



**WELCOME**

TO THE NEAR WEST SIDE  
HISTORIC DESIGNATION  
DISCUSSION SERIES

# TONIGHT'S AGENDA

- Information about the NWS Historic Designation Committee
- An invitation to engage in Civil Discourse
- Introduction to tonight's topic and speakers
- Open Discussion: Questions, Answers, and Comments



# WHO IS THE NEAR WEST SIDE HISTORIC DESIGNATION COMMITTEE?

- We are your neighbors and your friends in the Near West Side.
- We are neighborhood homeowners, residents, and landlords.
- We have lived here from 3 to 48 years.
- We are a working committee of volunteers.
  - *a restructured and expanded version of the earlier group, under new leadership*
  - *10 members (including 5 new)*
- We are 3 educators, 2 writers, 1 administrator, 1 lawyer, 2 local-nonprofit professionals, and 1 IT consultant.



# WHAT DOES THE COMMITTEE DO?

- We've come together to explore the possibility of applying for some form of local Historic Designation for the Near West Side neighborhood:
  - to research information and share it with you
  - to start a conversation among us all
  - to hear and collect your input
- This committee is intended to be a workgroup that represents the neighborhood – its residents and homeowners – throughout all aspects of this process.
- In this exploratory phase, our goal is to inform, involve, and solicit input from our neighbors about what Historic Designation could mean for our neighborhood.



# HOW CAN I CONTACT THE COMMITTEE AND STAY UP TO DATE?

- Join the email list or drop us a line at:  
[nwshdcommittee@gmail.com](mailto:nwshdcommittee@gmail.com)
- Go to [www.historicNWS.org](http://www.historicNWS.org)
- Join the Near West Side Facebook Group by going to:  
[www.facebook.com/groups/NWSbtown](http://www.facebook.com/groups/NWSbtown)
- If you are interested in joining the committee let us know!



# CIVIL DISCOURSE

In our work, we've committed to abide by the following agreements and ask that you do too:

- Agreements to Foster Civil Discourse:
  - Be honest and respectful (be careful not to make assumptions).
  - Listen to understand.
  - It's ok to disagree, but do so with curiosity, not hostility.
  - Be brief and concise (so everyone can participate).
  - Refrain from interrupting.
  - Respect confidentiality (the views of others stay in the group).



# TONIGHT'S TOPIC:

## Basics of Local Designation, Part 1

- The What, Why and How of Historic Designation through the City of Bloomington, IN
- Speakers
  - **Jeff Goldin**
    - Appraiser
    - Chair of the Historic Preservation Commission
    - Homeowner/resident in Greater Prospect Hill who worked on that neighborhood's Historic Designation Committee
  - **Conor Herterich**
    - Historic Preservation Program Manager, City of Bloomington
    - M.A. in Public/Applied History, with emphasis in Historic Preservation
    - Previous preservation experience in East Texas



# HISTORIC PRESERVATION

Jeff Goldin  
Chairman,  
Bloomington

Historic Preservation Commission  
Owner, Goldin Appraisal Group



# Benefits of Local Designation

Local districts protect the investments of owners and residents of historic properties.

historic district designation encourages people to buy and rehabilitate properties because they know their investment is protected over time

# Benefits of Local Designation

Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods

Findings on this point are consistent across the country. Moreover, a recent analysis shows that historic districts are also less vulnerable to market volatility from interest rate fluctuations and economic downturns

# Benefits of Local Designation

Local districts encourage better quality design

better design equals a greater sense of cohesiveness, more innovative use of materials, and greater public appeal

# Benefits of Local Designation

## Local districts help the environment

Historic districts encourage communities to retain and use their existing resources in established neighborhoods. This reduces the need for cars, cuts back on pollution and congestion, and eliminates landfill waste

# Benefits of Local Designation

Historic districts can positively impact the local economy through tourism

An aesthetically cohesive and well-promoted district can be an important attraction for our community

# Benefits of Local Designation

Local districts provide social and psychological benefits

- People living in historic districts enjoy the comfort of a human-scale environment
  - the opportunity to live and work in attractive surroundings
- a recognizable and walkable neighborhood

# Benefits of Local Designation

**Local districts give communities a voice in their future**

By participating in the designation process, citizens can help direct their communities' path. Making these decisions together in a structured way, rather than behind closed doors or without public comment, gives everyone involved a sense of empowerment and confidence.

# Current Protections

## Demolition Delay

delays the issuing of a demolition permit in order to allow for public notice and discussion of proposed full or partial demolitions to structures that have been identified as “Contributing”, “Notable” or “Outstanding”



# Current Protections

## Demolition Delay

This provides an opportunity for the HPC to consider recommendation for formal Historic Designation

# Current Protections

## Demolition Delay

This is a recommendation to the common Council for individual historic designation

# Current Protections

## Demolition Delay

The last chance to preserve a structure of  
Historic importance

# Current Protections

## Demolition Delay

The reality is that very few properties are recommended for individual designation

# Current Protections

Zoning vs a Local Historic District

# Current Protections

## Zoning

- is a land use planning tool used by local governments to manage the development of land within their jurisdiction
  - Specific Land uses
  - Building heights, lot coverage, etc.
- Does not provide protection for historic structures or the consistency of design

# Current Protections

## Zoning

Current zoning trends around the country are towards less control on density

# Current Protections

## Zoning

The city of Bloomington is currently considering zoning in the core neighborhoods that would allow more density, which would put economic pressures on existing structures



# Current Protections

## Local Historic District

is a concentrated area of contiguous buildings, which represent a specific period of development, that are related by their history, and/or are architecturally significant

# Current Protections

## Local Historic District

created by a community to preserve and protect historic resources that define and reflect a community's heritage

# Current Protections

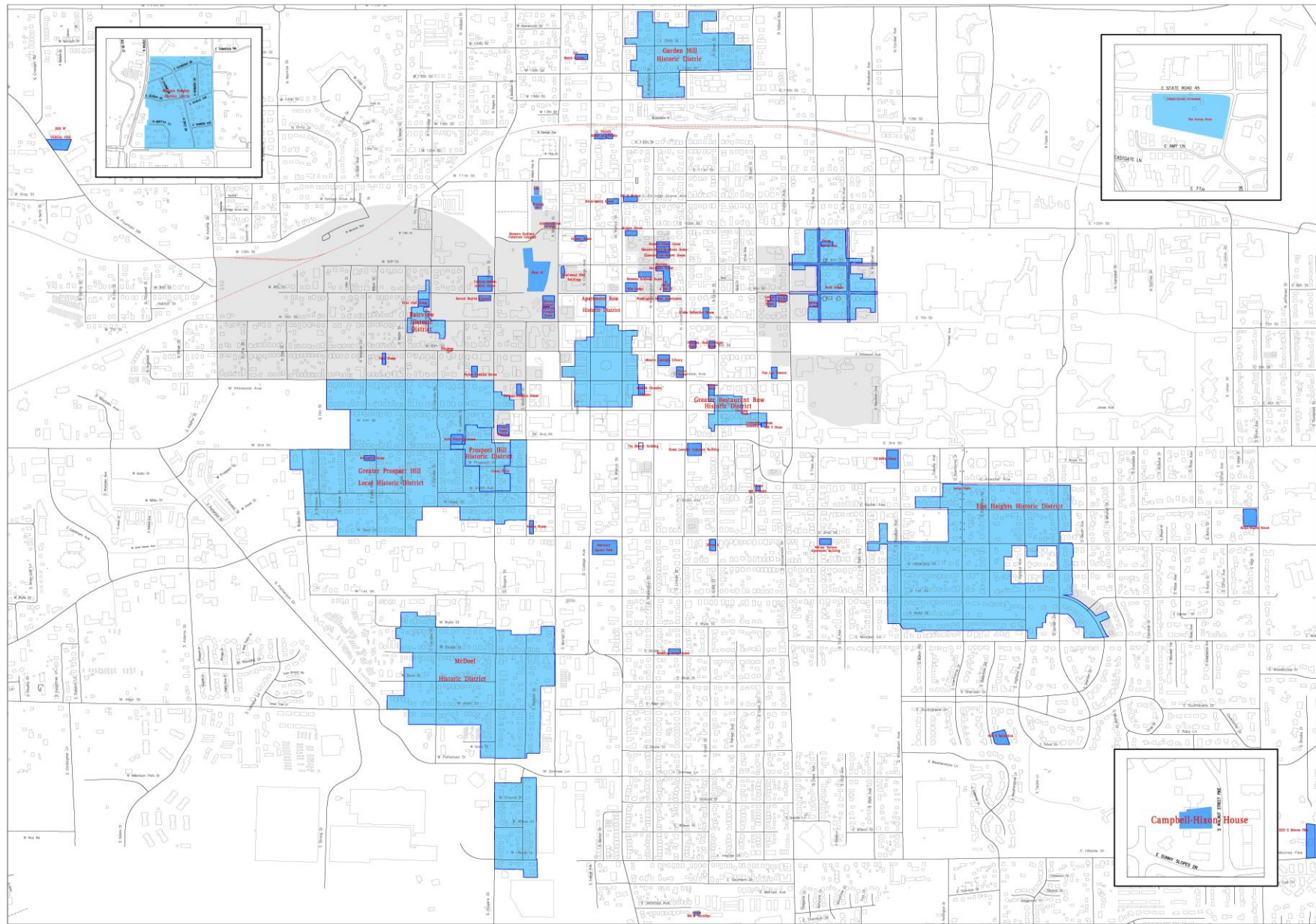
## Local Historic District

The purpose is to strengthen the economy, stabilize and improve property values, and foster civic beauty

# *LOCAL HISTORIC DESIGNATION*



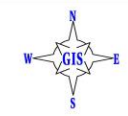
Conor Herterich, Historic Preservation Program Manager - HAND



**Legend**

**Local Historic Districts**

- Individually Designated Properties (Dark Blue)
- Multiple Resource Districts (Light Blue)
- Conservation Districts (Light Green)
- Other Historic Districts (Grey)



January 1, 2019



City of Bloomington, Indiana  
 2019 City of Bloomington, Indiana  
 Planning Department  
 1000 North Washington Street  
 Bloomington, IN 47404  
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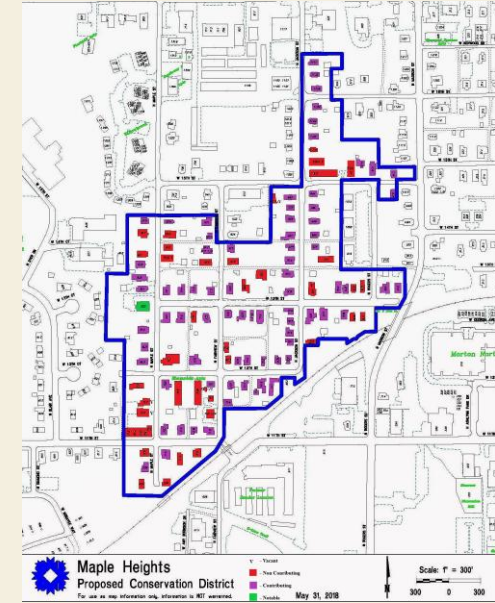
# Bloomington Local Historic Districts



City of Bloomington, Indiana  
 Housing and Neighborhood Development

# Types of Local Designations

- Multi-property Historic District
  - Examples: Prospect Hill, Elm Heights, Courthouse Square
- Single-property Historic District
  - Examples: Ralph Rogers House, Von Lee Theatre, 2<sup>nd</sup> Baptist Church
- Conservation District
  - These are multi-property districts with less stringent design review. Historic district “light”.
  - Example: Maple Heights




# *Conservation District vs. Historic District*

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## **Conservation**

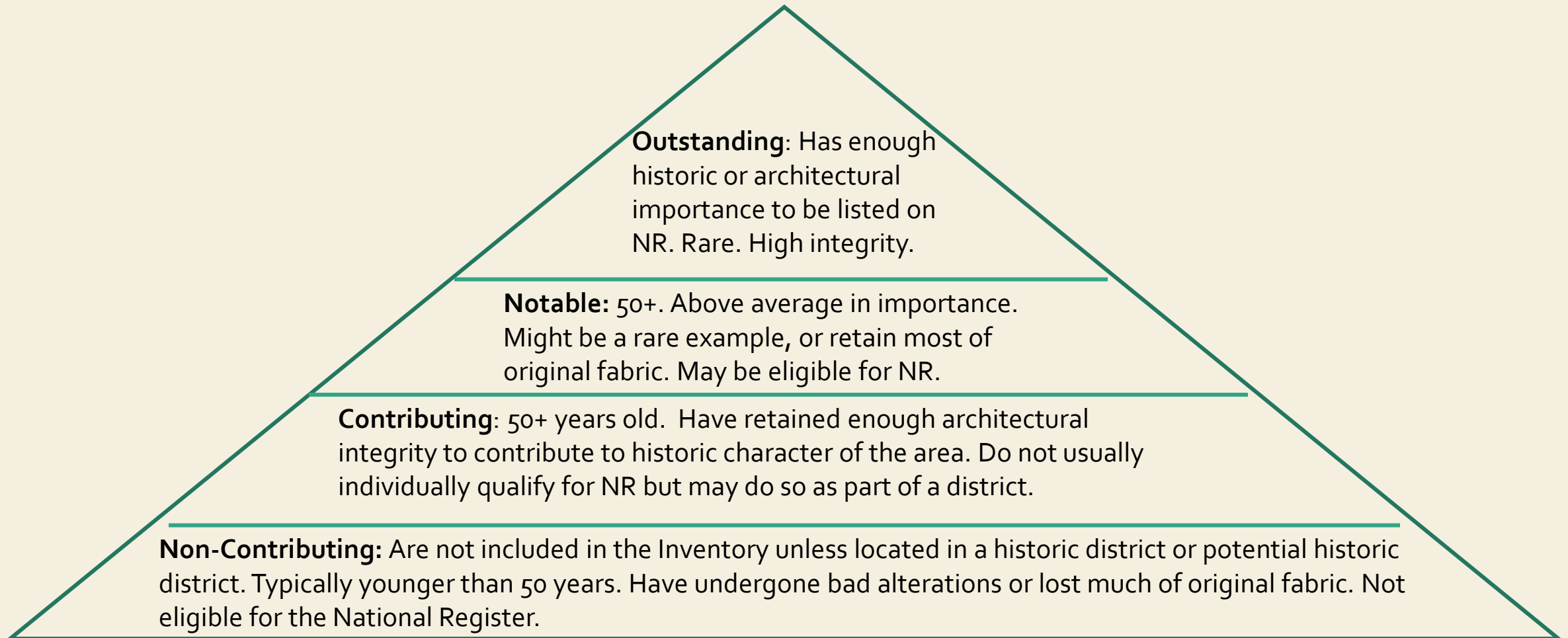
- Appropriate when there is significant development pressure.
- Appropriate when the inventory of buildings to be protected do not possess high or unique architectural value.
- After 3 years, property owners vote on whether they would like to remain a conservation district or elevate to full historic district. 51%

## **Historic**

- Highest level of local protection
  - Appropriate when there are many historic structures with high architectural integrity in the area.  
(Outstanding/Notable ratings)
  - Appropriate if area has high historical value.
    - Exemplifies heritage of the community
    - Associated with person or place that played significant role in local or state history.
- 

# Rating Historic Structures

- The City of Bloomington has an Inventory of Historic Sites and Structures. Each property in the Inventory is given a rating. The rating reflects the integrity of the historic structure and is important in determining eligibility for listing on National Register or its contribution to an area's historic fabric.





# The Process

1. Neighborhood organizes and decides to pursue historic district designation.
  - a) Research process begins. This informs decisions about district boundaries.
  - b) Complete historic resource survey if one has not been completed for the proposed district.
2. Neighborhood holds three (3) public meetings.
3. Neighborhood submits application with a map to historic preservation program manager at HAND (me).
  - a) Map must show boundaries and historic ratings of properties in the district
4. I create a staff report which considers the merits of the application.
5. Public meeting is scheduled where the HPC will vote to approve or deny historic designation.
  - a) HAND sends letters of notice about this meeting to all property owners in and adjacent to proposed district.
  - b) Public has chance to comment on historic designation at this meeting.
6. Hold the public meeting. HPC will either recommend and forward designation to the common council or designation will be denied.
7. Common council hears proposed historic designation and votes to either approve or deny.

# *I Live in a Historic District, Now What?*

- You May be Subject to Design Review. Certain actions which may affect the appearance of a structure must be reviewed and approved by the Bloomington Historic Preservation Commission before the action may take place.
- This process starts when the homeowner applies for a Certificate of Appropriateness. (**COA**)



## Situations that require a **Certificate Of Appropriateness**

### Historic Districts (Single & Multi-Property)

1. Demolition
2. Moving a structure
3. New Construction
4. Any work which may alter the façade of a structure viewable from the public right of way.
  - Varies depending on design guidelines.
  - Examples: Removal or destruction of an exterior feature; enclosing a porch; changing siding; changing windows; altering roof pitch/material; rear addition; install solar panels; remove mature tree; paint color.

# *Design Review*

### Conservation Districts

1. Demolition
2. Moving a structure
3. New Construction

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Scheduled for Hearing: \_\_\_\_\_

\*\*\*\*\*

Address of Historic Property: \_\_\_\_\_

Petitioner's Name: \_\_\_\_\_

Petitioner's Address: \_\_\_\_\_

Phone Number/e-mail: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Phone Number/e-mail: \_\_\_\_\_

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. A description of the nature of the proposed modifications or new construction:  
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3. A description of the materials used.  
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\_\_\_\_\_
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

\*\*\*\*\*

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

# *How Strict is Design Review?*

- It's up to you!
- After the neighborhood becomes a historic district, a committee is formed to create **design guidelines**.
- The design guideline committee consists of several neighborhood members, a member of the HPC, and myself.
- This process needs to be equitable and transparent.
- Property owners will be updated throughout the process to ensure the final product reflects the general will of the district's residents.

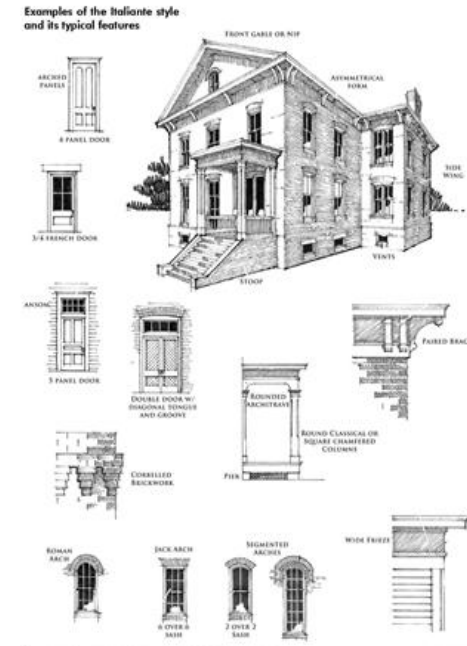


# Design Guidelines

- Design guidelines are a **locally** created document that use photographs, illustrations, and written design suggestions to outline the best practices for the preservation and rehabilitation of a district's historic resources.

\*\*\*Used to facilitate design review conducted by historic preservation commissions as part of compliance with local preservation ordinances.

- All design guidelines contain specific instructions for the proper treatment of historic structures.
- **COA approval/denial** is largely based on the language of the district's design guidelines.



CITY OF MILTON HISTORIC PRESERVATION DESIGN GUIDELINES

#### Materials

1. Install shutters made of solid-core polymers or durable hardwoods.
2. It is not appropriate to install vinyl, nail-on, false wood graining, and pre-finished shutters.

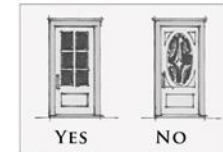
#### Doors

1. Suit doors and casings to building style.
2. Utilize stained or painted hardwood for exterior front doors or doors visible from a public way.

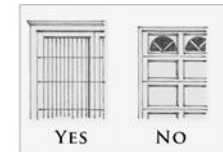
3. Compose garages with a single door for each vehicular entrance. It is not appropriate to use double doors.

#### Materials

1. It is not appropriate to use doors that are overly decorative and store bought, plastic laminated, stamped metal, or leaded/beveled glass. Tropical hardwoods are not appropriate unless Forest Stewardship Council certified.
2. Use exterior doors that are durable, stable wood or clad in wood. Heart pine, wormy chestnut, walnut, cypress, pecan, are appropriate varieties.



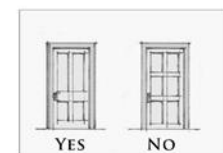
Yes - Single raised door  
No - Ornate "noce a better" stock door



Yes - Utilize garage door character  
No - Ornate transom and raised panels



Yes - Historically correct  
No - Ornate arch, awkward detailing



Yes - Traditional panel proportions  
No - Panel pattern with no historic precedent

CITY OF MILTON HISTORIC PRESERVATION DESIGN GUIDELINES

# Design Guidelines

Strict



Lenient

- Paint color
- Landscape (trees/fences)
- Any alteration that would change the structure's façade
  - Solar ?

- Adding or removing architectural features (windows/doors/rafters/columns)
  - Solar ✓

- Major additions or changes (Roof/wall material/new porch)
  - New Construction: Height/ Setback/ Lot size
    - Solar ✓

# OPEN DISCUSSION

- We want to hear your questions and comments!
- Civil Discourse Reminder:
  - Be honest and respectful.
  - Listen to understand.
  - It's ok to disagree, but do so with curiosity, not hostility.
  - Be brief and concise.
  - Refrain from interrupting.
  - Respect confidentiality.





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- *If you are interested in joining the committee let us know!*

