND REMOVE EXISTING GAS SERVICES.
- COMMUNICATIONS**
- T1 COORDINATE WITH THE APPROPRIATE UTILITY COMPANY TO DISCONNECT EXISTING SERVICE TO THE EXISTING BUILDINGS.
- SANITARY SEWER**
- S1 VERIFY EXACT LOCATION AND REMOVE EXISTING SANITARY LATERAL TO EXTENTS SHOWN.
 - S2 ABANDON EXISTING SANITARY SEWER LATERAL BENEATH ROADWAY.
 - S3 VERIFY EXACT LATERAL LOCATION (MOST LATERALS WERE NOT MARKED IN THE FIELD AT THE TIME THE SURVEY WAS PERFORMED FOR THESE CONSTRUCTION PLANS). PERFORM EXCAVATION, AND THEN CONTACT CBU WHO WILL CUT AND CAP EXISTING LATERAL AT THE MAIN.
 - S4 VERIFY EXACT LATERAL LOCATION (MOST LATERALS WERE NOT MARKED IN THE FIELD AT THE TIME THE SURVEY WAS PERFORMED FOR THESE CONSTRUCTION PLANS). PERFORM EXCAVATION, AND THEN CONTACT CBU WHO WILL INSPECT THE EXISTING WYE. IF 6" AND ACCEPTABLE TO CBU, REUSE PER THE UTILITY PLAN. IF NOT USABLE, CBU WILL CUT AND CAP EXISTING LATERAL AT THE MAIN.
- WATER**
- W1 VERIFY EXACT SERVICE LOCATION (MOST SERVICES WERE NOT MARKED IN THE FIELD AT THE TIME THE SURVEY WAS PERFORMED FOR THESE CONSTRUCTION PLANS). REMOVE EXISTING WATER METER PIT, AND RETURN METERS TO CBU. COORDINATE WITH CBU AS SOME EXISTING METERS MAY BE REUSED FOR THE RETAIL SPACES.
 - W2 REMOVE EXISTING WATER SERVICE.
 - W3 PERFORM EXCAVATION AND THEN CONTACT CBU WHO WILL CUT AND CAP WATER SERVICE AT WATER MAIN.
 - W4 ABANDON EXISTING WATER SERVICE BENEATH ROADWAY.
- STORM SEWER**
- D5 REMOVE EXISTING CLEANOUT.
- SITE**
- C1 REMOVE EXISTING MAILBOXES.
 - C2 REMOVE EXISTING "NO PARKING ANY TIME" SIGN AND RETURN TO THE CITY OF BLOOMINGTON DEPARTMENT OF PUBLIC WORKS.
 - C3 REMOVE EXISTING "T" POSTS.
 - C4 REMOVE EXISTING FENCE.
 - C5 REMOVE EXISTING DUMPSTER ENCLOSURE.
 - C6 REMOVE EXISTING HVAC EQUIPMENT.
 - C7 REMOVE EXISTING FENCE POST.
 - C8 REMOVE EXISTING RETAINING WALL.

DEMOLITION NOTES

- REMOVE EXISTING TREE, STUMP, AND ROOTS
- REMOVE EXISTING CONCRETE WALKS AND GRAVEL BASE
- DEMOLISH EXISTING STRUCTURE
- REMOVE EXISTING PORCHES, STAIRS, AND AWNINGS
- REMOVE EXISTING ASPHALT PAVEMENT AND GRAVEL BASE
- REMOVE EXISTING UTILITY LINE. COORDINATE WITH APPROPRIATE UTILITY COMPANY

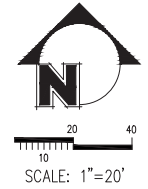
DEMOLITION NOTES

1. CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION TO CORRELATE THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO DIGGING.
2. PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AN ON-SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
4. ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
5. USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY B/W.
6. WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
7. FOR PUBLIC ROADS, SIDEWALK CLOSURE SIGNAGE IS REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SIDEWALK CLOSURE.
8. BUILDINGS, FLOORING, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
9. TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
10. BURNING OF DEMOLITION MATERIALS ON-SITE IS NOT PERMITTED.
11. THROUGH AN IDEM WIVES STORAGE MATERIAL IS NOT REQUIRED FOR THIS SITE, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON-SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
12. IF TRACKING OF MATERIAL INTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
13. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED SINCE TOPOGRAPHIC SURVEY WAS COMPLETED. CONTACT ENGINEER FOR ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
14. REMOVE EXISTING PARKING BLOCKS AND SIGNS ON SITE.
15. CLEAR EXISTING BUSHES AND UNDERBUSH ON SITE.
16. PRIOR TO CONSTRUCTION, CONTACT THE DUKE ENERGY SERVICE CENTER AT 800-774-0246 TO SCHEDULE THE DISCONNECTION AND REMOVAL OF EXISTING ELECTRIC SERVICE.
17. PROTECT ALL UTILITIES NOT CALLED OUT TO BE REMOVED.
18. COORDINATE ANY ON-SITE TEMPORARY POWER NEEDS DURING CONSTRUCTION WITH DUKE ENERGY.

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FOR REVISION
6380
 SHEET
C200
 DATE 12/13/2021
 SITE PLAN



STAFF RECOMMENDATIONS

DD 22-02

RATING: CONTRIBUTING

Address: 401 E 19th St.

Petitioner: Ryan Strauser, Strauser
Construction Co., Inc.

Parcel: 53-05-28-300-073.000-005

Survey: C. 1950, Ranch



Background:

According to the SHAARD survey, the structure is in good condition, slightly altered. The windows, front door, and roof have been replaced.

Request:

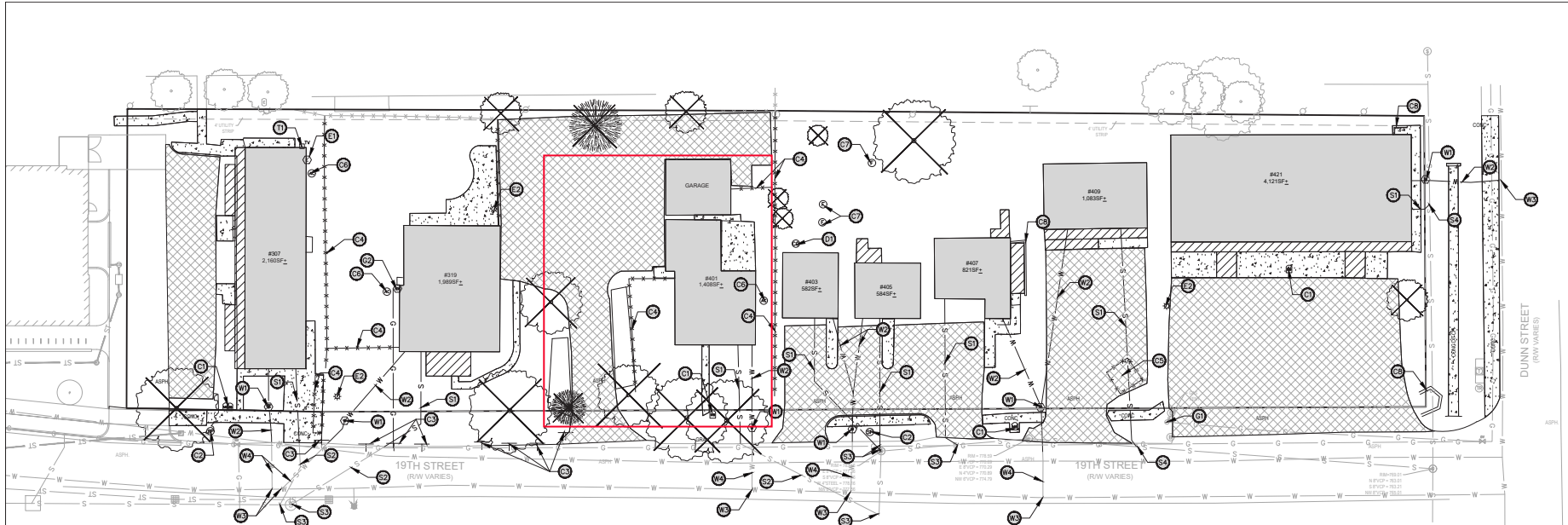
Full Demolition

Guidelines:

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

Staff Recommendation:

Release of 22-02



DEMOLITION KEY NOTES

- ELECTRIC**
- E1 DUKE ENERGY TO REMOVE EXISTING ELECTRIC SERVICES AND METERS. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
 - E2 COORDINATE WITH DUKE ENERGY TO REMOVE EXISTING LIGHT POLES ON SITE.
- GAS**
- G1 PROTECT EXISTING GAS VENT.
 - G2 CONTACT CENTERPOINT ENERGY TO DISCONNECT AND REMOVE EXISTING GAS SERVICES.
- COMMUNICATIONS**
- T1 COORDINATE WITH THE APPROPRIATE UTILITY COMPANY TO DISCONNECT EXISTING SERVICE TO THE EXISTING BUILDINGS.
- SANITARY SEWER**
- S1 VERIFY EXACT LOCATION AND REMOVE EXISTING SANITARY LATERAL TO EXTENTS SHOWN.
 - S2 ABANDON EXISTING SANITARY SEWER LATERAL BENEATH ROADWAY.
 - S3 VERIFY EXACT LATERAL LOCATION (MOST LATERALS WERE NOT MARKED IN THE FIELD AT THE TIME THE SURVEY WAS PERFORMED FOR THESE CONSTRUCTION PLANS). PERFORM EXCAVATION, AND THEN CONTACT CBU WHO WILL CUT AND CAP EXISTING LATERAL AT THE MAIN.
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 - W2 REMOVE EXISTING WATER SERVICE.
 - W3 PERFORM EXCAVATION AND THEN CONTACT CBU WHO WILL CUT AND CAP WATER SERVICE AT WATER MAIN.
 - W4 ABANDON EXISTING WATER SERVICE BENEATH ROADWAY.
- STORM SEWER**
- D5 REMOVE EXISTING CLEANOUT.
- SITE**
- C1 REMOVE EXISTING MAILBOXES.
 - C2 REMOVE EXISTING "NO PARKING ANY TIME" SIGN AND RETURN TO THE CITY OF BLOOMINGTON DEPARTMENT OF PUBLIC WORKS.
 - C3 REMOVE EXISTING "T" POSTS.
 - C4 REMOVE EXISTING FENCE.
 - C5 REMOVE EXISTING DUMPSTER ENCLOSURE.
 - C6 REMOVE EXISTING HVAC EQUIPMENT.
 - C7 REMOVE EXISTING FENCE POST.
 - C8 REMOVE EXISTING RETAINING WALL.

DEMOLITION NOTES

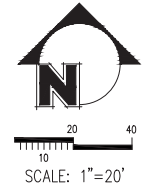
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- REMOVE EXISTING ASPHALT PAVEMENT AND GRAVEL BASE
- REMOVE EXISTING UTILITY LINE. COORDINATE WITH APPROPRIATE UTILITY COMPANY

DEMOLITION NOTES

1. CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION TO CORRELATE THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO DIGGING.
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3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
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5. USE OF THE PUBLIC ROW REQUIRES PRIOR APPROVAL FROM CITY BPW.
6. WORK WITHIN THE ROW REQUIRES A CITY ROW REMOVAL PERMIT AND BOND.
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FOR REVISION
6380
 SHEET
C200
 DATE 12/13/2021
 SITE PLAN

STAFF RECOMMENDATIONS

DD 22-03

RATING: CONTRIBUTING

Address: 403 E 19th St.

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Parcel: 53-05-28-300-160.000-005

Survey: C. 1950, American Small House



Background:

One of two houses in the same lot (along with 405 E 19th St). It is in good condition and slightly altered. The windows and the doors have been replaced.

Request:

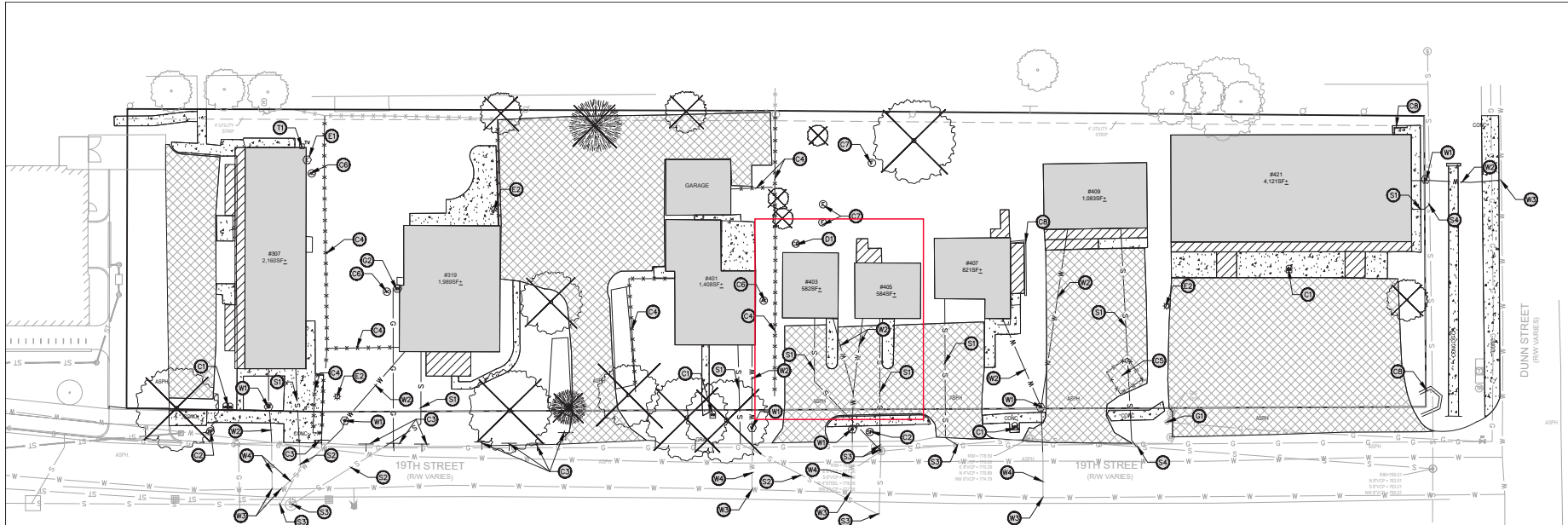
Full Demolition

Guidelines:

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

Staff Recommendation:

Release DD 22-03



DEMOLITION KEY NOTES

- ELECTRIC**
- E1 DUKE ENERGY TO REMOVE EXISTING ELECTRIC SERVICES AND METERS. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
 - E2 COORDINATE WITH DUKE ENERGY TO REMOVE EXISTING LIGHT POLES ON SITE.
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 - W4 ABANDON EXISTING WATER SERVICE BENEATH ROADWAY.
- STORM SEWER**
- D5 REMOVE EXISTING CLEANOUT.
- SITE**
- C1 REMOVE EXISTING MAILBOXES.
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DEMOLITION NOTES

- REMOVE EXISTING TREE, STUMP, AND ROOTS
- REMOVE EXISTING CONCRETE WALKS AND GRAVEL BASE
- DEMOLISH EXISTING STRUCTURE
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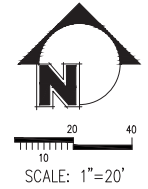
DEMOLITION NOTES

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| SHEET | C200 |
| DATE | 12/13/2021 |
| SITE PLAN | |



STAFF RECOMMENDATIONS

DD 22-04

RATING: CONTRIBUTING

Address: 405 E 19th St.

Petitioner: Ryan Strauser, Strauser Construction Co., Inc.

Parcel: 53-05-28-300-160.000-005

Survey: C. 1950, American Small House



Background: One of two houses in the same lot (along with 403 E 19th St). It is in good condition and slightly altered. The windows and the doors have been replaced.

Request: Full Demolition

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

Staff Recommendation: Release DD-04

STAFF RECOMMENDATIONS

DD 22-05

RATING: CONTRIBUTING

Address: 407 E 19th St.

Petitioner: Ryan Strauser, Strauser
Construction Co., Inc.

Parcel: 53-05-28-300-119.000-005

Survey: C. 1950, American Small
House



Background:

This house is located in the same row as the other mid-century vernacular structures and the apartment building near Indiana Memorial Stadium. The structure is slightly altered and in good condition.

Request:

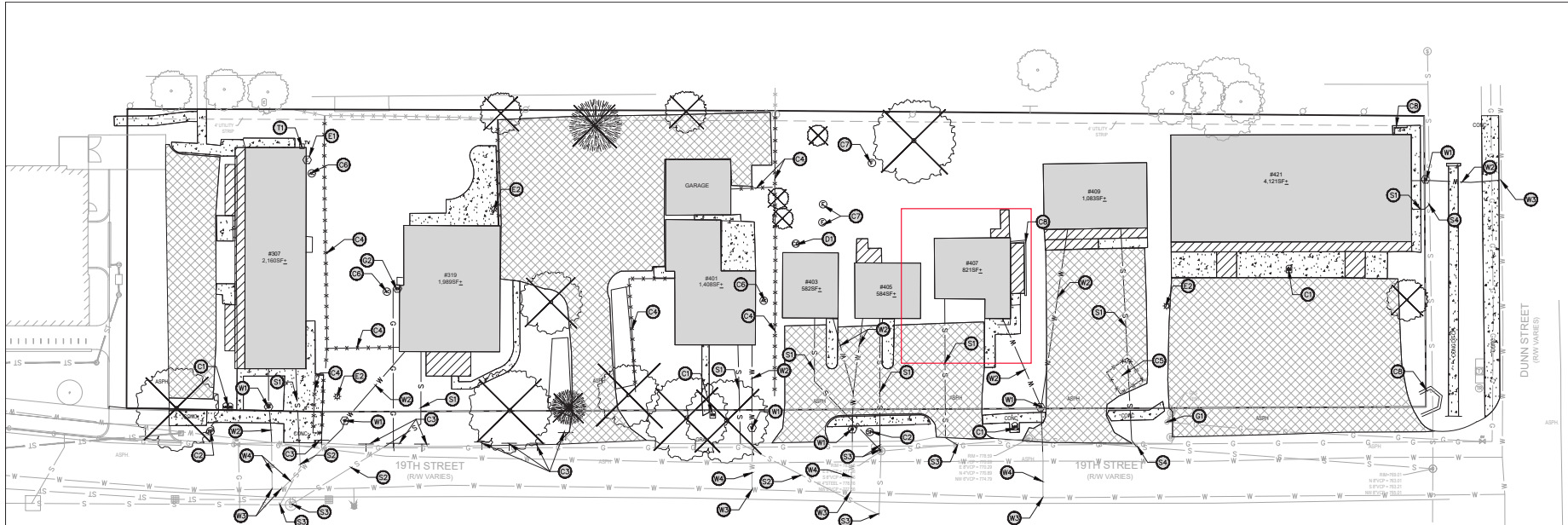
Full demolition

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.

Staff Recommendation:

Release DD 22-05



DEMOLITION KEY NOTES

- ELECTRIC**
- E1 DUKE ENERGY TO REMOVE EXISTING ELECTRIC SERVICES AND METERS. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
 - E2 COORDINATE WITH DUKE ENERGY TO REMOVE EXISTING LIGHT POLES ON SITE.
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- STORM SEWER**
- D5 REMOVE EXISTING CLEANOUT.
- SITE**
- C1 REMOVE EXISTING MAILBOXES.
 - C2 REMOVE EXISTING "NO PARKING ANY TIME" SIGN AND RETURN TO THE CITY OF BLOOMINGTON DEPARTMENT OF PUBLIC WORKS.
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DEMOLITION NOTES

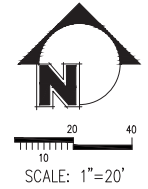
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FOR REVISION
6380
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C200
 DATE 12/13/2021
 SITE PLAN

STAFF RECOMMENDATIONS

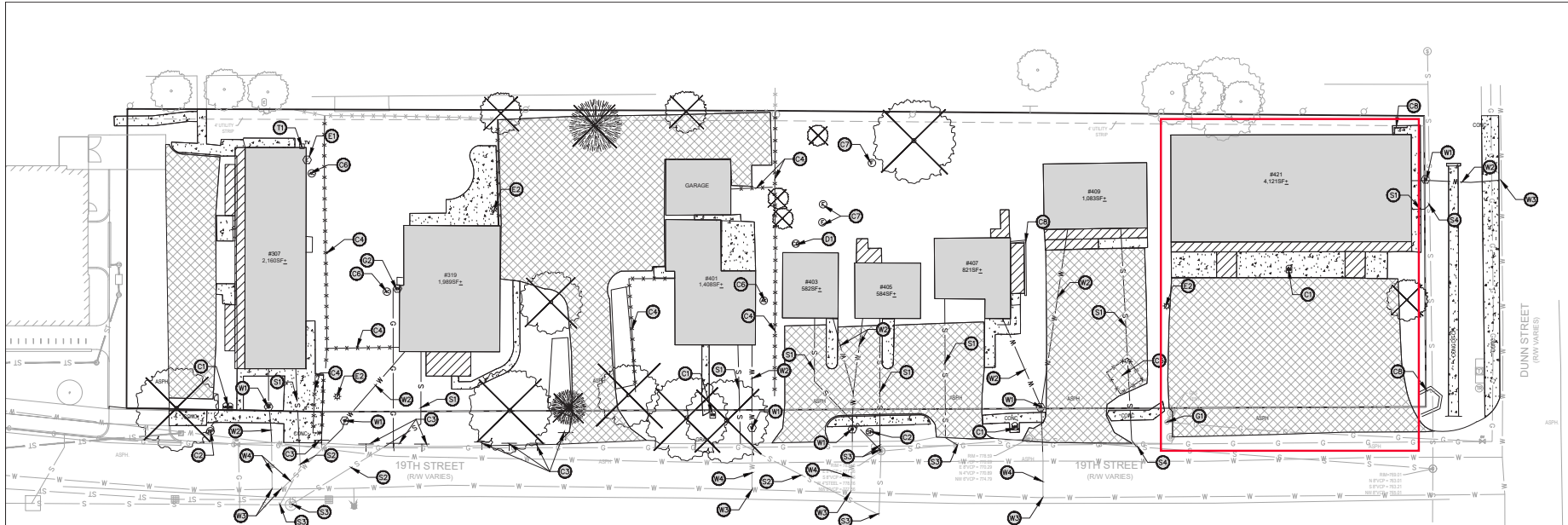
DD 22-06

RATING: CONTRIBUTING

Address: 421 E 19th St.
Petitioner: Ryan Strauser, Strauser Construction Co., Inc.
Parcel: 53-05-28-300-176.000-005
Survey: c. 1960, Mid-Century Modern apartment



- Background:** “Touchdown Terrace”, the structure is right across the street from Indiana University Memorial Stadium. It is part of a larger development which has two additional structures across 19th Street.
- Request:** Full Demolition
- Guidelines:** According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.
- Staff Recommendation:** Request more time to research the history of this structure and the ones facing it before making a determination.



DEMOLITION KEY NOTES

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- SITE**
- C1 REMOVE EXISTING MAILBOXES.
 - C2 REMOVE EXISTING "NO PARKING ANY TIME" SIGN AND RETURN TO THE CITY OF BLOOMINGTON DEPARTMENT OF PUBLIC WORKS.
 - C3 REMOVE EXISTING "T" POSTS.
 - C4 REMOVE EXISTING FENCE.
 - C5 REMOVE EXISTING DUMPSTER ENCLOSURE.
 - C6 REMOVE EXISTING HVAC EQUIPMENT.
 - C7 REMOVE EXISTING FENCE POST.
 - C8 REMOVE EXISTING RETAINING WALL.

DEMOLITION NOTES

- REMOVE EXISTING TREE, STUMP, AND ROOTS
- REMOVE EXISTING CONCRETE WALKS AND GRAVEL BASE
- DEMOLISH EXISTING STRUCTURE
- REMOVE EXISTING PORCHES, STAIRS, AND AWNINGS
- REMOVE EXISTING ASPHALT PAVEMENT AND GRAVEL BASE
- REMOVE EXISTING UTILITY LINE. COORDINATE WITH APPROPRIATE UTILITY COMPANY

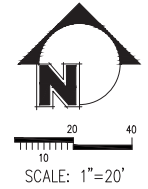
DEMOLITION NOTES

1. CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION TO CORRELATE THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO DIGGING.
2. PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AN ON-SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
4. ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
5. USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY BPW.
6. WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
7. FOR PUBLIC ROADS, SEWALK CLOSURE SIGNAGE IS REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SEWALK CLOSURE.
8. BUILDINGS, FOOTINGS, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
9. TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
10. BURNING OF DEMOLITION MATERIALS ON-SITE IS NOT PERMITTED.
11. THROUGH AN IDEM WIVES STORAGE MATERIAL IS NOT REQUIRED FOR THIS SITE, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON-SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
12. IF TRACKING OF MATERIAL INTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
13. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED SINCE TOPOGRAPHIC SURVEY WAS COMPLETED. CONTACT SURVEYOR FOR ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
14. REMOVE EXISTING PARKING BLOCKS AND SIGNS ON SITE.
15. CLEAR EXISTING BUSHES AND UNDERBUSH ON SITE.
16. PRIOR TO CONSTRUCTION, CONTACT THE DUKE ENERGY SERVICE CENTER AT 800-774-0246 TO SCHEDULE THE DISCONNECTION AND REMOVAL OF EXISTING ELECTRIC SERVICE.
17. PROTECT ALL UTILITIES NOT CALLED OUT TO BE REMOVED.
18. COORDINATE ANY ON-SITE TEMPORARY POWER NEEDS DURING CONSTRUCTION WITH DUKE ENERGY.

| REVISIONS | DATE | BY |
|-----------|------|----|
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| | | |
| | | |

| | |
|----------|-----|
| PROJECT | KCK |
| DESIGNER | KCK |
| CHECKER | KCK |
| DATE | |

FOR 1915888
6380
 SHEET
C200
 DATE 12/13/2021
 SITE PLAN



Bloomington Historic Preservation Commission
Staff Review: January 13, 2022
National Register Nomination

Name: The Cascades Park Historic Landscape District
Boundary: Starting at Monroe County Bridge #413, on Old State Rd. 37 (approximately 1070 feet north of St Rd 46 underpass), face northwest and continue for approximately 1200 feet until you encounter N. Kinser Pike (which acts as the western edge of the district). Face north and proceed on N. Kinser Pike for approximately 1.2 miles. Face east, following a private drive for approximately .60 miles until you encounter Cascades Creek. Face south and follow the eastern edge of Cascades Creek for .43 miles until you encounter the northwest intersection of Clubhouse Dr. and Old State Rd 37. Face north and proceed .65 miles north on the western edge of the right away of Old State Rd. 37. Turn south and proceed .65 miles to the intersection of Clubhouse Dr. and Old State Rd. 37. Face south east and proceed approximately 294 feet. Turn east and proceed 139 feet. Turn south and follow eastern edge of Old State Rd 37 (approximately 1388 feet) then turn west and proceed 109 feet. Turn south and follow eastern edge of Old State Rd. 37 for .41 miles commencing back at the Monroe County Bridge #413. Bloomington, Monroe County

Case Background

Cascades Park is Bloomington's oldest park, first coming into being in 1921 when the City purchased the first parcel of land. The Cascades Park is divided geologically by a steep drop in to two major regions known as the Upper Cascades Park and the Lower Cascades Park. The Quarry and Pine Golf Courses, located on the Upper Cascades Park, were opened to the public in 1927 and 1931, respectively. The proposed landscape district contains a combination of natural scenic landscapes, golf courses, recreational park area, and Works Progress Administration (WPA) era supporting structures. The park received its next major update in the 1930's and 40's with the construction of multiple shelters, wishing well water fountains, bridges, picnic tables, benches, fire circles, and retaining walls using WPA funds. The park has continued to be maintained by the city enjoyed by visitors to this day.

The nomination proposal process began when the City of Bloomington (the City) proposed to stabilize 1,215 linear feet of Cascades Creek within the Cascades Park, which would result in the discharge of fill into jurisdictional waters of the United States. The City applied for a Department of the Army Regional General Permit verification pursuant to Section 404 of the Clean Water Act for the discharge of fill into the stream with the U.S. Army Corp of Engineers (Corp). The Corp coordinated a cultural resources

review pursuant to Section 106 of the National Historic Preservation Act of 1966 (NHPA) and found that Cascades Park was eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C.

The City hired the cultural resources consultants J.P. Hall and Christopher Bass to prepare both a Historic American Landscapes Survey (HALS) that was submitted to the Corps and the NRHP nomination. The City sent the Historic Preservation Commission (HPC) staff the documents for review on September 29, 2021. Staff brought the Cascades Park forward to the HPC on November 18, 2021 for review and again on December 9, 2021 for a formal vote which passed unanimously. However, the nomination also requires official notification of the NRHP nomination to the owner, in this case the City as well as the Monroe County Commissioners along with this staff report before going to a vote with the HPC. The two parties have now been informed of the date of the next HPC meeting through official communication.

Evaluation of the Nomination

In order to be eligible for inclusion in the National Register, properties must conform to 36 CFR Part 60.4, the Criteria for Evaluation. The nomination establishes that the district is eligible under Criteria A and C.

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

Cascades Park has been used as a recreational area even before the City purchased the land and officially being using it as a park due to the geographic beauty of the topographically variable land (upper and lower parts with a steep incline in between) and the waterways with their cascades, including Griffy Creek that give the park its name. The park provides representation of the following three aspects of both local and national history in during the first half of the twentieth century.

Road and transportation history

The main road that runs through Cascades Park north to south, was the main entrance to Bloomington for those traveling from the north. This road became part of the Dixie Highway that connected existing roads from the Midwest to Florida in 1915. It was later renamed State Road 37 in 1927 when the road numbering convention was first introduced. The road is still used today, now known as Old State Road 37 and constitutes an important slice of the early twentieth centuries road and transportation history.

Sports and recreation

The two golf courses, the Quarry Golf Course and Pine Golf Course located in Cascades Park were designed by Thomas “Tom” Bendelow, who specialized in golf course designs throughout the United States, with over 600 courses credited to him. Both golf courses were designed using the natural attributes of the land and have been minimally changed over time. The golf courses provide examples of early municipal courses that made the game of golf accessible to a wider audience than had been seen before.

The park also provided recreational spaces and built infrastructure, much of which was built during the 1930’s and 1940’s using WPA funds. The WPA funds were created by the Franklin D. Roosevelt Administration to offset the economic struggles caused by the Great Depression provided the funds to pay the wages of local workers to build municipal infrastructure. The majority of the park’s WPA structures and furniture remains mostly intact.

- B. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The multiple design fixtures that were implemented in Cascades Park from the 1920’s to the 1940’s were all influenced in one way or another by the public park movement of the nineteenth century in the United States. The conservation of natural water and geological features, along with trails, areas for rest and food, as well as the golf courses that maintained much of the original topography were all indebted to precedents that stemmed from Fredrick Law Olmsted’s natural rolling park designs to the establishment of the national parks system. The WPA structures and fixtures used locally sourced limestone combined with the guiding Park Rustic principles disseminated by the National Parks Service.

As set forth in 36 CFR Part 60, staff has notified the property owner and public officials by letter. All have been given the opportunity to provide to Commission with written comments or objections. A public hearing will be held on January 13, 2022 where the Bloomington Historic Commission will render its decision on the merits of this application.

Recommendation

Staff supports the nomination and recommends that the Bloomington Historic Preservation Commission support the nomination of the Cascades Park to the National Register of Historic Places based upon the substance of the argument in the nomination.

It is possible that the Indiana Division of Historic Preservation and Archaeology will request further revision of the nomination form during substantive review, which will follow the Commission's action. These revisions should not affect the case for the nomination.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: The Cascades Park Historic Landscape District

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: _____

City or town: Bloomington State: IN County: Monroe

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

X A ___ B X C ___ D

| | |
|---|------------------------------|
| <p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p> | <p>_____ Date</p> |
|---|------------------------------|

The Cascades Park Historic Landscape District

Monroe, IN
County and State

Name of Property

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>4</u> | <u>1</u> | buildings |
| <u>2</u> | <u>0</u> | sites |
| <u>10</u> | <u>3</u> | structures |
| <u>33</u> | <u>0</u> | objects |
| <u>49</u> | <u>4</u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RECREATION AND CULTURE: outdoor recreation

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE: outdoor recreation

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Park Rustic

OTHER: WPA Rustic

OTHER: NPS Rustic

Materials: (enter categories from instructions.)

foundation: CONCRETE/STONE

walls: STONE

roof: ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Cascades Park was established in 1921 as Bloomington's first municipal park. The park is located within a valley carved out by Cascades Creek. Manmade design interventions, many that follow the tenants of Rustic park design, are scattered throughout the Park and are integrated in and highlight the natural assets and topography of the site (Cascades Creek, tributaries, bottomlands, Cascades Falls, and slopes). Development of the park started in the 1920s and increased dramatically during the 1930s and early 1940s under the WPA. Most of the resources from this time period remain today and the park retains a high degree of integrity as a result.

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

Narrative Description

Landscape features, especially uplands and bottomlands, divide Cascades Park Historic Landscape District into two distinct sections: Upper Cascades and Lower Cascades. The district includes uplands (Upper Cascades Park and Cascades Golf Course), steep slopes, and stream bottomland (Lower Cascades Park). The uplands portion is generally flat with slightly rolling topography of approximately 2-12% slopes. The steep slopes are a result of the valley formed by Cascades Creek. The slope incline ranges from 25% to 75%. The bottomlands are flat and often flood.

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

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

The Upper Cascades section of Cascades Park includes the Lion's Club Shelter recreation area, the Quarry Golf Course, and the Pine Golf Course. Upper Cascades is bounded on the west by Kinser Pike and a residential subdivision, on the north by Pine Golf Course, the east by steep slopes leading to Lower Cascades, and on the south by a residential subdivision.

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

The Quarry Golf Course and the Pine Golf Course are approximately 112 acres, combined, and contain two nine holes and was opened to the public in 1927 and 1931, respectively. The course is located on the district's uplands and features slightly rolling topography created by the ravines

The Cascades Park Historic Landscape District

Name of Property

Monroe, IN

County and State

running east towards Lower Cascades. The contemporary clubhouse is located on the northeast corner of the course and opened in 2019 replacing an early clubhouse built in 1958. A small memorial plaque is located along Kinser Pike between the current Hole 7 and Hole 8 that marks the location of the original clubhouse (1927-1958).

Clubhouse Drive links Upper and Lower Cascades. It winds down the slope from the clubhouse at the Quarry Golf Course to the Sycamore Shelter where it meets Old State Road 37 at a T-intersection. A bike and pedestrian trail runs along the road's edge.

Lower Cascades is a linear park that runs north-to-south approximately 1.4 miles from Walnut Street to three hundred feet north of Matlock Road. The historic district section of the park runs 0.8 miles between Clubhouse Drive to the concrete bridge north of Matlock Road and the site is approximately fifty acres in size. Lower Cascades is arranged along Cascades Creek that flows north, and Old State Road 37 that parallels the east edge of the stream. The park has three distinct areas organized around recreational features: Sycamore Shelter, Waterfall Shelter, and the southern reaches of the stream.

The Sycamore Shelter section is located at the intersection of Clubhouse Drive and Old State Road 37. It includes the shelter, a large parking lot, playground, bike and pedestrian trail, and several WPA constructed resources (the shelter, picnic tables, and a wishing well).

A concrete pedestrian bridge, with wood guardrails, crosses Cascades Creek south of the shelter's parking lot. It connects the parking lot on the east side of the stream with the shelter, picnic tables, and small playground on west side of the creek. A wishing well drinking fountain is located southeast of the shelter and near the creek, but is missing the roof and parts of its pillars. The well has a stone inscribed with "WPA LABOR 1936." A row of eight WPA constructed picnic tables and benches parallel the stream's west edge.

The Waterfall Shelter section is located south of the Sycamore Shelter. It includes the shelter, well house, playground, and several WPA constructed resources (the shelter, well house, and picnic tables). A large, turfed recreational green space is located between the Sycamore Shelter and Well House, and Cascades Creek. It is used for open play and includes a volleyball court. Five picnic tables are located along creek's edge. This section of the park includes a tributary to Cascades Creek that runs east from the steep slopes on the west and meets the creek southeast of Waterfall Shelter. The tributary often flashfloods and the confluence of the two streams demonstrates several attempts over the years to stabilize the streambanks (e.g., gabions, precast concrete wall units, etc.). A trail parallels the tributary's north side and leads to a small waterfall, which the park was originally named for.

The section of the park south of the Waterfall Shelter consists of the Cascades Creek, Old State Road 37, and a trail that runs on the west side of the stream between the banks and steep slopes to the west. The north edge of this section is marked by a concrete low water crossing in the bed of the creek (locally known as "the slide"), that provides access to a small parking lot on the west side of the stream. There are 10 WPA constructed picnic tables and a wishing well drinking fountain along the path. This wishing well fountain is the only intact example of the three

The Cascades Park Historic Landscape District

Name of Property

Monroe, IN

County and State

examples remaining in the district. It includes a stone with the inscription "WPA LABOR 1936." Four pedestrian bridges cross the stream in this section. The cambered (e.g. arched or angled) bridges are approximately three feet in width and are constructed of a pair of steel I-beams that hold a concrete walking surface. Metal pipe handrails are welded to the top flange of the beams. The bridges rest on concrete abutments and their date of construction is unknown.

The south end of the park is marked by a small concrete bridge that carries Old State Road 37 over Cascades Creek. The bridge was built in 1926 and is an example of a standardized short span rural bridge constructed by the State of Indiana in the early decades of the twentieth century. The bridge's substructure is comprised of a concrete arch and abutments. The superstructure is comprised of concrete guardrails. The guardrails are topped with a coping and the sides have two, rectangular recessed panels.

Cascades Park Historic Landscape District maintains a high level of integrity (location, design, setting, materials, workmanship, feeling, and association). The district's resources retain their original location. The park's design, especially the WPA resources, are unchanged. The exceptions to this aspect are the alterations to the interior of the Sycamore Shelter, and the missing timber roofs of two wishing wells. The park maintains the original aspects of a natural park setting, and its association with early park and recreation efforts in Bloomington. Changes in the setting have come from the development of new recreation facilities such as playgrounds and trails, but these changes do not affect historic integrity. Park resources continue to display the original limestone and timber materials, and the workmanship characteristic of the WPA.

A complete list of resources is listed below starting with Lower Cascades located towards the southern portion of the district, continuing north to Upper Cascades which includes two historic nine-hole golf course landscapes. Nine holes (Ridge Course) were added north of the Pine Course in 2000 and is not included within this district. Number designations are provided that correspond to the district map.

Lower Cascades. The landscape of Lower Cascades consists of three picnic areas which are all located along the western edge of Cascades Creek which flows north to south.

1. Monroe County Bridge # 413, 1926. Contributing. (structure)

Hancock & Kieffer, Contractor. Photo 0001

The concrete slab bridge was built as part of the State Highway system when this road was originally State Road 22. The bridge was built in 1926 and is an example of standardized concrete construction of short span rural bridges by the State of Indiana in the early decades of the twentieth century. The bridge's substructure is comprised of a concrete slab and abutments. The superstructure is comprised of concrete guardrails. The guardrails are topped with a coping and the sides have two, rectangular recessed panels.

2 -5. Metal/Concrete Pedestrian Bridges, c. 1960's. Contributing. (structure)

Photo 0002

Four pedestrian bridges cross Cascades Creek just west and south of the Waterfall Shelter. The cambered (e.g. arched or angled) bridges are approximately three feet in width and are

The Cascades Park Historic Landscape District

Monroe, IN

Name of Property

County and State

constructed of a pair of steel I-beams that hold a concrete walking surface. Metal pipe handrails are welded to the top flange of the beams. The bridges rest on concrete abutments.

6 – 34. Series of limestone picnic tables, WPA Rustic, c.1936. Contributing. (object)

Works Progress Administration. Photos 0003 – 0005

There are a series of 24 limestone picnic tables scattered throughout Lower Cascades Park and five located in Upper Cascades Park near the Lion's Den Shelter. Although they follow a similar pattern, and are constructed of rusticated limestone piers with smooth limestone table tops, they vary in size, length, and height. Generally, the tables are constructed with a rectangular (approximately 3 x 10 feet), horizontal, smooth, single limestone slab tabletop supported by limestone block pillars four courses in height. The tabletops have rounded corners. The tables include between one and four benches (some are missing and some have been moved to accommodate wheelchairs). The benches are constructed of a horizontal, smooth limestone slab with rusticated ends (approximately 1 x 4 feet) supported by pillars two limestone blocks in height. The benches on the long sides of the tables are comprised of two slab sections on three pillars. The end benches are comprised of one section of slab on two pillars.

35 - 37. Wishing Well Drinking Fountains, WPA Rustic, 1936. Contributing. (object)

Works Progress Administration. Photo 0006

Constructed by the WPA in 1936, these three water fountains were patterned to resemble a traditional wishing well. They were constructed of a circular, limestone block base and two limestone block pillars. The circular base is four, common bond, block courses tall, and contain a shallow concrete basin with a drinking fountain and drain. The two pillars are fourteen courses tall. A horizontal timber threads through the upper portion of each pillar and supports a timber gable roof. Two fountains are located in Lower Cascades and one fountain is located in Upper Cascades near the Lion Den Shelter. The only structurally complete fountain is located on the western side of Cascades Creek near the southern entrance to the park. The fountains located near the Sycamore Shelter and the Lion Den's Shelter are both missing their roofs.

38. Cascades Creek Retaining Walls, WPA Rustic, c. 1936 – 2000. Contributing and some sections Non-Contributing. (structure)

Works Progress Administration. Photos 0007 – 0008

The WPA channelized Cascades Creek by lining both sides with limestone retaining walls. The walls are approximately six-to-eight feet in height, constructed on a concrete footing, and built with horizontal pieces of limestone. Several sections of the wall have failed and been replaced with gabions or a variety of stone or concrete products.

39. Cascades Park Shelter House (Waterfall Shelter), WPA Rustic, 1936. Contributing. (building)

Works Progress Administration. Photos 0009 – 0012

Built by the WPA in 1936, the shelter is a single story, hipped roof, limestone block building that measures approximately 30 x 60 feet. Large fireplaces are located at each end of the buildings. The shelter is accessed from the east and west sides. The east side contains a set of stone stairs that lead to a large, central opening flanked by large and small windows. The rear (west façade) of the shelter matches the front (east façade) and is accessed at grade. The north and south

The Cascades Park Historic Landscape District

Monroe, IN

Name of Property

County and State

façades have windows that flank the end chimneys, and a modified gable is incorporated into each chimney. The entrance is marked by a stone with the names of individuals involved in its construction in 1936 (park trustees, board of public works, and the mayor of Bloomington), in addition to signifying that it was constructed by WPA Labor. A short stone retaining wall is located at the base of the slope behind the structure. The shelter's interior features the roof's exposed scissor trusses (e.g., open or unfinished), battered columns, fireplaces with stone mantels, and a decorative stone floor.

40. Well House, WPA Rustic, 1936. Contributing. (building)

Works Progress Administration. Photos 0013 - 0014

Located towards the south west corner of the Waterfall Shelter, the well house historically served the park with access to natural spring water via a well pump. Dedicated in the memory of J. A. Wells, the structure was built in 1936, at the same time as the shelter structure. It is a single story, hipped roof, limestone block structure that measures 16 x 16 feet. It has a base wall (e.g., half wall) of seven courses of limestone blocks laid in a common bond and topped by a limestone coping. Stone corner columns located on top of the base support the roof. Two stone columns frame an arched entry that contains a keystone inscribed with "IN MEMORY OF J.A. WELLS 1936." The rear of the structure is partially built into the side slope and includes limestone block wing retaining walls. The building interior displays the hipped roof's framing, a modern concrete floor, and includes a built-in stone bench on the back (west) wall.

41. Limestone Retaining Wall, WPA Rustic, c. 1936. Contributing. (structure)

Photos 0015

Located behind, and directly west of the Waterfall Shelter, this wall was built to lessen erosion and soil pressure from the increased elevation change directly west of the shelter. It is constructed of locally sourced limestone consistent with other objects and structures within the park.

42. Pedestrian Bridge, 2000's. Non-Contributing. (structure)

Spanning the creek north east of the Waterfall Shelter, this pedestrian bridge was constructed in the early 2000's. It is constructed of concrete abutments and piers, wooden decking, and metal railings.

43-44. Limestone Benches, WPA Rustic, c. 1936. Contributing. (structure)

Works Progress Administration. Photo 0016

Two limestone benches are located just south of the concrete pedestrian bridge on the western side of the creek near the Sycamore Shelter. It is unknown whether these benches were originally associated with a picnic table or were stand alone structures.

45. Concrete Pedestrian Bridge, c. 1935, Contributing. (structure)

Photo 0017

The early 20th century cast concrete bridge spans Cascades Creek just west of the Sycamore Shelter. It is constructed of concrete, with visible pour lines signifying that it was cast in place. It is arched and likely predates the retaining wall work on the creek. The bridge has late twentieth century wood handrails constructed with post and railings.

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

46. Cascade Park Bath House (Sycamore Shelter), WPA Rustic, 1938. Contributing. (building)
Works Progress Administration. Photos 0018 - 0020

The Sycamore Shelter is a single-story, hipped roof, limestone block building that measures approximately 40 x 100 feet. The symmetrical building is comprised of a central, rectangular structure with roofed patios at each end. The shelter was originally a bathhouse and has been modified by closing windows and doors, and adding a fireplace. The east and west facades of the main rectangular structure contain two arched windows between two arched doors. Smaller rooms are located at the structure's northeast and southeast corners, and restrooms are located at the northwest and southwest corners. Porches are located on the shelter's northwest and southwest corners. They have a low wall that support wood columns and a hipped roofed. The shelter's interior features exposed trusses and roof framing (e.g., open or unfinished), fireplaces, and a concrete floor.

47. Playground, c. 1980s. Non-Contributing (structure)

The playground is located southeast of the Sycamore Shelter, and west of Cascades Creek and Old State Road 37.

48. Playground, 2006. Non-Contributing. (structure)

The modern playground built in the early 2000's is located on the east side of Cascades Creek and Old State Road 37 in Lower Cascades Park.

Upper Cascades Park. The historic landscape of Upper Cascades Park consists two nine-hole golf courses (Quarry Course and the Pine Course). Additionally, WPA resources exist, all within close proximity to the Lion's Den Shelter, with examples of limestone picnic tables, the remnants of a wishing well water fountain and a limestone campfire circle - the only kind like it in the park.

48. The Quarry Course, 1928. Contributing. (site)

Attributed to Thomas "Tom" Bendelow, Golf Course Designer.

The Quarry Course is attributed to the work of Thomas "Tom" Bendelow, the renowned early twentieth century golf course designers. With over 600 golf courses credited to him, his role in the solidification of the sport of golf in America is unrivaled. The Quarry Course is a great example of an early 9-hole municipal course and retains integrity with its limited modifications from its original design.

49. The Pine Course, 1931. Contributing. (site)

Attribute to Thomas "Tom" Bendelow, Golf Course Designer.

Located north of the Quarry Course, the Pine Course was designed and constructed shortly after the success of the Quarry Course and is also attributed to Thomas "Tom" Bendelow. Bendelow was known for staking out the holes of a course while utilizing the natural contours and features, and scenery of a site. The Pine Course has changed minimally from its original design and as such retains integrity.

50. Club House, 2019. Non-Contributing. (building)

The Cascades Park Historic Landscape District

Name of Property

Monroe, IN

County and State

Built in 2019, to replace the former clubhouse built in the 1950's, the current Club House is situated on the uplands where Clubhouse Drive enters the Upper Cascades portion of the park.

51. Lion's Den Shelter, c. 1960's. Contributing. (building)

Photos 0021

Constructed in the 1960's by the Bloomington Lions Club, the open-air shelter is a gabled wood framed structure that measures approximately 30 x 80 feet. It has a concrete floor and the roof material is asphalt shingle. It has exposed wood posts, beams, and bracing and is indicative of large open-air picnic shelters found in municipal parks and sponsored by Lions Clubs. The frame supports simple trusses for a gable roof.

52. Campfire Circle, WPA Rustic, c. 1936. Contributing. (object)

Works Progress Administration. Photos 0022

The campfire circle contains a central fire ring of stones surrounded by a ring of larger boulders utilized for seating. It is unclear if wood or limestone benchtops historically bridged the boulders to create a council ring or if the boulders acted as seats in themselves.

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
ENTERTAINMENT/RECREATION
SOCIAL HISTORY
LANDSCAPE ARCHITECTURE
TRANSPORTATION

Period of Significance

1921 – 1971

Significant Dates

1936

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Works Progress Administration
Thomas, "Tom" Bendelow
Hancock & Kieffer, Contractor

The Cascades Park Historic Landscape District

Name of Property

Monroe, IN

County and State

Period of Significance (justification)

The period of significance begins in 1921 when the city of Bloomington purchased the first section of the park. It ends in 1971 partly as a result of the 50-year rule and other modern expansions and developments. During the 1970s to present, land was added to the park, in addition to modern buildings and recreational features like softball fields, playgrounds, an additional modern 9-hole course (the Ridge Course), and a new golf clubhouse.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cascades Park Historic Landscape is eligible for the National Register of Historic Places under criterion A/entertainment, recreation, social history, and transportation. As the first public park designated by the City of Bloomington, the landscape includes multiple man-made resources associated with early recreational efforts in Indiana including shelters houses, picnic tables, and other structures and objects. The involvement of the federal government, via the Works Progress Administration (WPA) between the mid-1930s and early 1940s, also makes the park significant under social history. Additionally, the park's use as a northern gateway into Bloomington, before and during the State Road numbering system in 1927 - and in conjunction with its designation as the Dixie Highway- makes the park significant for its connection to early transportation efforts in Indiana.

The Cascades Park Historic Landscape District is also eligible under criterion C/architecture and landscape architecture for its excellent examples of WPA Rustic Architecture. Additionally, the park landscape takes advantage of the natural terrain, natural water features – including streams and waterfalls – which was an important character defining feature of early twentieth century Rustic park design. The use of locally sourced limestone makes Cascades' vernacular Rustic park design uniquely Bloomington and represents the style very well.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

ENTERTAINMENT/RECREATION

As the City's first public park, Cascades Park is significant for providing the citizens of Bloomington a space and place to enjoy leisure activities and diversion from urban life. The area that comprises Cascades Park had a long history of recreational use among citizens of Bloomington, and Indiana University students, prior to the City taking ownership in December of 1921.

Local coverage in Bloomington's newspapers highlighted the importance of the site, usually in the form of picnics and/or hiking trips. In the summer of 1916, the *Bloomington Evening World* highlighted the members of the Sunday School of the Kirkwood Avenue Christian Church

The Cascades Park Historic Landscape District

Monroe, IN

Name of Property

County and State

utilizing the Cascades for a picnic supper and outing.”¹ On another occasion, “a jolly crowd of picnickers were seen yesterday afternoon out at the Cascades wading and having a merry time.”² Hiking was also a common activity sponsored by groups from Indiana University. The *Indiana Daily Student* reported in 1916, “Saturday morning...all the hikers in the University are invited to assemble at the Gymnasium for the second weekly hike...a personal conducted tour will be made to the Cascades...”³ “Sixty Students Have Pleasant Visit to Fall Under Beautiful Moonlight,” was the heading of a column in the *Indiana Daily Student* in July of 1919 that described a trip to Cascade.⁴

It is important to note that interest in this area predated the automobile, and the influence of the Dixie Highway (1914), as early stories and advertisements attest in local newspapers.⁵ One 1911 advertisement in the *Indiana Daily Student* promoted the Cascades as a desirable location for one of their horse buggies.⁶

On December 30th 1921 the City Council approved the purchase of land, at the request of the newly created park board, to purchase the old Headley place two miles north of town for \$5000.⁷ The Bloomington Daily Telephone reported, “The new park site is located down the “north pike” – one of the most beautiful drives that be found any place in the entire county, the paper reported. It is situated just north of where the road goes off to the left of the Cascades.”⁸ A later purchase, which would increase the acreage of the park, and would include the “Cascade Falls” occurred in May of 1922.⁹ In the May 1922 *Indiana Daily Student*, it was reported:

The city park board is cooperating with the children in the beautification campaign, and is arranging to purchase a tract of land within the city to establish a rest and recreation center. This board is appointed by the city council last fall, and purchased the new park site on the Dixie Highway north of the city, including the Cascades and other beauty spots of interest to the Bloomington residents and visitors.¹⁰

Expansion occurred in increments and over the years, including a purchase of 26 acres from the property of John S. Rogers in 1923.¹¹

During the spring of 1924, a competition was held in the community sponsored by the Park Board and the Chamber of Commerce, to name the city’s first park. Cascade Park (note the use

¹ *Bloomington Evening World*, Aug. 30th, 1916, 4.

² *Bloomington Evening World*, June 26, 1920, 1.

³ *Indiana Daily Student*, June 20, 1916, 4.

⁴ *Indiana Daily Student*, July 15, 1919, 3.

⁵ *Indiana Daily Student*, June 6, 1916, 4.

⁶ *Indiana Daily Student*, Oct. 18, 1911, 3.

⁷ *Bloomington Daily Telephone*, Dec. 31, 1921, 3.

⁸ Ibid.

⁹ *The Bloomington Daily Telephone*, March, 22, 1934, 2.

¹⁰ *Indiana Daily Student*, May 4, 1922, 4.

¹¹ Kelly L. Molly, *History Property Report, Cascades Park Trail*. (Zionsville, IN: Weintraut & Associates, Inc., 2011), 7.

The Cascades Park Historic Landscape District

Name of Property

Monroe, IN

County and State

of the singular) was chosen as the official name even though many of the early newspaper articles referencing the site often used the plural Cascades.¹²

On August 24, 1924, with several hundred in attendance, the park was officially dedicated to the citizens of Bloomington. Dr. Fred Prow, a prominent local physician, noted during the dedication:

Some 28 years ago I became a citizen of Bloomington. It was then a town of about 4800 people. It is now a city of 15000 and one of the thriftiest in the United States. Through the years I have endeavored to do my bit toward upbuilding our city and making it a better place in which to live. I am proud of our Bloomington today and we all have a right to be. In the early years times without number we use to drive down the north pike thru what is now the Cascade Park enjoying to the fullest this spot and ever marveling at the lavish beauty bestowed by nature and ever dreaming of the way and means some time by which it could be permanently preserved for all time to come. This dream has now been realized.

Shortly after the park dedication, private interests were developing parcels adjacent to the park in order to take advantage of the natural beauty of the area. In 1925, Tom Huff a local entrepreneur, opened Cascades Gardens, a resort that included a swimming pool, bath house, and dance hall.¹³ Controversial from the start, due to Huff's dealings with gambling and the perception of dancing as being provocative amongst some of the leadership at Indiana University, the resort was doomed from the beginning and folded in 1929. It has been suggested that the Indiana University Dean of Women outlawed the attendance of all University coeds to the Gardens.¹⁴

It was also during the first two decades of the twentieth century that the interest in the game of golf increased nationally and, consequently, in the City of Bloomington. Bloomington, during the 1920s, had a few options for the golf enthusiast. The Bloomington County Club, which catered to the community's elites was established in 1921. Additionally, there was Dunn Field Course on the campus of Indiana University. However, there was not a quality course for the average citizen to play. Paralleling the formation of the original section of Cascades Park were efforts to establish a municipal golf course. The Bloomington Golf Association was created in 1924 to assist the Park Board with designing, building, and recruiting members for an eventual city owned golf course:

¹² *The Bloomington Daily Telephone*, March 22, 1934, 2. Many early newspaper accounts referred to the site as the Cascades. The naming in 1924 established the singular usage and it was used well into the second half of the 20th century. Both structures built by the WPA (Cascade Shelter and Cascade Park Bath House) use the singular. Historic photos from the 1950s and 1960s highlight a sign on the Waterfall Shelter denoting Cascade Park. The singular/plural were used interchangeably by the local newspaper until the 1970s when the plural seemed to win out and was utilized by the city in their park and recreational planning in 1977 returning to the original vernacular.

¹³ Molly, *Historic Property Report*, 8.

¹⁴ Dave Williams, *Cascades Park Renovation and Development Plan*, (Bloomington, IN: City of Bloomington Parks and Recreation, 2001), 6.

The Cascades Park Historic Landscape District

Name of Property

Monroe, IN

County and State

In January of 1925, the Association announced that the membership goal had been reached at a stag dinner party at the Bloomington Country Club. An announcement was made at the dinner that golf architect Thomas Bendelow (course architect of Medinah Country Club, Atlantic Athletic Club), had been hired to create the layout for the golf course. He would work exclusively with Indianapolis landscape architect, Arthur W. Brayton. Bendelow arrived in Bloomington in February of 1926 to stake out the locations of the fairways and greens. That spring, Frank M. Miller and Willard Farr were hired to build the greens, disk the cornfield located on the southern end of the land, and, sew in the grass.¹⁵

The Association was ultimately successful in creating two nine-hole courses, the Quarry Course in 1926 and the Pine Course in 1931, and by 1932 the city was ready to assume ownership, from the Golf Association, of both courses.¹⁶

LANDSCAPE ARCHITECTURE/SOCIAL HISTORY

The public park movement in the United States was born out of the nineteenth century philosophy that interactions with nature provided spiritual and physical well-being, and the desire to provide natural environments and recreation opportunities to urban populations. Landscape architect Frederick Law Olmsted and architect Calvert Vaux's design for New York City's Central Park in 1857 captured this philosophy by turning the barrens of central Manhattan into a rolling landscape of forests, meadows, lakes, and trails. The park became a national catalyst for publicly provided natural and recreational spaces. The park movement helped establish national parks such as Yellowstone and Yosemite. Locally, municipalities across the country formed park boards and created public parks. In Indiana, early twentieth century state laws enabled communities to form park boards, own property, and collect taxes. Park systems were planned that promoted city growth and provided equal access to green space throughout a city. Olmsted's Emerald Necklace in Boston and Chicago's South Park District are early examples of these systems. In Indiana, George Kessler planned park and boulevard systems in several communities including the state capital of Indianapolis. At the state level, the Indiana state park system was established in 1916 with the opening of McCormick's Creek and Turkey Run state parks. In the 1920s, Bloomington demonstrated their participation in this movement by forming a new park board, purchasing property, and creating Cascades Park.

The WPA was one of the many work relief programs established during Franklin Delano Roosevelt's (FDR) flurry of New Deal legislation to combat the ills of the Great Depression, It played a pivotal role in the development of the park during the 1930s and early 1940s. In 1935, the city and county received \$3,000,000 to assist with reducing unemployment in the region.¹⁷ A key element of receiving funds towards WPA projects was the obligation of the locality in question to supply all the material necessary to complete the planned work. WPA funds could

¹⁵ *The History of Cascades Golf Course*. <https://cascadesgolfcourse.weebly.com/history-of-the-course.html>

¹⁶ Williams, *Cascades Park Renovation and Development Plan*, 8.

¹⁷ Williams, *Cascades Park Renovation and Development Plan*, 7.

The Cascades Park Historic Landscape District

Name of Property

Monroe, IN

County and State

only be used for labor in order to reduce unemployment. Indiana Governor Paul V. McNutt was quoted as stating in a local newspaper article in May of 1935, "Conditions of recovery in the northern part of the state are quite definitely encouraging, but in southern parts, and particularly in the limestone and coal districts, there does not seem to be any such appreciable upswing toward recovery. Hence these districts will have the larger share of the appropriations."¹⁸ The locally sourced limestone used in the construction of many of the structures and objects in the park also highlights the efforts of the WPA to lessen the impacts of the Great Depression on the limestone industry in Monroe and surrounding counties. The limestone industry was in near ruin as a result of the shuddering of the building industry, and with an oversupply of limestone, the WPA was able to integrate this material into many of their projects.

Additionally, Tom Bendelow's involvement in designing the first 18 holes of the Cascades Golf Course is significant under landscape architecture. Bendelow, a Scottish-American golf course designer, played a major role in legitimizing and democratizing the sport of golf to the masses during the first quarter of the 20th century. Bendelow has hundreds of courses attributed to him, several being listed in the National Register of Historic Places. Bendelow's designs were vernacular in nature as they utilized the natural terrain, scenery, and organic features of the site to be challenging to seasoned players, but approachable for individuals new to the sport.

ARCHITECTURE

During the 1930s the development of National Parks, via the National Park Service (NPS), created and defined a design ethos that influenced state and municipal park design around the country. This approach would eventually be known as National Park Service Rustic, or Park Rustic, and even more colloquially as Parkitecture. The principles of Park Rustic evolved out of a multitude of varying design theories starting with the early writings of Andrew Jackson Downing and culminating with the emergence and acceptance of the Arts and Crafts and Prairie Style movements. The approach appreciated the use of vernacular styles and locally sourced materials, all while placing importance on the interaction between structure and the environment/wilderness. Examples would include the use of heavy timber, rockwork and masonry construction, blending structures and objects into the landscape, and highlighting and preserving natural fauna and systems. NPS would eventually solidify their guiding principles with the publication of pattern books to guide development in national and state parks. *Park Structures and Facilities* in 1935 and *Park and Recreation Structures* in 1938, both edited by architect Albert Good, were published as a set of guidelines for park designers. They were also a proud record of work accomplished by the NPS during the proceeding years. It should be noted that many examples from Indiana State Parks are showcased in these works, including shelter houses, bathhouses, picnic tables, and water fountains located at Spring Mill State Park, Turkey Run State Park and Clifty Falls State Park.

¹⁸ Unidentified newspaper article and manually dated May 2, 1935. Monroe County History Center Research Library Vertical File, Cascades Park Folder, Monroe County History Center, Bloomington, IN.

The Cascades Park Historic Landscape District

Monroe, IN

Name of Property

County and State

Beginning in 1935, the NPS also worked alongside, and provided technical assistance to, the WPA funded projects being facilitated at the state and local municipal levels.¹⁹ This association further influenced, and embedded, the Rustic Architecture preferred by the NPS into WPA projects and ushered in a distinct subcategory commonly referred to as WPA Rustic. A derivative of NPS Rustic, WPA Rustic follows similar design principles with a focus on vernacular styles, natural materials like wood and stone masonry, and a blending of structure and landscape. The prevalent use of limestone in the park is unmistakable and aligns with the principles set out by the NPS and WPA.

The influence of the NPS, which was outlined by Albert Good's work, can be seen throughout the WPA built resources in Cascades Park. Early park design focused heavily on the recreational pursuit of picnicking and WPA resources in the park speak to this pursuit. The shelter house, the multitude of strategically placed picnic tables, well pump house, and drinking fountains highlight the priority placed on the importance of food related picnicking in this landscape.

The Cascade Park Shelter House (photo 0009), as it is referred to on its cornerstone, is a quintessential NPS/WPA Rustic designed shelter house that was finished in 1936. Variations on this typology (two chimneys flanking open and vaulted central gathering area) were built by the WPA in national, state, and local parks around the country. The use of rusticated limestone, in the structure and in the stone floor, highlights the use of locally sourced material, which was a prerequisite for receiving federal funds to support local labor.

A distinct and defining feature of Cascades Park are the multitude of limestone picnic tables located in both Lower Cascades (24 tables) and Upper Cascades (5 tables) (photos 0003 – 0005). Constructed utilizing a smooth limestone slab tabletop, and supported by rusticated limestone block pillars, the tables dot and define the landscape and act as a reminder that the park is a leisure and recreational space.

Additionally, the campfire ring, or circle, was a recreational element that was incorporated into many national, state, and local parks where NPS/WPA design influence was involved. The campfire circle, typically included a central fixed area where the fire was kept, surrounded by a ring of seats constructed of logs and/or stone. The campfire ring located near the Lion's Den Shelter (photo 0021) is a good example of this resource.

Also, access to clean potable water was a necessary asset in picnic grounds and parks. The NPS created many whimsical types of water fountains during the 1930s and 40s based on NPS Rustic tenets, and drawings and plans of a wishing well type water fountain, similar to the ones found at Cascades Park (photo 0006), is highlighted in *Parks and Recreational Structures*.²⁰ There is no doubting the influence of the NPS in Cascades Park and on this individual resource. Additionally,

¹⁹ Linda Flint McClelland, *Building the National Parks: Historic Landscape Design and Construction*, (Baltimore, MD: The Johns Hopkins University Press, 1998), 420 -421.

²⁰ Albert H. Good, *Park and Recreation Structures: Part I, Administration and Basic Service Facilities*, (Washington D.C.: National Park Service, United States Government Printing Office, 1938), 113.

The Cascades Park Historic Landscape District

Monroe, IN

Name of Property

County and State

the well house (photo 0013), linked, and located directly south of the Shelter House, provided clean and sanitary access to potable water for use in this section of the park.

The Sycamore Shelter (photo 0018) was originally constructed by the WPA in 1938 to service the pool that remained from the Cascade Gardens Amusement Park days. Its form follows the functional plans of many bathhouses built by the NPS/WPA at the time, with women's and men's dressing rooms flanking a centrally located check room. Although this structure currently serves as a shelter house, and has evolved over time, the original bathhouse plan can still be recognized.

TRANSPORTATION

Cascades Park had always been an area of interest for its natural beauty, even before the advent of the automobile. Before the automobile, the road that meanders through the Cascades was locally referred to as the North Pike and later as the Martinsville Rd., as it connected these two communities. As the automobile became more prevalent during the first quarter of the twentieth century, interest in the improvement of the nation's roads increased. The State of Indiana increased investment in roads tremendously starting in 1919 and designated the route through the park as State Road 22, later to be updated in 1927 to State Road 37.

In addition to public efforts and investments, promotional campaigns were created around the country by cities, towns, and corporate interests. These broad-based efforts, in whole, have been referred to as the Good Roads Movement, and one of the best examples of one of these promotional campaigns was the creation, and promotion, of the Dixie Highway. The Dixie Highway would eventually enter the city from the north and through what would become Cascades Park and undoubtedly influenced the park's future developments.

The brainchild of Indianapolis businessman Carl Fisher, the Dixie Highway was an attempt to connect Chicago, and the farthest reaches of the Upper Peninsula in Michigan, to the undeveloped swamps near Miami, Florida. By promoting seasonal leisure travel, and by connecting commercial and recreational opportunities along its route, Fisher was hoping to ultimately improve his real estate investments in Florida.²¹

Communities throughout the Midwest competed with one another to have the Highway intersect their city limits. Bloomington competed with other communities in southern Indiana to have the Dixie Highway, and all of the traffic and tourism it would bring. This was not without controversy, as Bloomington was not on the originally conceived route that Fisher envisioned. In April of 1915 the Bloomington Chamber of Commerce hosted Carl Fisher and Thomas Taggart (owner French Lick Springs Hotel and influential Indiana politician) in Bloomington to inspect the proposed route between that city and Martinsville.²² "Taggart Gets a Finger in Dixie

²¹ Russell S. Rein and Jan Shupert-Arick, *Dixie Highway in Indiana*, (Charleston, SC: Arcadia Publishing, 2011), 7-9.

²² The Courier-Journal, April 16, 1915, 10.

The Cascades Park Historic Landscape District

Name of Property

Monroe, IN

County and State

Highway Pie”, the headline stated in the *Indianapolis News* on April 5th 1915.²³ The article further stated:

There suddenly appeared at Chattanooga one Perry McCart, an ardent Taggartian, of Paoli, Orange County, and such men as Thomas J. Sare of Bloomington, seeking to have the Dixie Highway turned from the direct route planned by the men who fathered the movement so that it would proceed through Bedford, Bloomington and French Lick. At Bloomington, members of the Cravens-Ralston family, which now is receiving such good care at the expense of public treasures, own considerable property. The Dixie Highway through Bloomington would add thousands of dollars to the value of property there.²⁴

Community leadership was successful in staking that claim and on May 25,th 1915 it was announced that Bloomington was successful in convincing the committee to route the highway through town. This success is mostly attributed to Thomas Taggart’s desire to have the route pass through French Lick and benefit his ventures there. The local paper in Martinsville reported, “At 6 o’clock the First Infantry band appeared on the balcony of the Hotel Bowler and played a two hours concert. They played “Dixieland” and “We’ll Take the Midnight Coo-Coo for Dixie,” and various other appropriate selections.”²⁵

With the introduction of the state numbering system, the Dixie Highway through Monroe County would become State Road # 37 in 1927.²⁶ Bypassed to the west, with a new SR 37 in the 1970s, the section through Cascades would become known as Old State Rd. 37. The WPA played a role in improving and reconstructing the road through the park in 1940 and 1941.²⁷ In 1941, two large limestone pillars were constructed by the National Youth Administration (another New Deal program) and dedicated by the Bloomington Exchange Club, and placed at the northern entrance of the park and designating the northern entrance to the park (and city) as the “Gateway to Scenic Southern Indiana.”²⁸ Unfortunately these pillars have been lost.

Additional resources related to early transportation efforts in the county exist in the park and include a sixteen-foot concrete bridge constructed in 1926 by the State of Indiana. Originally designated Monroe County Bridge #413, it was likely built by Brownstown contractor Hancock & Kieffer in the amount of \$1,608.33.²⁹ The concrete slab bridge was built as part of the State Highway system when the road through the park was originally State Road 37 (the Dixie Highway). The bridge was built in 1926 and is an example of standardized construction of short span rural bridges by the State of Indiana in the early decades of the twentieth century. The bridge’s substructure is comprised of a concrete slab and abutments, and the superstructure is comprised of concrete guardrails.

²³ *Indianapolis News*, April 9, 1915, 9.

²⁴ *Ibid.*

²⁵ *The Reporter Times*, May 25, 1915, 1.

²⁶ Molly, *Historic Property Report*, 7.

²⁷ “1940 Chronology,” *Evening World*, December 31, 1940.

²⁸ Williams, *Cascades Park and Renovation and Development Plan*, 10.

²⁹ Molly, *Historic Property Report*, 27.

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

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The Cascades Park Historic Landscape District

Monroe, IN

Name of Property

County and State

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The Courier-Journal. April 16, 1915.

The Reporter Times, May 25, 1915.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

10. Geographical Data

Acreege of Property 230

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

Starting at Monroe County Bridge #413, on Old State Rd. 37 (approximately 1070 feet north of St Rd 46 underpass), face northwest and continue for approximately 1200 feet. until you encounter N. Kinser Pike (which acts as the western edge of the district). Face north and proceed on N. Kinser Pike for approximately 1.2 miles. Face east, following a private drive for approximately .60 miles until you encounter Cascades Creek. Face south and follow the eastern edge of Cascades Creek for .43 miles until you encounter the northwest intersection of Clubhouse Dr. and Old State Rd 37. Face north and proceed .65 miles north on the western edge of the right away of Old State Rd. 37. Turn south and proceed .65 miles to the intersection of Clubhouse Dr. and Old State Rd. 37. Face south east and proceed approximately 294 feet. Turn east and proceed 139 feet. Turn south and follow eastern edge of Old State Rd 37 (approximately 1388 feet) then turn west and proceed 109 feet. Turn south and follow eastern edge of Old State Rd. 37 for .41 miles commencing back at the Monroe County Bridge #413.

The boundary of Cascades Park is shown as a dotted line on the accompanying map entitled "National Register Boundary Sketch."

Boundary Justification (Explain why the boundaries were selected.)

The area of the park outlined in the boundary sketch signifies the park's historic development, starting in 1921, when the City of Bloomington designated a portion of Lower Cascades as the first municipal park. Further historic developments are included in the district, such as portions of Upper Cascades (Lion's Den Recreational Area) and portions of Cascades Park Golf Course (Quarry Golf Course, 1928 and Pine Golf Course, 1931).

11. Form Prepared By

name/title: J. P. Hall and Christopher Baas
organization: City of Bloomington
street & number: 401 N Morton St.
city or town: Bloomington state: IN zip code: 47404
e-mail jphall@gmail.com
telephone: 574-309-4298
date: 8/9/21

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Cascades Park Historic Landscape District

City or Vicinity: Bloomington

County: Monroe

State: IN

Photographer: Chris Baas

Date Photographed: May 26, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

The Cascades Park Historic Landscape District

Name of Property

Monroe, IN

County and State

1 of 22.

Monroe County Bridge #413, looking southwest

2 of 22.

Pedestrian Bridge, looking west

3 of 22.

Picnic Table, Lower Cascades, looking north

4 of 22.

Picnic Table, Lower Cascades, looking west

5 of 22.

Picnic tables, Upper Cascades, looking south

6 of 22.

Wishing Well Drinking Fountain, Lower Cascades, looking west

7 of 22.

Cascades creek retaining wall, Lower Cascades, south of Waterfall Shelter, looking East

8 of 22.

Cascades creek retaining wall, southeast of Waterfall Shelter and looking west

9 of 22.

Cascades Park Shelter House, looking east

10 of 22.

Cascades Park Shelter House detail, looking southeast

11 of 22.

Cascades Park Shelter House interior, looking south

12 of 22.

The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

Cascades Shelter House, looking southwest

13 of 22.

Well House, looking southwest

14 of 22.

Well House, looking northwest

15 of 22.

Retaining wall behind waterfall shelter, looking west

16 of 22.

Limestone bench southeast of the Sycamore Shelter, looking east

17 of 22.

Concrete Pedestrian Bridge, looking southwest

18 of 22.

Cascade Park Bath House, looking west

19 of 22.

Cascade Park Bath House, looking southeast

20 of 22.

Cascade Park Bath House, looking northwest

21 of 22.

Lion's Den Shelter, looking northwest

22 of 22.

Campfire Circle, looking south

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Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

The Cascades Park Historic Landscape District
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Photographs

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The Cascades Park Historic Landscape District
Name of Property

Monroe, IN
County and State

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Wishing Well Drinking Fountain, Lower Cascades, looking west

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Monroe, IN
County and State

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