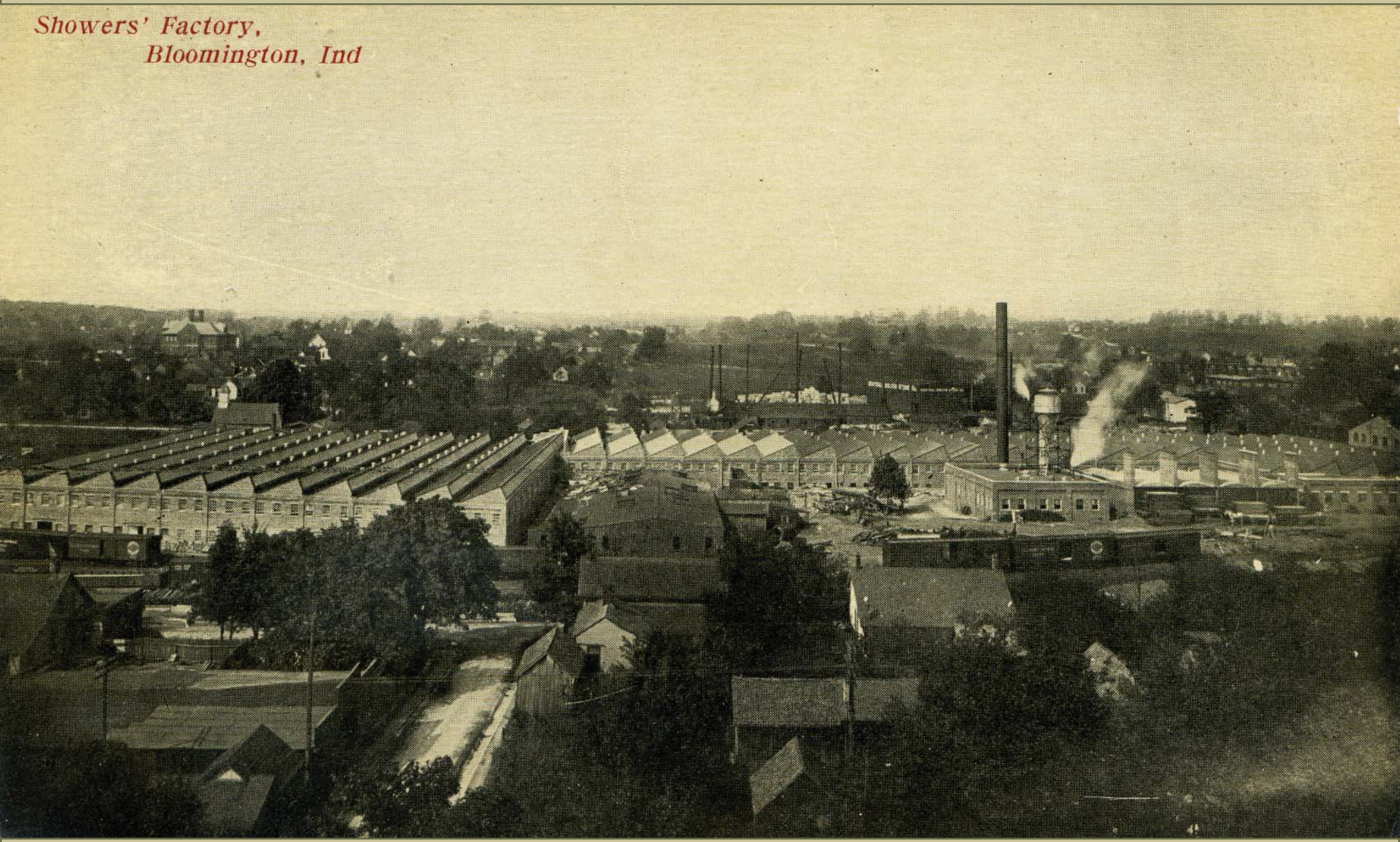
SHOWERS BROTHERS FURNITURE FACTORY
HISTORIC DISTRICT DESIGN GUIDELINES



City of Bloomington, Indiana

Showers Furniture Factory Historic District

Design Guidelines

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Introduction

I. Introduction, Intent and Applicability

These Design Guidelines are intended to assist property owners in making informed decisions about their historic properties. These Guidelines are not absolute; the Bloomington Historic Preservation Commission (BHPC) has the authority to allow variation from any of the Guidelines on a case-by-case basis. In many decisions, issues of practical utility will be weighed against and alongside these Guidelines. Any request to vary from the Guidelines, when accompanied by a demonstrated reason for, and advantages gained by such variation, will be given serious consideration by the Commission. Similarly, conformance alone to these Guidelines does not necessarily ensure approval; but it is the intent of the BHPC to work collaboratively with property owners to come to mutual conclusions on issues found not to be adequately addressed by these Guidelines.

Commission review is confined to the exterior of the four buildings identified in these Guidelines and any addition or attachments to the buildings. The Certified Technology Park (CTP) will be master planned and the design elements of lighting, pedestrian ways, and street furniture will be decided by that study with the input of the BHPC and other stakeholders. New construction buildings in the CTP will not have binding review by the BHPC.

The City's Historic Preservation Officer and other Staff of the BHPC ("Staff"), and the members of the BHPC are responsible for administration of these Design Guidelines.

These Guidelines apply to the following four buildings which were historically part of the Showers Brothers Furniture Company complex, and are referred to below by that former function and further described in the History section of these Guidelines:

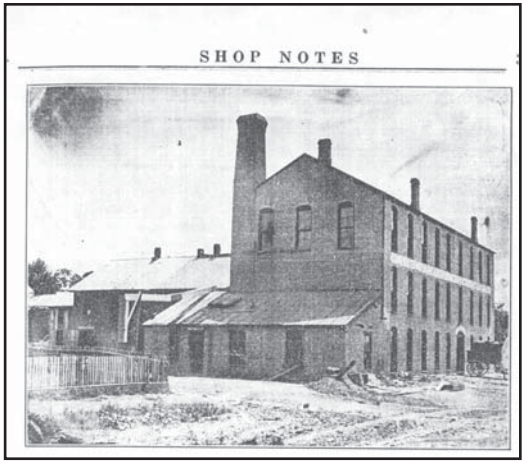
1. Plant #1
2. The Planing Mill
3. The Kiln
4. The Administration Building

These Guidelines apply to all exterior building alterations that are visible from any existing or proposed street or way that is open to public travel. They do not apply to site improvements that are unattached to the building wall. These Guidelines apply to such exterior alterations, whether permanent or temporary. In the case of proposed temporary additions, the proposed duration of the addition must be clearly described in an application.

Today, this area is known as the Trades District. The name evokes the invigorating industry of the Showers Company (not to mention their once-upon-a-time slogan, "From Trees to Trades"), but it is also a fitting identification for the craft, industry and commerce of Bloomington's emerging entrepreneurial and technology businesses, which will be the mainstays of this area's revitalization. The Trades District's historic character and sense of place was shaped in the 19th and 20th Centuries as much by the Showers Company's progressive social initiatives and entrepreneurial business successes as it is shaped today by the utilitarian and industrial architecture the Company left behind. Today, with City Hall and County government housed in Plant #1, tending to the economic and social wellbeing of Bloomingtonians is again at the heart of activity in the building. Likewise, when their own adaptive reuse is completed and the buildings are once again vibrant with workers – this time with 21st Century technology, knowledge and other creative workers, doers and makers – the Planing Mill, the Administration Building and the Dry Kilns Building will once again give rise to innovation and ingenuity, further intensifying the distinctive identity of the Trades District, once again for decades to come.

THE TRADES DISTRICT

II. History and Building Characteristics



When the Near West Side National Register nomination was written, the role of the Showers Brothers' Furniture Factory in the development of the west side became apparent. The company was founded by Charles C. Showers in 1868 and was a driving influence on Bloomington history continuously until 1955 when it was sold to Storkline.

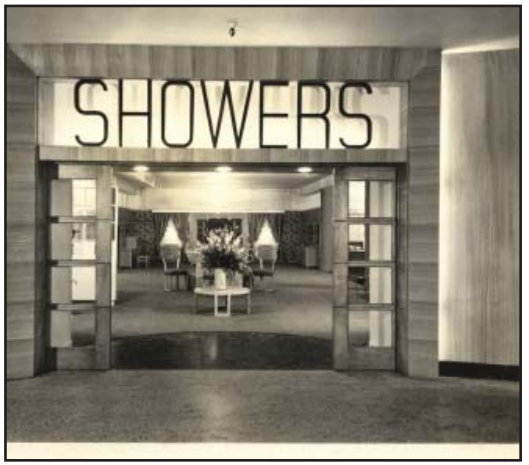
The presence of this industry catalyzed not only the construction of residential neighborhoods, but also influenced the demographics of the west side area and its landmarks. African Americans were some of the first families to live in the area.

The four buildings proposed for designation are part of the story of ethnic migration to the west side that also includes construction of the Bethel AME Church, Second Baptist Church, and Banneker School.

This group of buildings is more significant in that, as a collection, they illustrate a highly influential industry that is linked with the development of several other historic districts in town; including North Washington, where the Showers brothers, William and James, developed residences for their family and friends; the Near West side, where associated worker housing was developed; and Prospect Hill, where William and James Showers subdivided land for residential development.

National trends brought the Showers Company to prominence. At the turn of the century there was a national upsurge in interest for household furnishings. The need was catalyzed by urban migration, population increases, and a cultural shift toward homeownership. As markets became national, catalogue sales were popular. The selection of furniture was managed by several prominent mail order companies located in the Midwest. Indiana was listed as one of the top ten states for manufacturing until 1920, when the state employed 10% of the nation's furniture workers. Often the Showers brand was simply identified as "Hoosier" furniture. Other trends in the company's favor were increasing efficiency in production and distribution, cheaper finish work through veneers, and the availability of local timber. Sanford Teter is widely credited with developing laminate veneer, which made furniture finishing less expensive.

The company also pioneered many social welfare programs for its employees, including a bank, homeownership savings programs, a grocery, and sports teams. It was one of a few industries in Bloomington that hired African Americans, although they generally stayed in low paying positions. Many who had rented on the east side of town, benefitted enough to purchase their own homes in the West Side.



One of the more entertaining local stories is the migration of the "U.S. Center of Population Stone" - which has done a wide circuit of Monroe County through the years. In 1911 city fathers placed the "U.S. Center of Population Stone" at the seventeenth window opening of Plant #1. Less well known was its initial location on a farm northeast of town. The original data located the center of population at a spot in a timbered, "rattlesnake infested" ravine about half a mile away from any railroad access. Since the remote site had little commercial potential, a rechecking of the data ensued. Two scientists came up with exactly the same computation which placed it, more fortunately this time, in front of the limestone office of Showers at 320 West 8th Street. When improvements were made to Plant #1 in 1923, it was moved again. In 1960, the stone was removed by Fred Seward and placed on the courthouse lawn where it remains today.

Plant #1 was designed by Charles Ballew, a Chicago-based engineer. This was an era when the only major architect interested in industrial design was Lewis Kahn. Kahn also adopted the saw toothed roof line on his Pierce Plant

in Buffalo New York. The technology was used as early as 1870. By the turn of the century this style of roof was an accepted response to line production issues as well as for the provision of light and ventilation. Larger spans required light from other sources besides wall windows, which could not adequately address large covered interior spaces. Ballew utilized a double truss system and timber framing. The local labor force was familiar with it and wood materials were easily accessed. The most modern building would have been reinforced concrete at this time, but there were few laborers who knew the technology in Bloomington.

The structure of Plant #1 allowed sufficient light and ventilation to the top floor of the two story building so that the massive workroom could be used. The clerestory windows faced north, away from direct sunlight, but were placed to allow ambient light into the building. This was a change from the taller multistoried factories of the past (even in Bloomington). The Showers facility at 9th and Grant was three stories tall under a gabled roof but was considerably smaller in floor space.

The Showers Brothers' use of progressive line manufacture of furniture brought raw materials from the lumber yard located north of 11th to be conveyed south to the drying kilns, then to the saw mills. From there, materials entered Plant #1 on the second floor and moved south, where they were progressively carved and finished, stained and dried and finally packed to be loaded on chutes to the first floor. The products were finally loaded on railroad cars that lined the east and west sides of the building. This steady progression of raw materials to finished product maximized production. *Shop Notes* reports that approximately 500 finished pieces came down the chutes every 20 minutes during the heyday of Plant #1. In 1925, the factory produced 700,000 pieces of furniture.

It is unusual to have buildings of this quality and age associated with a single company that have also survived as marketable resources. The story of this early industry is deeply interwoven in the visual character and spirit of the city of Bloomington. Early in the conceptual development of the technology park, the city administration realized its opportunity to use these buildings as the anchoring theme in the technology park.

1. Plant #1 Showers Brother Furniture Factory Building

This building, now shared by City Government, County Government and CFC Properties was built in 1910 and expanded in 1923. The northern section was lost to fire in 1966 after the loss of Plant #3, a huge complex that was northwest of the current building. Plant #1 is most recognizable for its clerestory windows and saw tooth roof line. Also characteristic are its brick piers, corbels and double hung multi-light windows. It bends along the path of an old railway siding.

Plant #1 (east side)

2. Planing Mill 1915 (sometimes called Dimension Mill)

This building is similar in design to Plant #1 and its saw tooth roof with clerestories is oriented in the same planes. The building is constructed of multi-wythe brick bearing walls. The form of the building conforms to the railroad sidings that once skirted the west side of the building. The walls on this elevation have pilasters and the cornices corbelled. Each elevation of the building is unique. The east side has a parapet wall which partially masks the saw toothed roof line. It has no window openings but several loading doors. The north side has both windows and doors and reveals the clerestory windows system. This side is obscured by the proximity of the Kiln Building. The west side accommodates a changing grade that elevates to a story and a half with two levels of windows. There is a crawl space beneath the south side of the building. The pattern of pilasters and corbelling is repeated in the brick patterning on this side and the saw tooth roof is a visible design feature. Many of the openings on the west side have been closed.

Planing Mill

3. Administration Building 1916

The Administration Building, completed in 1916, is the most elegant building in the collection. The architect of this building is J.L. Nichols, one of Bloomington's earliest native architects. *The Indianapolis Sunday Star* (August 27, 1916) described it as "...built of Oriental brick and occupies ground space of 60x114 feet. It is three stories high, counting the basement and is entirely fireproof. The cost was $30,000." It contained an assembly hall which seated 900 people. It was called at this time, "The prettiest building in Bloomington." The building is divided into three horizontal sections: a high water table (or piano nobile) articulated with alternating brick courses and limestone caps; a mid-section with steel casement windows; and a cornice above a partial limestone frieze with several high parapets masking a bow truss roof. Brick pilasters are topped and anchored by limestone details.

Administration Building

4. Dry Kilns Building

The Kiln Building is located north of the Planing Mill and is a rectangular brick multi-wythe building (approx. 107' x 50'). The interior of the building is divided into five bays accessed by replacement docking doors. The west side of the building contained the loading facilities and large paired doors once lined this elevation. Other than the west side, there are few openings. The east side of the building runs along the alley at a one story level showing massive brick pilasters and blank recessed brick walls topped by a corbelled brick cornice. The reuse of this building will involve creating appropriate openings to bring light into the building, which is closed on two sides.

Kiln

Character Defining Features

A large group of people, representing both current and prospective owners, participated in the discussions to develop these Showers Brothers Furniture Factory Buildings Guidelines. During this analysis period, an effort was made to identify the design linkages among the individual buildings. These elements help the area cohere as a unique place and add value to the tech park redevelopment.

The most prominent feature is the universal use of red brick which links even the high style Administration Building to City Hall's functional Plant #1. Even the most utilitarian buildings in the complex feature limestone detailing on the windows and doors, which is used to punctuate the openings.

The iconic saw tooth roof, practically designed for light and ventilation, forms the silhouette of the two remaining factory buildings (Plant #1 and the Planing Mill) and has become the hallmark of the city in 20 short years since City Hall was renovated. Just as intrinsic to the group is the use of parapet walls. Similarly interpreted, the Administration Building has decorative parapet walls around the perimeter of the roof facing all four directions. The principal features face east and west. The Planing Mill has a continuous parapet wall along the alley parallel to Morton Street.

Plant #1 (west side)

All four buildings have walls framed by pilasters and brick corbels several wythes deep in repeating and proportionate patterns. The classical revival Administration Building displays a much more elaborate interpretation of this same pattern, with pilasters topped by limestone capitals that support a wide limestone frieze. The outline of rectangular recessed walls is repeated even on this more architecturally complex office building. The other utilitarian factory buildings show plainer wall framing entirely in brick, and articulated by solids (pilasters) and voids (recessed panels)

Plant #1 (looking south)

Design guidelines

1. General Prioritization of Decisions

The Commission's evaluation of an application will be based upon the degree to which proposed changes are in harmony with the character of this collection of thematic buildings in the old Showers campus. The statement of intent, or "Goals," at the beginning of each of the following sections of these Guidelines should serve to aid in identifying character-defining design features and the most sympathetic approach to proposed alterations. The following prioritized list of approaches to the Commission's decisions illustrates activities from the least amount of intervention to the greatest amount. The owner, manager or developer should follow them, in order, to ensure a successful project.

A. *Identify, Retain, and Preserve the form and detailing of the materials and features that define the historic character of the structure, keeping in mind that the designated buildings share design elements that are enhanced by their thematic use on the old Showers campus.* These are basic treatments that should prevent actions that may cause the diminution or loss of the structure's overall historic character, or that of the old Showers campus. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.

B. *Protect and Maintain the materials and features that have been identified as important and must be retained during the rehabilitation work.* Protection usually involves the least amount of intervention and is done before other work.

C. *Repair the character-defining features and materials when it is necessary.* Repairing begins with the least amount of intervention possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in extremely deteriorated or missing part of features. Replacements should be based on surviving prototypes.

D. *Replacement of entire character-defining features or materials follows repair when the deterioration prevents repair.* The essential form and detailing should still be evident so that the physical evidence can be used to re-establish the feature. If 60% of a window or parapet is intact then it should be repaired, rather than removed and replaced with new and compatible material. If there are multiple examples of a feature, or wholesale replacement is requested, then the decision will be based upon whether repair is technically or economically feasible. See Guidelines for Existing Structures (4. A. 3).

E. *The preferred option, when replacement is necessary, is replacement of the entire feature in-kind using the same material.* Because this approach may not always be technically or economically feasible the Commission will consider the use of compatible substitute material. The Commission does not recommend removal and replacement of a feature that could be repaired.

F. *Missing historic features should be replaced with new features that are based on adequate historical, pictorial and physical documentation.* The commission may consider a replacement feature that is compatible with the remaining character-defining features. The new design should match the scale, size, and material of the historic feature or may approximate it in simpler form.

G. *Alterations or Additions that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character-defining spaces, materials, features or finishes.* The Commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

2. Levels of Review

A formal request for review conducted by the Commission or Staff is called an application for a Certificate of Appropriateness. The Commission meets twice a month in order to expedite the cases that it does review. Staff may review and approve Certificates of Appropriateness in a few days. According to state statute, in no case can a decision be delayed over 30 days. The Commission has no desire to interfere with normal maintenance procedures. In order to provide some guidance to the property owner, manager or developer and to the Commission, the activities which might be construed as causing an alteration to the physical character of the exterior have been categorized into five Levels of Review. Staff should be notified by the property owner, manager or developer of any work, other than routine maintenance described below, planned on the exterior so that Staff may provide necessary guidance as to the appropriate Level of Review or if an application is necessary.

A. Activities that are not subject to review by the Commission and do not require an application for a Certificate of Appropriateness:

1. Activities associated with routine maintenance or which do not result in any permanent alterations or attached fixtures, including such items as in-kind replacement of broken glass, window washing, and holiday decorations.
2. Alterations which are not visible from any existing or proposed street or way that is open to public travel.

B. Activities that may be approved by Staff (whether submitted for review via an application to the Commission or in consultation with Staff:

1. Maintenance, repair, and in-kind replacement involving no change in design, material, color and outward appearance, including such items as tuck pointing of masonry.
2. Work which is required to comply with Bloomington Municipal Code 8.12.020 Public Safety.
3. Replacement of non-original materials with a design or product previously approved, as for example, windows, lighting fixtures and canopies, when the feature has already been approved by the Commission or is the adopted design used in a successful tax credit project on a comparable Showers Building.

C. Activities requiring submittal of an application to the Commission for review and a Certificate of Appropriateness:

1. Additions
2. Any reconstruction, restoration, replacement, alteration or demolition not based upon photographic or material evidence as being original to the structure. This includes but is not limited to surface treatments, fixtures and ornaments.
3. New construction of any type; removal of historic features or elements; any alteration involving change in design, material color, location or outward appearance, not justified by historic evidence.

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Guidelines, the Staff shall determine whether an application is required and if so, whether it shall be an application to the Commission for a Certificate of Appropriateness or Staff Approval.

E. Concurrent Jurisdiction

In some cases, activities may fall under the jurisdiction of other entities. This may occur because of an owner's voluntary participation in either a Rehabilitation Investment Tax Credit application or a review for the use of Federal or State funds. In those cases, changes typically require a stricter review process by other entities, such as the State of Indiana Division of Historic Preservation and Archaeology (DHPA) or the U.S. Department of the Interior. The Bloomington Historic Preservation Commission will accept either the Certificate of Appropriateness application or the material submitted to the DHPA for a Part 2. An explanation of the tax credit process is available on-line at http://www.nps.gov/tps/tax-incentives/before-you-apply.htm. All efforts will be made to expedite the local review process to accommodate the required review by other entities, and the Commission will approve plans previously approved by the Federal reviewing entity (Department of the Interior) under the Investment Rehabilitation Tax Credit Program. The Commission reserves the right to accept plans that are not approved by the Department of the Interior.

3. General Guidelines

A. The design approach to the buildings should begin with the premise that the features of historical and architectural significance described within these Guidelines should be preserved. In general, this will minimize alterations.

B. Changes and additions to the building and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes may have developed significance in their own right, and if so, this significance should be recognized and respected.

C. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.

D. When replacement of features that define the historic character of the building is necessary, it should be based upon physical or documentary evidence of original or later contributing features.

E. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.

F. New additions or alterations should not disrupt the essential form and integrity of the building and should be compatible with the size, scale, color, material and character of the building and its environment.

G. New additions or related new construction should be differentiated from the existing fabric, thus should not necessarily be imitative of an earlier style or period.

H. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

I. Surface cleaning shall use the mildest method possible. Sandblasting, wire brushing, power washing or other similar abrasive cleaning methods may not be permitted. Consult the following National Park Service technical reports on the appropriate treatment of historic materials. They are available online at http://www.nps.gov/tps/how-to-preserve/briefs.htm, including “The Dangers of Abrasive Cleaning to Historic Buildings Brief #6” and “Removing Graffiti from Historic Masonry Brief #38.” Another accepted reference is “Keeping It Clean,” also published by the National Park Service and available on-line at http://www.nps.gov/tps/how-to-preserve/preservedocs/Keeping-It-Clean.pdf.

J. These Guidelines are not intended to prohibit the incorporation of new or existing technologies that enhance energy conservation, efficiency, or alternative energy generation for the buildings or for the Certified Technology Park.

4. Guidelines for Existing Structures

Goal: Existing contributing historic structures and their character-defining architectural features shall be preserved and repaired, rather than replaced, except as otherwise permitted herein.

A. Exterior Walls, General

See also all following sections for Guidelines pertaining to specific features of Exterior Walls.

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, cornices, parapets, shutter hardware, tie rod plates, loading hoists, and other industrial features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.
2. When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation. Any replacement design for a fixture or window that is within the thematic group and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.
3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
4. Using existing openings is preferred, but new openings may be approved on a case-by-case basis.
5. Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.
6. Re-opening original openings which time been have over filled is encouraged.
7. New balconies or attached walkways must be made of compatible materials and may be approved on a case-by-case basis.

The Kiln, Planing Mill, and Plant #1 all have repeating patterns of corbels (built up wythes of brick), and piers (attached pilasters), the importance of these features should be kept in mind when designing new openings.

Masonry

1. If the masonry is to be cleaned, or if graffiti removal is required, the mildest method possible should be used, and a test patch of the cleaning method shall be reviewed and approved. More aggressive methods such as sandblasting, power washing, wire brushing or other similar abrasive cleaning methods are not desirable but may be permitted with Staff approval, and should be utilized with extreme caution. If methods other than those provided in the link provided in these guidelines (See 3.I General Guidelines) are proposed, then a test patch of the cleaning method should be reviewed and approved.
2. In general, coating or painting masonry is not an appropriate repair method, but may be approved on a case-by-case basis.
3. Original mortar should be retained. Deteriorated mortar shall be carefully removed by hand-raking the joints. Use of mechanical saws may be allowed.
4. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile, and method of application, unless the original mortar strength is deemed inappropriate.
5. Sample areas of new mortar shall be reviewed at the Staff level for appropriate color, texture, and profile.

Paint and Coating

1. Cleaning of wooden or metal elements shall use the mildest method possible. If methods other than those provided in the link provided in these guidelines (3.I.) are proposed, then a test patch of the cleaning method shall be reviewed ad approved.
2. Paint removal from wooden elements should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
3. Propane or butane torches, sandblasting, water blasting or other abrasive cleaning and/or paint removal methods will not be permitted on wood surfaces.

Equipment and Exterior Mechanicals

1. Miscellaneous equipment such as security cameras, door buzzers and the like that require attachment to exterior walls shall be fastened so as to avoid damage to historic fabric. When such equipment is removed, patching with appropriate material will be required.
2. Exterior conduits and cables are acceptable and Staff will determine the Level of Review.
3. Solutions to incorporate alternative energy technologies encouraged, and should be appropriately designed and mounted to minimize visual impact.

Exterior mechanicals, gutters and downspouts are original to the building and may be repaired or replaced, rather than hidden.

Rehabilitation may be a way to remove unsightly or jerry-rigged utility provisions.

B. Windows

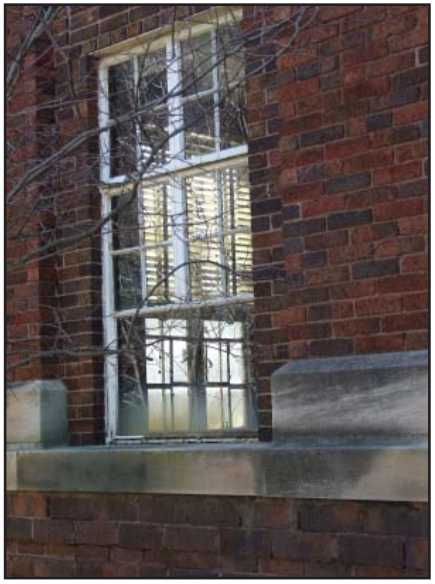
The original window design, elements and features (functional and decorative) and the arrangement of window openings should be preserved and repaired using recognized preservation methods, rather than replaced. Windows, window fittings, sash operation, and shutters are important elements of building design that reflect the period of development and the original purpose. Representative window sash includes wood with single glazing, steel ventilator windows, double-hung (single light and multi-light), double vent casements, and pivot windows. Deteriorated or missing window elements and features (functional and decorative) should be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration, and detail of installation as closely as technically and economically feasible.

1. Retrofitting existing frames and sash to allow for the insertion of an additional pane of insulating glass for storm window applications may be allowed if the alteration does not visually detract from historic fabric of the original window.
2. Before the Commission will consider window replacement, a survey of existing window conditions shall be submitted for review including photographic documentation. For large scale replacement, a site visit may be appropriate.
3. If it is demonstrated that original windows cannot be repaired, they should be replaced with windows that match the original in material, detail, profile, and dimension. If using the same material is not technically or economically feasible the Commission may consider the use of replacement windows. The Commission may require the retention of some original windows, preferably in situ, to provide documentation of original conditions. Enlarging or reducing window openings for the purpose of fitting stock window sash or air conditioners will not be allowed.
4. The number and arrangement of window panes in the sash design shall not be changed from the original.
5. True divided light window sash with muntins that match the dimension and profile of the original muntins is preferred. Applied muntins may be allowed if the applied muntins match the original muntin dimension and profile, are identical on the interior and exterior of the window, and have a dark spacer bar between the glass.
6. Tinted or reflective-coated glass are not preferred, but may be approved on a case-by-case basis In particular, solar thermal, energy efficiency and similar “green” properties will be a consideration toward an approval of tinted or reflective-coated glass.
7. Some of these buildings have already lost their original windows or they have been filled in. Replacement windows for these properties should be based on documentary evidence of the original windows. If such evidence is unavailable, the replacement window design should be based on documentation of original windows on a similar property among the Showers Buildings. An opening may be adapted for other uses on a case-by-case basis.
8. Exterior combination storm windows and/or screens may be allowed provided the installation has a minimal visual impact. Exterior or interior storm windows are encouraged as long as the windows do not obscure the original sash design. This is done easily by matching the placement of the dividing rails, stiles and rails on double hung windows with features of an equal or smaller dimension on the storm windows.
9. Storm window sashes and frames shall have a finish that matches the primary window sash and frame color, so as not to obscure the original sash design.

The double hung windows on Plant #1 are thermal pane, wood, true divided light windows that were approved through the tax credit process.

These storm windows obscure the design of the windows original to the building by utilizing divisions that conflict with the patterns of the original lights behind them.

These new steel ventilator windows have exterior storms that provide additional insulation.



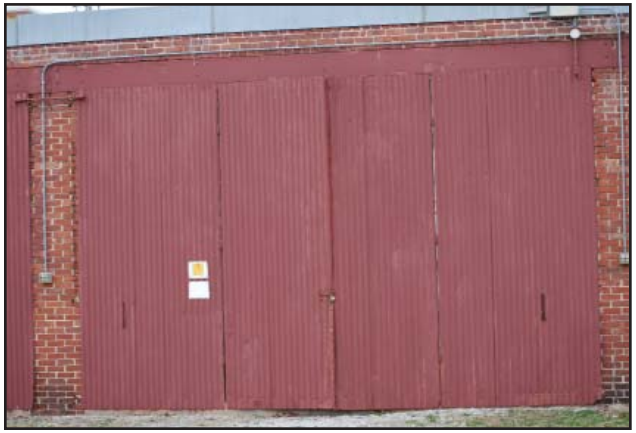
Windows on the front of the Administration Building are unusual double ventilator steel casements.

Some original sashes remain. They can be restored or provide templates for new windows.

These new windows were made by the same company that was manufacturing this style of window when the building was built.

C. Entrances/Doors/Loading/Docks

1. All contributing entrances, doors, and loading docks and their elements, materials, and features (functional and decorative), should be preserved and repaired using recognized preservation methods, rather than replaced. Where they survive, original doors and door fittings are significant architectural features that lend distinctive historical character to the area. Where fabric has been removed, appropriate infill designs will be considered.
2. The original entrance design and arrangement of openings should be retained. Where alterations are required, they will be reviewed on a case-by-case basis. It is anticipated that some adaptations may require more prominent entrances with compatible new design.
3. When contributing entrance and door elements, materials, and features (functional and decorative) cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
5. Contributing entrance materials, elements, and features (functional and decorative) shall not be sheathed or otherwise obscured by other materials.
6. Proposals for new doors or entrances will be reviewed on a case-by-case basis.



Entrances may be formal or utilitarian. Newly designed entrances are anticipated and have been successful withPlant #1.

D. Roof Shape and Roof

1. The sense of the original roof shape and its character-defining features should be preserved. In general, buildings are characterized by flat roof shapes, barrel vault roofs, parapets and saw toothed clerestories.
2. Contributing rooftop elements and features such as clerestories, chimneys, and skylights that are visible from existing or proposed streets and ways that are open to public travel should be preserved.
3. Roofing materials shall be compatible with the character of contributing buildings when visible from existing or proposed streets and ways that are open to public travel.
4. Flashing, gutters, and downspouts should be compatible with the existing building in design and materials.

See also section 6.B. guidelines regarding Rooftop Additions.

There is nothing in Bloomington as iconic as the Showers clerestory roof. They are now nearly as familiar as the Courthouse fish.

E. Exterior Lighting

1. Contributing light fixtures should be retained and repaired using recognized preservation methods.
2. When contributing light fixtures cannot be repaired, they should be replaced with fixtures which match the original in material, color, configuration, size, shape, profile, detail of installation, and quality of light. If using replicated light fixtures is not technically or economically feasible, then compatible substitute lighting fixtures may be considered.
3. Contributing light fixtures shall not be sheathed or otherwise obscured by other materials.
4. New illumination may be added in appropriate locations.
5. New lighting will be reviewed on a case-by-case basis for all aspects of the lighting design including fixtures, installation methods, and the quality of light. Mock-ups of new lighting may be required on a case-by-case basis.
6. Mock-ups of proposed accent lighting will be required.
7. The design and materials of new lighting shall be compatible with the character of the Showers Buildings.
8. Light fixtures shall be attached so as to avoid damage to historic fabric.
9. Exterior conduits and cables are acceptable with review.

Example of a modern light approved for use through the tax credit program.

One of the few original lights remaining.

F. Accessibility

1. Alterations to existing buildings for the purposes of providing accessibility shall provide persons with disabilities the level of physical access to historic properties that is required under applicable law and as desired by the property owner, manager or developer to fully adapt the building. Alterations should be consistent with the preservation of each property's significant historical features, with the goal of providing the highest level of access with the lowest level of impact to the character-defining features of the property. Modifications to some character-defining features may be allowed in providing access, once a review of options for the highest level of access has been completed.
2. It is recommended that applicants consult with Staff as early in the process as possible when proposing alterations for the purpose of accessibility.
3. Where feasible and appropriate, metal ramps or other reversible solutions to providing accessibility are encouraged.

5. Guidelines for Demolition

Goal: The intent of these guidelines is to prevent the demolition of contributing buildings and structures or contributing portions of buildings and structures.

A. Removal of Later Addition

1. Removal of additions may be considered if the Commission finds that the addition does not contribute to the historic and/or architectural character of the building.
2. The following factors will be considered by the Commission in determining whether later additions can, or should be removed:
    a. Compatibility with the original.

        It is recommended that applicants consult with Staff as early in the process as possible when propose alterations for the purposed of accessibility.

    b. Historic association with the property.
    c. Design and execution of the addition.

B. Demolition (General)

When considering a proposal for demolition, the Commission shall consider the following criteria for determining appropriate action. The Commission shall approve a Certificate of Appropriateness for demolition as defined in this chapter only if it finds one or more of the following:

1. The building poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the Showers Buildings.
3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the thematic buildings than is retention of the building, or portion thereof, for which demolition is sought.
4. The building or property cannot be put to any reasonable economically beneficial use without approval of demolition. See Bloomington Municipal Code, Title 8.12.010.
5. In the case that the building is accidentally damaged by storm, fire, or flood, it may be re-built to its former configuration and materials without a requirement for review if work is commenced within six (6) months. If the work is not commenced within six (6) months, then plans and specifications will be reviewed according to the guidelines for existing buildings and replication of features in this document using an application for a Certificate of Appropriateness.
6. With the exception of Criterion #5 in this section, all replacement of demolished properties should follow Section 6: Guidelines for Additions. The Commission may ask interested individuals or organizations for assistance in seeking an alternative to demolition. See Bloomington Municipal Code Title 8.

6. Guidelines for Additions to Existing Structures

Goal: The intent of these guidelines is to allow for the creation of additional space that is compatible with the massing, materials, texture, and scale of historic material; to guide the form and design of all new additions to the buildings; and, to ensure that new construction is compatible with the historic physical character of the building, allowing for contemporary expression.

A. Additions to Existing Structures

1. These guidelines apply only to facades that are open to view from any existing or proposed street or way that is open to public travel.
2. According to Standard 9 of the Secretary of the Interior Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building.
3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.
4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new construction will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.
5. New construction that is affixed to any portion of an existing building shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new construction were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.
6. The Commission encourages design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the buildings that are thematically linked.

B. Rooftop Additions (Including New Construction and Roofdecks)

1. Rooftop additions may be considered if the underlying roof is not a character-defining feature (as in the saw tooth roofs of the Planing Mill or Plant #1, for example).
2. Where permitted, care should be taken to make the rooftop addition minimally visible from existing or proposed streets and ways open to public travel. "Minimally visible" is defined as any rooftop addition which, when viewed from public ways, due to its placement and size does not call attention to itself nor detract from any significant architectural features.
3. All rooftop additions, including rooftop equipment and utilities, will be carefully reviewed on a case-by-case basis for their appropriateness of location and visibility. Additionally, the massing, materials, and details will be reviewed for their appropriateness and impact to the character-defining features of the thematic Showers buildings.
4. Rooftop additions that contribute to the sustainability, energy conservation and efficiency, or alternative energy generation of the building and/or of the Certified Technology Park will receive favorable consideration during the review of items in Criterion #2 above.

C. Utilities

1. The location of mechanical and/or electrical equipment, stair or elevator head houses, satellite dishes, antennas and other communication devices should be integrated into the design of the new addition so as to minimize the visibility of the utilities. When located on the roof, such equipment should be set back as to minimize visibility from an existing or proposed street or way that is open to public travel (see above Rooftop Additions section)

There are several examples of existing additions that are either non-contributing or may require redesign for more practical use.

7. Guidelines for Signage

Goal: Due to the industrial nature of the Showers Furniture Factory, Plant #1, the Kiln, and Planing Mill, the buildings were not designed with public signage in mind, as was the case for historic retail buildings on the Courthouse Square. As a result, a particularly difficult challenge in adapting the buildings for reuse is the creation of sensitive signage plans. Fortunately, the signage plans developed by CFC Properties, the City of Bloomington, and Indiana University for Plant #1 were very skillfully done. These signage guidelines seek to continue and build upon that success.

As a general rule, new signs should preserve, complement, and enhance, rather than compete with, the character of historic buildings and the surrounding district. Careful consideration should be given to historic context, building forms, and site layout when selecting, designing, and reviewing new signage. While some signage may be allowed under zoning ordinances, they may not be appropriate for the buildings.

This section contains guidelines for all signs as follows:

- General
- Freestanding signs
- On building signs
- Awning and canopy signs
- Window signs

General

1. The development of a master signage plan for each building or group of buildings re-developed together is encouraged. Such plans should be created at the time of restoration planning so as to guide individual sign design and location decisions, present a coordinated and harmonious appearance, and minimize damage to historic fabric. This exercise is particularly important when a building will contain multiple businesses, in which case signage should be grouped in directory signs whenever possible.
2. Preference should be given to ground signs and attachment of signage to building additions rather than directly to historic fabric.
3. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
4. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
5. Use of natural materials such as painted wood, stone (ground signs), iron, steel, and aluminum is encouraged.
6. If signage must be illuminated, the use of indirect or bare-bulb sources that do not produce glare is the preferred method of illuminating signs. Internal illumination is discouraged.
7. Original Showers Company signage areas should be preserved and remain visible (i.e., Administration Building).

Freestanding signs

1. Freestanding signs are the most appropriate signage for the buildings. Such signs are best suited for contexts in which building forms are set back from the street, where buildings were not designed with signage in mind, or where historic Showers signage occupies logical sign locations.
2. Since the historic buildings and not the grounds are designated as historic, it is not necessary to get a Certificate of Appropriatenes for new ground signs, or to change existing ground signs.

On building signs

1. Attaching signage to building additions rather than historic fabric is encouraged.
2. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without drilling into stone, brick, or even mortar. By way of example, preference should be given to signage affixed to a semi-permanent sign backer board, sign frame, or other re-usable attachment point(s) over signage that is directly affixed to the building. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick.
3. Building-mounted signage should be modest in scale and design so as not to compete with the building's historic character.
4. Wall signs should be located above storefront windows and below second story windows.

Awnings and Canopies

1. Attachment of awnings and canopies to existing buildings is generally discouraged, but may be considered on a case-by-case basis.
2. Awnings or canopies should be mounted in a manner which does not damage historic building elements.
3. Awning and canopy materials should be canvas or metal, in a shape that reflects the door or window openings they cover, and any signage lettering

should be placed on the valance portion rather than the awning.

Window signs

1. Window signage may be appropriate for doors and storefront style glass. Window signs are discouraged for divided light windows.
2. Window signage should be uncluttered in appearance. The size/percentage of coverage, color, fonts, and general appearance of signage should complement historic fabric rather than detract from it.
3. The use of individually cut letters and logos with clean lines is encouraged.
4. The use of all white, black, or gold leaf letters and logos is encouraged. The use of color letters and logos is also acceptable. However, the chosen color palate should be complementary with the historic fabric (i.e., loud or garish colors are discouraged).

Applicability and review

These design guidelines are for new signage applied to the exterior of designated structures. They do not apply to:

- interior signs;
- ground signs;
- repair or in-kind replacement of pre-existing or approved signs;
- new tenant panels attached to approved directory signs; or,
- signage that meets the criteria contained in an approved master signage plan for a building, or group of buildings.

Freestanding Signs

Both modern and limestone ground signs can be appropriate. Given the unique nature of the Showers buildings and area layout, grounds signs are perhaps the most effective and historically sensitive sign type.

On-Building Signs

On building signs are perhaps best sited on building additions, rather than on historic fabric.

When signs are directly affixed to historic fabric, they should be carefully placed so as to not cover or detract from architectural details. If lit, indirect lighting of individually cut letters is preferred. Simple design and neutrual colors are preferred. Backer boards which allow for replacement signage with no or minimal impact to historic fabric are favored.

Directory signs and signage on door windows minimize damage that can occur from installing signage.

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