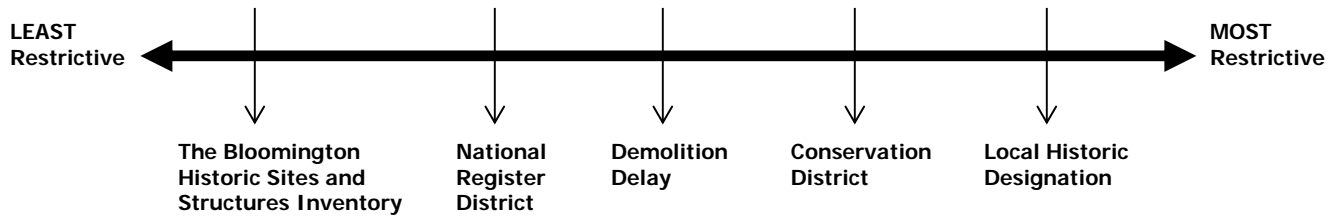


HISTORIC PRESERVATION LEVELS OF PROTECTION AND CLASSIFICATION

(From the least to the most restrictive)



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 three years, property owners in a conservation district are permitted to vote on its retention, elevation to local district status or removal. Bloomington has four Local Historic Districts that were elevated from conservation districts: McDoel Gardens (2001), Greater Prospect Hill (2008), Garden Hill (2011), and Matlock Heights (2012).

Local Historic Designation

authorized by state enabling legislation

Historic Districts created by local ordinance grant powers of design review to the Historic Preservation Commission. 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.