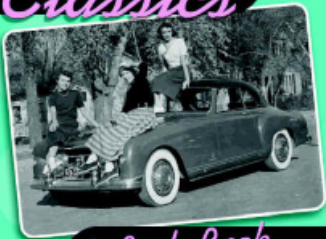


Matlock Heights



Classics



*A Look Back
at the 1950s*

D. E. Conrad Oral History Project

Historic District Guidelines

Our thanks to:

Matlock Heights Conservation District
Design Guideline Subcommittee, Bloomington
Historic Preservation Commissioners, and Nancy
Hiestand (previous Historic Preservation Program
Manager) for compiling the original Conservation
District Design Guidelines, which serve as
the template for the Historic District Design
Guidelines.

2017 Historic District Design Guidelines Update

Steven and Kelly Bangs
Dick Darling
Markus and Stephanie Dickinson
Amy Hamburg
Paul Henderson
Karin St. John
Tim Lemper
Yu-Hsing Lin
Sharon Yarber

Staff
Bethany Emenhiser
Historic Preservation Program Manager

The neighborhood design subcommittee is comprised of neighbors who assisted with the creation of the design guidelines and at least one MHNA board member. The committee is a subcommittee of the MHNA board.

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I. INTRODUCTION

The purpose of these design guidelines is to present flexible approaches to appropriate design in the Matlock Heights Historic District (MHHD). The goal is to harmonize new buildings with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. Within such a framework, there can be many different design solutions which may be appropriate. The intent of these design guidelines is to maintain the integrity of our mid-century modern neighborhood, as originally constructed; to protect property values for home owners; and to keep single family homes where they have been built traditionally; to regulate the building of new homes and moving of existing homes. The following guidelines regulate new construction, should such a circumstance arise. They do not regulate modifications or additions to existing home structures, although we do suggest voluntary use of them as guiding principles.

The Matlock Heights Neighborhood is zoned Residential Single Family (RS) which permits only single family style homes. Ideally a new building in the MHHD should fit seamlessly into the fabric of our neighborhood. The continuity of the streetscape, as seen from the road, should be consistent with the contributing buildings already on the street, maintaining existing scale, density, and atmosphere. In the pages that follow, these design guidelines present a simple outline of ways to analyze the scale and placement of a building on a lot, as well as include small details of design that make a new building look more traditional. Some of these are as modest as window arrangement or the use of limestone trim. The MHHD wants to ensure

the quality and compatibility of infill by explaining the details that add value in this historic neighborhood.

The Matlock Heights Neighborhood Association has been active for many years, seeking to promote a safe and harmonious living environment for its residents, to protect this special place from incompatible development, and to preserve our valuable mid-century modern homes from destruction. The MHHD was implemented to help preserve our unique residential housing and to provide stability in a neighborhood where student housing development pressure is present. The distinctive makeup of our neighborhood should ensure that people are likely to purchase homes here and to work together for the enhancement of the neighborhood over time. With support from the Bloomington Historic Preservation Commission (BHPC), these design guidelines were established and expanded for the elevation from Conservation to Historic, to preserve the historic character of this place. In Matlock Heights, we value our history and the diverse families who live here and have pride in our neighborhood, all of which encourage us in this endeavor.



II. MATLOCK HEIGHTS HISTORY IN LOCAL AND NATIONAL CONTEXT

Matlock Heights was platted in 1951, by Waldron Fritz, on land that had been long held in farming by the Matlock Family. The neighborhood prizes the c. 1850 farmhouse built by George Matlock, located in the heart of the district. It was spared from demolition by the Sullivan family in the 1950's when Waldron and Martha Fritz subdivided the farm for "modern housing." Development of the neighborhood was highly concentrated: all but ten of the current existing houses were constructed within a decade of the recorded plat. Waldron Fritz went on to develop several other mid-century neighborhoods on the outskirts of Bloomington including, most prominently, Fritz Terrace.

Fritz's plat for Matlock Heights featured large lots, curvilinear streets, and 79 homes, the majority (61) of which were constructed of limestone in the ranch architectural form. The homes reflect a change in the national values of that era, with the fusion of the western ranch ideal with the modernist concept of leisure inspiring the forms of this mid-century neighborhood. Plans for new and "modern housing" had been circulating through magazines such as *House Beautiful*, *Sunset*, and *House and Garden*, which set the style and wetted the appetite for the suburban ideal. Romance of open spaces, independence of single family homes, natural landscaping, backyard privacy, and informality were worked into the modern suburban dream. Rambling floor plans, expanses of windows, and curvilinear streets express the aspirations of a generation who sought to live in nature.

Although other characteristic building materials are present in the neighborhood, like rustic vertical siding

and brick, Matlock Heights is yet another and later expression of Bloomington's enthusiasm for stone. The limestone industry reached its nadir in the 1930's and 40's, but the era of the 50's saw its resurgence, partially through the returned popularity of stone in



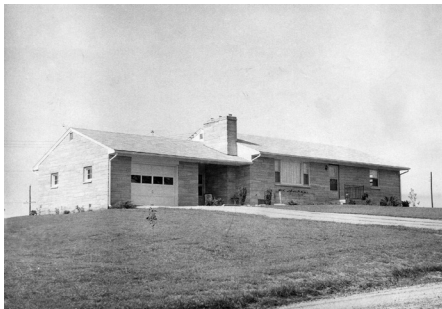
Original Matlock Farmhouse (2301 Fritz Dr.)

the construction of ranch homes. Limestone veneer homes, some with stone knee walls and massive chimneys, reflect a long standing local industry translated through the new style in this neighborhood. It is the consistency of age, form, and building materials that make Matlock Heights an outstanding and eminently preservable example of its era.

Fritz and his partner, builder Gilbert Swaim, created the distinctiveness of Matlock Heights using the architectural cohesiveness of the mid-century modern form throughout. The home located at 2421 Barbara Drive is just one result of the above mentioned marketing strategies; this red brick "colonial" style ranch was named Better Homes and Gardens magazine's best-selling plan of all time, (Five Star Home #2001). Designed by Bertram Webber, the home was touted for its open and free circulation, cross

ventilation, easy access to the patio, and two closets for every bedroom.

Most of the contributing homes in this neighborhood have not been significantly altered since being built, which underscores that these high-quality homes remain durable examples of their kind. Lots in MHHD are large, with 1.85 buildings per acre. Homes average 2,800 square feet at ground level. The longest horizontal plane of most of these homes is seen from the front of the lot with a good setback from the street. There are sizable yards with no sidewalks and little through-traffic from non-resident vehicles. Homeowners in Matlock Heights believe strongly that these characteristics need to be preserved.



The diversity of owners spans a nice range including owners aging in place, young families with children, related families in multiple homes, working professionals, and business owners. Homeowners tend to remain in Matlock Heights for many years. Many of them now value utilization of solar power and multiple other energy efficient improvements well-adapted to their mid-century modern house forms. Pride of ownership is apparent with homes and properties kept

in good repair and landscaping reflects the pride of place.

To protect the great value and integrity of the Matlock Heights neighborhood amongst surrounding development, Matlock Heights applied to be a Conservation District in 2013. This is a designation intended to slow radical change in a neighborhood by reviewing major events like demolition and new construction. The City of Bloomington's Historic Preservation Commission unanimously recommended conversion to the city council, and it became official with a city council vote of 6-0-2 on February 20, 2014. Matlock Heights joined three other Conservation Districts in Bloomington at that time (Greater Prospect Hill, McDoel, and Garden Hill), and became the first mid-century Conservation District in the state of Indiana.

In 2016, after three years, Matlock Heights was up for elevation to a Historic District, which provides greater protections of its historic nature. Three rounds of voting ballots were distributed and 71% of the neighborhood participated—53 homeowners voted to remain a Conservation District, 27 voted to elevate to Historic District, and 33 did not respond, registering as no objection. With no majority objection (46.9%), the neighborhood elevated to a Historic District in accordance with state law on February 20, 2017.

III. TRADITIONAL HOUSE FORMS

The area included in the MHD displays housing forms and styles that were primarily constructed in the 1950's and early 1960's. These forms reflect the mid-century modern style of homes of that period. Historical resources, such as Indiana Landmarks: Architectural Movements of the Recent Past (1941-Present), cite Ranch (Minimal Traditional, Massed Plan Ranch, and Populist Modern) and Split Level as the dominant forms of the era. Each form has characteristic placement on a lot, setback, height, and roof shape. The design guidelines are intended to keep new development compatible with these forms.

The ubiquitous ranch form incorporates large “picture” windows and sliding doors, patios, and porches to reach out into the environment. Generally, the style is characterized by an expression of overall horizontality that is reinforced by low pitched roofs, wide eaves, and rambling rooms. Natural materials, predominantly limestone with some sandstone, brick, and wood, are used on the exterior. Many ranches have large stone chimneys that become a primary architectural feature on the exterior, as well as an anchor to the interior space. New construction, compatible with the ranch form is encouraged to include the unique windows, openings, and floor plans that distinguish the style.



RANCH

Sometime after World War II, Americans revisited ways to integrate outdoor amenities into a residential floor plan. That desire in the 1920s was the motivation behind the design of bungalow front porches and open sleeping rooms. The 1950s ranch form is central to Matlock Heights. Within the form are various 'styles' like the colonial style ranch at 2421 Barbara Drive, the design for which was once featured in *Better Homes and Gardens* magazine. Spanish style ranches have minimal references to classic Spanish homes, with arcaded porches or stucco walls to imitate adobe.

VARIETIES OF RANCH FORMS *MINIMAL TRADITIONAL RANCH*



Although this form is very similar to the traditional ranch, it is usually mass-produced and typically side-gabled. At least one large picture window is always present on the front façade. This form is frequently built on smaller lots. It may have a carport or attached garage but no other additions or secondary rooms outside the rectangular footprint.

MASSED RANCH



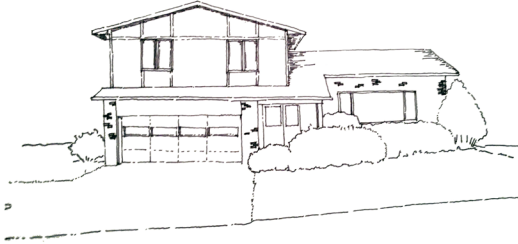
The massed ranch features a squarer footprint that is almost always topped with a hipped roof. Deep boxed eaves and a low pitched roofs emphasize the horizontal plan. There may be knee walls of stone or carefully designed banks of windows that elongate the appearance of the structure.

POPULIST MODERN



This example evolved from the International Style of the 1920s as it was reinvented after World War II. The style is influenced by Frank Lloyd Wright's "Usonian" designs and particularly identifiable by its low sweeping roofs and deep eaves.

SPLIT LEVEL



Sometimes referred to as the tri-level, the plan of the split-level was intended to be an alternative to the one level ranch. The two forms are often found together. The design includes a single level home split into two levels at the mid section of the house. The levels were defined by uses: bedrooms on top, kitchen and living areas in the middle and service areas and garages in the basement. Brick is the most common exterior material, however, the levels are often defined by a change in materials on the exterior among the different levels.

Matlock Heights Neighborhood Characteristics

Ranch



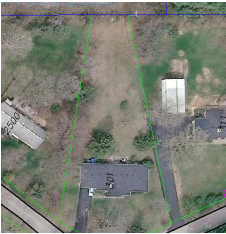
Split Level



Mid Century Characteristics

Horizontality
 Complex massing
 Multiple roofs
 Front-facing garage
 Complex fenestration
 Massive chimneys
 Limestone veneer

Lower density
 Curvilinear streets
 Accommodates topography
 Visual access to outside
 Sprawling footprint
 Deep overhanging eaves
 Irregular lots



.66 Acre
 3180 Square
 Feet

Garden Hill 8.32 build-
 ings per acre, ground
 floor average 1100

Prospect Hill 6.5 build-
 ings per acre 1300
 square foot ground floor



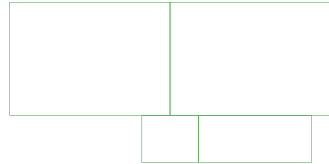
.37 Acre
 2755
 Square Feet

McDoel Gardens
 6.5 Buildings per acre
 1077 square feet ground
 floor

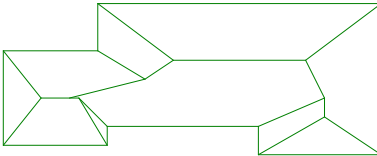
Matlock Heights
 1.85 Buildings per acre
 2800 square foot ground
 floor

Matlock Heights Neighborhood Historic Roof and Massing

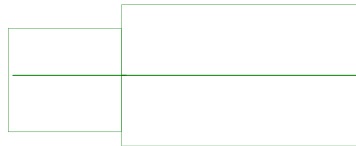
Ranch Style Homes



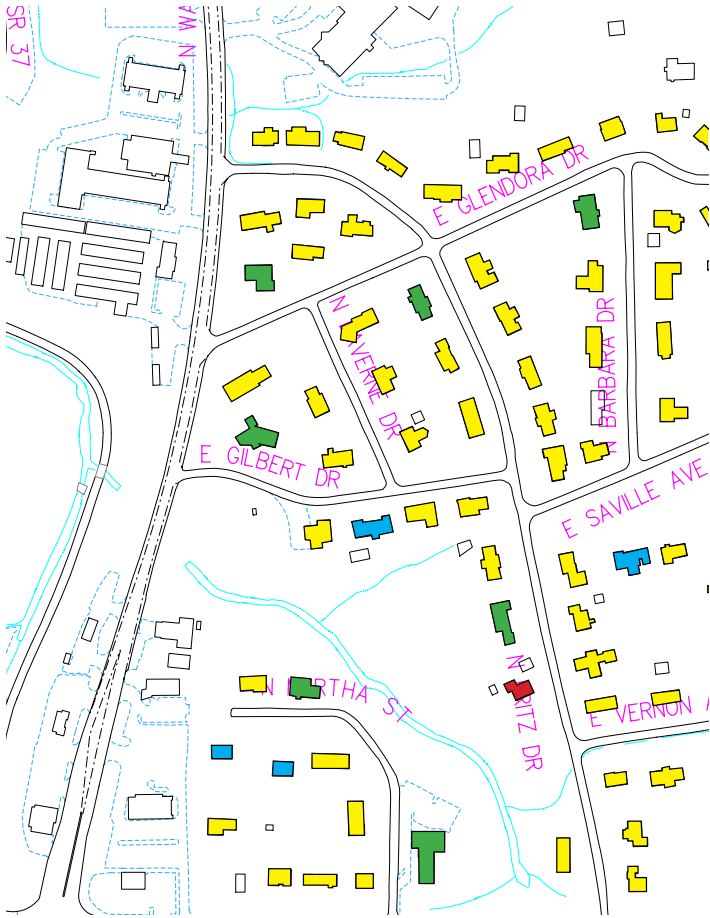
Flat or Winged Roof



Complex Hipped
Roof systems



Side-Gabled Stepped Roof

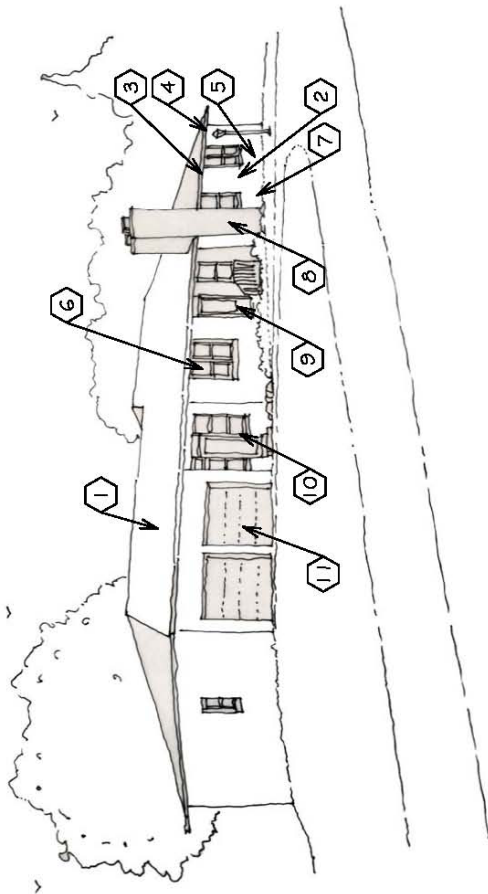


MATLOCK HEIGHTS CONSERVATION DISTRICT MAP

- OUTSTANDING PROPERTIES ARE OUTLINED IN **RED**
- NOTABLE PROPERTIES ARE OUTLINED IN **GREEN**
- CONTRIBUTING PROPERTIES ARE SHADED IN **YELLOW**
- NON-CONTRIBUTING PROPERTIES ARE SHADED IN **BLUE**

ELEVATION NOTES:

1. *Roof shingles -long, low roof line, hipped or gabled roof line*
2. *Horizontal orientation relative to the street*
3. *Aluminum Soffit*
4. *Aluminum Gutters and Downspouts*
5. *Masonry Veneer -Brick or Limestone*
6. *Double Hung Window -with Shutters*
7. *Split-Faced Foundation, where exposed*
8. *Prominent Masonry Chimney -Brick or Limestone*
9. *Asymmetrical Entry*
10. *Wood Picture Windows -Tripartite*
11. *Attached Garage -One or Two car garage*



IV. TERMINOLOGY IN THE GUIDELINES

“Recommended”

The preferred method for any given section will be contained within green boxes highlighting the recommended approach. The neighborhood subcommittee, staff and Historic Preservation Commission will look to approving these over the *“Acceptable”* method.

“Acceptable”

When there is an *“Acceptable”* method for any given section, it will be listed below the *“Recommended”*. It is preferred that the *“Recommended”* method be investigated before moving to the *“Acceptable”* option.

Classifications

The following terms are nationally accepted classifications adopted by the Parks Service.

Outstanding (O)

The “O” rating means that the property has enough historic or architectural significance that it is already listed, or should be considered for individual listing in the National Register of Historic Places. Outstanding resources can be of local, state, or national importance

Notable (N)

A rating of “N” means that the property did not quite merit an Outstanding rating, but is still above average in its importance. Further research or investigation may reveal that the property could be eligible for National Register listing.

Contributing (C)

A “C” rating was given to any properties meeting the

basic inventory criterion of being pre-1970, but that are not important enough to stand on their own as individually outstanding or notable. Such resources are important to the density or continuity of the area's historic fabric. Contributing properties can be listed on the National Register of Historic Places if they are part of an historic district, but would not usually qualify individually.

Non-Contributing (NC)

Properties rated "NC" are not important enough to stand on their own as individually outstanding or notable and were not included in the inventory unless they were located within an historic district. Such properties are usually either post-1970 or they are older structures that have been badly altered and have lost their historic character or they are otherwise incompatible with their historic surroundings. These properties are not eligible for the National Register.

Note:

In these pages the term "contributing" properties often refers to all of the properties that contribute to the historic significance of the area, including both outstanding and notable properties.

Primary Facade

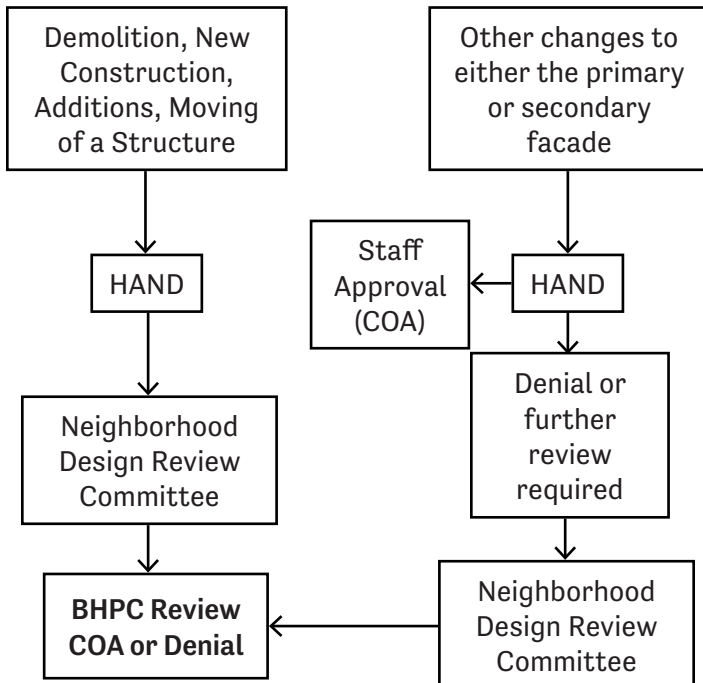
The side of the house that faces the street to which the house has a public postal address. In the case of corner lots, both the postal street as well as the cross street are considered primary facades.

Secondary Facade

Any facade that is visible from a public way but not a primary facade.

SUBJECT TO REVIEW AND APPROVAL

The Neighborhood Design Review Committee will review items that require BHPC approval (Demolition, New Construction, Additions, Moving of a Structure). Please consult the MHH Design Guidelines when beginning a project and then consult with HAND. Other items reviewed by HAND staff do not require review by the Neighborhood Design Review Committee, unless either 1) in the case of denial by HAND, the homeowner wishes to appeal to BHPC – which triggers Neighborhood Design Review Committee review – or 2) HAND staff feel they need extra assistance from BHPC, at which point either the homeowner or HAND can enlist the Neighborhood Design Review Committee before the “appeal” moves on to BHPC.



V. GENERAL GUIDELINES

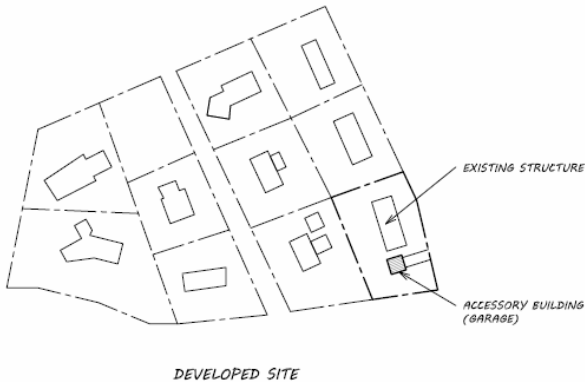
A. SUBJECT TO REVIEW AND APPROVAL

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context. Contributing properties are important to the density and continuity of the MHHD. Every site possesses a unique context, which comprises the contributing buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

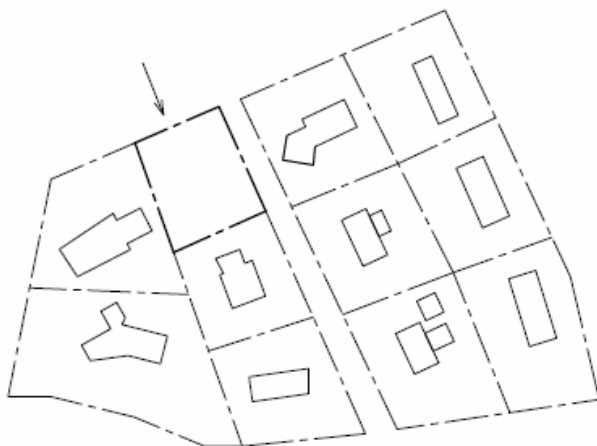
Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

B. SITE CATEGORIES

Developed Site: A site upon which there is already an existing historic primary structure. New construction usually involves the construction of an accessory building such as a garage (see Outbuildings, page 35).



Context: New construction must use the existing historic building as the most important, perhaps only, context. It should not overwhelm in scale or proportion and should not exceed the height of the primary building.



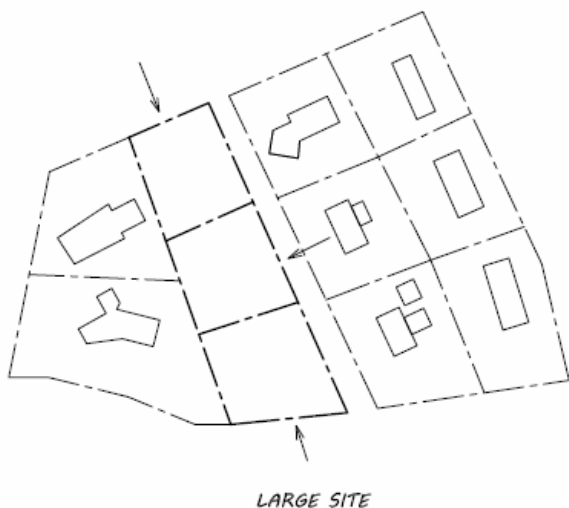
ISOLATED LOT

Isolated Lot: This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

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

Large Site: This is usually a combination of several vacant lots, often the result of previous demolition or natural disaster.

Context: Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such a case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.



C. SETBACK

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

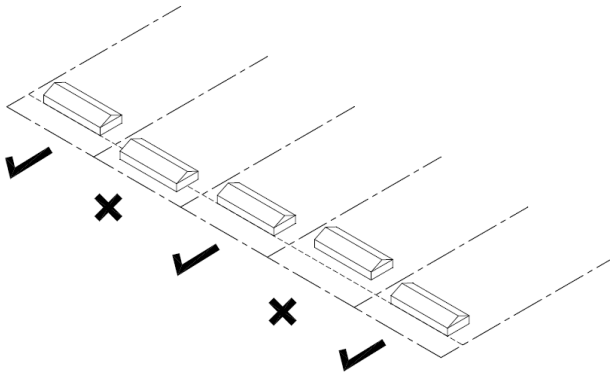
In MHHD, the longest sides of houses are most commonly placed parallel to the street and relatively in line with adjacent houses.

“Recommended”

New residential buildings should also be parallel to the street with setback to fit with adjacent contributing buildings.

On corner sites, the setbacks from both streets must conform to the context.

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



BUILDING SETBACKS

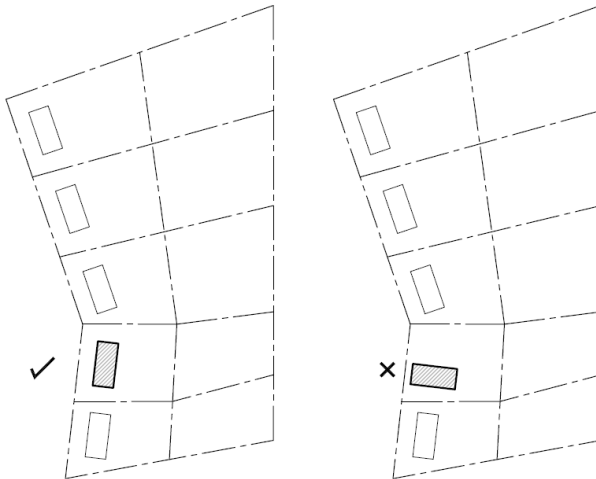
D. ORIENTATION

Definition: The direction a building faces.

In MHHD, houses are usually oriented with their longest side and main entrance facing and parallel to the street.

“Recommended”

New buildings should be oriented toward the street in a way that is characteristic of surrounding contributing buildings.



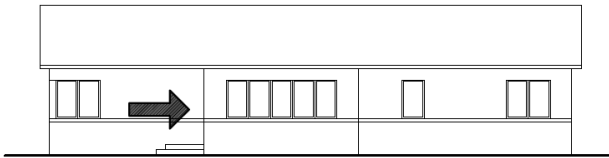
BUILDING ORIENTATION

E. BUILDING ENTRY

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

“Recommended”

New buildings should reflect a similar sense of entry to that which is expressed by surrounding contributing buildings. Frequently, mid-century entrances are located perpendicular to the façade at the end of a jutting addition or a porch.



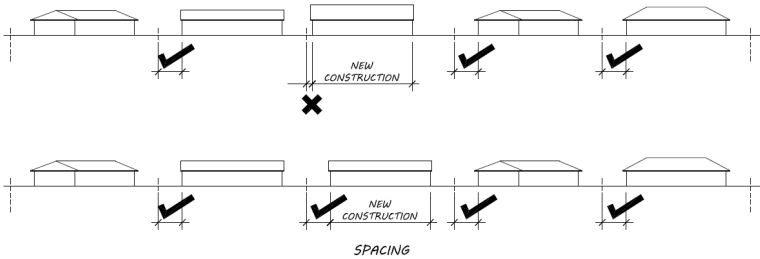
BUILDING ENTRY

F. SPACING

Definition: The distance between contiguous buildings along a block face.

“Recommended”

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



G. BUILDING HEIGHT

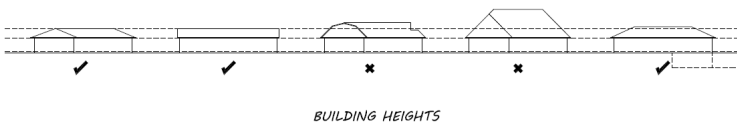
Definition: The actual height of buildings and their various components as measured from the ground’s existing grade at the foundation, relative to the grade of the street that the building faces.

In MHHD, the topography of the lots is often gently rolling and varied; therefore, new construction must blend and flow with the existing topography.

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

“Recommended”

Generally, the height of a new building should fall within a range set by the highest and lowest contiguous contributing buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.



BUILDING HEIGHTS

Cornice heights, porch heights and foundation heights in the same block face (on the same side of the street) should be considered when determining the appropriate range.

Consider the grade of the lot against the grade of the adjacent street, as well as the grade of the adjacent contributing buildings.

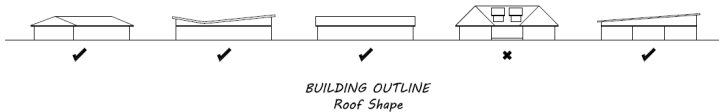
H. BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

“Recommended”

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

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



I. MASS

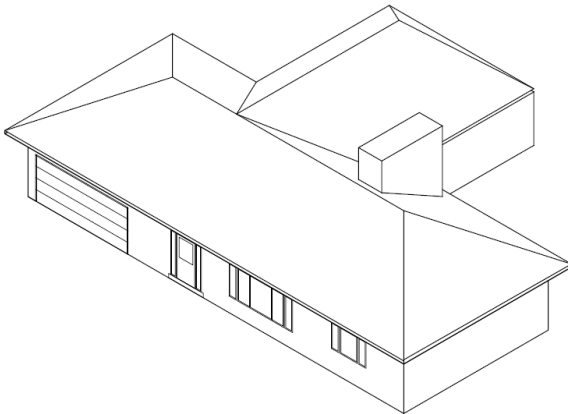
Definition: The three dimensional outline of a building.

Depending on the block face, buildings in MHHD may reflect the traditional horizontal mass of the mid-century modern house forms. See the architectural descriptions in Section

III. TRADITIONAL HOUSE FORMS.

“Recommended”

The total mass and site coverage of a new building should be consistent with adjacent contributing buildings. Consider the mass of all building parts (i.e., house, attached garage, integrated porch, and breezeway).



MASSING

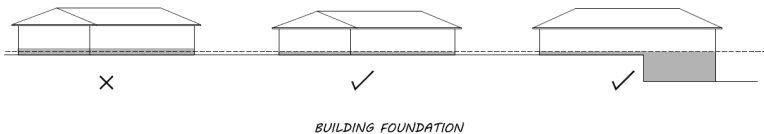
J. FOUNDATION: FIRST FLOOR ELEVATION

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

“Recommended”

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

New construction building first floor elevation and foundation height should fit into the natural (not man-made) gradient of the land.



K. OPENINGS/FENESTRATION

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

“Recommended”

Paying attention to the proportion of openings in a wall visible from the street can help blend new construction into the streetscape.

VI. GUIDELINES FOR EXISTING BUILDINGS AND OTHER PUBLIC FACADE CHANGES

A. MATERIALS

“Recommended”

Limestone/sandstone, brick, clapboard, wood, and cement board are appropriate materials.

“Acceptable”

Building materials, whether natural or man-made, should be visually compatible with surrounding contributing buildings. Vinyl or aluminum are acceptable materials, especially if used as a continuation of what is currently on the structure.

When hardboard or concrete board siding is used to simulate wood clap board siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.

B. WINDOWS AND DOORS

“Recommended”

Existing architectural details for windows and doors shall be retained or replaced in the same style or in a design appropriate to the house or its’ context.

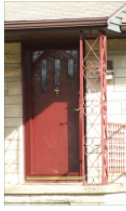
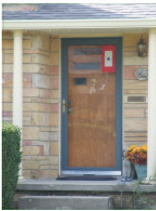
“Acceptable”

Retain the proportions of original openings. Replacement of windows and doors determined to be original should duplicate the original in size and scale.

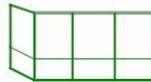
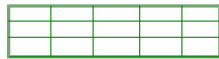
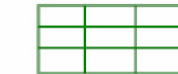
Creative use of commercially available window shapes and sizes can help mimic the typical mid-century

Matlock Heights Neighborhood Historic Doors and Windows

Period Ranch Door Configurations



Period Ranch Window Configurations



Picture Windows
Corner Windows
Ribbon Windows
Unique Decorative
Windows & Grills

modern patterns in new construction. Horizontal shapes and combinations of windows are integral to the look of the wall. If fixed windows on a primary facade are a concern for egress, other options may be allowed on a case-by-case basis and applications such as sliders or casement windows may be acceptable.

Secretary of Interior's Standards for Rehabilitation Standard #3: "Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."

All window and door petitions will be reviewed on a case-by-case basis.

C. PATIOS AND PORCHES

Definition: Flat constructed areas, adjacent to the house, which extend the living space into the exterior environment.

"Recommended"

Building materials include laid brick, concrete, stone, and/or wood. When possible locate away from a primary facade or in the rear

D. OTHER ARCHITECTURAL FEATURES

Definition: These items extend the mid-century house mass into the landscape.

“Recommended”

Retain existing character defining architectural features and detailing.

“Acceptable”

If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA.

Some carports have unique pillar construction forming interesting angles, such as the tapered base of carports (see examples: 201 E Gilbert, 2401 N Dunn, 201 E Glendora). Wide boxed soffits are featured on most contributing buildings.



E. UTILITIES AND EQUIPMENT

Definition: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building

(such as air-conditioning equipment).

“Recommended”

Mechanical equipment should be placed in locations that have the least impact on the street view of the building, site, and the adjacent contributing buildings.

F. PARKING

“Recommended”

Driveways should be built with direct access to parking or storage structures and pass along the side or rear of the primary building.

Oversized parking pads in view of the street are discouraged.

G. OUTBUILDINGS

Definition: Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines.

“Recommended”

If the new structure is a garage, every effort should be made to attach it to an existing house. This is the most compatible solution. The material should be compatible, but not required to match the primary structure.

“Acceptable”

New structures should be placed in a subordinate position and, where possible, to the rear of the primary building on the lot.

New structures accessory to primary buildings should be visually compatible in shape and materials with existing MHHD patterns. New structures should be proportionately smaller, both in height and size of footprint, than the primary building on the lot. These guidelines are used for the design of outbuildings and do not regulate use, as it is regulated under the City's Zoning codes.

H. FENCES

“Recommended”

If possible locate fences in the rear, not to extend beyond the front of primary facade. Fences should have an open horizontal orientation and wood is the preferred material. Decorative concrete may also be an appropriate applicaiton.

“Acceptable”

Privacy fences between property lines. Vinyl or chain link fences with an open feel.

Front yard fences with be considered on a case-by-case basis for height and compatibility. Color and style should not detract from the primary facade. Consideration is given for fences that pertain to special needs, children, and dogs.

I. TREES

Although tree removal is not formally regulated, it is encouraged that if a tree is removed, that a new tree be planted on the property in place of the removed tree.

J. SOLAR PANELS AND GREEN ALTERNATIVES

“Recommended”

Locate solar panels on the house roof at same pitch as the existing roof. Position close to the roof surface and as inconspicuously as possible. Alternatively place solar panels in the backyard or on the garage roof. Creative use and placement of alternative energy sources is encouraged.



“Acceptable”

Install at elevations not significantly above the roof surface. Install as inconspicuous as possible while still functional.

K. ACCESSIBILITY

“Recommended”

The preferred location of ramps is away from front facade of the house and installed in an easily removal fashion without causing damage to the historic house.

“Acceptable”

Ramps are generally permitted, front or rear of lot.

VII. STANDARDS FOR MOVING BUILDINGS

The moving of any building in the MHHD should only be done as a last resort to save the building. It may also be considered when necessary to maintain the MHHD historical context. The following guidelines are meant to assist in determining the appropriateness of moving any building within, into, or out of the MHHD.

“Recommended”

The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.

Small noncontributing storage buildings (under 80 square feet) in backyards may be moved without review.

Contributing accessory structures (over 80 square feet) require review according to guidelines for compatible new construction.

VIII. STANDARDS FOR DEMOLITION

Definition: The complete or substantial removal of any structure which is located within the MHHD. A more precise definition is located in Title 8 of the Municipal Code and should be consulted.

A Certificate of Appropriateness must be issued by the BHPC before a demolition permit is issued by other agencies of the city and before work is begun on the demolition of any building in MHHD. This section explains the type of work considered to be demolition, as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Review and approval is required for demolition of primary buildings within the boundaries of the MHHD or demolition of contributing accessory structures.

GUIDELINES

The following guidelines relate to the above actions and they are enforceable by the BHPC. These are the same guidelines as those for historic districts.

CRITERIA

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

- 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.

- The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
- The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the building, or portion thereof, for which demolition is sought.
- The building or property cannot be put to any reasonable economically beneficial use without approval of demolition.
- In the case that the building is accidentally damaged by storm, fire, or flood, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

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

IX. PROCEDURES FOR THE REVISION OF MHHD DESIGN GUIDELINES

MHHD guidelines will be reviewed every 5 years. In this event:

Changes to the guidelines, if desired, may be initiated by any homeowner or from within the MHHD Neighborhood Design Sub-Committee.

Actual revisions to the guidelines are finalized by the MHHD Neighborhood Design Sub-Committee.

The neighborhood committee informs the BHPC of the proposed changes to the guidelines.

All property owners in the MHHD are notified of the proposed changes in the guidelines. They are given copies of the proposed changes and notice of the time and place of the public hearing on the proposals.

The MHHD Neighborhood Design Sub-Committee provides a system whereby all property owners have the opportunity to comment on the proposed changes. The change will be advertised through the MHHD's traditional information methods: e-mails and newsletters.

After advertisement, the change will go to the BHPC meeting for a public hearing where a vote will be taken.

It may become necessary to revise sections of these guidelines because of state enabling legislation.

**If you have any questions feel free to contact
the Housing and Neighborhood Development
Department.**

CONTACT INFORMATION

To contact the Bloomington Historic Preservation
Commission:

Telephone: 812-349-3507
Email: hand@bloomington.in.gov
Website: www.bloomington.in.gov/bhpc

For general Matlock Heights Neighborhood
Association questions, please visit the website at:
[https://nextdoor.com/neighborhood/
matlockheights--bloomington--in/](https://nextdoor.com/neighborhood/matlockheights--bloomington--in/)

*Drawings and Diagrams
by
Ernesto Castaneda*