

Restaurant Row Historic District



Bloomington, Indiana

CREDITS

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PHOTOS

Unless otherwise stated photos are credited to Conor Herterich and Spencer Eudy.

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TABLE OF CONTENTS

1. Introduction and Guiding Principles

- 1.1 Purpose and Intent of Design Guidelines .. 5-6
- 1.2 Historic Background and Development 7-8
- 1.3 Explanation of Design Review Process 9
- 1.4 Sanborn Map 10
- 1.5 Historic District Map 11

2. Alterations

- 2.1 Alterations 13
- 2.2 Roofs 14-15
- 2.3 Siding 16-17
- 2.4 Windows 18
- 2.5 Doors 19
- 2.6 Signage 20
- 2.7 Outdoor Seating & Fencing..... 22
- 2.8 Decks, Pergolas, and Landscaping.....23
- 2.9 Porches.....24

3. New Construction

- 3.1 New Construction 26
- 3.2 Building Orientation and Entry 27
- 3.2 Setback28
- 3.3 Massing 29
- 3.4 Roof Shape 30
- 3.5 Height 31
- 3.6 Fenestration 32
- 3.7 Materials 33

4. Additions

- 4.1 Location 35
- 4.2 Differentiated but Compatible 36-37
- 4.3 Addition Guidelines 38

5. Demolition

- 5.1 Guidelines 40
- 5.2 Removal of Additions 41

1. INTRODUCTION



413 E. 4th Street. Date unknown.

Building still stands as of 2019. Picture courtesy of the Monroe County History

- 1.1 Purpose and Intent of Design Guidelines
- 1.2 Historic Background and Development
- 1.3 Explanation of Design Review Process
- 1.4 Sanborn Map of Restaurant Row 1913
- 1.5 Site Map of Historic District

1.1 PURPOSE AND INTENT OF DESIGN GUIDELINES

Design guidelines are a locally created document that use photographs, illustrations, and written content to outline the best practices for the preservation and rehabilitation of a community's historic resources. They are used to facilitate design review conducted by The Bloomington Historic Preservation Commission (BHPC) who are responsible for administering the City's Historic Preservation Code, Title 8. In doing so, they rely on several sources of information.

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties provides general guidance and best practices developed, over the past 50 years, throughout the United States. This document is used by federal and state government agencies, as well as local historic preservation commissions. Developed and updated by the National Park Service, the Secretary's Standards includes four types of projects: Preservation, Rehabilitation, Restoration and Reconstruction. The most common approach is Rehabilitation, defined as "the process of making possible a compatible use for a property through repair, changes and additions while preserving those portions or features which convey its historical, cultural or architectural values." The Secretary's Standards are available online at <http://www.nps.gov/tps/standards.thm>.
2. Housing and Neighborhood Development staff and BHPC Commissioners apply those standards and practices within the framework of the City's own guiding criteria, which are established by Title 8.
3. These Guidelines are tailored specifically for the Greater Restaurant Row Historic District. They are designed to be used in conjunction with the Secretary's Standards and the City's established criteria for historic preservation.

1.1 PURPOSE AND INTENT CONTINUED

These design guidelines are intended to assist property owners in making informed decisions about their historic properties. Conformance to these Guidelines alone does not necessarily ensure approval, nor are these standards absolute. The Bloomington Historic Preservation Commission has the authority to allow variation from any of the Guidelines on a case-by-case basis provided the variation is still compliant with Title 8 of the Bloomington Municipal Code (“BMC”). In many decisions, issues on practical utility will be weighed against these preservation standards. However, any request to vary from the Guidelines must demonstrate the reasons for and advantages gained by such variation.

These guidelines apply to all exterior building alterations that are visible from any public way. A Certificate of Appropriateness must be issued by the Commission before a permit is issued for, or work is begun on, any of the following:

1. The demolition of any building.
2. The moving of any building
3. A conspicuous change to the exterior of any historic structure viewable from the public right of way including: walls, fences, light fixtures, steps, paving, and signs.
4. Any new construction of a principal structure or accessory structure or structure subject to view from a public way.

1.2 HISTORIC BACKGROUND AND DEVELOPMENT

Although Restaurant Row began as a single-family residential area, the buildings have been used for commercial purposes for the majority of their lifespan. The organic and individualistic adaptation of these buildings to serve commercial purposes has inspired a unique character profile which has made Restaurant Row a beloved and unmistakable part of Bloomington's rich architectural tapestry.

The buildings that make up the Greater Restaurant Row Historic District were originally built as large single-family residential homes during the late nineteenth and early twentieth centuries. During this period the Indiana University campus expanded westward and the area quickly became a service satellite to the university. The large Victorian homes along Fourth Street became ideal space for student housing and by the 1910's City directories indicate that a large number of transient residents lived in these homes-often seven or more students in one house. By the 1920's single owners again dominated, and one of the City's oldest beauty parlors, Bingham Beauty Parlor, occupied the structure at 401/403 East Fourth from 1922 to 1940.

After World War II medical professional offices increasingly occupied the block. Of eleven structures listed in the 1970 City directory, six housed physicians, a dentist, and an optometrist. Significantly, four structures are listed as "vacant," indicating a period of decline.



400 E. 4th Street. Circa 1975.

This home used to stand on the southwest corner of Grant and 4th Streets. A handful of homes were demolished along 4th Street to make way for parking lots and newer commercial structures. Photograph taken from the Warren Roberts Collection, courtesy of the Indiana University Archives.



423 E. 4th Street. Circa 1975

This home has been demolished but provides a glimpse at the types of residential structures that used to exist in the immediate area. Photograph taken from the Warren Roberts Collection, courtesy of the Indiana University Archives.

1.2 HISTORIC BACKGROUND AND DEVELOPMENT CONTINUED

While the area experienced a brief economic downturn, low rental rates in the area contributed to a commercial revival that by 1980 saw the block occupied by a variety of businesses, including a restaurant, a music store, a beauty salon, yarn shops, and one physician. By 1990, the block was known locally as “Restaurant Row” due to the proliferation of new ethnic restaurants, and over the last thirty years it has become a unique part of local commerce.

HISTORIC CHARACTERISTICS OF RESTAURANT ROW

Despite the highly commercial nature of Restaurant Row, the architectural character is still recognizable as single-family residential and reflects the scale, massing, setbacks, and proximity of closely spaced urban housing. The smaller size and unique layout of the structures themselves permits flexibility and diversity which has allowed local startup businesses to thrive. The green space along the street, outdoor seating areas, low vehicle traffic, and the districts location near the heart of the Indiana University campus cultivates a walkable, pedestrian friendly environment which is essential to the success of the district.

The goal of these guidelines is to maintain the following district characteristics:

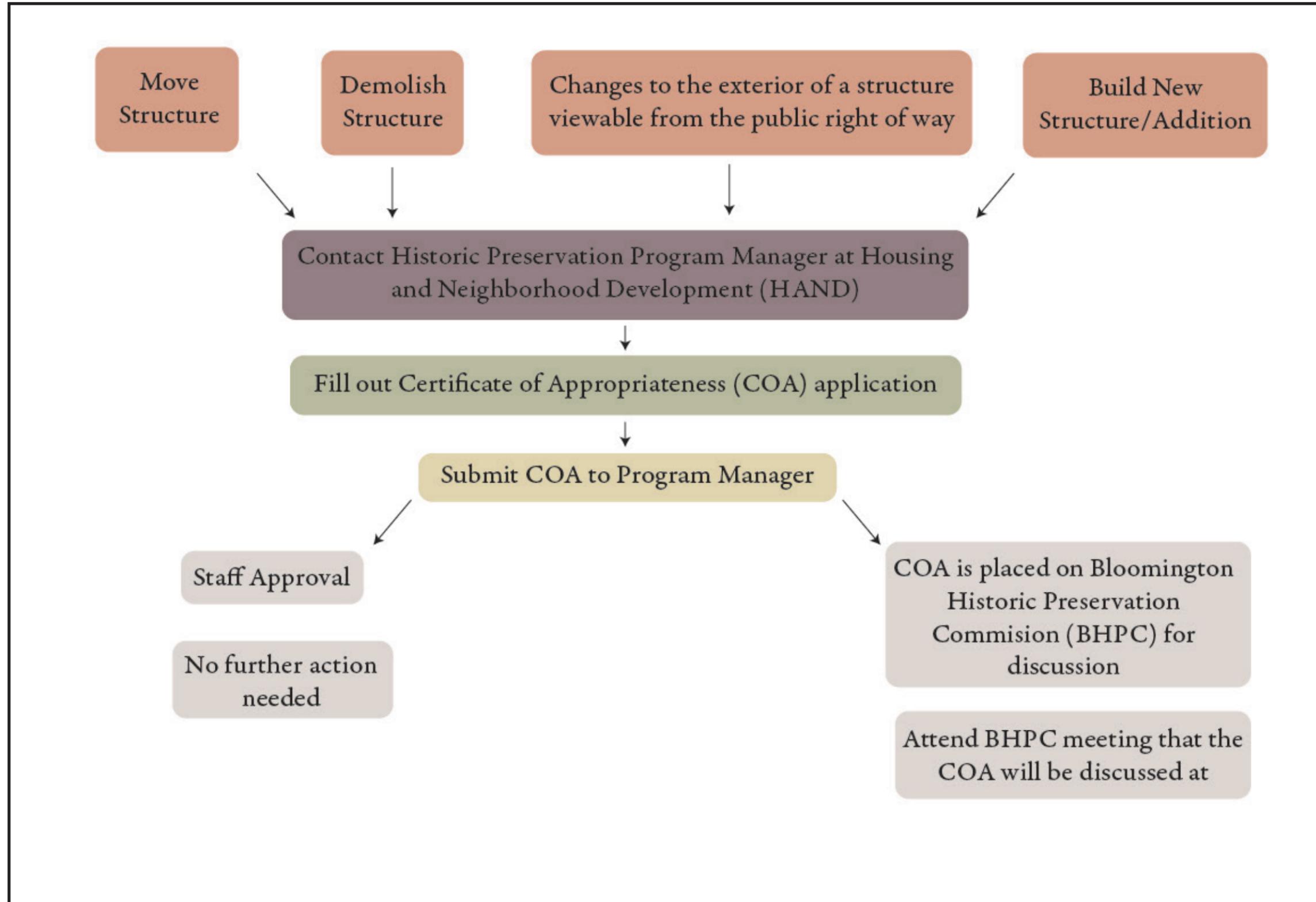
- Residential scale and massing
- Recognizable architectural forms
- Accessible commercial outdoor space
- Accretional growth pattern
- Consistent range of building scale



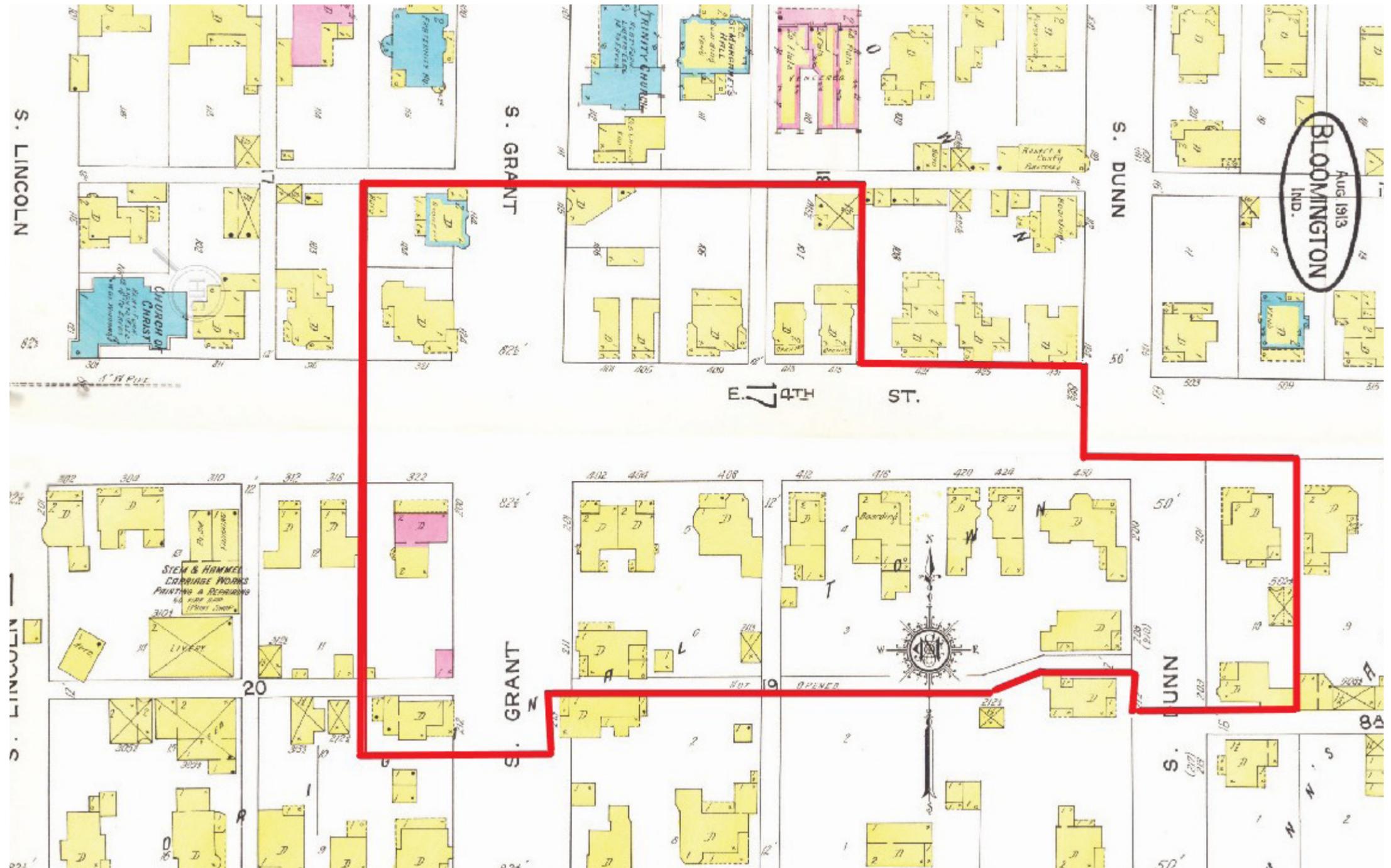
**Possibly 315 E. 4th Street (since demolished).
Date unknown.**

Photograph courtesy of Monroe County History Center

1.3 EXPLANATION OF DESIGN REVIEW PROCESS



1.4 SANBORN MAP OF RESTAURANT ROW 1913



Key

Historic District:

1.5 HISTORIC DISTRICT MAP

Key

Outstanding:



Notable:



Contributing:



Non-contributing:



2. ALTERATIONS



2.1 Alterations

2.2 Roofs

2.3 Siding

2.4 Windows

2.5 Doors

2.6 Signage

2.7 Other Architectural Features

2.1 ALTERATIONS

Changes to the exterior of buildings or structures in the Greater Restaurant Row Historic District, other than ordinary maintenance and repair, require a Certificate of Appropriateness (COA). Some COA applications can be approved by the HAND staff; others must be reviewed by the Bloomington Historic Preservation Commission.

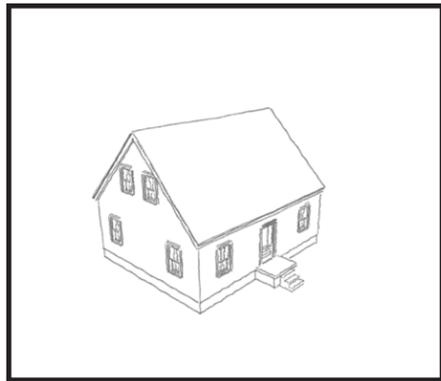
In general, historic building materials should be maintained and repaired, rather than replaced. When replacement is necessary, use the same or visually compatible materials to preserve the historic character of the building.

Actions That Do Not Require a COA

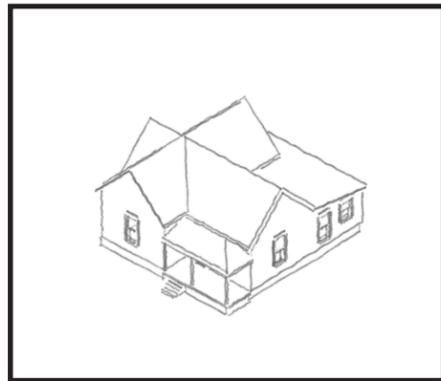
- Changes to the interior.
- Repair or general maintenance.
- Paint color.
- Replacement in kind (replacement is same material type, dimension, texture, detailing and compatibility).
- Private landscaping.

2.2 ROOFS

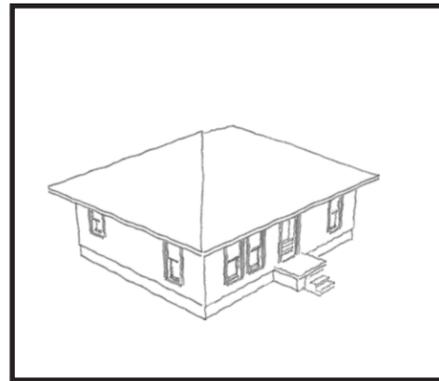
Several roof shapes can be found throughout Greater Restaurant Row that are indicative of residential architectural styles these include: side gable, hipped, gambrel, cross gable, complex and front gable. Primary roof slopes are 8/12 or greater. The preservation of these roof shapes and features is important to maintaining the residential character of the district.



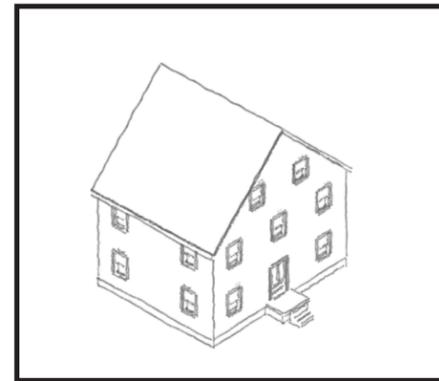
Side Gable



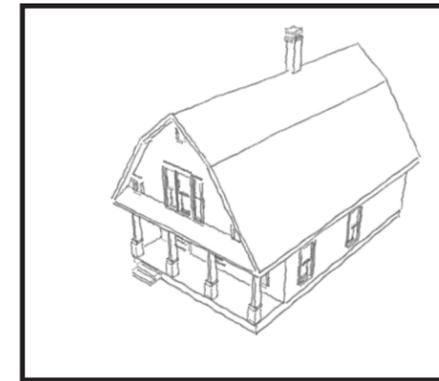
Cross Gable



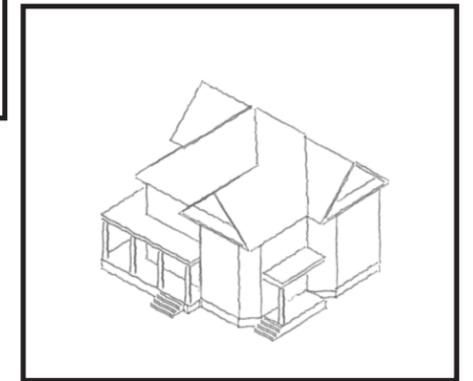
Hipped



Front Gable



Gambrel



Complex
(Queen Anne)

Compatible

- Maintaining the size, shape, and pitch of the historic roof (and dormers, where present).
- Maintaining openings in dormers.
- Shed style roofs when used as porch or dormer roofs.

Incompatible

- Installing or modifying a primary roof to have less than 8/12 slope.
- Shed style roofs as primary roof structure.
- Removing roof feature such as dormer or chimney.

2.2 ROOFS



The above illustration exemplifies the wide variety of roof shapes found in the district.

2.3 MATERIALS: SIDING

Buildings in Greater Restaurant Row are typically clad with wood, vinyl, or aluminum siding that maintains a horizontal orientation. Exceptions to this are the brick Holzman-Dill House (322 E. 4th Street) and the limestone clad Vos House (114 S. Grant St), both of which predate the other structures in the district. While the buildings in the district originally had wood clapboard siding, most of the buildings have been sided with cheaper modern materials (vinyl/aluminum) that feature a wider exposure compared to wood clapboard. Effort should be made to retain original wood siding where it exists but cheaper materials should still be available as an affordable option to the small business owners who occupy the majority of the district.

Compatible

- ☑ The use of wood, cementitious, or aluminum siding on structures other than 322 E. 4th St and 114 S. Grant St.
- ☑ Siding exposure less than 6”.



Wood Siding



Cementitious Siding



Aluminum Siding

Incompatible

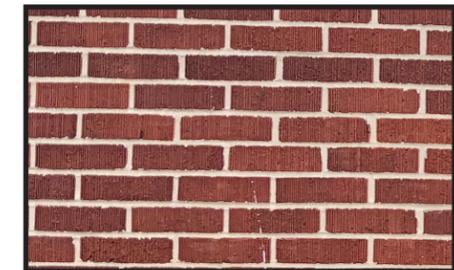
- ☒ The use of brick, stone, or stucco siding on structures other than 322 E. 4th Street and 114 S. Grant St.
- ☒ Faux wood grain on cementitious, vinyl, or aluminum siding.
- ☒ Siding that is not horizontally oriented.



Exaggerated wood grain



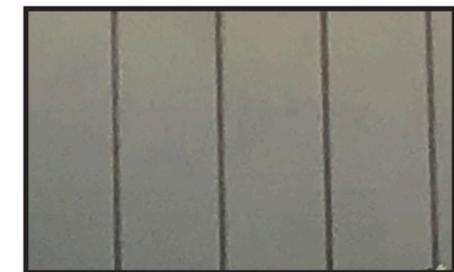
Stucco



Brick Siding



Limestone Siding



Vertical Siding



Diagonal Siding

2.3 SIDING

Another common visual characteristic of the district is the use of decorative shingles as siding material to create a textured wall surface, particularly (but not always) in front gables. These shingles are cut in a variety of shapes which are combined and painted to create different designs.

Compatible

- ☑ Maintaining and repairing wooden shingles used as wall treatments.
- ☑ If replacement is necessary due to damage or rot, replace the smallest number of shingles possible with new copies that match the size, shape, and thickness of the originals. Use an original shingle as a pattern or example when purchasing or creating new shingles.
- ☑ Use of fiber cement board for replacement decorative shingling material is acceptable.
- ☑ If siding has been placed over decorative shingles in the past, remove it carefully and restore the original materials rather than re-covering.

Incompatible

- ☒ Covering decorative shingles with other siding or materials.
- ☒ Using decorative shingles as primary siding material.



Example of Decorative Shingles

2.31 MATERIALS: ROOF

Roofs in the district utilize asphalt shingles.

Compatible

- Asphalt shingle roofing material.

Incompatible

- Use of wood shakes, metal, or ceramic tile roofing.
- Multi-colored roofing

2.32 MATERIALS: FOUNDATION

Foundations in the district are mostly limestone. Exposure ranges from 8-48 inches.

Compatible

- Concrete block
- Limestone

Incompatible

- Brick
- Exposure outside of ranges found in the district.

2.4 WINDOWS

Windows and shutters are visually important, character-defining features of historic buildings, however, the adaptation of residential homes to meet commercial needs is a defining characteristic of the Restaurant Row Historic District. Some buildings still retain their original wood windows, however there are numerous examples of vinyl replacement windows and alterations of window size, shape, and location. Porches have been enclosed and large, fixed-glass windows installed to illuminate interior dining space or display commercial items. While most windows, principally on the second story, are double-hung with a one over one sash glazing pattern, several of the buildings have unique glazing patterns that should be maintained.



Examples of Unique Glazing Patterns

Compatible

- ☑ Maintaining the size, shape, and glazing pattern of window openings. Windows on the ground level may be altered on a case by case basis on non-contributing and contributing buildings.
- ☑ If replacing original historic windows, replacements should be as close as possible to the size of the original opening and should be a style as similar as possible to the original. True divided lites are encouraged, but snap-on or glue-on muntins are not precluded.
- ☑ Installing storm windows that match the color of the window frame and obscure the window as little as possible.

Incompatible

- ☒ Altering the size, shape, location, or glazing pattern of windows.
- ☒ Installing decorative shutters.
- ☒ Enclosing a window.
- ☒ Replacing an original window on a building rated as notable or outstanding.



Examples of Incompatible Windows

2.5 DOORS

Historic doors were constructed of wood, however in Restaurant Row most of the original front doors have been replaced. Those remaining are inset with one or more panes of glass and do not feature a transom or sidelights. The majority of doors are single entrance and are oriented to the street although a few of the building entrances have been altered to accommodate the commercial double entry door. In other cases an additional single entry door has been installed to facilitate the flow of traffic from the restaurant to outdoor seating areas.



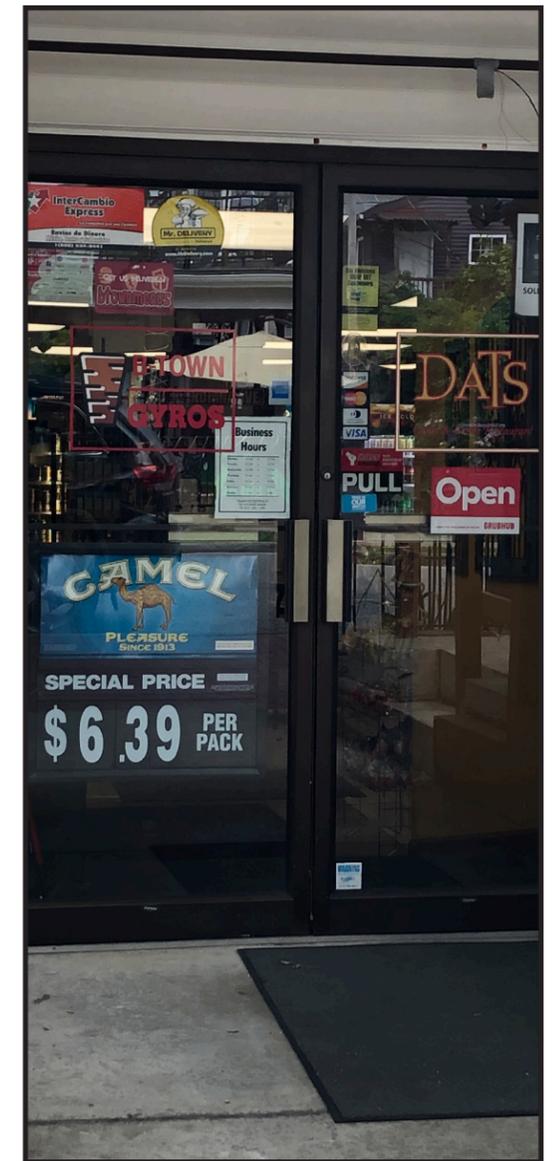
Compatible

Compatible

- ☑ Replacement doors reflect the character and style of the building and are paintable or stainable so that the finished door has a similar appearance as doors of wood construction.
- ☑ If an alteration to a front- or side-façade door opening must be made, it should be done with as little effect on the historic character of the house as possible.

Incompatible

- ☒ Full-glass doors, those with stained/leaded glass, and front entry doors with a period appropriate design.
- ☒ Enclosing original entrances.
- ☒ Obscuring original entrances with additions such as porches or pergolas.



Incompatible

2.6 SIGNAGE

Signage is a vital to the success of brick and mortar businesses and are used to attract attention and convey information. Signs were displayed in every possible area and manner—in windows, over doors, painted on exterior walls, and hanging over or even across the street. The signage of Restaurant Row represents an admixture of approaches which combine to form a vibrant part of the district’s character. Most common throughout the district are wall, awning, window, freestanding, and projecting signs.

Compatible

- ☑ Signs that reflect the scale of the storefront and the building and do not obscure the building’s architectural features (windows, cornices, piers or ornamentation).
- ☑ Signs are concentrated at the street level close to the entrance of the building.
- ☑ A wall sign that is relatively flush with the building facade.

Incompatible

- ☒ Internally lit signs.
- ☒ Freestanding signs taller than five feet.



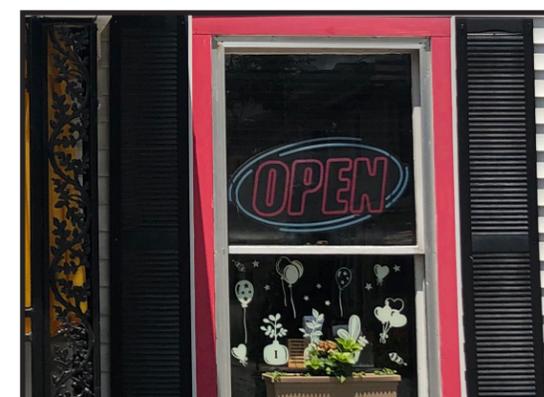
Projecting



Wall



Freestanding



Window



Awning

2.7 OUTDOOR SEATING & FENCING

Outdoor seating gives a commercial district a sense of energy, with activity spilling out of a store or restaurant and onto the sidewalk. The cafés and eateries of Restaurant Row stimulate pedestrian activity and create a lively, dynamic atmosphere that strengthens neighborhood identity and enhances business activity.

Compatible

- ☑ The materials, finishes, colors and other character-defining elements of temporary fences and planters or plantings should complement the building.
- ☑ Outdoor seating areas are designed in ways that do not obstruct movement, create safety hazards, or restrict other public activities.
- ☑ Elements of an outdoor café in public space (including seating, tables, umbrellas, greeting and serving stations, and barriers) must be removable and should be made of durable materials that can withstand weather well.



Compatible

Incompatible

- ☒ Fencing or any feature of the outdoor seating area that permanently obstructs the street facing facade of a building.



Incompatible

2.8 DECKS, PERGOLAS, LANDSCPAING

Several properties in the district feature large decks or pergolas in front of the primary buildings. While this can create more usable space that synergises with the pedestrian traffic on Fourth Street, these features can also obscure their respective front facades and ultimately dampen the impact that the historic buildings bring to the character of the district. It is important that these features be appropriately scaled and the landscaping (soft and hard) are designed and managed in a way that enhances rather than hides the building's front facades.



Incompatible: The porch is overscaled and obscures the historic facade.



Compatible: The large accessible ramp s located on the side of the building and does not impact the primary facade.

2.9 PORCHES

Porches are an important visual element of Restaurant Row and are an essential part of the residential character of the district. While many houses have a prominent front porch, other porches wrap around one side of the house. Over the years some property owners have chosen to enclose their porches to create additional indoor seating, however, these alterations are detrimental to the residential feel and historic character of the district.



Compatible: Open Porch

Compatible

- Retaining existing porch materials and architectural elements.

Incompatible

- Replacing porch elements of one architectural style with elements from another architectural style.
- Replacing porch elements with mismatched parts.
- Enclosing porches to create additional living space.



Incompatible: Enclosed Porch

3. NEW CONSTRUCTION



3.1 New Construction

3.2 Building Orientation and Entry

3.3 Setback

3.4 Massing

3.5 Roof Shape

3.6 Height

3.7 Fenestration

3.8 Materials

3.1 NEW CONSTRUCTION

New construction should be appropriately scaled to be compatible with the existing fabric of the district. New construction may incorporate traditional materials and features found on historic homes but it should clearly be of its own time. New construction should be easily identified as being from its own period of construction, but it should not be so different from the other buildings in the district that it detracts from them or visually competes with them. Compatibility is more important than differentiation.

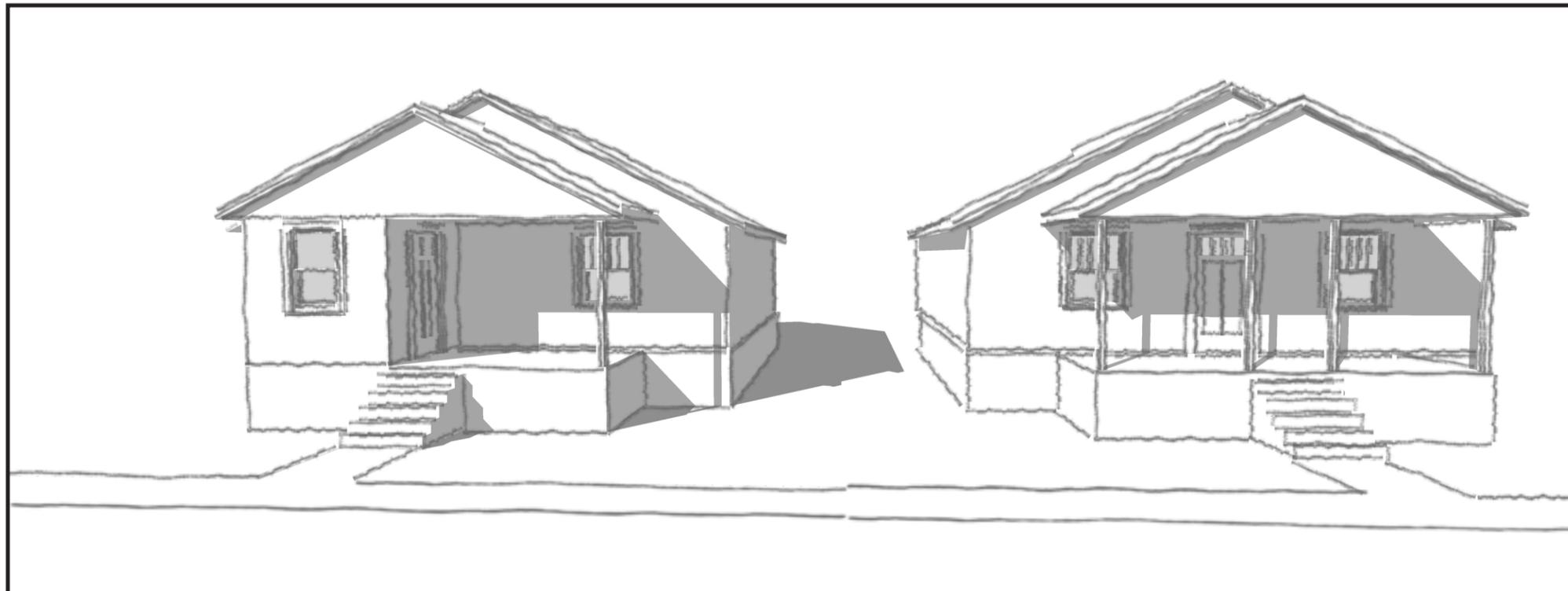
These guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions that may be appropriate.

Design review of New Construction in this district will focus on the following criteria to ensure compatibility:

- Building Orientation & Entry
- Setback
- Massing
- Roof shape
- Materials
- Height
- Fenestration

3.2 BUILDING ORIENTATION AND ENTRY

All buildings in Restaurant Row face the street with primary entrances on the street-facing façade. New buildings will incorporate front-facing primary facades and primary entry doors. The entrance shall incorporate a front porch, canopy, or awning. A minimum of one pedestrian entrance shall be provided for any primary facade which contains at least sixty-six feet of frontage facing a public street. No primary pedestrian entrance shall be located on a building facade adjacent to an alley.

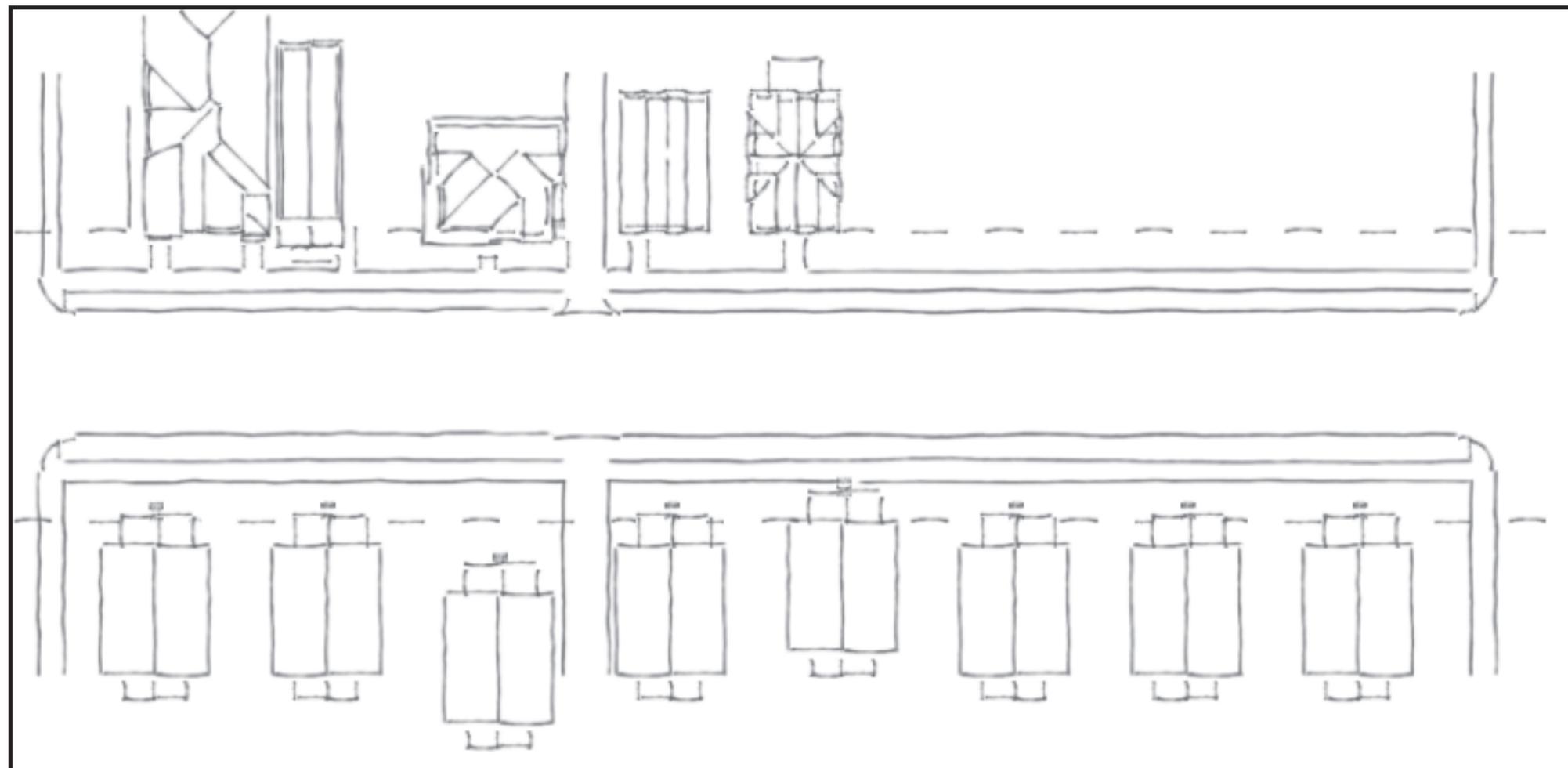


Incompatible: Although the house is oriented to the street, the primary door is not.

Compatible: Both the house and the primary entrance are oriented to face the street

3.3 SETBACK

New buildings located immediately adjacent to the side of an outstanding, notable or contributing structure as identified in the Bloomington Historic Sites and Structures Survey shall align its respective facade to match the front setback established by a surveyed structure.



Building setback
is too far



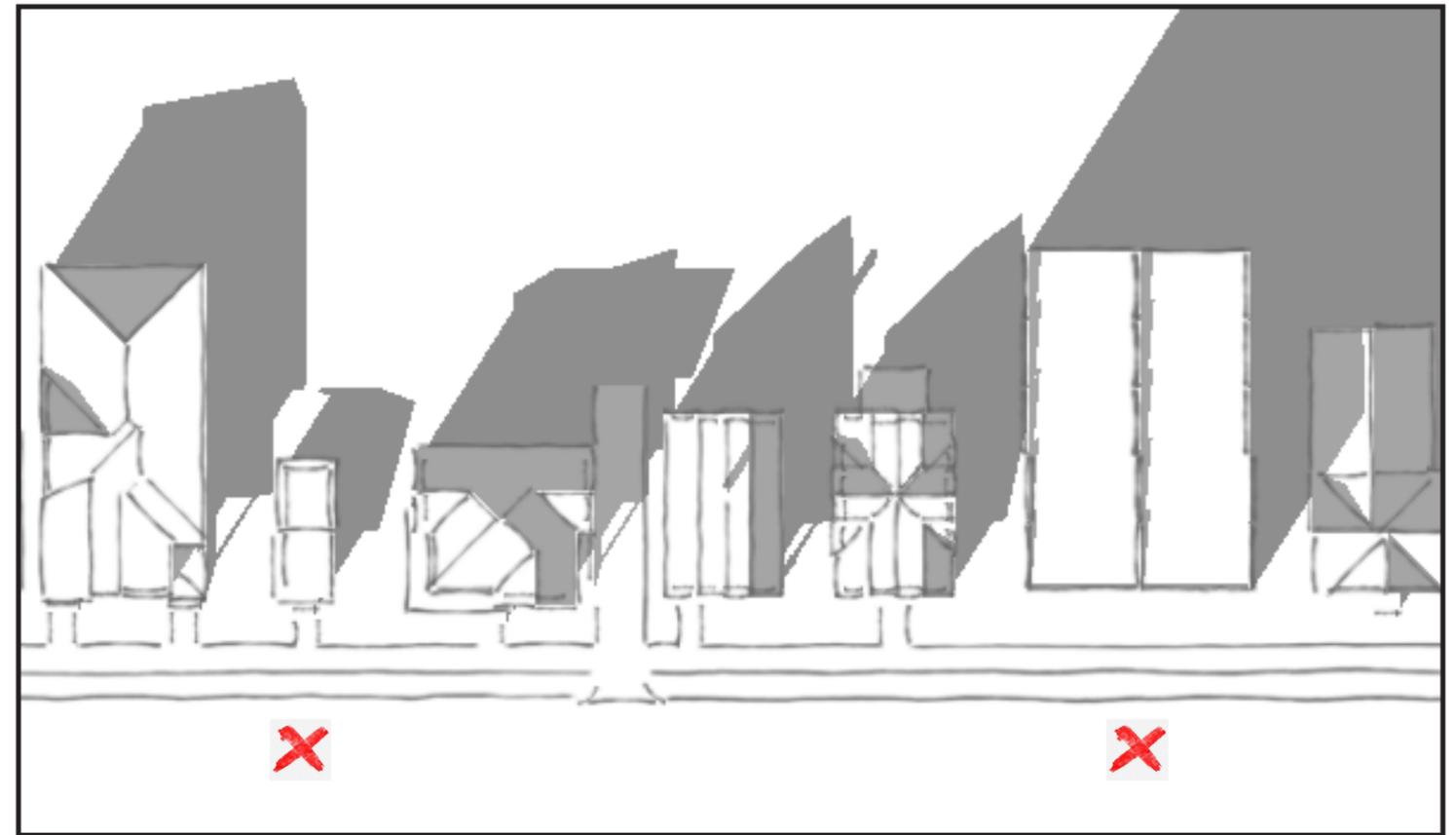
Not enough setback
from the street

3.4 MASSING

The total mass of a new building should be compatible with surrounding buildings. A larger than typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.



The inappropriate examples of mass for new construction break the rhythm of the street and look out of place with their historic counterparts.



The overhead view further demonstrates how the massing of the new construction are out of scale with the historic buildings on the street.

3.5 ROOF SHAPE

Buildings shall incorporate sloped or pitched gable, hip, gambrel, or complex roof shapes. All sloped primary roofs shall incorporate a minimum eight-twelve pitch. Roof ridges greater than forty feet in width parallel to a street shall incorporate a minimum of one dormer into this section of sloping roof.



Hipped



Complex (Queen Anne)



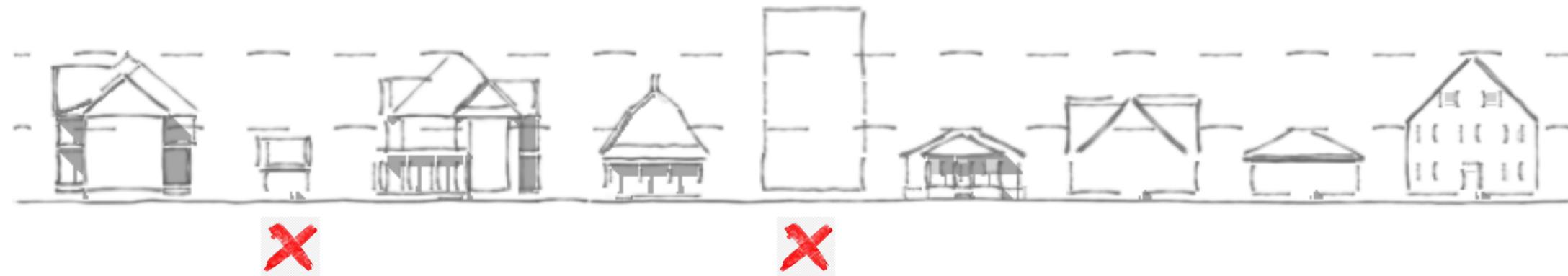
Gambrel



Gable

3.6 HEIGHT

Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed. New buildings shall not exceed 35 feet in height.



3.7 FENESTRATION

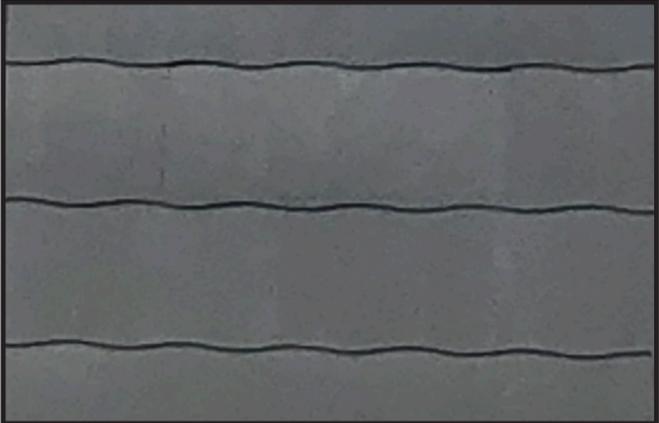
The arrangement of windows and doors on the exterior of new construction should be compatible with the other buildings in the district.



The fenestration on this building is incompatible. The horizontality of the first story windows and the placement of windows on this building also disrupts the rhythm of fenestration that is established by the other buildings along the block face.

3.8 MATERIALS: SIDING

Wood and cementitious siding are acceptable siding materials. Exaggerated or rough grain are not acceptable. EIFS, vinyl, smooth or split-faced cement block, natural stone or masonry, and precast concrete are not acceptable siding materials.



☒ Asbestos Siding



☒ Cement Block



☒ Split Face Limestone



☒ Vinyl

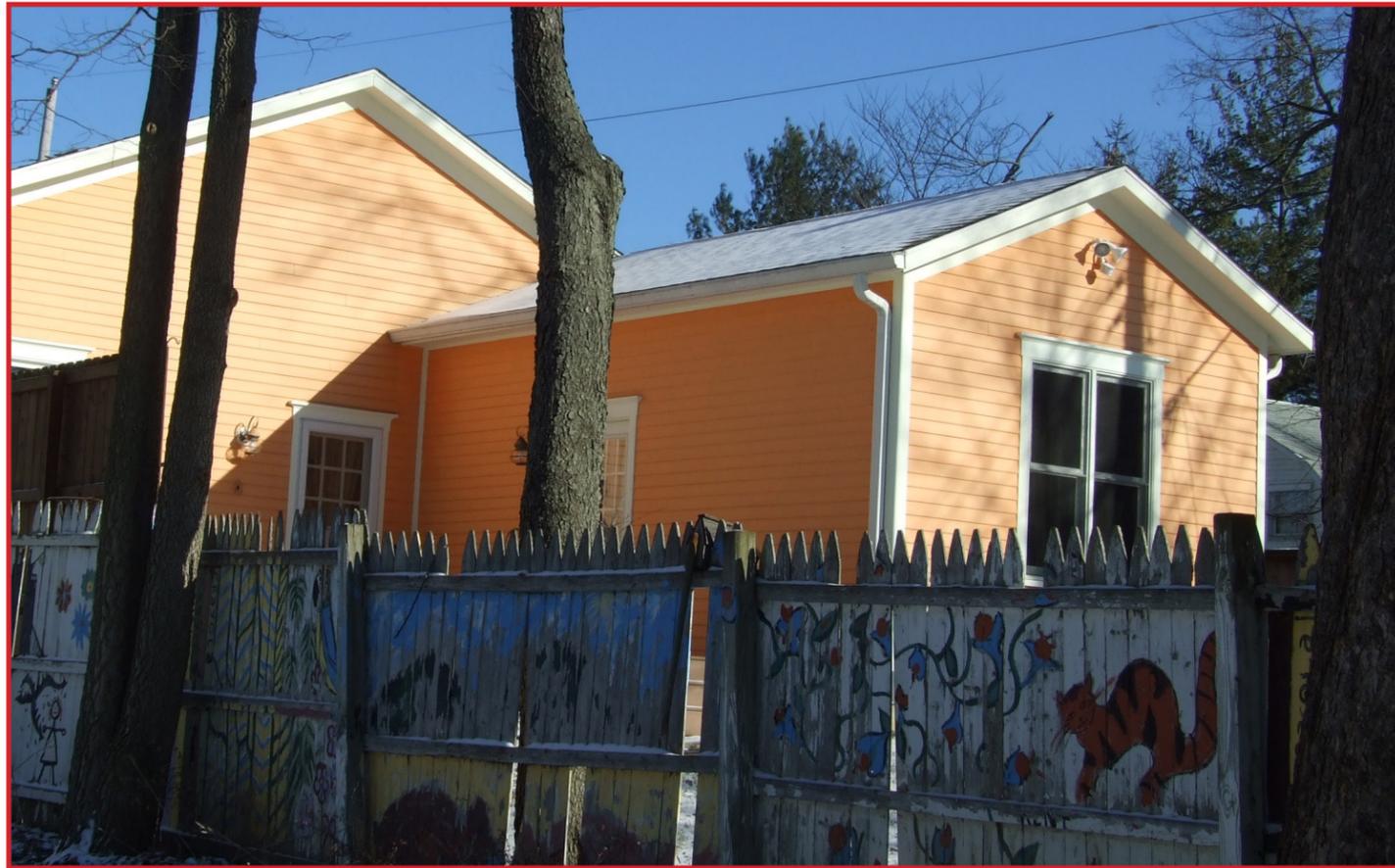


☒ Brick



☒ Faux Grain

4. ADDITIONS



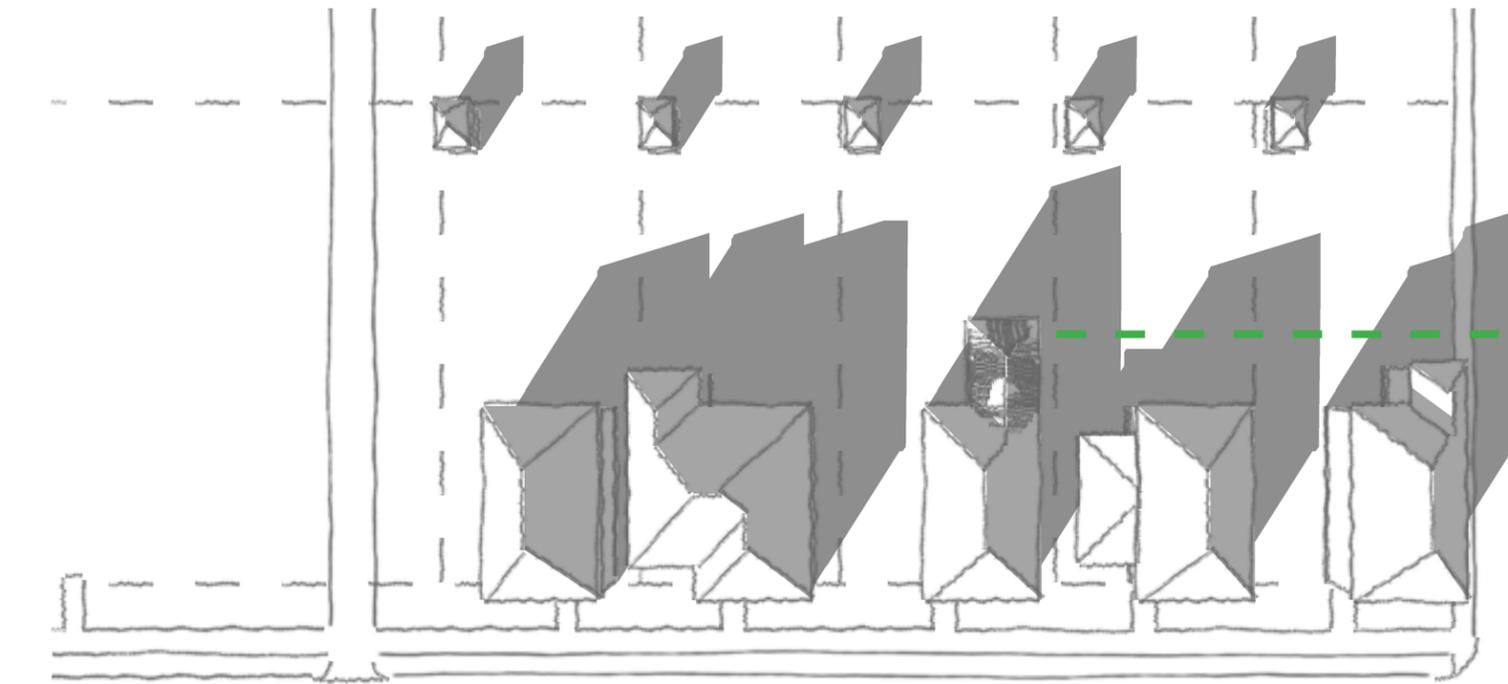
4.1 Location

4.2 Differentiated but Compatible

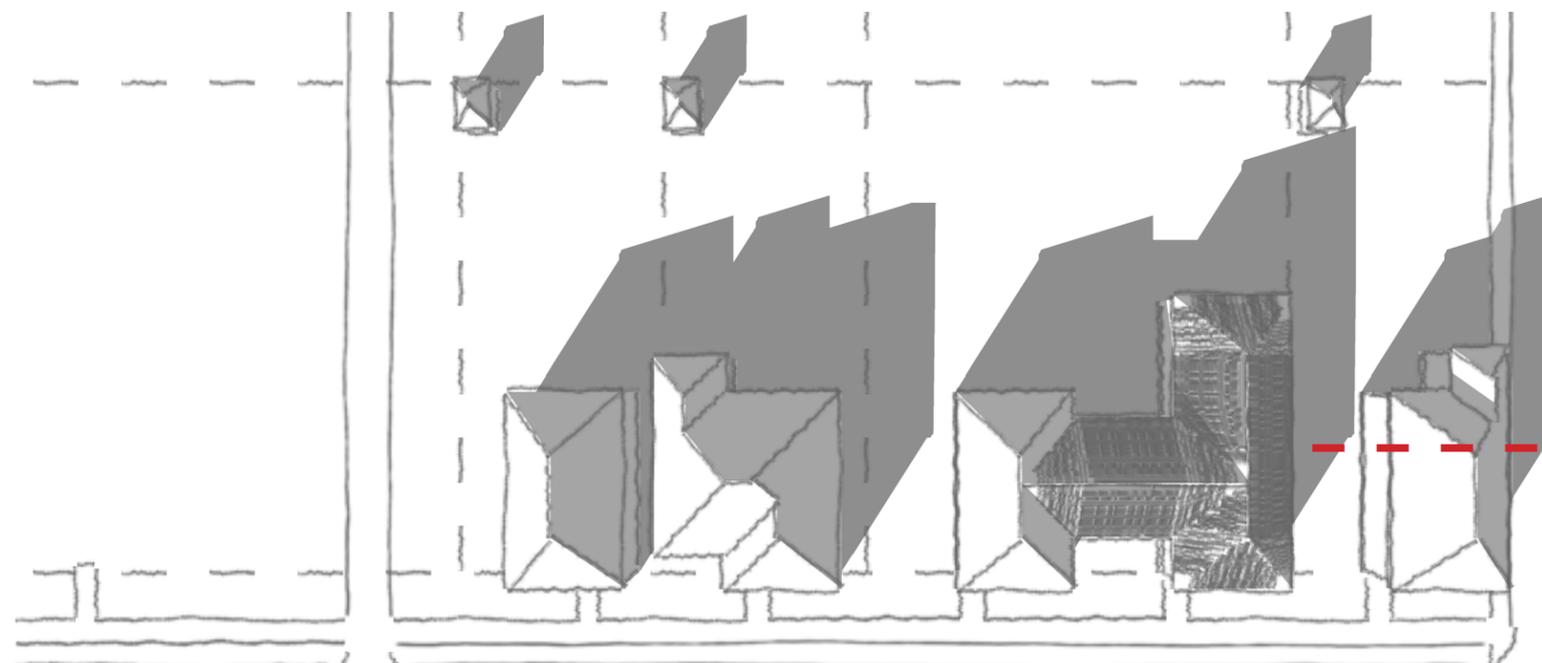
4.3 Addition Guidelines

4.1 LOCATION

Additions should generally be built to the rear of the primary structure.



Compatible Addition: Addition is to the rear of the original structure and is subordinate in size.



Incompatible Addition: Addition is to the side of the original structure and is out of scale.

4.2 COMPATIBLE BUT DIFFERENTIATED

A new addition must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.

Compatible

- ☑ The new addition should be harmonious with the old in scale, proportion, materials, and color.
- ☑ Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious.

Differentiated

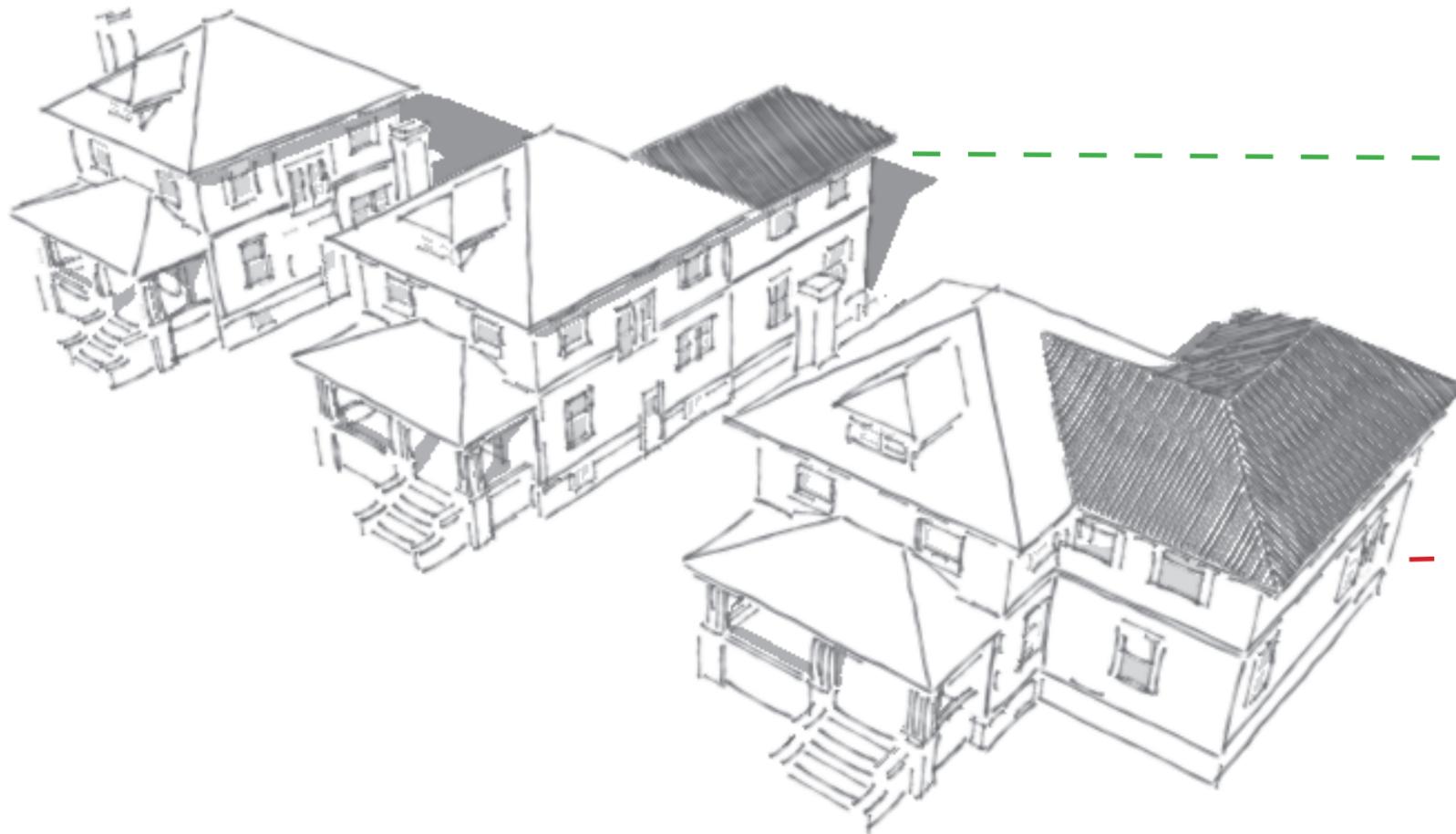
- ☑ A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building.
- ☑ Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building.



This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. The addition is Compatible in materials, color, and proportion. It is Differentiated in that it is subordinate to the historic building and does not unify the two volumes into a single architectural whole. Photograph courtesy of the Secretary of the Interior's Preservation Brief # 14.

4.2 COMPATIBLE BUT DIFFERENTIATED

- Attach new additions to existing buildings in such a manner that, if such additions were removed in the future, the essential form and integrity of the building would be unimpaired.
- Place a new addition in a location where the least amount of historic material and character-defining features will be lost. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall.
- Do not use the exact wall plane, roof line, or cornice height of the existing structure in the new design.



Compatible Addition

Addition is to the rear and is subordinate to the original building.

Incompatible Addition

Addition is to the side. It is large and is not subordinate in scale to the original. The addition uses the same roof line and cornice height as the original. It is difficult to determine where the original building stops and the addition begins.

4.3 ADDITION GUIDELINES

Rooftop Additions

- When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.
- An addition should not overhang the lower floors of the historic building in the front or on the side.
- Set a rooftop addition back from the front of the building.
- This will help preserve the original profile of the historically significant building as seen from the street.

Why is this rooftop addition is inappropriate?

- Overhangs lower floors
- Does not step back
- Original roofline is lost

Key
Original Roofline



Inappropriate Addition

5. DEMOLITION



5.1 Guidelines

5.2 Removal of Additions

5.1 DEMOLITION GUIDELINES

Historic buildings are irreplaceable community assets. Once they are gone, they are gone forever. With each successive demolition, the integrity of the district is further eroded. Because of Restaurant Row's dense layout and characteristic architectural styles, the loss of even one building creates a noticeable gap in the historic fabric of the street face. Therefore, the demolition or moving of any historic house in the district should be considered very carefully before approval is given. The condition of the building resulting from a history of neglect shall not be considered grounds for demolition.

The Commission shall approve a Certificate of Appropriateness for demolition only if it finds one or more of the following:

1. There are no possible alternatives to demolition.
2. The structure poses an immediate and substantial threat to public safety, as interpreted by the Commission, due to the state of deterioration, disrepair, or structural instability.
3. The historic or architectural significance of the structure is such that it does not contribute to the historic character of the district. This may only include structures rated as "Non-Contributing" on the Bloomington Historic Sites and Structures Survey.
4. The structure or property cannot obtain a reasonable economic return or be put to any reasonable economically beneficial use without the approval of the demolition. The burden of proof is on the applicant.
5. The structure is accidentally damaged by storm, tornado, fire, flood, or other natural disaster. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within six months.

5.2 REMOVAL OF ADDITIONS

Removal of additions may be considered if the Commission finds that the addition does not contribute to the historic and/or architectural character of the building.

The following factors will be considered by the Commission in determining whether later additions can, or should, be removed:

1. Compatibility with the original structure.
2. Historic association with the property.
3. Design and execution of the addition.

6. REVISING THE GUIDELINES

Design guidelines must be periodically assessed to make sure they are adequately addressing the needs and concerns of the community. These guidelines may be revised and altered at any date in the future so long as all of the following criteria are met:

1. A revision of the guidelines is requested by either; a property owner in the Restaurant Row Historic District; a member of the Bloomington Historic Preservation Commission; the Historic Preservation Program Manager.
2. The BHPC makes a motion to begin revision of the guidelines.
3. The BHPC makes a motion to adopt the revised guidelines once all revisions are complete.

Both property owners and the public should be encouraged to participate in the revision of the guidelines.

