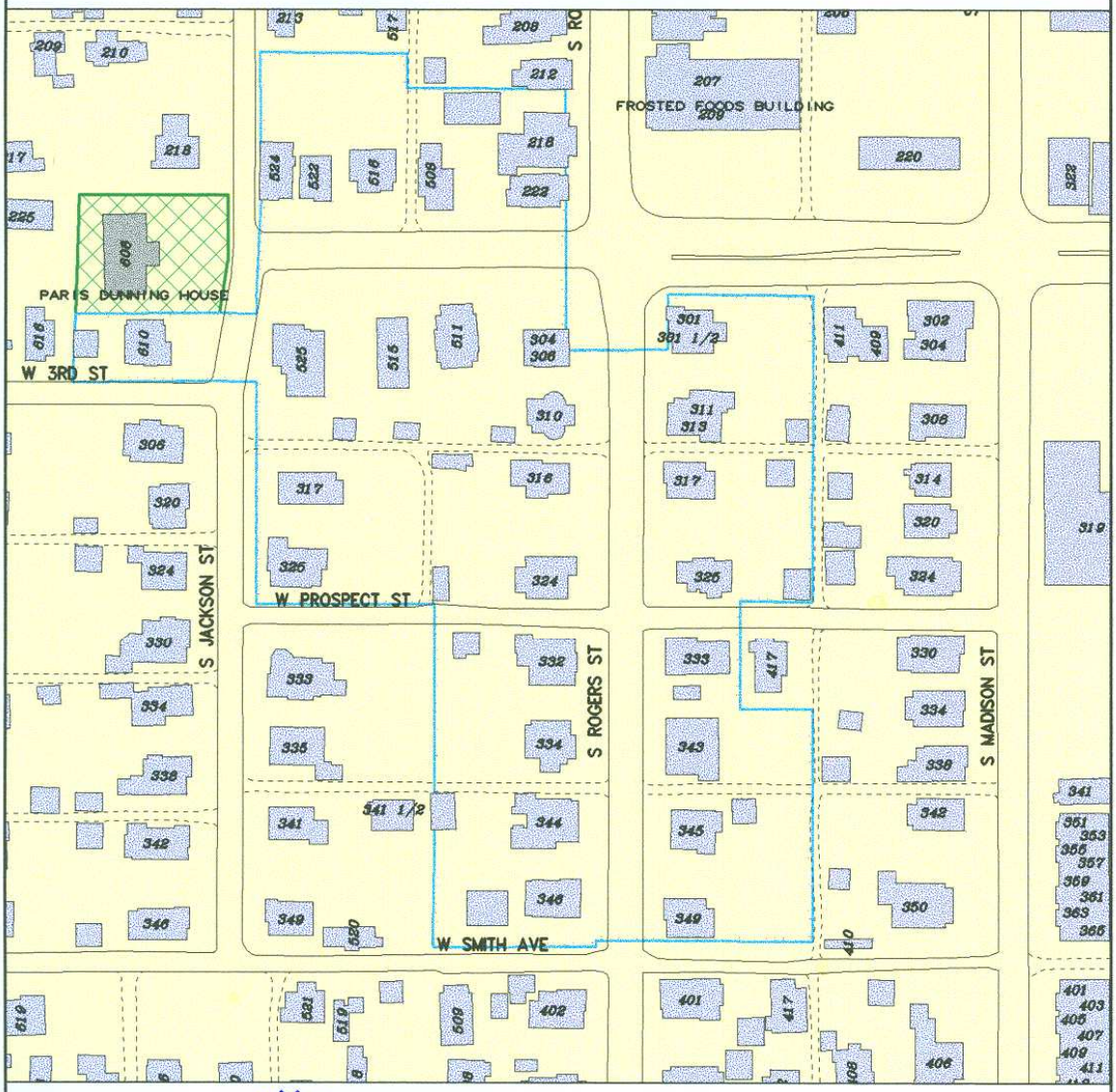
PROSPECT HILL LOCAL HISTORIC DISTRICT

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

BOOK OF GUIDELINES

City of Bloomington
Bloomington Historic Preservation Commission
P. O. Box 100
Bloomington, IN 47402

Prospect Hill Historic District



July 30, 1997

City of Bloomington
Housing and Neighborhood Development

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Scale 1" = 180 Feet

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Please contact the H.A.N.D. Department at 349-3401 for more information.

Guidelines

Prepared by the Study Committee
of the Prospect Hill Local Historic District
and the City of Bloomington

for

The Bloomington Historic Preservation Commission

April, 1997

Study Committee Members:

Bill Hansen, Chair
Dan Allen
Kathy Foster
Chip Frederick
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Produced with the assistance of the Department of Housing and Neighborhood Development

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INTRODUCTION

The Prospect Hill Local Historic District is a remarkable collection of late nineteenth and early twentieth-century homes representing many of the high styles of architecture that were popular between 1890 and 1925, a time of increasing affluence in Bloomington. The earliest house in the district, perhaps the oldest house in Bloomington, dates to 1840. Located southwest of the Courthouse Square on a small rise, the district is composed of residential structures, many with garages located on alleys behind the houses, and is surrounded primarily by one-story houses. Most of the structures are set well back from the street and at a comfortable distance from one another. Architectural styles include Queen Anne, Free Classic, Dutch Colonial Revival, Elizabethan Revival, Mission Revival, Bungalow, American Foursquare, and vernacular forms such as gabled-ell and pyramid roof cottages. Most are wood-framed, although several are brick and one is stucco. At least three houses in the district were designed by John Nichols, early Bloomington's most prominent architect. The survival of these houses in generally good repair attests to the high level of workmanship and quality of design. The neighborhood is heavily landscaped with large deciduous trees and smaller, ornamental trees and shrubs.

The Prospect Hill Addition was added to the Monroe County platbook and annexed to the City of Bloomington in 1893, having been laid out on what then was the southwestern edge of the town, near the original campus of Indiana University (at "Seminary Square"). Some of the land had belonged to the Gentry brothers and had served as a campground for their touring circus during the winter. The neighborhood was developed as a prestigious upper-middle class area bordered by workers' cottages on the east, north, and eventually west sides and is the only area on the west side of Bloomington to be designed as a professional residential neighborhood. The first residents included a lawyer, a railroad conductor, a store owner, a lumberyard owner, postal workers, and employees of the Showers Brothers Furniture Company.

Remaining relatively intact for most of the twentieth century, Prospect Hill was entered into the National Register of Historic Places in 1991, becoming the Prospect Hill National Register Historic District. Not long after, it also became the first locally-designated historic neighborhood in Bloomington. Since then, to protect the character of the neighborhood, most external changes to properties within the district have required a Certificate of Appropriateness before work has been permitted to proceed.

In January 1995, Bill Sturbaum, president of the Prospect Hill Neighborhood Association, asked Bill Hansen to chair a Study Committee that would draft a statement on guidelines for structures in the district. The document should reflect the Prospect Hill Historic District in particular and should register, consistent with state guidelines, what the residents of the district deemed appropriate and inappropriate for dwellings, lots, and appurtenances in their own neighborhood. After meeting for six months the members of the committee--Dan Allen, Kathy Foster, Chip Frederick, Sonja Johnson, Pat Murray and John Pearson--presented a draft to the Bloomington Historic Preservation Commission.

The members of the Study Committee view their neighborhood as a historic area that merits protection against discordant change, while at the same time they see it as a living

community, not a museum, in which certain kinds of change are natural and desirable. They intend the present, flexible guidelines to represent a middle way between chaotic change and deadly rigidity, in the hope of fostering in the district a congenial blend of the neighborhood of the turn-of-the-century and the neighborhood of today, for the pleasure of residents and visitors alike. Since living neighborhoods are dynamic, the documents that guide and reflect them also should be. Matters will surely arise that this document does not foresee, and the views of the residents will surely change over time. The guidelines ought to be reviewed by the district occasionally.

In creating this *Book of Guidelines* for our own neighborhood, the Study Committee consulted those of several other Indiana communities--Indianapolis, Muncie (Emily Kimbrough Historic District), South Bend, and especially Huntington--and we are happy to acknowledge our debt to them. We are grateful as well for the kindly support in the form of information, materials, and encouragement given us by Nancy Hiestand (City Planning Office). Finally, we express our thanks to member Soja Johnson, who generously undertook the task of putting the present text on computer.

Bill Hansen

Note: I have drawn historical information about the neighborhood from the *City of Bloomington Interim Report: Indiana Historic Sites and Structures Inventory* (1988); "Registration Form: National Register of Historic Places," the nomination prepared on behalf of the Prospect Hill Historic District by Cynthia Brubaker (1990); and "A Walk Through the Prospect Hill Historic District: Historic Tour Guide No. 4" (Bloomington 1992). More information is available in the Indiana Room of the Monroe County Public Library.

CERTIFICATE OF APPROPRIATENESS

Once a neighborhood or a single site has been designated as a local historic district, owners within that district must apply for a Certificate of Appropriateness (COA) from the Bloomington Historic Preservation Commission before any exterior work may begin on the property. The COA review process is much like a regular building permit application. Applications detailing the proposed work are submitted to the Planning Department. The Planning Department turns the applications located within historic districts over to the Bloomington Historic Preservation Commission (BHPC). The Committee reviews the application for any potential conflict with the guidelines. If no conflicts are found a COA is issued. If conflicts are found, the Review Board suggests changes to bring the application into conformance. The guidelines ensure that everyone's investment in the neighborhood is protected by holding all property owners to the same rules for rehabilitation, restoration, and new construction.

A COA is much like a building permit, which the property owner must display in a prominent location at the site where the work is taking place. Furthermore, if a City of Bloomington building permit is required for the proposed historic district project, the COA must be presented at the time of the building permit application. The COA and building permit must both be displayed in a prominent location at the site where the work is taking place.

You do not need to apply for a Certificate of Appropriateness (COA) for the following:

- routine maintenance (for example, the reglazing of a broken window pane or minor repairs done in-kind**)**
- remodeling, redecorating or any change to the interior of your home
- flower and vegetable gardens

A COA is required for most exterior changes. While not exhaustive, the following list gives some of the most common changes for which a COA is needed.

- additions or new construction
- air conditioners
- antennas and satellite dishes
- demolition
- driveways or curb cuts
- fencing
- garages
- gutters
- moving a structure
- painting a new color
- patios/decks
- removal of mature trees
- porches
- retaining walls
- roofing work
- sheds/outbuildings
- sidewalks
- siding
- signs
- solar collectors
- steps
- windows and doors

Certificate of Appropriateness Review

The following information is required on an application to be considered for a COA:

A. New Construction

1. Site plan indicating existing structures, driveways, major landscaping, and location of proposed new building(s)
2. Photographs showing a view of the street with the building site and with adjacent properties
3. Elevations of proposed new building
4. Description or sample of materials to be used
5. Any additional supporting materials necessary for the BHPC to make an informed decision

B. Modification of an existing structure and existing landscaping

1. Photographs indicating existing condition
2. Description or samples of materials to be used
3. For a substantial rehabilitation, site plans, elevations, floor plans and additional supporting materials necessary for the BHPC to make an informed decision

C. Demolition

1. Site plan indicating existing structures, driveways, major landscaping, and location of building or structure to be demolished.
2. Photographs showing a view from the street of the building to be demolished and adjacent properties.
3. Photographs or other evidence of the state of deterioration, disrepair, and structural stability of the structure to be demolished
4. Full description of the intended use of the property after demolition and additional supporting materials necessary for the BHPC to make an informed decision
5. Statement of alternatives to demolition that have been considered and reasons for their dismissal

Potential applicants should contact the City of Bloomington's Department of Neighborhood and Housing Development for an official application form and any additional information that may be needed. In many cases supporting documents can be prepared by the homeowner. Examples of supporting materials are available in the Department of Housing and Neighborhood Development.

GUIDELINES FOR THE ENVIRONMENT

The environment is one of the most fragile aspects of any historic district. Its defining characteristics are composed of building setback, landscaping, fencing, parking areas and outbuildings. All elements combine to form the environment of a neighborhood. Careless development or alterations of any one of these characteristics will damage the overall cohesiveness of an historic neighborhood.

NEIGHBORHOOD CONTEXT

Appropriate

Retain and respect distinctive, character-defining features of the neighborhood or building site, such as tree plots, gardens, fences, benches, walkways, steps, streets, alleys, retaining walls, and building setbacks.

Inappropriate

Avoid changes in paving, lighting, fencing, and pedestrian or vehicular traffic flow that disrupt the relationship between buildings and their environment. Signage should not block or interrupt significant rhythms or architectural features. Do not introduce inappropriately placed or screened lots.

PLANTINGS

Appropriate

Preserve mature plantings and treat them with sensitivity unless they pose a threat to preservation of buildings or sites. Removal of mature trees shall be reviewed by the BHPC. A mature tree is (a) a shade tree that is twelve inches in diameter or larger, (b) an ornamental tree that is four inches in diameter or fifteen feet high, or © an evergreen tree that is eight inches in diameter or fifteen feet high. Place new trees or shrubs so that they will not damage buildings through moisture retention, root invasion, and limb movement.

Inappropriate

Avoid removal of mature trees that contribute to the overall neighborhood canopy.

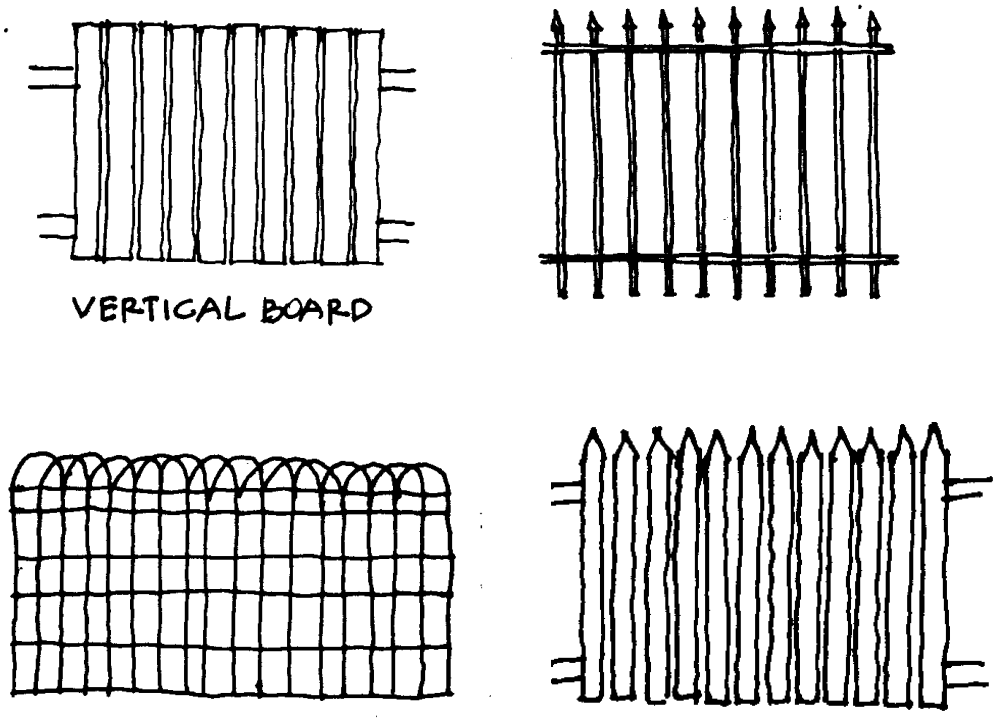
FENCES

Appropriate

Back yard fences are appropriate to the Prospect Hill Local Historic District. Acceptable designs include slat-style (vertical board), picket, lattice, or wrought iron. Less expensive designs such as woven wire and rabbit fencing are also acceptable. Fences must conform to setback requirements. The appropriateness of a new fence will be judged in part by its appearance from the street; in general it should begin no farther forward than a point midway between the front and rear facades of the house.

Inappropriate

Chain link, basket-weave, louver, split rail, and stockade are inappropriate fence types for installation within the public view. Front yard fences are not generally characteristic of the Prospect Hill Local Historic District and are discouraged.



PARKING

Appropriate

Construct parking lots in rear or side yard areas: they should be paved and screened so as to maintain building, site, and neighborhood relationships.

Inappropriate

Parking lots constructed in visually conspicuous areas are inappropriate.

LIGHTING

Appropriate

Appropriate exterior lighting is low intensity in nature and is directed to specific areas to minimize bleeding into surrounding space.

Inappropriate

Conspicuous, high-intensity overhead lights are inappropriate.

SERVICE AND MECHANICAL EQUIPMENT

Appropriate

Locate service, mechanical, electrical, or technical equipment such as solar collectors, satellite dishes, central air conditioning equipment, or heat exchangers so that they are not visible from the street; screen them so they do not disrupt the integrity of the site or architecture.

Inappropriate

Avoid placement of service, mechanical, electrical, or technical equipment in obtrusive positions on roofs.

PATIOS AND TERRACES

Appropriate

Patios and terraces should be constructed in the rear or side yard. Appropriate materials include limestone and brick.

SWIMMING POOLS

Appropriate

Swimming pools should be constructed in the rear yard and located, landscaped, and screened so that they are not within public view. In-ground pools are preferable to above- ground pools. Take into consideration the possibility of damage to surrounding historic vegetation or outbuildings when determining the location of a swimming pool.

OTHER LANDSCAPING ELEMENTS

Appropriate

Trellises are appropriate to the Prospect Hill Local Historic District and are encouraged. Construct trellises of historically appropriate materials such as wood or metal.

Inappropriate

Brightly colored or sharply contrasting stones, tires, logs, or exposed railroad ties are inappropriate landscaping elements; alternate border controls should be explored. Do not construct trellises of plastic or similar historically inappropriate materials.

GUIDELINES FOR EXISTING BUILDINGS

BUILDING MATERIALS

Paint color and exterior finish materials give a building distinct texture, presentation and character. Alterations to buildings and structures should take into consideration the careful balance that is achieved through selection of building materials.

WOOD

Appropriate

Retain and restore original exterior wood siding materials (typically clapboard) through repair, cleaning, painting, and routine maintenance. If original architectural details and trim features are deteriorated beyond repair, they should be replaced with components of the same material and design.

Inappropriate

Avoid application of siding materials not consistent with the character or style of the building, or materials that were unavailable at the time the building was constructed.

FOR YOUR INFORMATION

Artificial sidings such as artificial stone or brick, asphalt shingle and brick, plywood, particle board, hard board and aluminum or vinyl siding have been documented to cause and cover up serious, costly and often irreparable damage to buildings. (See also synthetic siding, pages 26-27.)

MASONRY

Appropriate

Maintain masonry by proper tuckpointing and appropriate cleaning. Tuckpoint mortar joints with mortar that duplicates the original in strength, composition, color, texture, joint size, method of application, and joint profile. Remove deteriorated mortar by hand raking or other means equally sensitive to the historic material.

hand raking or other means equally sensitive to the historic material. When cleaning is necessary, preserve original texture and color by using a gentle method such as low pressure water and natural bristle brushes.

Inappropriate

Do not use electric saws to remove mortar during tuckpointing; this method will damage surrounding masonry surfaces and change the joint size. Avoid unnecessary tuckpointing.

For Your Information

Do not tuckpoint masonry using a mortar of high Portland Cement content; this mortar often creates a bond stronger than the building material itself. Damage resulting from the differing porosity and expansion rates of the material and mortar can lead to expensive replacement of the masonry units.

PAINT

Appropriate

Use period paint colors and color schemes appropriate to the building's architectural style. Consult the Bloomington Historic Preservation Commission for assistance in choosing colors related to the building's style yet consistent with personal preference.

Inappropriate

Avoid painting masonry surfaces such as limestone and most brick surfaces.

For Your Information

Historic buildings constructed of softer brick often were painted for protection; removal of intact paint may hasten deterioration of the exposed surface. A test patch should be tried before extensive paint removal is attempted.

STUCCO

Appropriate

Maintain stucco surfaces by gentle cleaning and repainting when needed. To repair damaged surfaces, use a stucco mixture which duplicates the original in composition, strength, and appearance.

WATERPROOFING

Inappropriate

Do not use waterproofing or water repellent coatings or surface consolidation treatments on masonry surfaces unless required in order to solve a specific problem that has been identified and studied.

For Your Information

Coatings are frequently unnecessary and expensive, and can accelerate masonry deterioration.

ABRASIVE CLEANING

Inappropriate

Avoid abrasive cleaning methods such as sandblasting on any exterior surface material. See also Abrasive Cleaning, page 25-26.

For Your Information:

High pressure water and sandblasting will remove the exterior protective layer of materials, changing the original texture and allowing the material to absorb water. Increased water absorption will accelerate the rate of deterioration of the material. See also page 25.

SYNTHETIC SIDING

Appropriate

Use metal or vinyl siding ***only when it is the only feasible alternative*** to maintaining or replacing the original surface material. If synthetic siding must be used over wood surfaces, it shall be the same size and style as the original wood. Retain original trim around windows, doors, cornices, gables, eaves and other architectural features. Provide ample ventilation to the structure in order to prevent increased deterioration of the structure due to moisture entrapment or insect infestation. (See also Synthetic Siding, pages 26-27.)

Inappropriate

Avoid any use of synthetic siding if at all possible; it is detrimental to the original structure and the historic character of the neighborhood.

SECURITY

Appropriate

If special security protection is desired, install interior window bars, grilles, or electronic systems.

Inappropriate

Do not install exterior bars or grilles on windows above the basement level.

ROOFS AND ROOFING

The roof is extremely important in defining the building's overall historical character. The roof's basic shape, size, color, material, and special features such as cresting, **dormers, cupolas**, and chimneys are part of the character and design of a building (terms in boldface are illustrated by line drawings). Because a watertight roof is essential to the preservation of the entire structure, protecting and repairing the roof as a cover are critical aspects of every rehabilitation project.

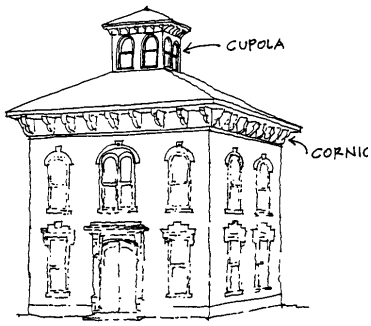
DESIGN AND STRUCTURAL ELEMENTS

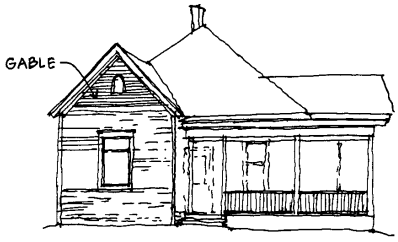
Appropriate

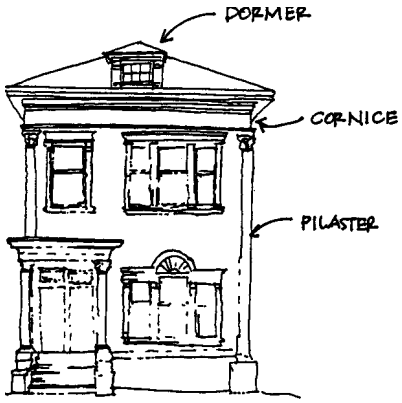
Retain the roof's original shape, materials, architectural features, and detailing such as brackets, chimneys, **cornices**, cupolas, **dormer windows**, gable end shingles, and weather vanes. Maintain and repair as needed all decorative elements found on the **gable ends of the roof**. If these elements must be replaced, they should imitate original design patterns. Maintain flashing, valleys, and other water repellant devices to prevent water infiltration into the building envelope.

Inappropriate

Avoid removal or change of character-defining architectural features, materials, or detailing. Also avoid addition of incompatible materials or architectural features foreign to the original structure or building style.







ROOFING MATERIALS

Appropriate

Replace deteriorated roofing materials as required with new material that matches the old in style, color, texture, size, and composition. Unique and inherently durable materials such as slate, tile, and architectural metal should be preserved through spot repair and preventive maintenance. If possible, original types of roofing materials should be reinstalled consistent with the period and style of the building. Consult the BHPC for assistance in choosing appropriate replacement roofing material.

Inappropriate

Roofing materials such as roll roofing, plastic, or tarpaper are inappropriate permanent coverings.

GUTTERS AND DOWNSPOUTS

Appropriate

Rain gutters and downspouts help define the character of roof lines while serving to channel water away from the building. Distinctive designs and materials of gutters should be identified, preserved, and, when severely deteriorated, replaced. Half round gutters and round downspouts are often the most appropriate replacement.

Inappropriate

Avoid placing gutters or downspouts in a manner that covers architectural detail, windows, or doors unless other solutions are impossible.

WINDOWS AND DOORS

Windows or doors with unusual shapes, colors, or glazing patterns or that are of unusual material are character-defining features of a building. Because rehabilitation projects frequently include proposals to replace doors, window sashes, or even entire windows in the name of improved security, thermal efficiency, or new appearance, it is essential that the contribution of the doors and windows to the overall historic character of the building be assessed together with the physical condition before specific repair or replacement work is undertaken.

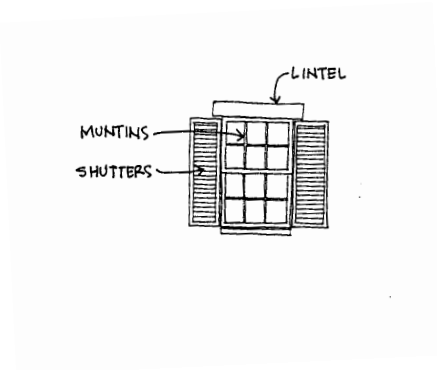
DISTINCTIVE ELEMENTS

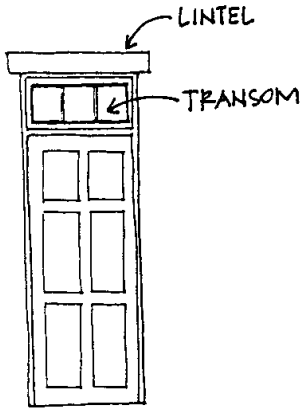
Appropriate

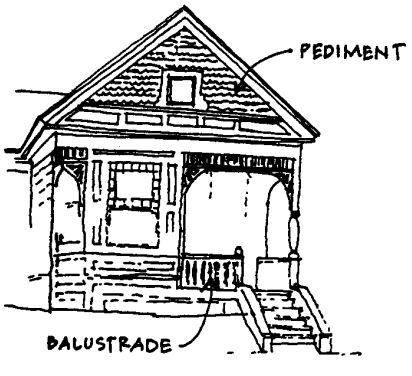
Original windows and doors and their characteristic elements including sashes, **lintels**, sills, **shutters**, **transoms**, **pediments**, molding, hardware, **muntins**, and decorative glass should be retained and repaired rather than replaced. If original windows and doors are deteriorated beyond repair, replacements should duplicate the original in size and scale. Design, material, color, and texture should be duplicated as faithfully as possible.

Inappropriate

If original windows, doors, and hardware can be restored and reused in place, they should not be replaced. Inappropriate treatments of windows and doors include (a) creation of new window or door openings, (b) changes in the scale or proportion of existing openings, © introduction of inappropriate styles or materials such as vinyl or aluminum or insulated steel replacement doors, and (d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.







STORM WINDOWS AND DOORS

Appropriate

Wood frame storm windows and doors painted to match or accent the trim are historically preferable to metal units. When metal storm windows and full view storm doors are determined to be appropriate, they should be painted, anodized, or coated in a color that complements the building design and color scheme. Application of weather stripping, interior storms, or double glazing should be investigated before replacement of the historic windows or doors is considered. Repair of existing materials is usually less expensive than purchase of new materials. If new sashes and doors are used, the existing design and hardware should be retained. High quality, energy efficient replacement windows are available. These may be used if weatherizing or repair of the original windows is not feasible and if they match the original in size, design, and detail.

Inappropriate

Security storm doors containing highly decorative wrought iron insets are inappropriate.

For Your Information:

Energy conservation does not require the replacement of historic windows that can be made thermally efficient by historically and aesthetically acceptable means. In fact, an historic wooden window, coupled with a high quality storm of wood or aluminum, should thermally out-perform a new double-glazed metal window that does not have thermal breaks. This occurs because the wood has far better insulating value than the metal. In addition, most historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. Investigate new technology that is compatible with historic design of windows and doors. Consult the Bloomington Historic Preservation Commission.

AWNINGS

Appropriate

When applying awnings to a structure, use canvas or similar compatible material.

Inappropriate

Avoid metal, fiberglass, or plastic awnings.

SHUTTERS

Appropriate

When shutters are appropriate to the building style and supported Porches are often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, **balustrades**, **pilasters**, **entablatures**, and trim work, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair always should be considered carefully when planning rehabilitation work.

PORCHS AND DECKS

Porches are often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, Balustrades, pilasters, entablatures, and trim work, they can be extremely important in defining the overall character of a building. Their retention, protection, and repair always would be considered carefully when planning rehabilitation work.

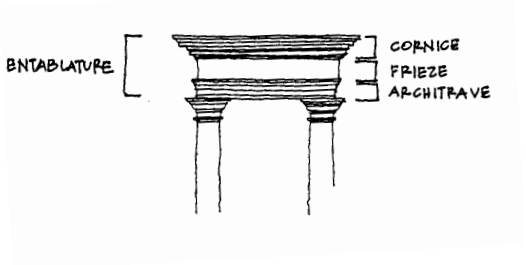
DISTINCTIVE DESIGN AND STRUCTURAL ELEMENTS

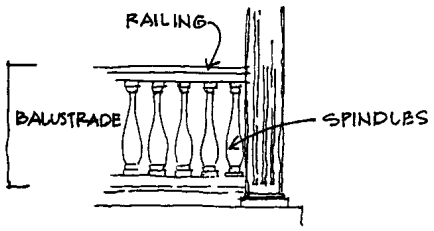
Appropriate

Retain existing original porch features and details. Repair missing or deteriorated elements or replace them with elements that duplicate the originals in design and materials. Paint new porch work.

Inappropriate

It is inappropriate to alter details that help define the character and construction of the porch and the overall style and historical development of the building.





PRESERVATION OF PORCHES

Appropriate

If possible, preserve porches that contribute to the historical character of the property or have developed architectural or significance in their own right even if they are not original.

For Your Information

The most common porches in the Prospect Hill Local Historic District are either Victorian porches with turned columns and spindles or later bungalow style porches with brick columns and limestone caps. Wrought iron is not a characteristic building material of historic porches in Bloomington.

Inappropriate

Avoid creating a false historical appearance by introducing porch elements that represent different construction periods, methods, or styles.

NEW CONSTRUCTION OR RECONSTRUCTION OF PORCHES

Appropriate

Reconstruct missing porches based on photographs, written documentation or existing physical evidence of their existence. Reconstructed porches must conform to present zoning setback requirements. In the absence of documented or physical evidence, reconstructed porches should be simple in design and ornamentation, following the guidelines for new construction.

Inappropriate

Enclosed front porches and decks that are visible from public view are inappropriate.

SERVICE BUILDINGS

Often the main structure on the site is not the only important structure. Other structures that are important to the interpretation of the history of the neighborhood include carriage houses, barns, service sheds, and garages. These elements of a site provide a vital link to the history and development of the service aspect of a residential or commercial building and should be taken into consideration when planning any work on the site such as additions to the main structure or construction of new service buildings or recreational elements.

CARRIAGE HOUSES

Appropriate

Maintain and preserve carriage houses according to the same guidelines as those that apply to the main structures on a site. Adaptive use of carriage houses and subsequent rehabilitation should not destroy character defining elements such as the entrance doors or the pattern created by the walk or drive that provides access to the building.

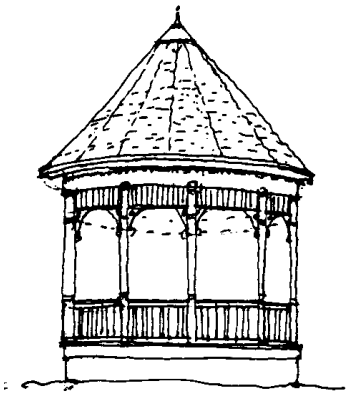
BARNS AND SHEDS

Appropriate

Guidelines for the routine maintenance and preservation of main structures also apply for barns, service sheds, **gazebos** and similar structures.

Inappropriate

Avoid construction of premanufactured sheds and barns uncharacteristic of the surrounding neighborhood.



GAZEBO

GARAGES

Appropriate

Maintain original character-defining doors and windows if possible. When selecting the location of a new garage, take into consideration the historic orientation of the house and the impact of the new location on the environment of the neighborhood.

Inappropriate

Avoid removal of historic garages, carriage houses, green houses and the like for the installation of swimming pools, decks, or other recreational elements.

OTHER STRUCTURES

Appropriate

Other structures such as barbecue pits, greenhouses, or pet kennels should be compatible with the historic character of the site and the neighborhood and be inconspicuous when viewed from the public right of way.

GUIDELINES FOR NEW CONSTRUCTION

New construction should harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, and color. The materials, spatial rhythm, proportion, and color should also play an important role in design considerations. The height of new buildings or structures and the height to width proportion should be consistent with others in the block and in the immediate surrounding area.

BUILDING RHYTHMS

Appropriate

Incorporate into new construction the rhythms established by existing buildings. Consider the window-to-wall area or solid/void ratio, bay division, proportion of openings, entrance and porch projections, space between buildings, and site coverage.

Inappropriate

Avoid designs for new construction that ignore the rhythms of the existing environment and buildings.

BUILDING MATERIALS

Appropriate

Use materials on the exterior of new construction that are compatible with those existing on adjacent buildings in scale, type, texture, size, and color. Exterior finishes should harmonize with and complement existing finishes along the streetscape.

Inappropriate

Avoid use of inappropriate materials such as asphalt shingle, aluminum or vinyl sidings, cast stone, or artificial brick.

DESIGN CONSIDERATIONS

Appropriate

Additions should be compatible to the original building in height, scale, mass,

proportion, and materials. Roof form and style should be similar to those found in the neighborhood. Design guidelines for new construction are applicable for additions.

For Your Information

It is desirable, when constructing an addition to an historic building, to retain as much of the existing building fabric as possible so that future removal of the addition could be achieved without significant damage to the original structure

Inappropriate

Avoid additions that add new dimensions or radically change the original scale and architectural character of a building.

BLENDING NEW AND OLD

Appropriate

Contemporary design and architectural expression in new construction which follow the preceding guidelines are appropriate and strongly encouraged.

Inappropriate

Do not seek to reproduce historic styles with the intent of creating a false impression of the building's age.

OTHER IMPORTANT INFORMATION FOR MAINTAINING HISTORIC BUILDINGS

DEMOLITION

The purpose of designating historic districts is to preserve and protect buildings that significantly represent the historical and architectural development of Bloomington. Historic district designation also provides the City and any interested persons or organizations the opportunity to preserve these buildings.

With historic preservation as the primary goal of local designation, *demolition of buildings is highly inappropriate.*

Once a structure has been demolished, it is often a long period of time before any infill structure is put in its place; it may never occur. The gap in the streetscape that exists after an historic building has been demolished will have a long term and negative effect on the neighborhood as a whole. This negative influence could grow and cause property values to decline and further demolition to occur. Respectful rehabilitation rather than demolition is always better for the neighborhood.

ABRASIVE CLEANING

Abrasive cleaning methods (such as high pressure water or sandblasting) usually are selected as a quick means of removing years of dirt accumulation, unsightly stains, or deteriorating finishes such as stucco or paint. High pressure sand, grit, or water blasting methods clean by eroding dirt or paint, but at the same time they erode the protective surface of the building material. If the material is brick or wood, abrasive cleaning removes the hard protective outer surface and exposes the soft inner core to rapid weathering and deterioration.

Abrasive cleaning can destroy or substantially diminish decorative detailing such as molded brickwork or terra cotta or ornamental carving on wood or stone. It can eliminate surface textures and evidence of historic craft techniques such as tool dressing. Perfectly sound mortar joints can be worn away by abrasive techniques, leading to a need for extensive tuckpointing. The resulting erosion and pitting of building materials reveals a greater surface area for the collection of dirt and pollutants and in effect creates the need for more frequent cleaning in the future.

It is a misconception that all historic masonry buildings were initially unpainted. Actually, many mid-19th century brick buildings were painted immediately

or soon after completion to protect poor quality brick or to imitate another material such as stone. Sometimes masonry was painted to produce what was considered a more harmonious relationship between a building and its natural surroundings. Therefore, unless stains, graffiti, or dirt and pollution deposits actually threaten the building fabric, it is generally preferable to do as little cleaning as possible and to repaint only when necessary.

Efficient removal of dirt, stains, and unsound paint from historic building surfaces can be achieved by means that are sensitive to the materials involved. The gentlest is to use an overall low pressure water wash while scrubbing areas of more persistent grime with a natural bristle brush. A commercially available chemical cleaner also can be employed if a trial test patch shows the agent is effective and does not have unwanted side effects on the building material.

Historic building materials are neither indestructible nor renewable. They must be treated in a sensitive and responsible manner involving little or no harsh cleaning at all if they are to be safely preserved for future use and enjoyment. An historic building need not look as if it were newly constructed to be an attractive or successful restoration or rehabilitation project. Only if it is in the best interest of the building should extensive cleaning be undertaken, and then using only the gentlest means possible.

SYNTHETIC SIDING

Aluminum, vinyl and other synthetic sidings frequently are considered as options to maintaining a structure's original historic appearance and material. Generally these synthetic sidings are applied to those buildings in need of maintenance and repair in the name of "home improvement." It is often implied that the new siding will be a long-lasting, economic, energy-saving, maintenance-free alternative to the original wood, brick, or stone.

Contrary to popular belief, vinyl, and aluminum will fade, weather, and eventually require regular painting to maintain their appearance. Furthermore the Federal Trade Commission has determined that even when insulated aluminum is correctly installed there is little or no energy savings. When applied to historic buildings, synthetic sidings are inappropriate and actually no less expensive than other maintenance alternatives. Sidings essentially are used as a quick cosmetic cover-up. However, when concealed and uncorrected, minor problems can progress to the point where expensive, major repairs to the structure are necessary.

Aluminum and vinyl form a vapor barrier that prevents normal passage of humidity from the inside of a building to the outside. Trapped between the interior wall and the siding, this water vapor condenses, encouraging rot to begin in the original wood. Further complications arise when run-off water from damaged or clogged guttering, poor flashing, leaking roofs, is channeled directly into the space behind the siding. Such excessive moisture allows rot to progress at an accelerated rate , causing damage to structural members and failure of interior wall finishes. Damage from insect attack can proceed unseen behind the siding.

Most historic buildings suffer a severe loss of character and architectural integrity when important design elements and ornamental moldings are hidden behind a layer of synthetic siding. A flat, monotone appearance results with the loss of texture, color variation, projecting moldings and trim work. Brick and stone surfaces may be irreparably damaged and wood siding will split when furring strips that support the siding are nailed to the structure.

SAFETY AND ACCESS: OBSERVING SAFETY CODES AND THE "AMERICANS WITH DISABILITIES ACT"

The BHPC will work with residents in the design of historic building entrance ways that meet special needs, are adapted to local safety codes, or respond to the requirements of the Americans with Disabilities Act. By working together, a common solution can be developed that benefits all, takes into consideration the property owner's desire, and protects the historical integrity of the structure.

When developing a project for handicapped access, consult the specific sections of these guidelines for the areas that will be affected. Develop a plan and consult with the Bloomington BHPC before submitting a formal application for the Committee's consideration.

If auxiliary entrances must be added, they should be placed so that they are not visible from the street. Even when these entrances are located at the rear or the side of a structure, the new access should be in character with the rest of the building in materials and design. Ramps and modern mechanical devices, such as wheelchair lifts, should be screened with landscaping wherever possible. New exterior stairways and fire escapes to second floor living spaces should be parallel to the exterior of the building or broken by landings that fold the stairwell close to the structure.

New staircases, fire escapes, or ramps should not disrupt the facade or cover important architectural features, such as a principal entrance stair. Unpainted, pressure-treated lumber should not be used.

PROCEDURES FOR REVIEW AND ENFORCEMENT OF GUIDELINES

A. Procedures for Changing the Guidelines

1. If changes are desired in the Guidelines, they shall be drafted by the PHLHD.

2. The neighborhood organization shall report its findings to the Commission.

3. All property owners in the District shall be notified of the proposed changes in the Guidelines. They will be given copies of the proposed new Guidelines and notice of the time and place of the public hearing on the proposal.

4. The neighborhood organization shall provide a system whereby all property owners have the opportunity to cast a vote on the proposal.

5. If 51% or more of the property owners vote to approve the changes, the new guidelines are forwarded to the Commission for ratification.

B. Procedures for Enforcing the Guidelines

Enforcement of these guidelines for the PHLHD is made possible in the zoning code of the City of Bloomington, Ordinance No. 8.16.020.

GLOSSARY

anodize - to coat a metal with a protective or decorative film

balustrade - row of balusters topped by a railing*

BHPC - Bloomington Historic Preservation Commission

bracket - overhanging member that projects from a structure (as a wall) and is usually designed to strengthen an angle or to support a horizontal load such as eaves, cornices, shelves, and other overhangs

clapboard - narrow, horizontal wooden boards used as siding on wood frame buildings. Each board overlaps the one below it.

COA - certificate of appropriateness

column - supporting pillar usually consisting of a round shaft, a capital and a base

cornice - molded and projecting horizontal member that crowns an architectural composition, often marking the junction of the wall and the roof*****

cupola - small structure built on top of a roof*

dormer - window set vertically in a structure projecting through a sloping roof*

eave - lower projecting edge of a sloping roof

elevation - a side, front, or rear view of a structure as in an architectural drawing

entablature - upper section of a wall or story that is usually supported on columns or pilasters and in classical orders consists of architrave, frieze and cornice*

facade - external "face" of a structure as seen from a given angle such as street, front, rear, etc.

flashing- sheet metal used to protect a structure from rain such as around the base of a gable.

gable - vertical triangular end of a building from cornice or eaves to ridge*

gazebo - freestanding roofed structure usually open on the sides*

glazing - act of setting glass, as in a window (double-glazing indicates windows with two layers of glass)

lintel - horizontal architectural member spanning and usually carrying the load above an opening*

molding - decorative band or carved strip used for ornamentation or finishing.

muntin - strip dividing panes of glass in a window sash*

pediment - triangular space forming the gable of a 2-pitched roof*

PHLHD - Prospect Hill Local Historic District

pilaster - upright architectural member that is rectangular in plan and is structurally a pier but architecturally treated as a column and that usually projects a third of its width or less from the wall*

preservation - the act or process of applying measures to maintain the form, integrity, and materials of a building structure or site in its existing condition

rehabilitation - the act of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values. This emphasizes the removal of materials that detract from the overall character of the building or neighborhood.

restoration - the act or process of accurately recovering the form and details of a property and its setting as they appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work

sandblasting - process of cleaning surfaces with a stream of sand projected by air or steam

sash - 1) framework in which panes of glass are set in a window or door 2) such a framework together with its panes forming movable part of a window

setback - distance away from the property line that a structure may be constructed (according to current city code)

shutter - movable cover or screen for a window or door*

sill - horizontal piece that forms the lowest member of a framework such as a window or door

spindle - turned or decorative piece as in a baluster*

transom - horizontal crossbar in a window, over a door, or between a door and window or fanlight above it*

tree plot - strip of land between the sidewalk and street

tuckpointing - finishing the mortar joints between bricks or stones

valley - gutter or angle formed by the meeting of the two roof slopes

*Items noted with an asterisk are illustrated in the text

A SHORT HISTORY OF THE PROSPECT HILL NEIGHBORHOOD

From the National Register of Historic Places nomination by Cynthia Brubaker

The Prospect Hill Historic District is significant for its embodiment of the characteristics of several residential architectural styles of the late nineteenth and early twentieth century. The district represents a distinct cross section of residential architecture in Bloomington and is easily evaluated within the context of upper middle class neighborhoods which developed during Bloomington's turn of the century prosperity. The Prospect Hill Historic District is a cohesive group of architecturally diverse residential buildings surrounded by generally smaller and less significant residential and a few low scale commercial buildings. The district survives as a significant microcosm of Bloomington's residential history.

Upon examination of historic districts identified in the City of Bloomington Interim Report--Indiana Historic Sites and Structures Inventory the Prospect Hill Historic District can be evaluated according to the historic context of prestigious middle class, residential development in Bloomington between 1890 and 1925. This time frame automatically limits the context to districts on the west and north sides of Bloomington as most housing in eastern neighborhoods were developed in and after the 1920's. The Prospect Hill Addition was platted in 1893 and, while two 1840's-1850's structures are included in the district, the majority of lots in the historic district were developed between 1890 and 1925 with houses built in a variety of architectural styles for Bloomington's upper middle class.

Three other historic districts were identified in the *City of Bloomington Interim Report* that were developed within this same time frame. However, these districts, two on the west side (West Kirkwood Historic District, 105-055-64001-64030 and West Side Historic District, 105-055-65001-65020) and the other on the near, southeast side (South Dunn Street Historic District, 105-055-73001-73021), are comprised primarily of one or one and one half story worker's cottages in vernacular forms. The only other historic district identified in Bloomington with similar resources is the North Washington Street Historic District, which is listed on the Indiana Register of Historic Sites and Structures (105-055-62001-62029). The North Washington Street Historic District was developed mostly by family and friends of the Shower's Brothers' Furniture Factory.

The most well-known and successful pre-World War II manufacturing concern in Bloomington, the company steadily grew over the years from humble beginnings as a cabinet shop in the 1840's to "the world's largest furniture factory," producing entire suites of furniture and employing more than 2000 people by 1929. In the 1890's the Showers began building large two-story, Queen Anne and Free Classic style homes along North Washington Street between Eighth and Tenth Streets. This neighborhood remained a prestigious area for Bloomington's elite until later in the twentieth century when the houses were divided into student apartments.

The Prospect Hill Historic District is unique in that it was developed over a longer period of time, with more architectural variety and housed a slightly different class of people. While North Washington Street housed Bloomington's most prosperous citizens, the owners and presidents of factories, quarries and banks, the Prospect Hill neighborhood housed Bloomington's managers,

lawyers, merchants and employees of the residents of North Washington Street.

The earliest structures in the Prospect Hill district pre-date the platting and major development of the neighborhood after 1893, thereby stretching the period of significance to circa 1840. The house at 218 South Rogers Street is a simple, one story, brick,central passage structure thought to be the oldest surviving structure in Bloomington built c. 1840. This property is in the extreme southwest corner of the original town plat of Bloomington, immediately north of the Prospect Hill Addition.

The other early structure in the district is the Paris Dunning House at 608 West Third Street, which is considered by many to be the cornerstone of the district and is individually listed on the National Register. Previously thought to have been constructed by Enos Blair, during the time he owned the property, interpretation of the abstract indicates that James Hester, an attorney, built the house after he purchased the land in 1849. In 1852, Hester took out a substantial mortgage from Craven P. Hester of California, who attested in 1853 that James had made improvements on the land which greatly increased the value. Subsequent owners included Ransom Akin, an Indiana State legislator and trustee of Indiana University, Elias Abel, also an Indiana State legislator (and whose house at 317 North Fairview Street is listed on the National Register), Paris Dunning, ninth governor of Indiana, Matthew B. Dillon, a quarry owner, and Henry Steele, who sold off six acres of the property for what became the Steels Addition in the 1930's. (The property was in Bloomington Out Lot 1, immediately north of the Prospect Hill addition and west of the original town plat.) The person most associated with the house, Paris Dunning lived in the house in the 1860's while a practicing lawyer and Indiana state senator. Dunning had served in the Indiana State legislature in the 1830's. As Lieutenant Governor in 1846 and a Governor from 1848-1850.

Another prominent citizen of Bloomington, James Hughes, who practiced law in Bloomington and served as Circuit Court Judge from 1852 to 1856, owned Seminary out lots 48 and 35 and Bloomington South Fractional lots 25 and 26, which included all of the future Prospect Hill Addition and the properties on the east side of South Rogers Street, (that is, all of the Prospect Hill district except the properties on the north side of West Third Street). The Seminary lots were platted ion 1820 from land set aside for a State Seminary, which later became Indiana University. In 1865, Judge Hughes was said to have lived in a house on Prospect Hill to the south of the Paris Dunning house. Although no structures from this period remain in the Prospect Hill Addition, Hughes certainly was an early occupant with few neighbors. According to abstracts, this parcel of land was commonly known as the “Prospect property” or simply “Prospect” from the time of Hughes’ ownership in the 1850's.

For the next forty years the district remained largely undeveloped. In 1887, Hughes’ children sold a four acre parcel of the “Prospect property” east of Rogers Street bounded by Third, Rogers, Smith and Madison Streets. In 1888, Joseph G. And Amelia R. McPheeter had this parcel platted and annexed as the McPheeters Addition. All of the houses on the east side of South Rogers Street in the Prospect Hill district are in the McPheeter Addition.

The earliest house, the house at 325 South Rogers Street was probably constructed either by the first owner of the subdivided lot between 1889 and 1892 or by the second owner, William A.

Fulwider, who bought the property in 1892. Fulwider, who was a Monroe County State Bank president from 1904 to 1924, came to Bloomington in 1891. By 1892, he had established the W.A. Fulwider & Son lumber company one block away from the house at the corner of Madison and Thirds Streets.

The Fulwider family continued to have a significant association with the district. The Fulwider lumber company was right in the neighborhood and probably supplied much of the lumber for the houses built in the district. The family is further represented in the district by the house at 525 West Third Street, where William's son Jessie and his wife Florence Fulwider lived from the time they built the house after acquiring the land in 1903 until the 1920's.

The rest of the "Prospect property" west of Rogers Street bounded by Third, Maple, Smith and Rogers Streets was purchased by William A. Gabe and Henry A. Woolery in a sale on May 13, 1893 The sale was order to court to settle disputes of ownership among the heirs of Judge Hughes. Gabe and Woolery sold an undivided 1/3 interest in the land to James D. And William N. Showers on May 16, 1893. The four, together with their wives and with Woolery acting as their attorney, had the Prospect Hill Addition platted and annexed on June 7, 1893.

While the significance of the district is established in large part by the presence of architecturally "high style" and architect designed homes, the district is also significant for the architectural mix of building styles in the district, which includes many vernacular style houses that could be classified as worker cottages. Worker cottages and bungalows built within the district's period of significance are also the most predominant building type found adjacent to and beyond the district's boundaries in every direction.

As stated previously, many of the houses in the district were built by upper middle class residents of Bloomington.. Among the builders of the architectural "high style" and architect designed homes were: Thomas Sare, a lawyer who built the house at 334 South Rogers Street Mickey Burke, a conductor on the Monon Railroad who built the house at 515 West Third Street and Wood and Anna Wiles, proprietors of Wiles Drug store on the courthouse square, who built the house at 332 South Rogers Street. Subsequent residents of these kind types of homes included: Fred Frank, a foreman at a stone mill who lived at 324 South Rogers Street in 1909; Walter Burke, an assistant postmaster who lived at 317 South Jackson Street in 1916; proprietors of a shoe shop, a grocery and a stationary store, all on the courthouse square, and several other employees of the Monon Railroad and the Showers Brothers' factory.

The residents of the worker cottages and bungalows in the district included employees of the Monon Railroad and the Showers Brothers' Nurre glass and other factories, a mailman, a grocer, a lawyer and a bookkeeper.

Five of the houses in the Prospect Hill district are attributed to Bloomington's first native born architect, John Nichols. Nichols learned much of his craft by working with his father, a building contractor. Nichols, who lived in Bloomington all his life, was a prolific designer credited with 632 buildings in 1908 alone. His commissions included several buildings in the downtown area and many residential buildings all over Bloomington. Nichol's own house and studio built c. 1900 at 820 North College Avenue are listed on the National Register.

Nichols utilized a design almost identical to his own house mentioned above with the house at 310 South Rogers Street built in 1906 for Narrie and David Stewart. This unique, Free Classic design rendered in a quasi-elliptical plan was published in a 1902 catalogue of Nichols' work. Three earlier houses attributed to Nichols are: 304 South Rogers Street built before 1900 for Mr & Mrs. Ira Dillman; and 324 South Rogers Street also built before 1900. The house at 334 South Rogers Street built in 1906 for Thomas Sare displays a signature spike-shaped piece of molding found on other Nichols' houses in town and has a distinct similarity to a floor plan in Nichols; 1902 catalog.

The other architect designed house in the district is the house a 332 South Rogers Street. Crapsey and Lamm, who also designed the First Presbyterian Church in Bloomington, are attributed with the design of this house built before 1900 for Wood and Anna Wiles, proprietors of the Wiles Drug Store on the courthouse square. This outstanding example of the Free Classic style incorporates a plethora of classic decoration including swags, garlands, and egg and dart molding.

The Prospect Hill Historic District embodies the distinctive characteristics of several architectural styles prevalent during the period of significance. Indeed, the variety of architectural styles present, which represent several periods in the development of the district, also correspond with the general architectural development of Bloomington.

The earliest period represented in the district is the mid -nineteenth century. The house at 218 South Rogers Street, believed to be one of the oldest surviving buildings in Bloomington, displays a simple, vernacular form. A symmetrical facade with a centrally located double door entry and a hint of Greek Revival influence in the end gable cornice molding and returns. The Paris Dunning house at 608 West Third Street also displays elements of the Greek Revival style. The symmetrical facade features a central, front facing gable, plain limestone window lintels and sills, corbelled brick chimneys and a boxed cornice with end gable returns. The Paris Dunning House was restored in the last five years to an appearance which probably is much as it was originally. The house at 218 South Rogers Street, while in need of repair, still retains enough of its original form and appearance to convey its significance. Both of these structures successfully portray the feeling of their period of construction and the district's association with this early period of Bloomington's development.

The predominant period represented in the district is the late nineteenth century boom period which took place after the platting of the Prospect Hill Addition and which corresponds with the period of general growth and prosperity experience in Bloomington during the same time. As state previously, most of the houses in the prospect Hill Addition in 1893 and 1910. Several architectural styles are represented among these turn of the century houses including vernacular work cottages, the Queen Anne and Free Classic styles, revival styles and bungalows.

There are two forms of vernacular houses represented in the district. The one-story fabled-ell has an L-shaped plan with gabled ends. Examples of this form are found at 301, 311, 317, and 349 South Rogers Street and 508 West Third Street. While three of these house have had artificial siding applied to them, (301, 311, and 349 South Rogers Street), all of these houses retain their

original forma and enough of their historic fabric to convey both their contribution as vernacular architectural forms and their contribution to this period of the district's development. The pyramid roof form is found at this period of the district's development. The pyramid roof form is found at 522 and 524 West Third Street and 325 South Jackson Street. The houses at 522 and 524 West Third Street retain a high degree of their historic fabric and integrity. A current rehabilitation project at 325 South Jackson Street will include removal of artificial siding, which will bring its level of integrity up to par with the other two houses.

The houses at 316, 324 and 325 South Rogers Street can be said to exhibit elements of the Queen Anne architectural style. Each has an irregular plan with several gables. The houses at 316 and 325 South Rogers Street are further adorned with decorative shingles in the gables.. The house at 324 South Rogers Street has been covered with artificial siding, but still retains its form and character, which identify it with this period of the district's significance.

The Free Classic style is perhaps the most profuse within the district. Four of the houses in the district, all built before 1910, fall into this category. Three, 304, 310, and 332 South Rogers Street were designed by architects; two 304 and 310 South Rogers Street, occupy prominent positions elevated above the street level at the northeast "entrance" to the district; and all were either recently rehabilitated or have enjoyed good maintenance for a long period of time. As a result, these houses are very effective at portraying this period of prosperity in the history of the district and the town.

Two houses built in revival styles in 1906 are the Dutch Colonial Revival at 334 South Rogers Street and the Elizabethan Revival at 346 South Rogers Street. These two houses are also in very good repair and retain enough of their design qualities to convey their sense of association and importance within the district's significance.

The most recent period represented in the district picks up form the late nineteenth and turn of the century boom period and ends with the district's newest contributing house built in 1936. An architectural style which truly belongs to the twentieth century is the Bungalow or Craftsman influenced home.

Three excellent examples of the Bungalow form are found at 525 West Third Street, built in 1903; 344 South Rogers Street, built in 1906; and 511 West Third Street; built in 1914. The American Foursquare at 222 South Rogers Street, built c. 1920, is in spite of added artificial siding, a good, typical example of the form. The Mission Revival at 610 West third Street with matching garage behind, also built c. 1920, is a textbook example of its form. The house a 516 West Third Street, built in 1936, is not indicative of any particular style from the 1930's however, the simple cross-gable form with wood siding, recently rehabilitated to its current conditions, is sympathetic to the vernacular forms found on either side of it.

Contributing garages are found at the rear of ten of the properties. Most of the garages appear to1 have been built at the same time as the houses they accompany. The fours-sided, wood frame and brick structures are mostly in good repair and add to the sense of history portrayed by their respective houses.

The three noncontributing buildings in the district are garages built since the period of significance. These structures are located at the rear of their respective properties, at the perimeter of the district and are generally not visible from the street. Therefore their intrusion into the district is negligible. Most building types surrounding the district are residential and do not represent any intrusion into the district. Structures adjacent to the district at the northeast corner are commercial in nature, set close to the street, and often have automobiles parked directly in front along the street. This area may represent a slight intrusion in the future if commercial development is increased however, at the present time, the intrusion is minimal.

Individual restoration activities in the district have been substantial and positive influence on the preservation for the district and the neighborhood as a whole. Beginning in the late 1960s, a local resident, Bill Sturbaum has purchased and renovated several houses in the district. The Paris Dunning house, at 608 West Third Street, was restored by Bloomington Restorations, Inc. in the mid 1980s, other houses in the district have been restored or well-maintained by their owners over the years. The Prospect Hill Neighborhood Association is actively advocating both the listing of the district on the National Register and local historic designation in an effort to continue the strong drive for preservation of their district.

More information is available in the Indiana Room of the Monroe County Public Library.