The Historic Core is the most distinguished, coherent, and complete of the Bloomington neighborhoods. Its distinctive blend of architectural styles and mature landscape define a memorable iconic quality that sets the standard for developing neighborhoods elsewhere on campus.

Much of the Historic Core exemplifies the picturesque landscape planning ideals popular in the early 20th century. The tree cover, subtle topography, and architectural infrastructure are carefully woven together to convey a powerful academic and institutional image accentuated by a scenic landscape tapestry. Much of the original natural systems have been left in their original state with minimal reconfigurations to accommodate academic structures. Within the neighborhood is an eclectic mix of “one-of-a-kind” places, preservation areas, memorable quads, and intimate gathering places.
Specific spaces of note within the Historic Core include the following:
- Dunn’s Woods
- Dunn Meadow
- Bryan Hollow
- Wells Quad
- Wells Plaza
- Beck Chapel and Dunn Cemetery
- Rose Well House, Dunn’s Woods
- Sunken Garden at the Indiana Memorial Union
- Beech Grove
- Kirkwood Observatory

**Existing Qualities**
- Naturalistic land planning and scenic imagery
- Memorable iconic spaces and structures
- Respectful approach to natural resources and conditions
- Careful integration of landscape and architectural infrastructure
- Solid durable structures with elegant and monumental vertical proportions
DEVELOPMENT OPPORTUNITIES

Since very few new structures are planned for the Historic Core, new initiatives should be carefully conceived to ensure appropriateness and assimilation with the established context. New projects must sympathetically reinforce the traditional aspects of the existing environment without undermining its prominence or integrity.

New development within the Historic Core neighborhood will be limited to the construction of a few building additions, several renovations of existing structures, and the implementation of selective sustainable environmental initiatives.

New building projects will address identified programmatic needs and supplement established law, music, and research facilities. All new construction should respectfully address the existing architectural context and landscape environment while maintaining the established picturesque planning principles. Renovation efforts will focus on key structures around Dunn’s Woods and Wells Quad to ensure the
continued vitality and relevance of the Historic Core. Opportunities to develop new exterior spaces or improve existing spaces associated with these building projects must support Indiana University’s expressed need for additional informal gathering and casual interaction spaces.

All development opportunities will address broad sustainable environmental objectives. Specific sustainable initiatives will promote the health and vitality of the localized environmental condition and inform specific building projects.

**Development Objectives**
- Preserve and complement the established campus character.
- Renovate and repurpose underutilized existing structures.
- Supplement existing law, music, and research infrastructure with new facilities.
- Develop informal interaction spaces.
- Engage sustainable environmental initiatives.
BUILDING INITIATIVES

New development within the Historic Core neighborhood will be highly selective and minimally invasive. Large building additions are planned for research laboratories, the Maurer School of Law, and the Jacobs School of Music. Initial siting for both the law and music school additions have been identified and both conceptually support the established land planning principles of the Historic Core. The recognized need for new research and laboratory space within the Historic Core poses a significant challenge. Open land area near the existing science district is limited and not capable of readily supporting a new laboratory and research facility.

Ballantine Hall

Ballantine Hall is immediately adjacent to the science district and is commonly considered functionally ineffective and aesthetically disharmonious with the Historic Core. Repurposing Ballantine Hall as a research, science, and office facility can provide the needed laboratory infrastructure, and generate a means to re-establish this building’s campus presence and re-envision its aesthetic image. A complete renovation and laboratory addition can dramatically improve how Ballantine Hall engages its immediate context and the Historic Core neighborhood. A building addition can take the place of the existing parking structure and provide much needed laboratory space.
A new public corridor addition to the upper tower can support office and laboratory spaces while providing casual interaction spaces and facilitating the delivery of upgraded HVAC services. The lower level classroom spaces should remain and be renovated in their current configuration. Opportunities can be identified to provide new casual interaction spaces within the public corridors adjacent to the classrooms.

An addition to Ballantine Hall can also provide an opportunity to reconceptualize the service functions that currently front its north façade, allowing for a more accessible and pleasant pedestrian-oriented experience along North Forrest Avenue. Providing a more open and approachable base to the building can dramatically improve the structure's first impression and strengthen its connection back to its immediate neighborhood context.

Decommissioning the existing Ballantine Garage to make way for a building addition will present challenges to the established parking infrastructure. The current Ballantine Hall parking load can be shifted to parking facilities with excess capacity south of East Third Street.

**Maurer School of Law**

An addition to the Maurer School of Law can be located on the existing fraternity house site between the Maurer School of Law and Swain Hall. The addition can have substantial frontage
along East Third Street and should maintain the established setbacks, preserving the East Third Street landscape transition to the adjacent neighborhood.

Jacobs School of Music
New academic, practice, and rehearsal space is proposed to complement the existing Jacobs School of Music facilities. An addition to the west face of the Musical Arts Center will create more rehearsal space and technical support. A new Studio Building across North Jordan Avenue from the Simon Music Center will provide new classrooms, practice rooms, and studios. A full description is provided in Neighborhood 4, page 246.

RENOVATION INITIATIVES
Much of the original building infrastructure adjacent to Dunn’s Woods is in need of renovation and revitalization. Repurposing of these structures with active programs will ensure the future vitality and relevance of this part of campus and maintain critical activities in and around the ceremonial heart of the campus.

Arts and Sciences at Dunn’s Woods
The conversion of Ballantine Hall to a science building will prompt the need for office and classroom space for its current College of Arts and Sciences occupants. Owen, Kirkwood, Lindley, and Swain Halls can be renovated to accommodate these programs, creating an arts and sciences precinct at the southeast quadrant of Dunn’s Woods. The current occupants of these structures—Department of Mathematics, Department of Computer Science, and the School of Informatics can be moved to one of the new classroom and office facilities planned along North Woodlawn Avenue.

Bryan House
Bryan House is underutilized and not currently used as a residence. Its prominent location amongst the mature trees of Bryan Hollow warrant reconsideration of its function and relationship to the University. Suggested adaptive reuse options include repurposing Bryan House into a University or faculty club. Careful evaluation of the existing structure’s capacity and flexibility will be necessary to confirm the viability of these options.

Wells Quad
Construction of the new International Studies Building will generate vacancies in the buildings around Wells Quad. This will create a unique opportunity to convert these historic structures back to student housing. While renovations may be substantial to bring these structures up to current student housing expectations, the lively activity and vitality the renovations will bring back to the campus core will justify the investment.
New Gathering Spaces
All major renovation initiatives should incorporate informal social spaces that support spontaneous interaction between faculty, students, and staff. These spaces should be complemented with comfortable seating and views to the exterior whenever possible. Small food service venues or vendor carts may be incorporated to further activate these spaces. Where feasible, interior social spaces can extend to the exterior environment.
OPEN SPACE INITIATIVES

Indiana University is considering a comprehensive energy and water use conservation initiative that will guide new construction and renovation projects. Additional improved forest management practice measures will reduce invasive species and enhance the picturesque quality of the Historic Core. Supplemental lighting in densely wooded areas is recommended to improve nighttime visibility and pedestrian safety.

New Historic Core open spaces must embrace the established planning principles of existing memorable open spaces while promoting innovative and unique academic social settings. New quads should be proportioned to a comfortable human scale, and primary building setbacks should be respected and reinforced.

Initiatives to improve stormwater management in the Historic Core include restoring natural stream quality and increasing water detention and stream bank stabilization along the Jordan River. Two in-line detention basins at Dunn Meadow and Bryan Hollow are recommended with native plant materials to improve water filtration and promote wildlife habitats.
NEIGHBORHOODS

NEIGHBORHOOD 1: HISTORIC CORE

Pathways in Dunn's Woods
Proposed Historic Core View

- Franklin Hall Renovation
- Possible Maurer School of Law Addition
- Owen, Kirkwood, Lindley and Swain Renovations
- Ballantine Hall Renovation and Laboratory Addition
- Bryan House Repurpose
- Wells Quad Renovation
- Jacobs School of Music MAC Addition

Legend:
- Proposed Historic Core View
STREETSCAPE INITIATIVES
Preserve and maintain the streetscape character on East Third Street and North Indiana Avenue that form the boundary of the Historic Core. Streetscape elements include the perimeter limestone walls, lawn panel and street trees behind the curb, sidewalks, campus lighting and banners, and landscape setback of deciduous canopy trees, understory trees, shrubs, lawn, and ground covers.

INFRASTRUCTURE INITIATIVES

**Chilled Water System**
Hydraulic and Central Chilled Water Plant (CCWP) limitations will prevent adequate service to this neighborhood without upgrades to the chilled water supply and return piping, and the construction of a satellite chilled water production facility along the south edge of campus. Hydraulic analyses are needed before the proposed additions to the Ballantine Hall, Musical Arts Center, and Maurer School of Law are constructed. A satellite chilled water facility as part of the Ballantine Hall renovation should be considered. The section of 14-inch chilled water piping at the Chemistry Building may be a hydraulic limitation to serve the Old Crescent and needs to be analyzed. If this is a problem, the restriction should be removed or interconnected east of Simon Hall toward Jordan Hall.

**Steam and Condensate System**
Capacity is adequate to current and future loads. Steam piping in several locations in the tunnel system around the Old Crescent buildings is cast iron with screwed fittings. This is original piping that requires a neighborhood-wide outage for safe and proper maintenance. This steam and condensate piping must be replaced to improve the safety of the system in this area. Steam and condensate in the Wells Quad is also original cast iron and needs to be replaced.

**Electrical System**
The 5kV circuits serving this neighborhood from the Distribution Center need to be replaced. Transformer and circuit breaker equipment in the Distribution Center and Swain West also need replacing.

**Telecommunications System**
New telecommunications duct banks are required for additional capacity and data systems back-up routing. Complete the loop for redundancy.

**Water System**
Potable water supply is adequate to serve new facilities, although the results of flow and pressure tests may require distribution system upgrades for fire protection. Analysis is needed once the design of new buildings begins.

**Stormwater System**
Infiltration facilities should be incorporated into this neighborhood wherever possible. Given the historic nature of this area, new infiltration facilities will need to be carefully configured to fit within the framework of the existing buildings.

Even though this neighborhood exists at the downstream point of the Jordan River and would therefore be the most opportune location for quantity control detention, the historic nature and existing features make it extremely difficult to incorporate this type of facility. An in-line detention basin should be constructed northwest of the proposed Jacobs School of Music Addition. This detention basin will help to control the quantity of flow from the neighborhood south of campus, since this flow is one of the main contributors to the flooding that is often experienced on campus.
ARCHITECTURAL GUIDELINES

New building projects in the Historic Core neighborhood must sympathetically assimilate into the established context without undermining the neighborhood’s character or quality. Architecture and landscape topography must be holistically conceived as unified designs that embrace the established picturesque landscape planning principles.

Building designs must be intellectually informed and embody the spirit and character of their time. Façades must express a coherent architectural expression that aesthetically relates to the diverse stylistic context without imitating it.

Building configurations and massing should be mutually developed to ensure balanced designs that express dignity and elegance while conveying monumentality and concealing bulk. Building façades will be limestone and should celebrate the weight and massiveness of the material, contrasted with bold fenestration accentuated by delicate and subtle details.

Renovations must respect the integrity of the original structures and promote vitality and renewal without diminishing character. Existing façades and building features must be preserved and restored without major reconfigurations. Monumental interior spaces, like Alumni Hall and the reading room in Franklin Hall, should be maintained and adaptively leveraged for new uses. New functions must be carefully configured and tailored to fit existing structures to ensure effectiveness without programmatic compromise.
Objectives

- Selectively insert new structures that support the established picturesque planning principles.
- Respect and relate to the diverse aesthetic context.
- Maintain the established durable materials palette.
- Revitalize underutilized structures through renovation and adaptive re-use.
- Promote environmentally sustainable design principles.

Primary Materials

- Façades: Variegated Indiana limestone random ashlar, panelized, and cubic
- Roof Shapes: Sloped roofs with Vermont slate – minimum 1:1 slope
- Glazing: Clear low E glazing with aluminum framing and divided lites
- Site Walls: Dry laid limestone
BUILDING INITIATIVES
01 Ballantine Hall Renovation and Laboratory Addition
02 Jacobs School of Music Additions
03 Potential Maurer School of Law Addition

RENOVATION INITIATIVES
04 Franklin Hall, Owen Hall, Kirkwood Hall and Swain Hall
05 Adaption of Lindley Hall for College of Arts and Sciences Use
06 Wells Quad Housing Conversion
07 Bryan House University Club Conversion
08 New Gathering Space

OPEN SPACE INITIATIVES
09 Dunn’s Woods Ecological and Walkway Enhancements
10 New Jacobs School of Music Courtyard
11 Bryan Hollow Ecological Enhancements
12 Jordan River Restoration and Riverbank Stabilization

STREETSCAPE INITIATIVES
13 Maintain East Third Street Streetscape Character
14 Maintain North Indiana Avenue Streetscape Character

INFRASTRUCTURE INITIATIVES
15 Upgraded Chilled Water Service
16 Steam Piping Replacement
17 Reroute Sanitary Sewer to East Seventh Street
18 New Chilled Water Capacity Required
19 Upgrade to Existing Distribution Center and Circuit Replacement
20 New Telecom Duct Bank and Completion of Loop

KEY
- Existing Building
- Building Opportunity
- Parking Opportunity
- Gateway Opportunity

Historic Core Recommended Demolition Plan
- Buildings Recommended for Demolition