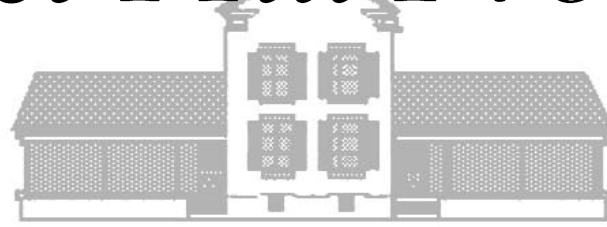


Prospect Hill Prospectus



November 2007

Neighborhood Conservation District Process Continues

Prospect Hill Conservation District Meeting
FINAL PUBLIC INFORMATION MEETING
Thursday, November 15th at 7:00 PM
Monroe County Public Library Room 2B

The Prospect Hill Neighborhood Association invites you to attend this public meeting (the third in a series of three informational meetings) regarding the proposal of the establishment of a conservation district in the Prospect Hill neighborhood. The proposed conservation district guidelines will be presented at this meeting. (see district boundaries map on page 5)

Conservation district committee members from the neighborhood along with City staff will be available to answer questions about the proposed district guidelines and conservation districts in general.

What is a Neighborhood Conservation District?

It is a tool to help maintain the beauty, character and integrity of the neighborhood by regulating demolition and new home construction.

As houses are added to the neighborhood it provides an opportunity for review to ensure that new structures contribute to the neighborhood character.

A Conservation District applies to only three activities:

1. Demolition of a house
2. Moving a house
3. Construction of a new home or building

It is very important to the success of this project that all of our neighbors feel included and informed about the process and opportunities for input.

This newsletter contains more information about the proposed Conservation District and answers to many of the most frequently asked questions about the project.

If you are not able to attend the meeting on the 15th, please feel free to forward your questions, comments or concerns to one of the contacts below. They will bring your comments to the meeting for discussion.

For more information contact:
Patrick Murray (PHNA) 332-6268 or
pmurray@indiana.edu or prospect@bloomington.in.us or
Nancy Hiestand (HAND) 349-3507 or
hiestann@bloomington.in.gov

Why Do We Need a Conservation District In Prospect Hill?

Over the past few years, the Prospect Hill Neighborhood Association has heard concerns from many neighbors about the recent building boom in our neighborhood. This concern was incorporated into the Prospect Hill Neighborhood Plan drafted in 2005 (www.bloomington.in.gov/planning/longrange.php).

The Plan's first goal states that the neighborhood is committed to honoring the architectural and historic integrity of Prospect Hill. An action strategy was developed to work closely with the Historic Preservation Commission and the City of Bloomington staff to create any desired historic conservancy

measures for Prospect Hill.

In response to these concerns, the neighborhood association has begun to look into the possibility of creating a neighborhood conservation district in Prospect Hill.

We've made a lot of progress in our research, finding out what such a district would mean for our neighborhood.

As our neighborhood homes age and land values soar, we are at threat of losing many of our older homes to wrecking balls and bulldozers.

This process has already begun. In the place of older homes, larger, more modern ones are being built. These new construction homes potentially could alter the architectural continuity of our neighborhood.

Neighbors in Prospect Hill love its convenient downtown location and relative affordability. We love the neighborhood and the tree-lined streets, the charming architecture and the old-fashioned feel.

If we are going to preserve the quaintness, the consistency, the charm of our neighborhood, a neighborhood conservation district is a useful tool.



How Does a Conservation District Help?

The Conservation District guidelines, developed by the neighborhood itself, provide an opportunity for review to ensure that new structures contribute to the neighborhood character.

Before a primary structure may be moved or demolished or a new primary structure can be built, a Certificate of Appropriateness must be obtained.

A Certificate of Appropriateness (COA) is the permit you would obtain for new construction, moving and demolition of buildings in the Prospect Hill Conservation District. A property owner's plans must be reviewed by the City's Historic Preservation Commission. For most residential properties, a "COA" will never be needed, but property own-

ers who require a COA or have questions about the application process can turn to the Commission's staff for assistance.

For new construction of a principal building or accessory building, for demolition or for moving, a COA is needed. The entire process, from the submission of a completed application to approval, can take no more than 30 days.

A COA is not required for an exterior or interior remodel, an addition or enclosure on a principal building, a fence, a porch, a carport, a deck, or a shed without a permanent foundation.

(see back page for helpful definitions of terms used)



How Do You Determine What “Neighborhood Character” Is ?

Excerpted from the introduction of the proposed Prospect Hill Conservation Guidelines.

The area included in the Prospect Hill Conservation district displays a remarkably consistent pattern of housing forms and styles primarily constructed from the 1890's through the 1930's. There are four predominate forms, some with variations. These forms are not unique to Prospect Hill but illustrative of early working class residential neighborhoods in Bloomington generally. Because the uniformity of its historic housing patterns is a significant characteristic of Prospect Hill, the neighborhood needs defined guidelines for new construction. These principles will help maintain the appearance and integrity of an historic neighborhood.

In Prospect Hill, each historic form is associated with characteristic placement on a lot, setbacks, heights and roof shapes, but these patterns can be influenced by existing grades, setbacks and other irregularities.

The Design Guidelines were fashioned to accommodate the many scenarios in Prospect Hill.

TRADITIONAL HOUSE FORMS OF PROSPECT HILL:

The **gabled -ell** form has a cross-gabled plan with a front porch stretched across the intersecting gables. The house is usually placed with the long side of the house parallel to the street. The entrance is double sided with doors on each of the wings facing one another. The houses convey a horizontal plane much like a ranch. Sometimes the house is located on an alley with the long side appearing perpendicular to the street. In Prospect Hill some areas of



the neighborhood show high concentrations of a single form. The east side of the 300 block of South Maple and South Euclid and the 900 block of West Howe are good examples of the gabled-ell pattern.

A variant of the gabled-ell, the **pyramidal cottage** dominates block faces in the 300 block of South Jackson and the 800 block of West 4th Street.



Although the plan of the house is similar to the gabled-ell, the entire structure is covered by a hipped or pyramidal roof, so the massing and height are different. A Pyramidal roof house is generally taller and appears more massive than the gabled -ell, even when the lot coverage is similar. This form retains the facing front doors and the front porch, although sometimes the porch is recessed or cut-in beneath the principal roof.

The **bungalow** form is also single story but can have living space on the second floor with dormer windows providing light. In Prospect Hill the principle structure is usually topped by a single gable or a hipped roof. The front porches are large and comfortable and stretch entirely across the front façade. They can be covered by a gable or a hipped roof. Prospect Hill has several groupings of classic bungalows, some are located in the 700 block of West Third, on South Buckner and South Madison. The roof shapes are simple and the houses are small and



compact in scale compared with pyramidal cottages.

A two story variant of the bungalow is the **four square house**. These are the most vertical houses in the Prospect Hill Conservation District. Almost always displaying a pyramidal roof, they are massive compared with the typical house. Besides the row of houses of West Fourth, there are only two other examples of four squares in Prospect Hill.

There are two remaining forms which appear scattered throughout the district, but neither form part of a grouping anywhere. The **Shotgun house** is visibly narrower than any other form, it is a single room wide and two to three rooms deep. The gables always faces the street and the small shed roof porch stretches across the narrow front façade. Shotguns are always the smallest width in plan and have minimal mass. These minimal habitations were brought up from the south and often were called railroad houses.



Double-pens are another early vernacular form that first appeared in rural areas

and are found in Prospect Hill on scattered sites, although there are many in the western part of the district. The house is side gabled and symmetrical from the front elevation. The front porch covers paired front doors.

What Would the Conservation District Guidelines Include?

The Guidelines will present standards in illustrated and text form for new construction, moving existing buildings either in or out of the neighborhood and standards for demolition.

The purpose of the new construction standards is to present flexible approaches to appropriate design in the Prospect Hill conservation area. 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.

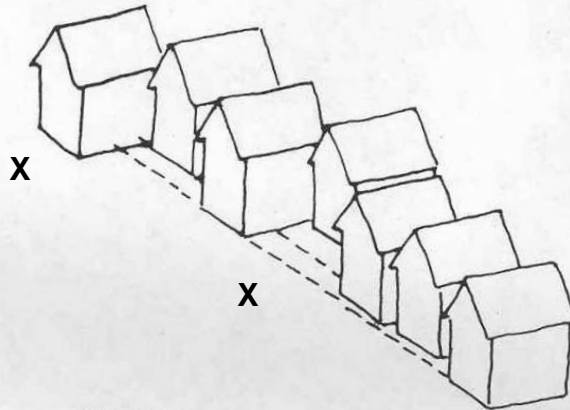
It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result.

The public is invited to view the proposed Conservation District guidelines at the meeting on November 15th (see details on the front page).

Excerpt from the proposed Conservation District Guidelines.

SETBACK

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



RECOMMENDED

1. A new building's setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. On corner sites, the setbacks from both streets must conform to the context

What Types of Activities Would Be Exempt From Conservation District Review?

A Conservation District applies to only three activities:

1. Demolition of a house
2. Moving a house
3. Construction of a new home or building

Any renovations on an existing home are not required to have a COA.*

For new construction of a principal building or accessory building, for demolition or for moving, a COA is needed. The entire process, from the submission of a completed application to approval, can take no more than 30 days. A COA is not required

for an exterior or interior remodel, an addition or enclosure on a principal building, a fence, a porch, a carport, a deck, or a shed without a permanent foundation.

- Can I enclose a porch on my existing home? YES!
- Can I change the siding or windows? YES!
- Can I paint exterior walls any color? YES!
- Can I construct and install a new fence? YES!

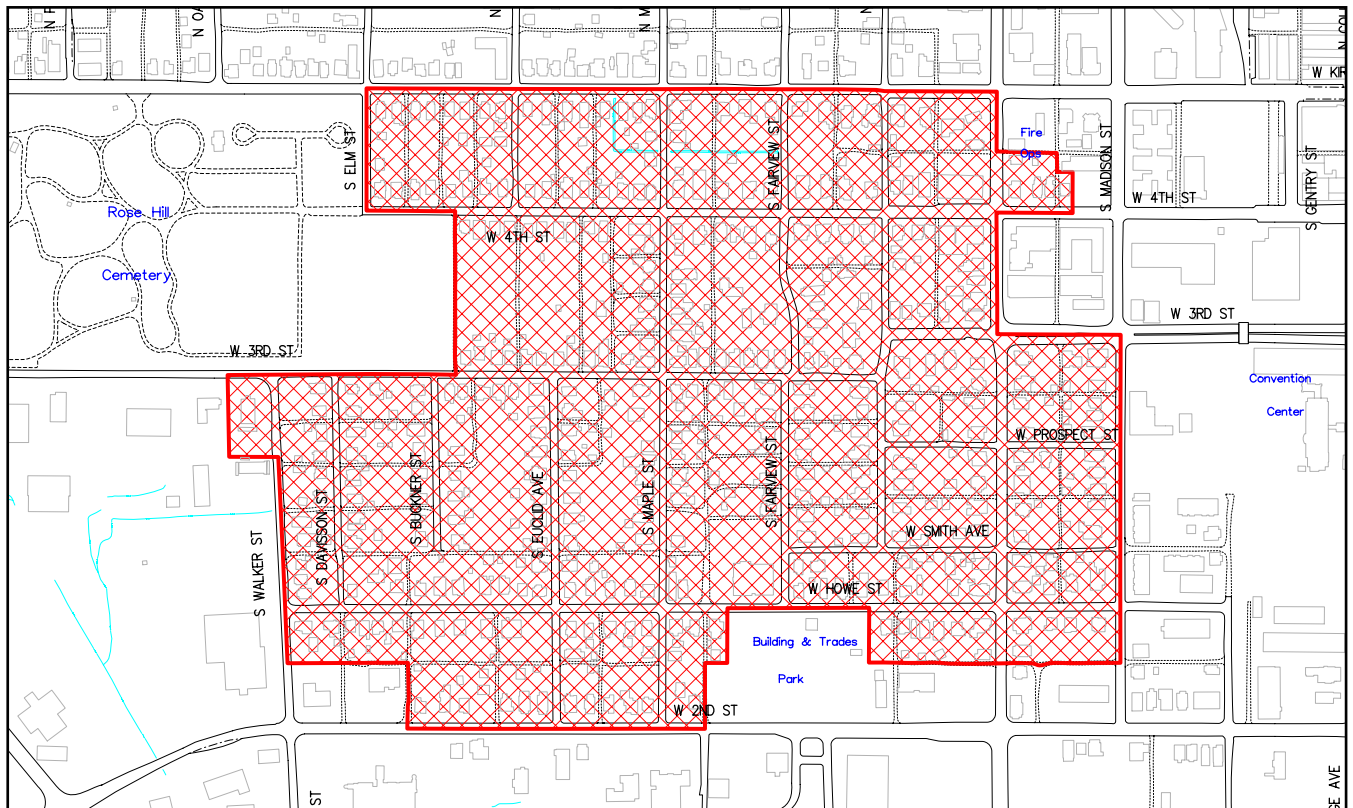
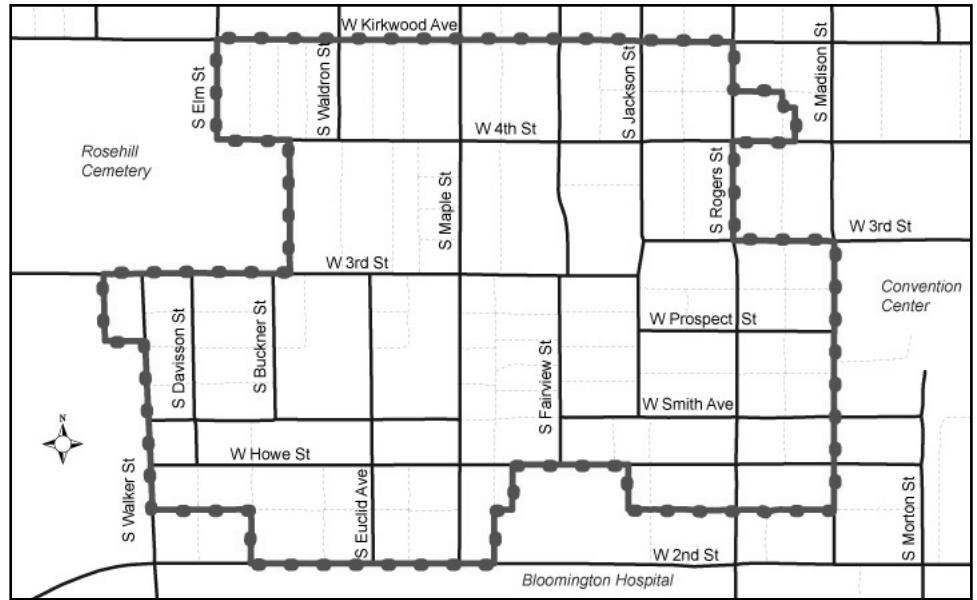
(*see back page for helpful definitions of terms used)

What are the Boundaries of the Proposed District?

The proposed boundaries were developed by the Conservation District steering committee with input from neighbors and were presented at the second public information meeting on August 28th.

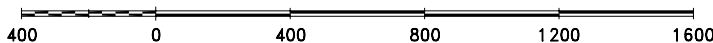
The boundaries encompass the majority of the greater Prospect Hill Neighborhood. Areas not incorporated into the district include Building and Trades Park, Madison Park condominiums, many of the modern business or medical structures on West Second Street and any part of Morton Street.

Only the south side of West Kirkwood is included in the proposed district. (see maps)

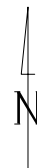


Proposed Prospect Hill Conservation District

By: haleyl
9 Nov 07



For reference only; map information NOT warranted.



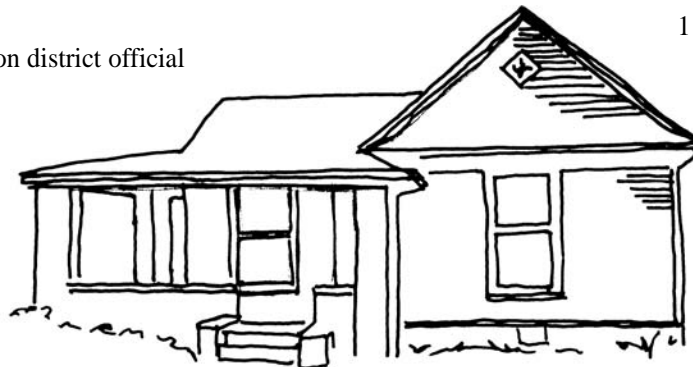
City of Bloomington
ITS



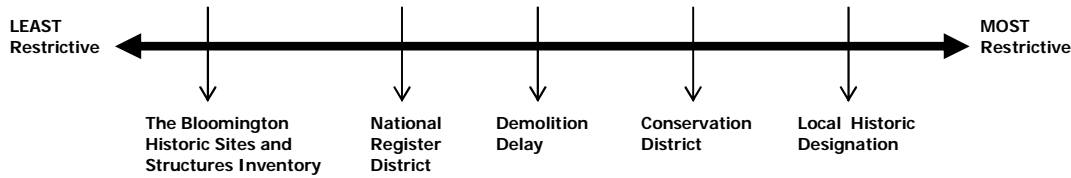
Scale: 1" = 400'

What is the Process for Getting Prospect Hill Neighborhood Designated a Conservation District?

Steps in the Process	Estimated Time Frame	Status
<p>1. Neighborhood meetings: Neighbors and property owners are invited to a discussion of options for a neighborhood conservation district at the monthly neighborhood association meeting. Straw vote may occur to determine level of consensus.</p>	1-2 months	completed (Apr-May 2007)
<p>2. Building Consensus - Phase 1: Public community meetings are scheduled to discuss the proposal in general terms.</p> <ol style="list-style-type: none"> 1) "What is a conservation district?" 2) "What are the advantages/disadvantages?" 3) "What concerns exist, and can they be resolved?" 4) "Does a consensus (strong majority) exist?" 	3-36 months	completed (7/26/2007)
<p>3. Building Consensus - Phase 2: boundaries Community meetings* are scheduled to discuss specific criteria to be incorporated in the proposed conservation district. May or may not include the consideration of design guidelines (these can be determined after approval) <i>*In some cases, a representative committee of the overall community is asked to work closely with staff to develop standards, after which the proposal is presented to the entire community for comment.</i></p>	3-36 months	completed (8/28/2007)
<p>4. Building Consensus - Phase 3: guidelines Final presentation of proposed district boundaries and guidelines</p>	3-36 months	scheduled (11/15/2007)
<p>5. Neighborhood submits application to City: Application materials assembled and submitted to the Bloomington Historic Preservation Commission</p>	3-12 months	pending
6. Bloomington Historic Preservation Commission Meeting #1	1 month	pending
7. Bloomington Historic Preservation Commission Meeting #2	1-3 months	pending
8. Bloomington City Council 1st Reading	7 days	pending
9. Bloomington City Council Committee of the Whole	7 days	pending
10. Bloomington City Council Final Vote	7 days	pending
<p>11. Mayor Signs Making the conservation district official</p>	1 month	pending



How Does a Conservation District Compare to Other Protective Districts or Designations?



The Bloomington Historic Sites and Structures Inventory

authorized by federal legislation

This is a catalogue or survey of historic sites designed to be used for planning purposes. This inventory is used extensively by the Division of Historic Preservation and Archaeology to administer state and federal programs for historic preservation. Properties are categorized by the terms "outstanding," "notable," "contributing," or "non-contributing." Generally, properties may be considered eligible for the National Register of Historic Places if they are ranked "outstanding" or "notable." Surveyed districts contain a number of properties, most of which are usually rated "contributing." Non-contributing properties can be included in surveyed districts. No review process is attached to properties included on the survey alone, but these properties are of a quality sufficient to be listed as contributing buildings in a National Register District and some communities (like Bloomington) use this information as a basis for their demolition delay ordinance.

National Register District

authorized by federal legislation

A rehabilitation project in a National Register District does not trigger design review unless the project is federally funded, licensed or permitted. The review is performed by the City Department of Housing and Neighborhood Development by an agreement with the Advisory Council on Historic Preservation. Review is limited to properties either listed or eligible for the National Register of Historic Places. Otherwise all other rehabilitation's or demolitions may occur by city permit without additional review.

Demolition Delay

authorized by local ordinance

Bloomington and several other communities in Indiana have attached demolition delay provisions to properties listed in the inventory as contributing, notable or outstanding. If an owner proposes either partial or complete demolition, the work is reviewed by the Historic Commission, which may choose to designate the property in order to preserve it. The

purpose of the delay period is to consider the significance of the building to the community and the impact of its loss or modification.

Conservation District Designation

authorized by state enabling legislation

A Conservation District regulates new construction of a primary building, and the demolition or moving of a building. These items are reviewed by the local historic commission. Exterior modifications, like siding, enclosures, and window changes are not reviewed. After approximately three years, property owners in a conservation district are permitted to vote on its retention, elevation to local district status or removal. Bloomington has a single conservation district: McDoel Gardens Neighborhood.

Local Historic Designation

authorized by state enabling legislation

Historic Districts created by local ordinance grant powers of design review to historic commissions. The Commission reviews all exterior modification to principal structures, accessory buildings and site improvements including the removal of mature trees. Under Bloomington's ordinance, a locally designated property may only be demolished if the commission grants it a certificate of appropriateness for that purpose or if it is determined that the property is incapable of earning a reasonable return on its value after being offered for sale at fair market value for a predetermined number of months.



BUY (really) LOCAL!

20% OFF IN GIFT STORE
for our Prospect Hill Neighbors

Good: November 10 - December 23, 2007

Must present this coupon at time of purchase. One coupon per residence.
Gift Store Hours: Tues-Sat 9:30 am - 5:00 pm and Sun 1:00 - 5:00 pm. Closed Mondays.
Cannot be combined with any other coupon or discount. Does not apply to purchase of gift memberships, single general admission passes, or gift store certificates. Duplications of coupon not accepted.

Calendar

Neighborhood Association Meeting Schedule:

Monthly Neighborhood Association Meetings are held **the first Monday of the Month at 7:30pm** at the home of Patrick & Glenda Murray (525 West Third St.). All neighbors are invited to attend!

Upcoming meetings & events:

- November 15** Special Public Meeting @ Monroe County Public Library (7pm) - *see front page for details*
- December 3 Regular Monthly Meeting
- January 7 Regular Monthly Meeting
- February 4 Regular Monthly Meeting

Join the Email Update

Receive monthly updates of neighborhood meetings, events and issues. Send your email address to prospect@bloomington.in.us to get connected today.

Got Something to Report?

Send your Prospectus submissions to the *Prospectus* at: prospect@bloomington.in.us.

November Edition Prospectus Newsletter Contributors & Collaborators: *Conservation District Steering Committee: Patrick Murray, Chris Sturbaum, Natalie Wrubel, Sarah Ryterband, Lucy Schaich, Cynthia Bretheim, Laurel Cornell, Chris Clothier*

Helpful Definitions

Contributing Structure:

One that contributes to the traditional character of the neighborhood, is at least fifty years old, and has not been significantly altered from its original form.

Non-contributing Structure:

One that is less than fifty years old or that has been significantly altered from its original form.

Principal Structure:

The residential structure on a lot.

Accessory Structure:

A permanent structure, physically separate from the Principal Structure, with a below-ground foundation; for example, a shed or a garage.

Certificate of Appropriateness:

A permit, issued by the Historic Preservation Commission of the City of Bloomington, for the new construction, moving, or demolition of buildings or accessory structures within the Conservation District. An application for a COA is available at no charge at the office of Housing and Neighborhood Development in City Hall. The Commission staff will advise the property owner on plans and assist with the application. The Historic Preservation Commission will review the application at its next monthly meeting (second Thursday of the month); the entire process can take no more than 30 days. A COA is not needed for an exterior or interior remodeling, an addition or enclosure on a principal structure, or the construction of a fence, porch, carport, deck, or shed without a permanent foundation.



Thank You for Your Support!

Prospect Hill Neighborhood Association Voluntary Annual Membership Dues

Household: \$10.00
Individual: \$5.00

Name _____

Address _____

Email _____

Date _____

Please mail to: **Beth Hamlin (Treasurer), 219 S. Maple Street, Bloomington, IN 47404**