

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday, October 13, 2016**

**5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. August 25, 2016, September 8, 2016

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA-16-49**

1212 E. 1<sup>st</sup> St.: Elm Heights

Petitioner: Paul Sullivan

Request to replace cedar shingle roof with Owen Corning TruDefinition Duration architectural shingles in their Teak color.

**B. COA-16-50**

918 E. University St.: Elm Heights

Petitioner: Brandy Wethington/Doug Segó (Perfetto Masonry&Design)

Request to install a new stamped concrete path (3' x 22') from the sidewalk to the house.

**C. COA-16-51**

1122 E. 1<sup>st</sup> St.: Elm Heights

Petitioner: Brandy Wethington/Doug Segó (Perfetto Masonry&Design)

Retroactive request to remove wood porch floor and install a concrete pad.

**D. COA-16-52**

319 E. 16<sup>th</sup> St.: Garden Hill

Petitioner: Kerry Slough

Request to existing hail damaged aluminum siding with Hardie cement board.

**E. COA-16-55**

316 S. Davisson St.: Greater Prospect Hill

Petitioner: Karen Baldner

Request to install an 11 foot fence along the alley that will be 5' tall, 7' tall at the pergola, and a 2' section of 5' tall lattice facing S. Davisson. Also, request to install a 16 foot fence along the front sidewalk of S. Davisson and it will be 2.5' tall.

**Commission Review**

**A. COA-16-53**

1122 E. 1<sup>st</sup> St.: Elm Heights

Petitioner: Brandy Wethington/Doug Segó (Perfetto Masonry&Design)

Request to replace all awning windows with double hung Pella architectural wood windows on a historic addition to match the windows on the house. Also, request to move door from front of addition to open to the rear with a treated wood staircase down to the back yard.

**B. COA-16-54**

629 S. Woodlawn Ave.: Elm Heights

Petitioner: Danielle Thompson

Request to remove a non-original rear porch and repair roof line back to the original house. Also, request to remove an original 2’x2’ two lite window and seamlessly close opening with wood siding.

**C. COA-16-56**

420 S. Highland Ave.: Elm Heights

Petitioner: Chris Clark (B-Town Real Estate)

Request to raise the porch railing height to meet current code (36”) and maintain the same design. The end posts will also be raised to accommodate the new railing heights but will maintain the tapered column.

**D. COA-16-57**

837 S. Sheridan Dr.: Elm Heights

Petitioner: Virginia and Michael Metzger

Request for three tree removals. Also request to move and rearrange two windows.

**E. COA-16-58**

717 W. Howe St.: Greater Prospect Hill

Petitioner: City of Bloomington Parks and Recreation

Full demolition.

**F. COA-16-59**

1000-1002 E. Atwater Ave.: Elm Heights

Petitioner: Jeff Brawley

Retroactive request to construct a wooden fence.

**V. DEMOLITION DELAY**

**Staff Review**

**Commission Review**

**A. Demo Delay 16-28**

1405 S. Walnut St.

Petitioner: Keith Williamson (Orion Property)

Partial demolition.

**VI. NEW BUSINESS**

**A. Consulting Grant- 122 S. College Ave. (Susan Su)**

**B. Preservation month 2017**

**VII. OLD BUSINESS**

**VIII. COMMISSIONERS’ COMMENTS**

**IX. PUBLIC COMMENTS**

**X. ANNOUNCEMENTS**

**XI. ADJOURNMENT**

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.*

Next meeting date is Thursday, October 27, 2016 at 5:00 p.m. in the McCloskey Room

**Posted: October 6, 2016**

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday, August 25, 2016**

**5:00 P.M.**

**MINUTES**

**I. CALL TO ORDER**

Meeting was called to order by Chairman John Saunders at 5:00 p.m.

**II. ROLL CALL**

**Commissioners:**

John Saunders  
Jeannine Butler  
Marjorie Hudgins  
Sam DeSollar  
Lee Sandweiss  
Marleen Newman 5:05  
Chris Sturbaum 5:07

**Advisory:**

Jeff Goldin

**Staff:**

Bethany Emenhiser - HAND  
Eddie Wright - HAND  
Rosie Beaman - HAND  
Anahit Behjou - City Legal  
Nate Nickel - Planning & Transportation

**Guest(s):**

Frank Muscato - Pedego Bloomington  
Karen Muscato - Pedego Bloomington  
Tamby Cassady - Citizen  
Nicholas S Carder - Stasny & Horn IGP  
Doug Horn - Stasny & Horn IGP  
Jerry Stasny - Stasny & Horn IGP  
Doug Bruce - Stasny & Horn IGP  
Craig Freeman - McDoel Gardens

Danielle Bachant-Bell – McDoel Gardens  
Ryan Strauser – Strauser Construction Co.  
Randy Cassidy - Citizen

**III. APPROVAL OF MINUTES**

None

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA-16-45**

820 W. Howe St.: Greater Prospect Hill

Petitioner: Joe Lamantia

Replace hail damaged non-original fiber shingle siding with 7” reveal Shakertown straight edge cedar panels and stained grey to match existing coloring.

**Bethany Emenhiser** gives her presentation. See packet for details.

**Commission Review**

**A. COA-16-44**

706 W. Wylie St.: McDoel Gardens

Petitioner: Matthew Gwaltney

Retroactively applying for construction of a wooden porch railing.

Presentation moved to the September 8<sup>th</sup> 2016 meeting per request of petitioner.

**B. COA-16-46**

224 N. College Ave.: Courthouse Square

Petitioner: Frank Muscato

Request for two exterior, 4’ and 5’ respectively, round 1/8” thick aluminum colored signs.

**Bethany Emenhiser** gives her presentation. See packet for details.

**Frank Muscato** addressed the commission and explained his plans for the signage and why he was locating signs on the front of the building as well as the side of the building.

**Jeannine Butler** questioned that the holes for the signs go into the mortar as opposed to the brick. **Marleen Newman** questioned the placement of the signage as being in an odd location and why not cover the boarded up window. She ask for the sign to be moved to a location closer to the front door.

**Frank Muscato** explained that he hopes to paint a mural on the north side of the building of the B-Line trail. He also mentioned that he plans to use vinyl lettering on the building.

**Bethany Emenhiser** noted that she misunderstood and thought he was intending to use vinyl lettering on the window signage. She noted that the vinyl lettering

would not adhere to the side of the building.

**Chris Sturbaum** inquired to material for the signage. **Frank Muscato** explained it would be aluminum. He also noted that he understood the vinyl lettering would not adhere to the side of the building and would be happy to switch to painting the lettering.

**Jeannine Butler** noted that she is not bothered by the location of the sign as it is hard to see signs on that street, **Jeannine Butler** agreed and noted that it makes more sense to paint the lettering. **Jeff Goldin** agrees as well.

**Marleen Newman** noted that she prefers a smaller sign and the front sign to be aligned with the awning on the front of the building as a sign in the middle of the façade will break up the front of the building. If the mural is done on the front of the building then a sign on the façade will take away from those murals and pull your eye in the wrong direction. As for the sign on the side of the building she feels like the sign should align with the awning on the front to maintain the essence of the building.

**Chris Sturbaum** feels like something should be painted in the closed off windows to match the painting in the front of the building and he preferred the sign on the side of the building be aligned with that on the front of the building.

**Frank Muscato** explained that if the sign on the side of the building is lowered to the level of people, then drivers traveling down College Avenue will not be able to see the sign when larger vehicles are parked along the street. **Marleen Newman** noted that she doesn't believe that there are that many trucks on College Avenue the Commission explained that there are a large number of trucks on College Avenue **Marleen Newman** stated that it might look good if there were paintings of people looking out of the closed off windows.

**Lee Sandweiss** inquired about placing the sign directly above the door.

**Sam DeSollar** noted that he agrees with **Marleen Newman** and **Lee Sandweiss** sign placement ideas **John Saunders** agrees with then as well.

**Sam DeSollar** made the motion to approve with the amendment that the lettering be painted in lieu of vinyl and the alley sign be located as it is in the packet. The street side sign be above the awning or in line with the windows.

**Jeannine Butler** seconded.

Motion carried 7-0-0

## V. DEMOLITION DELAY

### Staff Review

A. 1309 S. Grant St.

Partial demolition.

Owner: Leone Musgrave

### Commission Review

**Bethany Emenhiser** gives her presentation. See packet for details.

### A. Demo Delay 16-25

317 E. 10<sup>th</sup> St. (Cottage Grove Survey Area)

Owner: Stasny & Horn  
Full demolition.

**Bethany Emenhiser** gives her presentation. See packet for details.

**Doug Bruce** gave a summary of the property, he explained there is growth inside the walls, no insulation and rotting wood and the house is too far gone to salvage.

**Chris Sturbaum** asked what the previous house will be replaced with. **Bethany Emenhiser** reminded him that is not in the Commissions purview. **Doug Bruce** noted that another house would be built with similar architecture to match the surrounding neighborhood. **Sam DeSollar** asked how long Stasny& Horn had controlling interest in the property. Through court order just after the first of the year.

**Marjorie Hudgins** noted that as president of the neighborhood association she has been asked many times when something would be done about that property, so she is happy to see the house removed. The **Commissioners** echoed those comments.

**Marjorie Hudgins** made the motion to waive the demo delay period.  
**Jeannine Butler** seconded.  
Motion carried 7-0-0

**B. Demo Delay 16-26**  
2600 W. Sunstone (Woolery Stone Mill)  
Owner: Randy Cassidy  
Partial demolition.

**Bethany Emenhiser** gives her presentation. See packet for details.

**Ryan Strauser** spoke on behalf of the petitioner and explained the changes and construction to the property.

**Sam DeSollar** asked for clarifications as to the additions and if the addition will cover a portion of the glass. **Ryan Strauser** noted that they needed the extra space and they were not able to remove the glass in question and use a glazing to cover the glass. **Sam DeSollar** asked for the sizes of the panels to be used in the construction, **Ryan Strauser** noted that they would be of various sizes.

The **Commissioners** noted that the addition would be a welcome addition to the area and the Woolery Mill building. **Marleen Newman** noted that she liked the materials used on the façade.

**Marjorie Hudgins** made the motion to waive the demo delay period.  
**Jeannine Butler** seconded.

Motion carried 7-0-0

**V. NEW BUSINESS**

**A. McDoel National Register**

**Craig Ferman** and **Danielle Bachant-Bell** gave a brief presentation on the McDoel National Registry designation.

**John Saunders** made the motion to support the McDoel National Register nomination matching grant.

**Marjorie Hudgins** seconded.

Motion carried 7-0-0

**B. Review DRAFT Comprehensive Master Plan.**

**Bethany Emenhiser** gives her presentation. See packet for details.

**Chris Sturbaum** noted that he went to the Congress for New Urbanism conference and he sat in with some real experienced code makers and he stated that you need to watch the first project that comes out because there are going to be details that you haven't thought about yet. But he stated there could be language that applies to form based code and we need to proceed cautiously but some pretty good buildings have come out of form based code.

**Chris Sturbaum** made the motion to make a recommendation to the Redevelopment Commission and the Office of the Mayor to maintain the historic curve of rail line on Madison and maintain the integrity of the historic buildings.

**Sam DeSollar** seconded.

Motion carried 7-0-0

**VI. OLD BUSINESS**

None

**VII. COMMISSIONERS' COMMENTS**

None

**VIII. PUBLIC COMMENTS**

None

**IX. ANNOUNCEMENTS**

A. HAND Town Hall at the Market, August 27<sup>th</sup>, 10-11:30 AM

**X. ADJOURNMENT**

**Jeannine Butler** made the motion to adjourn  
**Sam DeSollar** seconded.

Meeting was adjourned by John Saunders at 6:23 pm.

**END OF MINUTES**

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**

**Showers City Hall**

**McCloskey Room**

**Thursday, September 8, 2016**

**5:00 P.M.**

**MINUTES**

**I. CALL TO ORDER**

Meeting was called to order by Chairman John Saunders at 5:00 p.m.

**II. ROLL CALL**

**Commissioners:**

John Saunders  
Jeannine Butler  
Marjorie Hudgins  
Lee Sandweiss  
Marleen Newman  
Chris Sturbaum  
Dave Harstad

**Advisory:**

Jeff Goldin  
Duncan Campbell  
Leslie Abshier  
Derek Richey

**Staff:**

Bethany Emenhiser - HAND  
Eddie Wright - HAND  
Doris Sims - HAND  
Anahit Behjou - City Legal  
Nate Nickel - Planning & Transportation

**Guest(s):**

Ivan Corria - 1110 W 6<sup>th</sup> St  
Doug Bruce - Sue Aquila/BBC  
Wendy Rubin - Wendy Rubin  
Scott Hannon - Wendy Rubin  
Nicholas S Carder - Stasny & Horn IGP  
Jeremy M. Tempel - Matthew Gwaltney

Paul T Ash – McDoel NA/Matthew Gwaltney  
Elizabeth Cox-Ash - McDoel NA/Matthew Gwaltney  
Matthew Gwaltney – Himself

### III. APPROVAL OF MINUTES

July 14, 2016, August 11, 2016 & August 25, 2016

**Marjorie Hudgins** made the motion to approve July 14, 2016 & August 11, 2016 minutes.

**Jeannine Butler** seconded.

Motion carried **6-1-0**

**Marjorie Hudgins** made the motion to table the August 25, 2016 minutes until the September 22, 2016 meeting.

**Jeannine Butler** seconded.

Motion carried **7-0-0**

### IV. CERTIFICATES OF APPROPRIATENESS

#### Staff Review

##### A. COA-16-48

221 E. Kirkwood Ave. (Victoria Towers)

Petitioner: Don Schoonover (VT Management LLC)

Request for two 18"x60" aluminum wall signs and a 26"x30" directory sign.

**Bethany Emenhiser** gives her presentation. See packet for details.

#### Commission Review

##### A. COA-16-44

706 W. Wylie St.: McDoel Gardens

Petitioner: Matthew Gwaltney

Retroactively applying for construction of a wooden porch railing.

**Bethany Emenhiser** gives her presentation. See packet for details.

**Matthew Gwaltney** explained the use and construction of the railing. He stated that he has done several homes in the area and the idea of filing a petition was new to him and he apologized. **Matthew Gwaltney** added that he has spoken with several people in the neighborhood and they are in favor of the changes.

**Paul T Ash & Elizabeth Cox-Ash** representing the McDoel Neighborhood Association explained they sent out pictures to the members of the Neighborhood Association and the design committee. Both were in favor of the changes.

**Derek Richey** stated this wouldn't be the way the original structure looked on the front anyhow. It would have been open all the way across at one point. **Chris**

**Sturbaum** stated that it is hard to say but it could have been. **Matthew Gwaltney** explained that he thought that the wrought iron railing that realtors want removed is a process of manufacturing. He feels like many homes in the area of a similar design and age may have a wide open porch. **Chris Sturbaum** stated that they may have had a wooden porch and the porch rotted away and was replaced with a concrete porch with no railing and now it's getting this railing. **Lee Sandweiss** and **Chris Sturbaum** concur that it is good to hear from the neighborhood in these situations.

**Dave Harstad** made the motion to approve

**Jeannine Butler** seconded.

Motion carried 7-0-0

**B. COA-16-47**

1315 E. 2<sup>nd</sup> St.: Elm Heights

Petitioner: **Scott Hannon** on behalf of **Wendy Rubin**

Request to replace original wood exterior side door with half lite fiberglass exterior door and ¾ lite composite storm door.

**Bethany Emenhiser** gives her presentation. See packet for details.

**Scott Hannon** spoke on behalf of **Wendy Rubin** and explained the need for replacement of the door. **Scott Hannon** stated that the front door was replaced last year and went through this process. **Wendy Rubin** wants to replace the side door so she can begin using the door again. It was boarded shut last winter and unusable. **Dave Harstad** asked for further explanation on the proposed changes. **Scott Hannon** explained the door is rotting and there are gaps all around the frame of the door. **Marjorie Hudgins** asked if a fiberglass door of a similar design might be available. **Scott Hannon** explained that he has not located such a door. **Lee Sandweiss** asked if the door replaced in the front was similar to this door. **Scott Hannon** explained that the door was not the same but very similar. **Lee Sandweiss** asked if the side door could be replaced with a door of similar style. **Scott Hannon** explained that it could but is a more expensive door. They are looking for just a less extravagant utility type door. They are not against the use of a storm door. **Bethany Emenhiser** explained that the door is only 30 inches wide so the options are limited for a manufactured door. **Lee Sandweiss** asked about the use of a salvaged door from a house of the same period. **Scott Hannon** explained that he would not know where to begin to look. **Marleen Newman** asked if they had checked with Proscos doors. **Jeff Goldin** asked about repairing the current door along with the use of a storm door. **Scott Hannon** stated that repair was cost and time prohibitive. **Chris Sturbaum** stated that he did not believe the door was in that bad of shape. He asked if the current door could be repaired and salvaged, and if labor to change the door would more than the cost of repair. **Scott Hannon** stated that cost to repair might be less than replacement but the results are not as good.

**Dave Harstad** feels like it would be a shame to replace a wood door with plastic. **Duncan Campbell** stated that repair over replace in historic preservation is preferred. He stated, as a carpenter for thirty years he has repaired many of these doors, and have been fully functional. The real energy efficiency comes from the use of a storm door. **Duncan Campbell** feels like the case has not been fully investigated as we do not have financial information on the repair cost of the door. **Lee Sandweiss, Marlene Newman, and Jeff Goldin**, agree with **Duncan Campbell, Marlene Newman** also stated that they might consider a railing for the stairs at that door. **Chris Sturbaum** stated that he feel like the door can be made to open easily. He further stated that the carpentry involved in replacing the door would be greater than repair of the old door if using the proper parts and hardware. **Derek Ritchey** stated that the repair of the door would be doable.

**Chris Sturbaum** made the motion to deny changing the door.  
**Marjorie Hudgins** seconded.  
Motion carried 7-0-0

**Chris Sturbaum** made the motion that the storm door be full light and could have a single bar for a half screen.  
**Marjorie Hudgins** seconded.  
Motion carried 7-0-0

## V. DEMOLITION DELAY

### Staff Review

A. 403 E. Dixie St. (Bryan Park Study Area)  
Partial demolition.  
Owner: Josh Smith

**Bethany Emenhiser** gives her presentation. See packet for details.

### Commission Review

A. **Demo Delay 16-27**  
1110 W. 6<sup>th</sup> St. (Near West Side)  
Petitioner: Daniel Black  
Partial demolition.

**Bethany Emenhiser** gives her presentation. See packet for details.

**Daniel Black** explained the work went from remodel to reconstruction. He further explained the issues were worse that they anticipated with the house after they began the foundation work. After they found the issues they applied for an amended permit and plan to return the house to its previous state. He stated there was a lot of rot and decay in the walls and floors. The foundation is also failing.

**Marjorie Hudgens** asked if there has been any neighborhood review of this

project. **Bethany Emenhiser** stated that she received some comments from the neighbors concerning this project. **Marlene Newman** asked if the Commission can still do this review since they did not receive any drawings. **Bethany Emenhiser** explained that it is demolition delay. **Chris Sturbaum** asked if they had considered using the original wood siding.

**Dave Harstad** stated that he is in favor of releasing the permit and he is happy to see the house being preserved and restored. **Duncan Campbell** stated that he has worked on this house in the 70's and it was in bad shape then. He is happy to see the work being done and that the house is being saved. He is also in favor of releasing the permit and would like to see the some of the siding salvaged. **Lee Sandweiss** stated that she thinks the shutters of the house are charming and would like to see those put back on the house. **Marlene Newman** agreed with **Duncan Campbell**. **Chris Sturbaum** noted that the front of the house is what everyone sees and that look should be preserved. **Derek Richey** supports releasing the permit and is happy that they are doing the right thing with the house.

**Jeannine Butler** made the motion to release  
**Dave Harstad** seconded.  
Motion carried 6-1-0

## VI. NEW BUSINESS

### A. Development review: 113 N. Dunn St. (Bloomington Bagel Company)

**Bethany Emenhiser** gives a brief presentation. See packet for details.

**Doug Bruce** spoke on behalf of the owner **Sue Aquilla**, who was not present, and explained the use and brief history of the property. He also further explained the project and the design of the apartments they are planning to build.

**Jeannine Butler** asked what the Commission's purview is in this matter. **Bethany Emenhiser** stated that this is just a courtesy review and the Commission can give comments because there is an adjacent surveyed property. **Jeannine Butler** stated that she likes the modern look of the building for downtown. **Chris Sturbaum** asked **Doug Bruce** if he asked if the owner would consider a more compatible structure, something that would fit better in the area. **Doug Bruce** stated that he tries to give his clients the best advice possible and not take them down a dead end path. They started off looking at a traditional brick and limestone building and she was not happy with the look. He went over the issues they might encounter with a more modern building. She then went to a meeting with Mayor Hamilton and then decided upon this design for her building. **Doug Bruce** stated he does not try to tell his clients how to do their business. **Sue Aquilla** came to **Doug Bruce** because she liked the design of previous buildings in the general area

that his firm has designed. The building is like art in that it's in the eye of the beholder whether you like it or not. They started with a three story building but they couldn't get the number of units, even at this size to work. **Derek Richey** asked if the owner considered what the public perception of the project might be, and if there have been any comments on this at all. **Doug Bruce** stated that she has met with focus groups and they have been pretty receptive. The problem is that it's hard to do anything on this lot because it's so small without going three or four stories.

**Marlene Newman** asked if there was any room in the front of the building for the existing little tables. **Doug Bruce** stated there is not because the side walk is wider there, also she is moving her kitchen from this building to an offsite commissary in order to have more dining space. The building is right at the property line now and 1500 square feet. The current building is set back from the sidewalk a little bit.

**Chris Sturbaum** asked if some of the square footage facing the street is storefront and some apartment. **Doug Bruce** stated that some of the frontage is bicycle storage, specifically the door to the left of the side of the building. The first story apartments are behind the store frontage. **Chris Sturbaum** asked why it does not look like store frontage. **Doug Bruce** stated that everything seen on the front is store front except the stair tower on the right. **Doug Bruce** stated that the code in the area calls for the windows to be one and one half times as wide as they are tall but the owner wants full glass for the windows because the apartments are so small. But they have as much glass on the front of the building as possible.

**Derek Richey** asked about price on the apartments. **Doug Bruce** stated that they have not decided on the price of the apartments but they will have a figure before they appear before the Plan Commission. **John Saunders** stated that he likes the project. It's very interesting to be able to put something right on that lot and there are other buildings in the area that are contemporary.

**Dave Harstad** commented on which the courtesy review process which is triggered by the adjacent surveyed properties. He does not believe this is a constructive way to spend the Commission's time. He hopes that the administration considers having a design review committee with the Historic Preservation Commission having a seat on that Commission. **Dave Harstad** commented further on the zoning code. He has ran the numbers on the sales of downtown buildings and they have sold for astronomical amounts and that's good. As long as the city leaves the door open for four stories or more in this area, then responsible owners will propose that much height. It's millions of dollars at stake. The knee jerk reaction is to blame the developers, but it's a city code issue. We need to tell the public and owners what we want. He looks at the building and thinks it would look good with three

stories but there is nothing they can do.

**Marjorie Hudgins** stated that she bought that lot and she was required to have 100% lot coverage to get financing. So they had to buy an adjacent lot to have parking. They did not go higher than one story because of the parking and they had a hard time when they went before the Plan Commission. However, she feels like Spencer, her late husband would like the building being erected on the lot. **Jeannine Butler** likes the building because it's different. She feels like it's something different shows up other than just limestone and brick. It's an interesting building and she feels like the picture does do the building justice.

**Duncan Campbell** stated that he doesn't have a problem with the design of the building. The notion that we would have a courtesy review here is so we can be sure that the buildings we have already designated as historic have the opportunity to be protected. The comments from **Dave Harstad** are well taken, but he feels like the Commission is always being asked to do design reviews on buildings that stretch the rules. In places like this especially when compatibility is the key issues it's very important to follow the rules set out by the Plan Commission regarding height and mass and not constantly ask for more. Because the argument is that they are doing something special and it's very hard to build a compatible building in the existing landscape. He does not find this building very compatible in this context, he does not dislike the building per se. He finds it hard to understand why the numbers don't work if they don't have a number for rent.

**Doug Bruce** stated that he has not seen the rent side of the proposal, Strauser Construction Company has been working on that aspect. **Duncan Campbell** then stated that the height and mass of the building is what he finds incompatible. **Leslie Abshier** stated that she has a problem with the height of the building in reference to the adjacent surveyed property next to the building. She does however, like the aspect of living downtown and that's what will attract the young professionals. **Lee Sandweiss** agrees with **Dave Harstad**, and she feels like it is frustrating for the Commission to be in a comment only position. The Commission's time is valuable and would be better spent discussing how to save buildings or make them appropriately fit. **Marlene Newman** agrees with **Duncan Campbell** and thinks the building is too tall and too big right next to the historic house. **Jeff Goldin** doesn't think the building is too big. At first sight he didn't like the building but the more he thinks about it, the building to the north is not going to be effected, the building to the south has no character and the building adds to the Kirkwood corridor.

**Chris Sturbaum** stated, "That the idea of the Commission doing design review, the fact that we talk about design review is because no one else knows how to do it and no one else does it. We are the people that actually

talk about design, and we don't have the authority to do much about it often. But it shows a huge lack in the City's ability to analyze buildings as they come forward. People say that modernism and traditionalism is just a matter of taste, but compatibility is not just a matter of taste. It's definable and understandable by people who understand architecture. This is radically incompatible, block out the side buildings and that's a nice building. But picture where it is and it is not compatible with anything around it other than the Poplars building, which is radically incompatible with anything in Bloomington. So there we have it, the precedent of being able to monetize that property probably dooms the rest of Kirkwood, dooms all the transition buildings that we looked at in the preservation plan, and thought about what's important about Kirkwood, and about the Café District. There are buildings that are residential that converted into commercial as the university transitioned, and maybe this is the next step, but I don't think it is a good next step. I don't think the public realm is actually improved by this, if you look at the public realm area, it's reduced by maybe 50%. There is nothing on the street to sit at, your inside and someone is making good money on this, but I'm not sure the public is getting a good deal out of this. We talk about architecture of our time, I think new traditional architecture is the architecture of our time. As we understand, we are mending traditional cities and trying to build compatible infill. Sticking something that doesn't relate to anything in the middle of a traditional form, you don't get that sum being greater than the number of parts, it's just I built what I like right here, deal with it. I wish we had a design review committee. We do have design regulations, the window size was trying to say build traditional architecture doesn't work with all glass. But the height was trying to respect the traditional height in the area, but they need another story or the building doesn't work so give it to them. That's what been happening downtown, and that's why everything has been getting to big, and everyone is reacting negatively to the new hotel on Kirkwood. I wish we had more feedback on this but it's radically incompatible and I can't describe it any other way. I would almost call it obsolete modernism. The new traditional architecture is the architecture of our time in my opinion."

**Derek Richey** stated that he knows what would happen if he posted this building on Bloomington Fading. The public would pile all over this, and they're not going to like it. It is important to involve everyone in this process and that includes these kinds of decisions. What he is hearing is this is a deal for the building owner and everyone will have to accept it. Although he stated that if you get rid of the top floor and cover the stairway it doesn't look as bad. But he feels like the public reaction will be poor. It's not just the modernism, as he stated that **Chris Sturbaum's** building on Tenth Street looks great. **Marlene Newman** asked if they had tried Nano walls. **Doug Bruce** replied that they have not. **Doug Bruce** thanked the Commission for their comments and he took notes and will be meeting with his client. He noted that he is very restrained by the limitations of City Code and the area

of the lot.

**VII. OLD BUSINESS**

- A.** Findings of Facts for COA-16-46  
224 N. College Ave.

**Jeannine Butler** made the motion to approve  
**Marjorie Hudgins** seconded.  
Motion carried **6-1-0**

**VIII. COMMISSIONERS' COMMENTS**

**Chris Sturbaum** stated, "I'm proposing, based upon the experience of the historic Commission with advisory members that other Commissions be allowed to have advisory members. We have Commissioners that came up through the advisory route, and I am singing the praises of how good it is to have Commissions to bring people on in an advisory role and get their input. I wouldn't ask you to come to the Council meeting because that's too much, but if you want to send me an email as to how well this has worked for our Commission. I just think it's been fantastic for the Historic Preservation Commission. It opens the door to so much more participation. If you would send me emails with very short comments then I will pass those on to the Council."

**IX. PUBLIC COMMENTS**

None

**X. ANNOUNCEMENTS**

None

**XI. ADJOURNMENT**

**Dave Harstad** made the motion to adjourn  
**Jeannine Butler** seconded.

Meeting was adjourned by John Saunders at 6:43 pm.

**END OF MINUTES**

# Memo

**To:** Bloomington Historic Preservation Commission  
**From:** Bethany Emenhiser  
**Date:** August 11, 2016  
**Re:** Cases automatically issued under IC 36-7-11-2

The following cases will not have Findings of Facts issued:

- 314 E. 16<sup>th</sup> St.: Garden Hill Historic District
- 403 E. 16<sup>th</sup> St.: Garden Hill Historic District
- 416 E. 16<sup>th</sup> St.: Garden Hill Historic District

The cases had their Certificate of Appropriateness automatically issued under IC 36-7-11-2 and BMC 8.08.020.

Proposed Findings of Fact  
706 W. Wylie Street- McDoel Gardens

1. The Commission finds that the property located at 706 W. Wylie Street is a circa 1930 Bungalow.
2. The Commission finds that the property located at 706 W. Wylie Street is a “Contributing” structure located within the McDoel Gardens local historic district.
3. The Commission finds that an installation of a horizontal wooden porch railing made of 2’x 4’ planks polyurethane coated wood is appropriate and does not detract from the overall historic nature of the structure or the McDoel Garden historic district.
4. The Commission finds that the McDoel Gardens Neighborhood Association is in support of the installed wooden porch railing, since the railing is consistent with the McDoel Gardens design guidelines.
5. The Commission finds that a permit to allow construction of a wooden porch railing retroactively is warranted.

Proposed Findings of Fact  
1315 E. 2nd Street: Elm Heights

1. The Commission finds that the property located at 1315 E. 2nd Street is a circa 1925 slightly altered American foursquare house.
2. The Commission finds that the property located at 1315 E. 2nd Street is a “Contributing” structure located in the Elm Heights historic district.
3. The Commission finds that the retention of the original wood side entry door at 1315 E. 2nd Street is necessary and intrinsic in order to ensure the historic value of the structure is maintained and that the overall historic character of the Elm Heights Historic district is respected.
4. The Commission finds that the installation of a full lite storm door with a possible single muntin for screen opening capabilities will not detract from the historic nature of the structure itself and the historic fabric of the overall Elm Heights Historic District.

**Certificates of Appropriateness: Staff Review****A. COA-16-49**

1212 E. 1<sup>st</sup> St.: Elm Heights Historic District

Petitioner: Paul Sullivan

Contributing, c. 1968, Ranch

Request to change cedar shingle roof to Owen Corning TruDefinition Duration architectural shingles in the Teak color.

**B. COA-16-50**

918 E. University St.: Elm Heights Historic District

Petitioner: Brandy Wethington and Doug Segó (Perfetto Design & Masonry LLC)

Contributing, c. 1930, American foursquare

This is a request to install a new concrete path from the sidewalk to the house. It is 3' x 22' and is stamped concrete.

**E. COA-16-51**

1122 E. 1st St.: Elm Heights

Petitioner: Brandy Wethington/Doug Segó (Perfetto Masonry&Design)

Contributing, c. 1930, American foursquare

Retroactive request to remove wood porch floor and install a concrete pad.

**F. COA-16-52**

319 E. 16th St.: Garden Hill

Petitioner: Kerry Slough

Contributing, c. 1910, gabled-ell T-plan

Request to existing hail damaged aluminum siding with Hardie cement board.

**G. COA-16-55**

316 S. Davisson St.: Greater Prospect Hill

Petitioner: Karen Baldner

Contributing, c. 1900, gabled-ell

Request to install an 11 foot fence along the alley that will be 5' tall, 7' tall at the pergola, and a 2' section of 5' tall lattice facing S. Davisson. Also, request to install a 16 foot fence along the front sidewalk of S. Davisson and it will be 2.5' tall.

### SUMMARY

Request to replace all awning windows with double hung Pella architectural wood windows on a historic addition to match the windows on the house. Also, request to move door from front of addition to open to the rear with a treated wood staircase down to the back yard.

COA-16-53

1122 E. 1<sup>st</sup> St.

Elm Heights

Petitioner: Brandy Wethington and  
Doug Sego

Contributing

105-055-47068

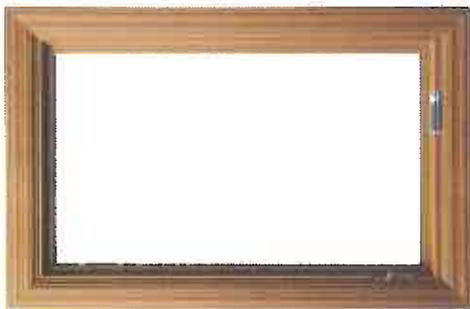
House; American Foursquare, c. 1935



This is a c. 1935 slightly altered American foursquare house in good condition. The property is located in the Elm Heights historic district. This project involves work to a non-original, historic addition to the property and the petitioner has three options, all involve moving the door to from the front to the rear for interior floorplan reconfiguration. The location of the door in all options will be filled in with siding to

match the existing on the addition. Since there is currently no rear door, this proposal also includes installation of a wood deck and stair case against the existing fence and the house, which is minimally visible from Hawthorne.

- Option 1: The scope of work in Option 1 includes new awning windows and new door moved to the rear of the addition. See Option 1 in application for mock up.



- New awning windows to match existing awning windows in addition with the goal of preserving the mid-century aesthetic of the addition. The awning windows will be Pella architect series wood windows.
- New addition door will be a steel divided light door to replace the current steel door.

- Option 2: The scope of work in Option 2 includes new windows to match the original windows and new door moved to the rear of the addition. See Option 2 in application for mock up.
  - New addition windows will match existing double-hung windows in mainhouse—helping to integrate the mid-century addition with the main house—with additional small awning windows in the bathroom area (northeast corner in front of house).
  - New addition door will be a wooden divided light door to match the existing front doors to the main house.
- Option 3: The scope of work in Option 3 includes reusing the existing addition windows and door.
  - Attempt to re-use the existing door and windows in the addition, moving them to different locations in the structure.



Staff is most supportive of Option 1 as it maintains the mid-century aesthetic of the addition that has earned historic significance in its own right. The rear will be visible but only minimally and it will be along where a retaining wall and fence already exist and will not interrupt the landscape in a negative way.

The neighborhood is supportive of the petition.

105-055-47068  
C. 1935, American  
Four Square  
Elm Heights

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-53  
Date Filed: 9/22/16  
Scheduled for Hearing: 10/13/16

RECEIVED  
SEP 22 2016  
BY: .....

\*\*\*\*\*

Address of Historic Property: 1122 East 1st Street  
Petitioner's Name: Brandy Wethington Peretto Masonry + Design Co.  
Petitioner's Address: 1665 Acorn Road Franklin, TN 37618  
Phone Number/e-mail: 317-1739-7999 BWethington\_perettodesign@gmail.com  
Owner's Name: Kaye Lee Johnston + Blair Johnston  
Owner's Address: 1122 East 1st Street  
Phone Number/e-mail: 812-606-9945 Kaye.design@gmail.com

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:

moving Door to Rear of Home (Addition)  
Install new Bella Architectural windows (wood)  
Install new Rear Deck to Exit Home  
Correctly

Double hung w/  
custom  
grid

3. A description of the materials used.

Putting new windows in - Using same siding  
Installing new Door - Description Attached  
Treated lumber Deck & stairs  
(same as we did at 804 J. Wood/awn)

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.

To whom it may concern:

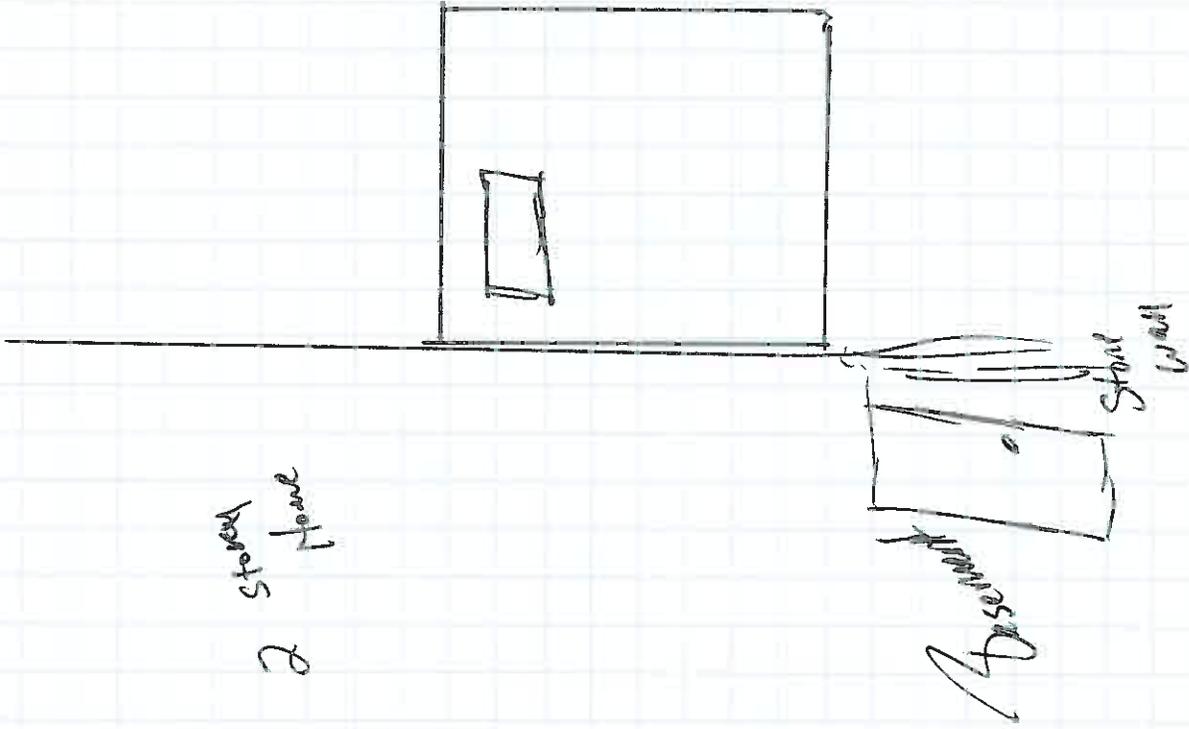
Blair and Kaye Johnston at 1122 East 1<sup>st</sup> Street need a Rear Exit on their Home from their Living Space. Now they have to go to their Basement to Exit into Back Yard. So they would like to use the Room addition that is already attached to original Home. It has a door on front, we want to move it to Rear and Install them a side Exit on to a new Deck to Enter their Backyard.

We have windows to install, the ones they have are very unefficient and do not match Home. We would like to use Pella Arch. Top of the line Replacement. If you have any questions please call or email us asap!

Thankyou!  
Doug Sego

Kay Lee Johnson  
1122 E. 1st STREET

Existing  
South View

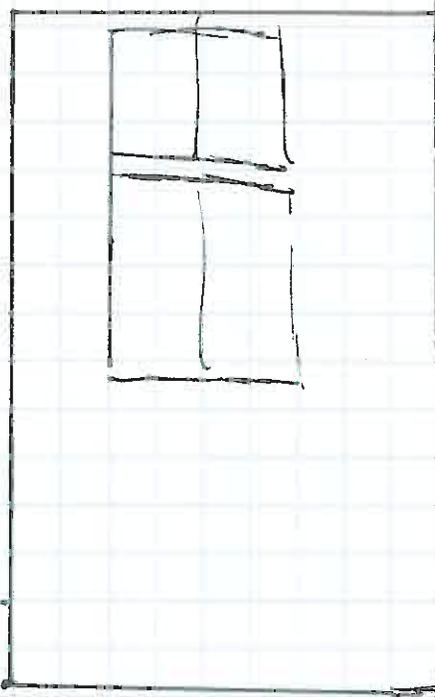


Kaycee Johnston

1122 E. 1st Street

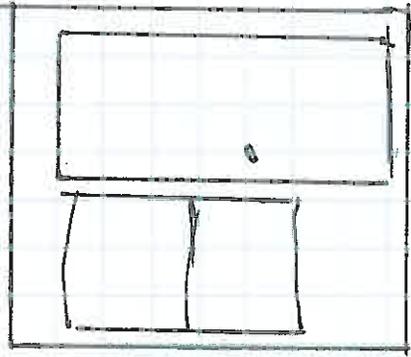
View from East  
Existing

2 Story Home



Kaye Lee Johnston  
1122 E. 1st Street

Two Story Home



Front View for  
1st Street

Original Room addition  
Not original to Home

Notes: Front of this Home  
has 3 Front Doors  
No living space Rear Exit!

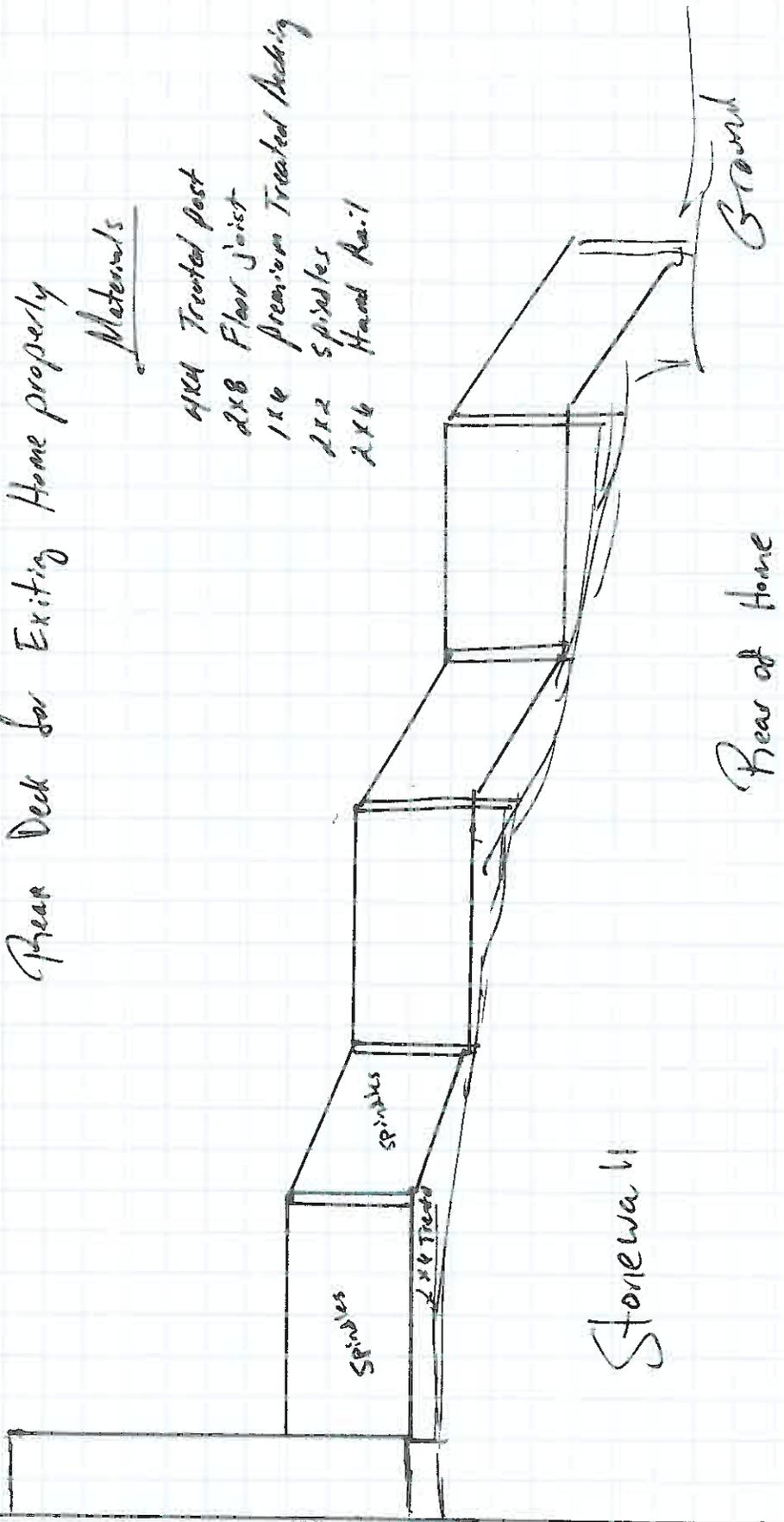
Firecode Code: you are supposed  
to have a Rear Exit from  
your living space.

Kaye Lee Johnston  
1122 E. 1st Street

Rear Deck for Exiting Home properly

Materials

- 4x4 Treated post
- 2x8 Floor Joist
- 1x6 Premium Treated Siding
- 2x2 Spikes
- 2x6 Hand Rail



Stony Area

Stone wall

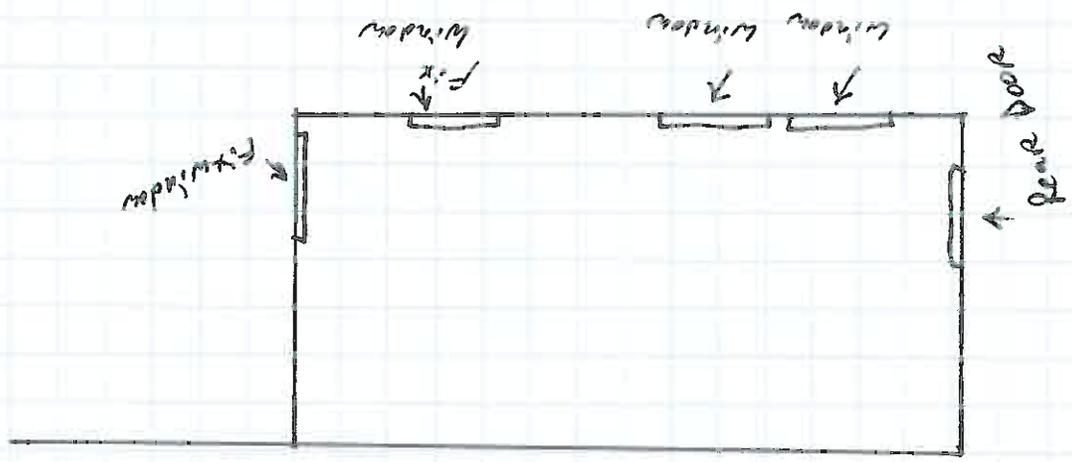
Rear of Home

Ground

1st Street

Kaye Lee Johnston

1122 E. 1st Street



House  
2 story

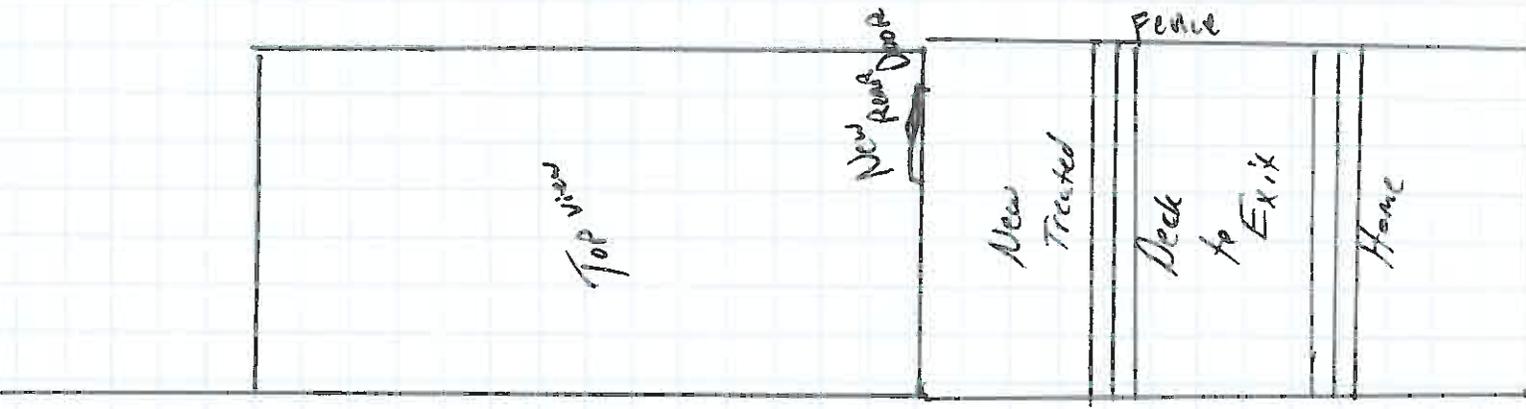
Hawthorne

Kaye Lee Johnston

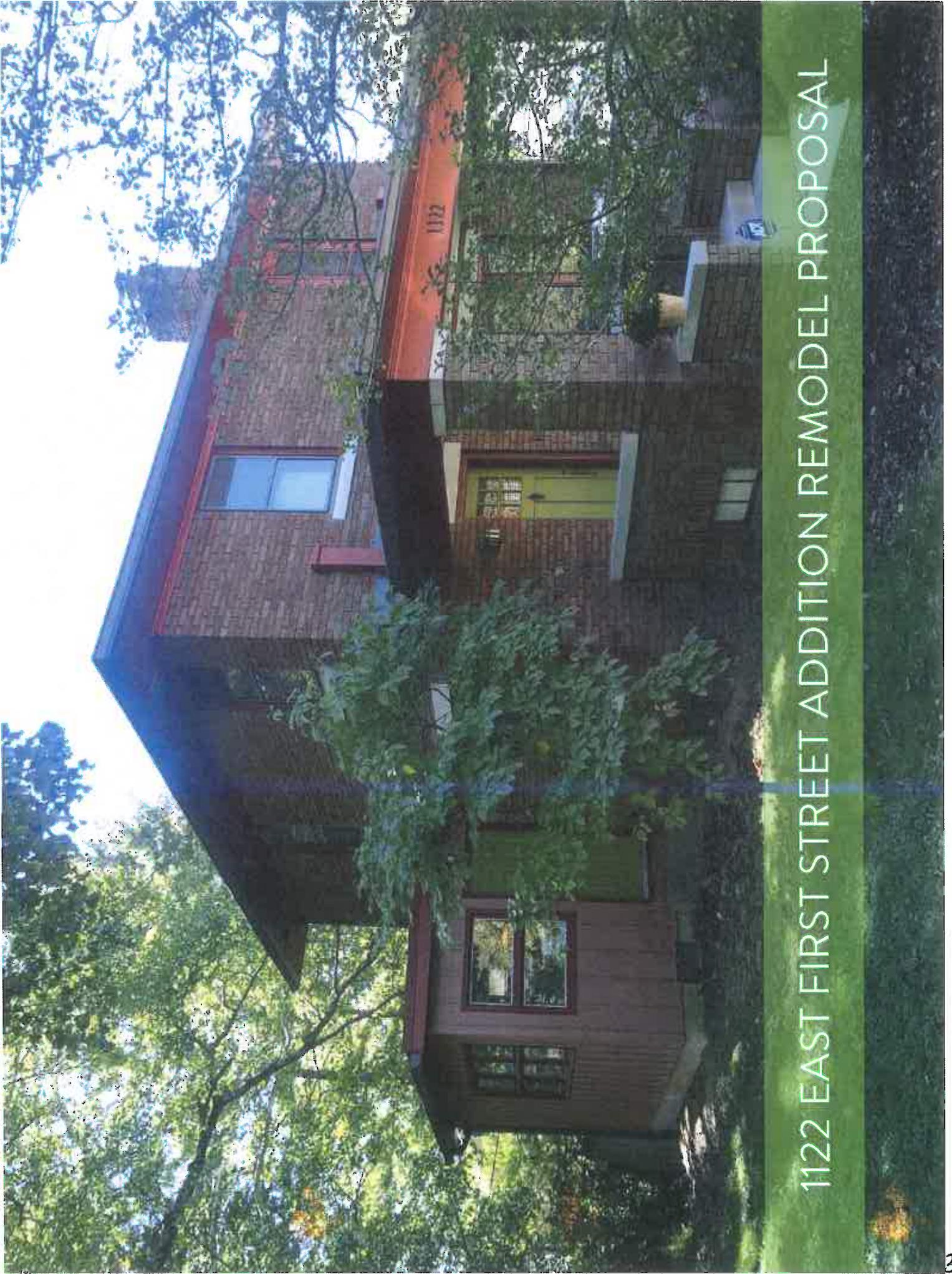
1122 E. 1st Street

Two story  
House

1st street



flaw thorne



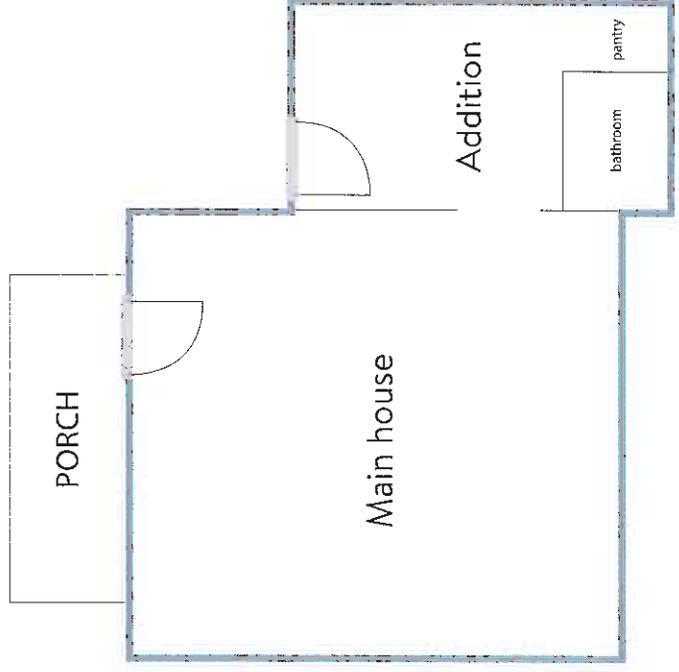
1122 EAST FIRST STREET ADDITION REMODEL PROPOSAL



1122 East First Street (19054)

## 1122 EAST FIRST STREET

- 1920s foursquare home, with small addition built ca. 1960
- Main house: 3 bedrooms and 1 full bath
- Addition: 1 study and 1 half bath
- 753 sq feet first floor
- 625 sq feet second floor
- Unfinished rough basement



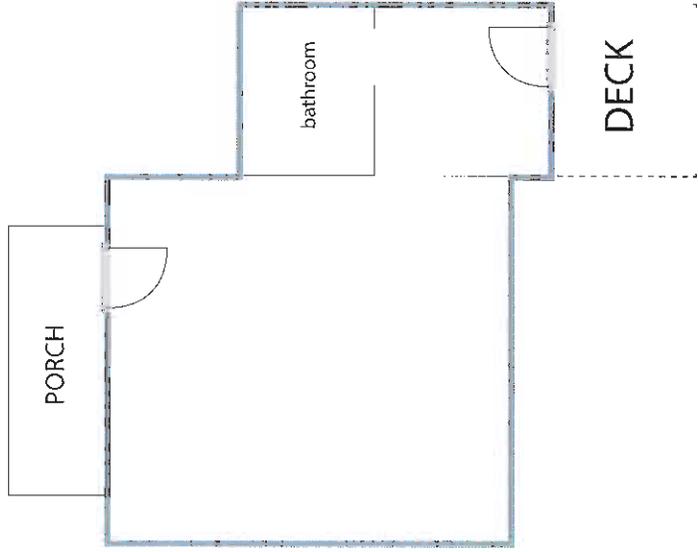


## PROBLEMS

- House has three front (north) doors in close proximity: one to main house first floor, one to main house second-floor balcony, and one to addition
- House has no rear (south) door from living space; the backyard is inaccessible from the living space of the house
- The addition door is only a few feet from the door to the main house, making the addition door essentially useless
- The addition (inside and out) was built to a considerably lower standard than the main house, and has been a source of various structural problems and usability issues— foundation problems, water problems, sinking floor, insulation issues, window issues, and pulling away from the main house

## GOALS OF ADDITION REMODELING

- Gain access to the backyard from the living space of the house, to improve daily usability and to bring the house up to current code
- Turn the addition 1/2 bath into a 3/4 bath, for visiting family
- Improve the interior layout, floor, and walls of the addition to compensate for mediocre original materials and construction
- Improve windows structurally while maintaining essential characteristics of the addition's layout and style
- Maintain or improve the aesthetic quality of the home as a whole, and better integrate the addition with the main house





Addition front view.



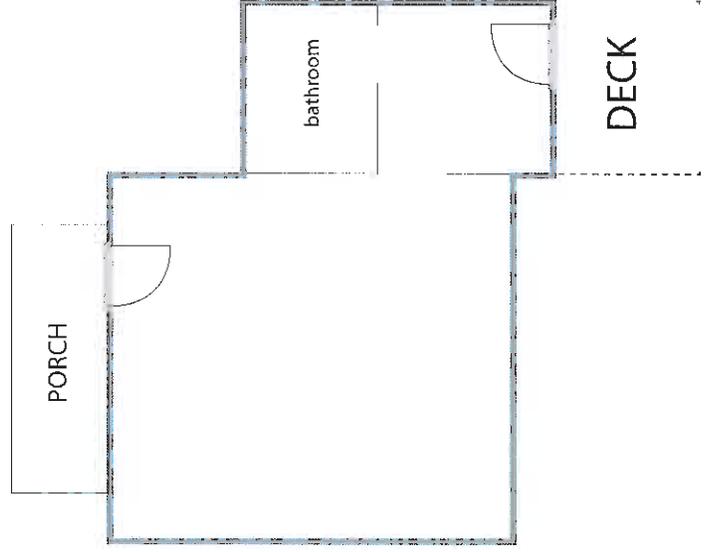
Addition front + side view.



Addition back view.

# PROPOSAL

- Move current addition entrance door from the north end to the south end, allowing access to the backyard from the living space of the house
- Move 1/2 bath currently at south end of addition to north end of addition and make it a 3/4 bath
- Adjust windows to compensate for structural changes
- All new siding will exactly match the current addition siding
- Add deck behind addition (outside the relocated door) to compensate for difference in front and back elevations





# DESIGN OPTIONS

## **OPTION 1: New windows and door match existing addition windows and door**

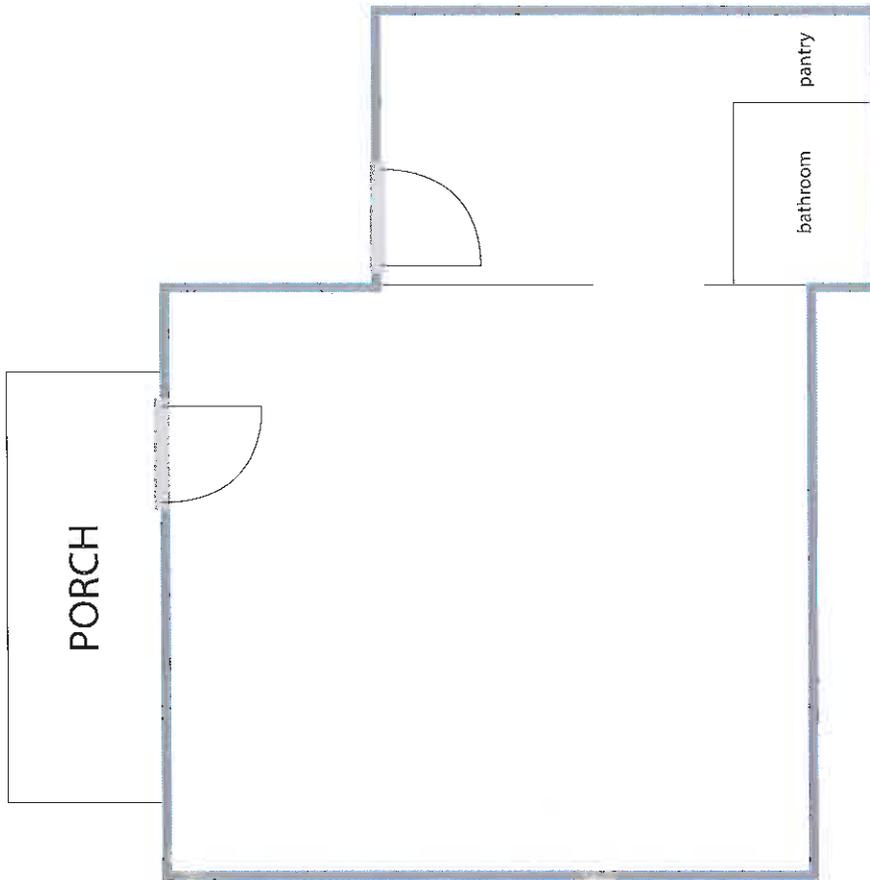
- New awning windows will match existing awning windows in addition, preserving the mid-century aesthetic of the addition
- New addition door will be a steel divided light door to match the existing steel door

## **OPTION 2: New windows and door match main house windows and doors**

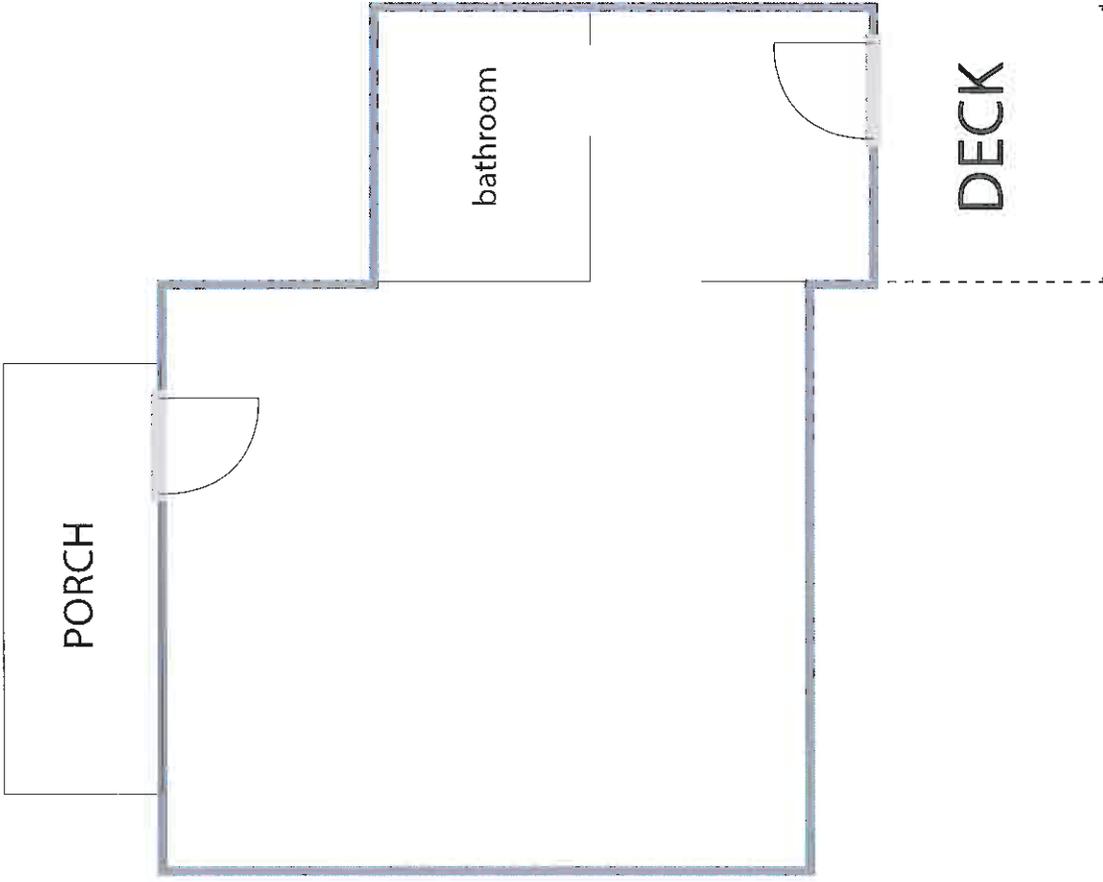
- New addition windows will match existing double-hung windows in mainhouse—helping to integrate the mid-century addition with the 1920s main house—with additional small awning windows in bathroom
- New addition door will be a wooden divided light door to match the existing front doors to the main house

## **OPTION 3: Re-use existing addition windows and door**

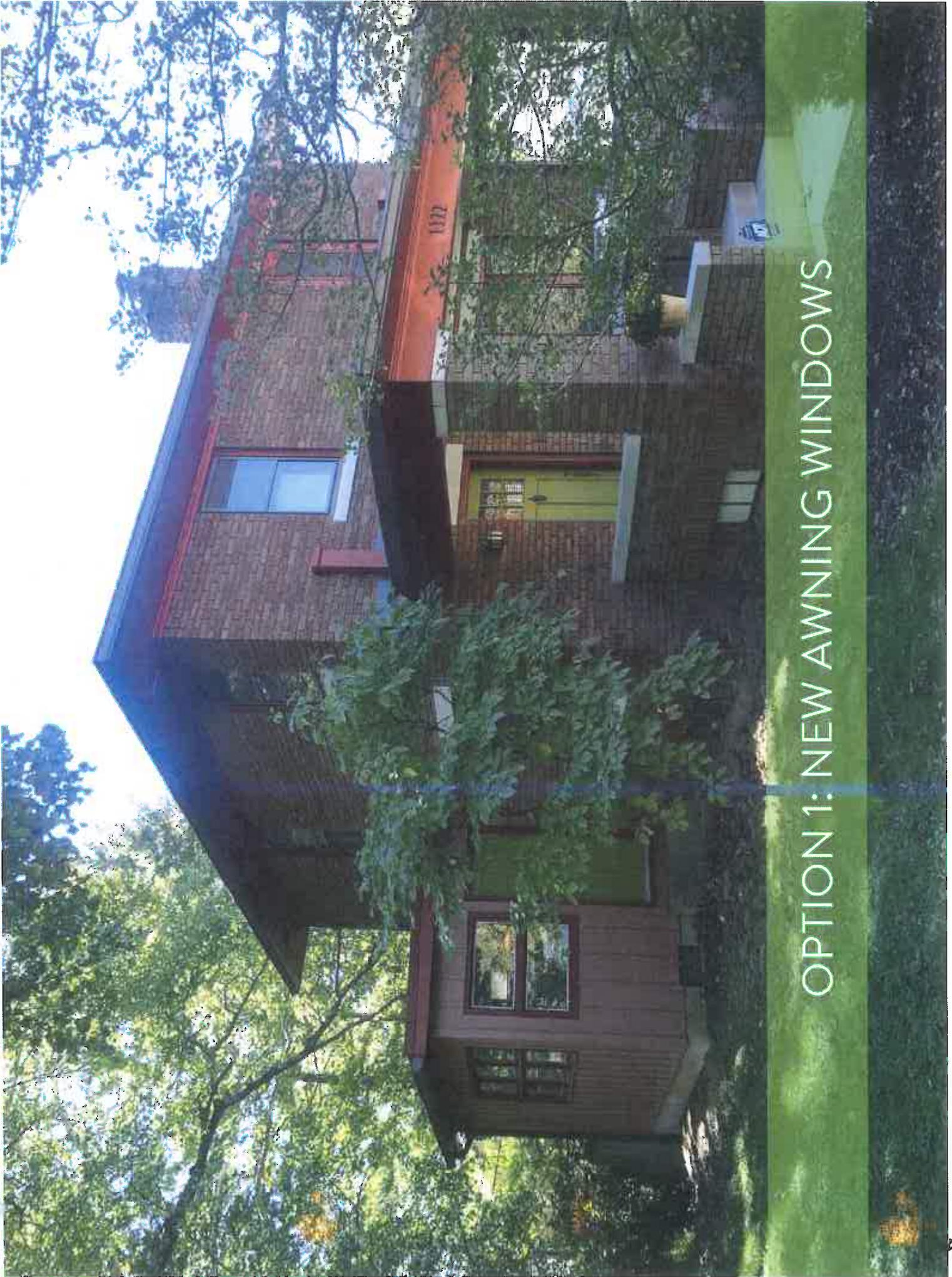
- Attempt to re-use the existing door and windows in the addition, moving them to different locations in the structure
- (This option is potentially problematic from an engineering and materials standpoint)



BASIC LAYOUT OF EXISTING STRUCTURE



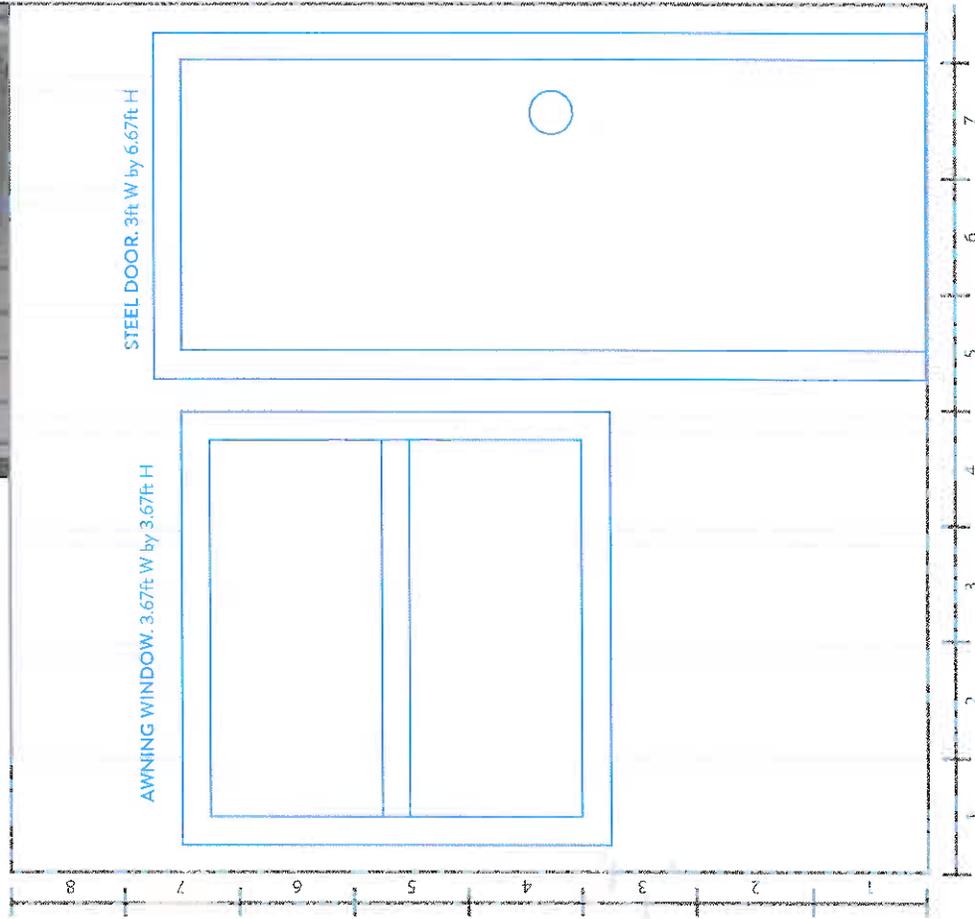
BASIC LAYOUT OF REMODELED STRUCTURE



OPTION 1: NEW AWNING WINDOWS



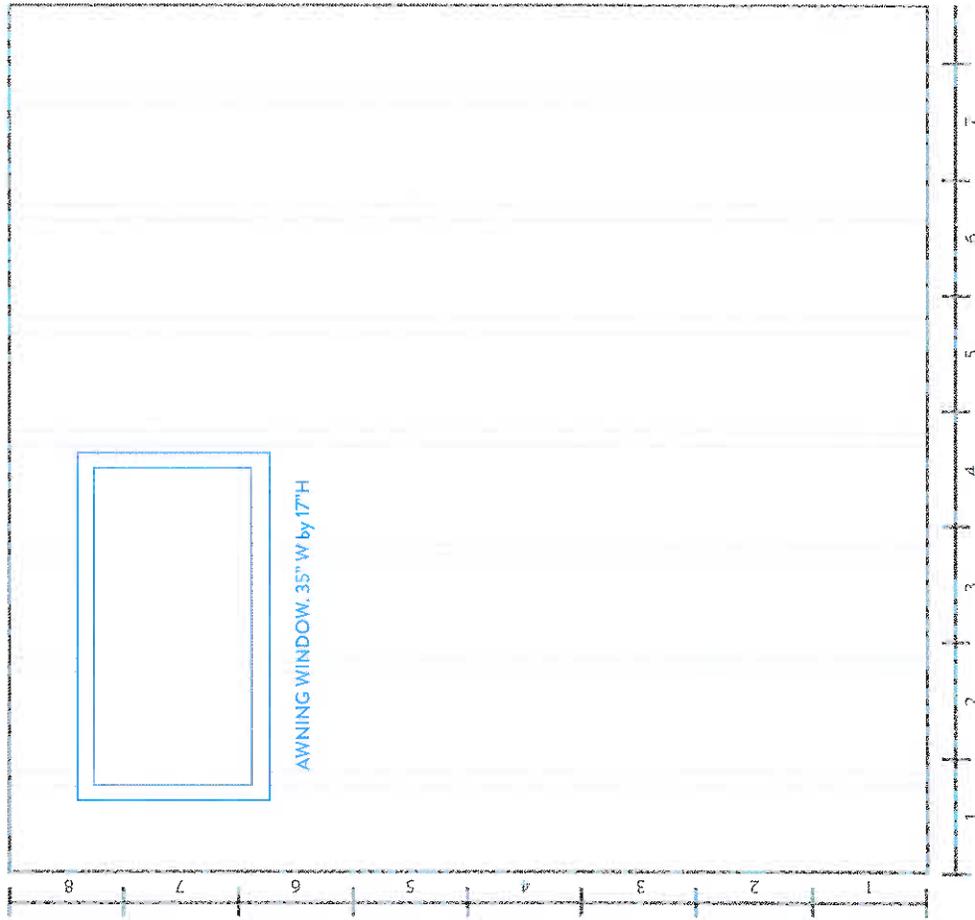
FRONT BEFORE



**OPTION 1 FRONT:** New awning window will replace existing awning window. Window will be wood interior and clad exterior: Pella Architecture Series. Front will now have the bathroom, so will have a small window for privacy. Remove door and re-side to match current structure.

<http://www.pella.com/windows/architect-series/>

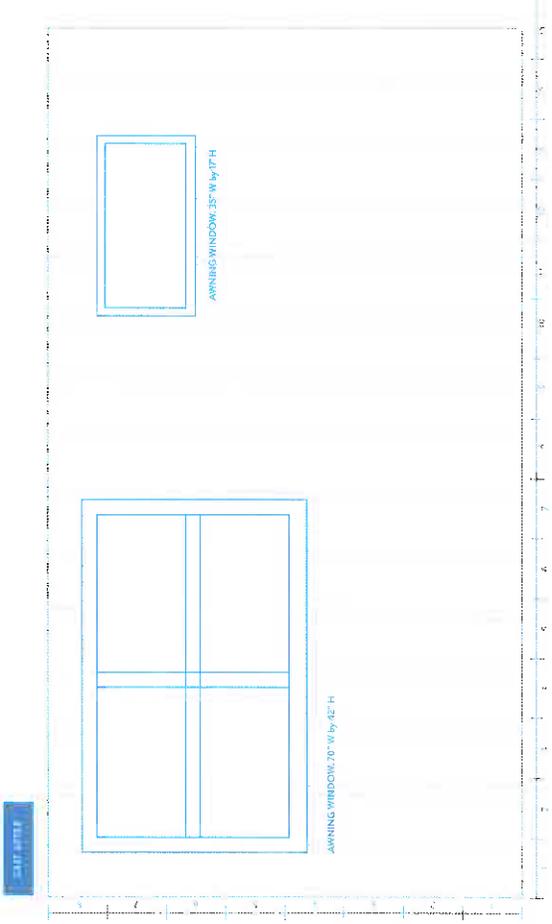
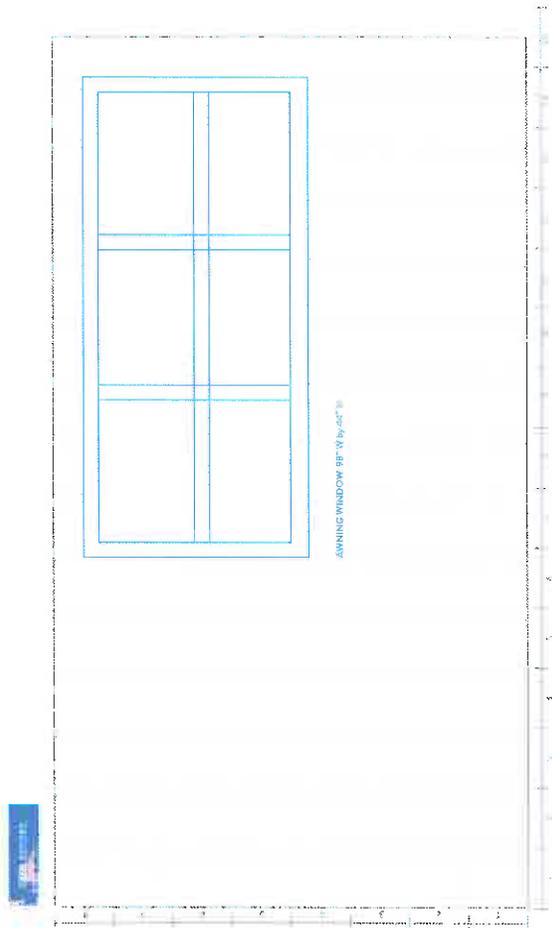
FRONT AFTER





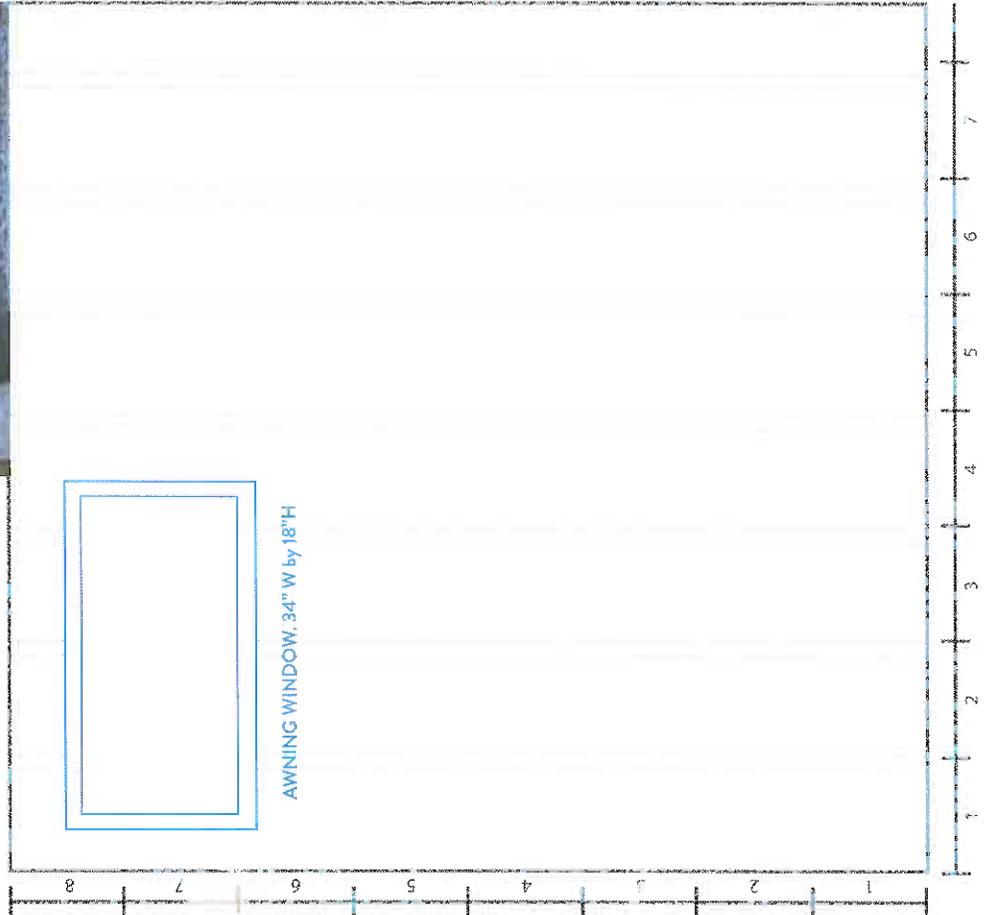
**OPTION 1 SIDE:** New awning windows will replace existing awning windows. Windows will be wood interior and clad exterior. Pella Architecture Series. Side front will now have the bathroom, so a small window for privacy. Large new awning window towards the back of the side view. Remove existing window and re-side to match current structure.

<http://www.pella.com/windows/architect-series/>



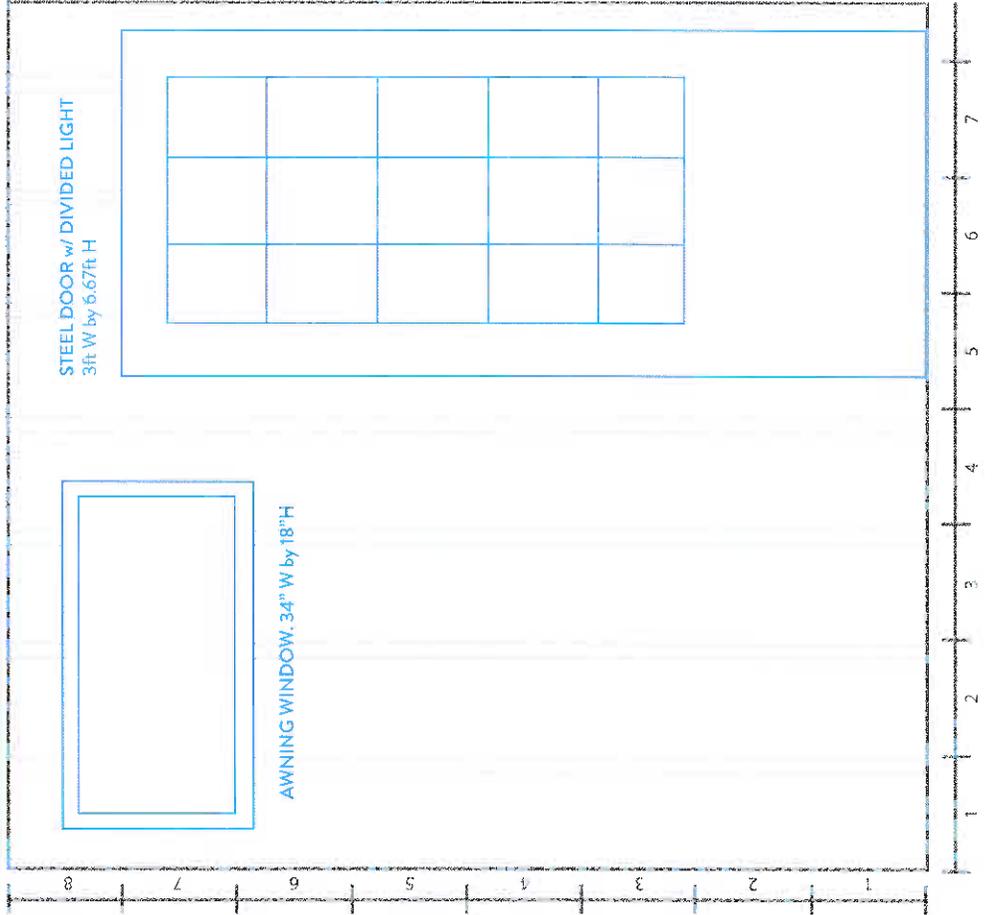


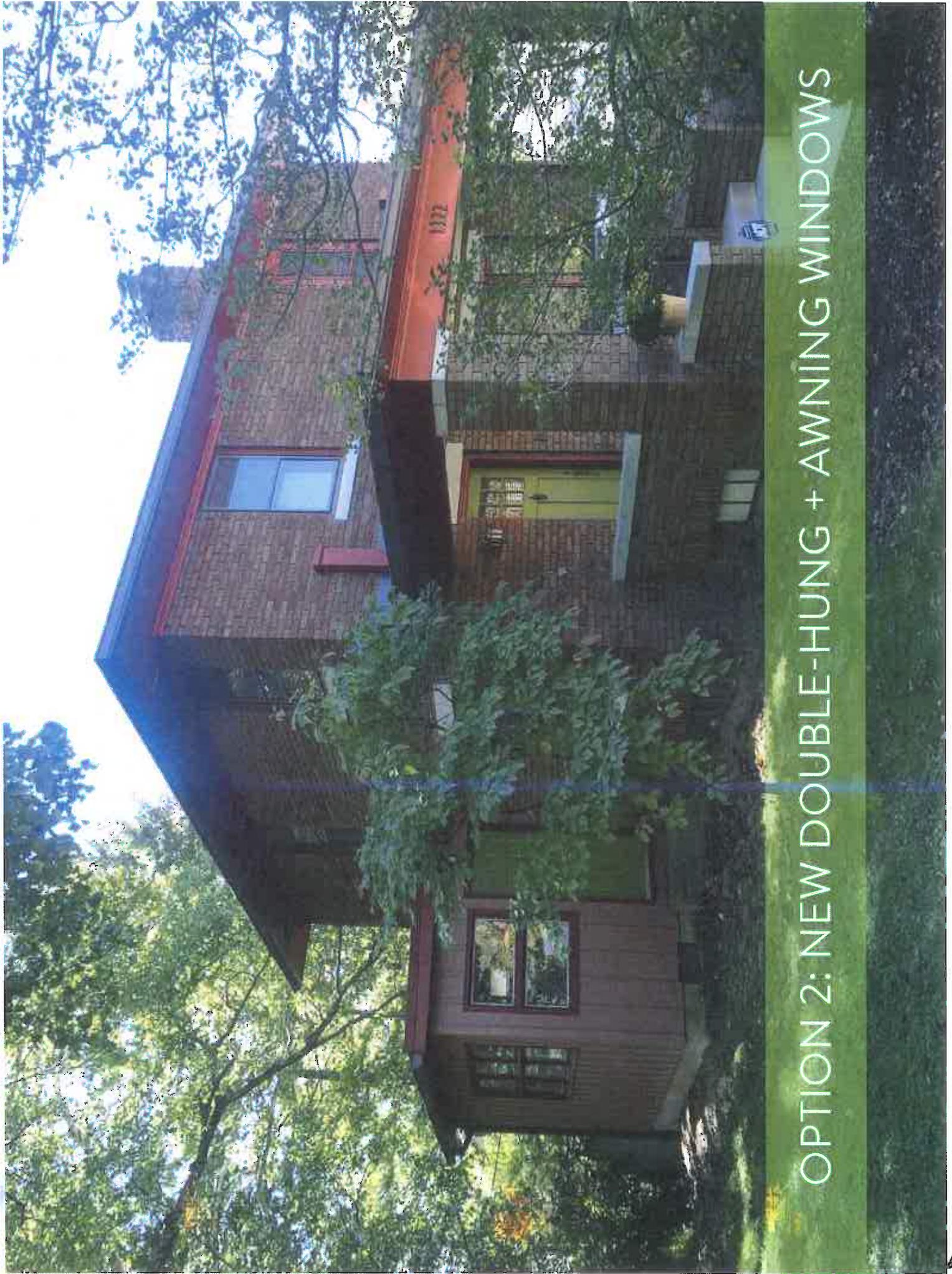
BACK BEFORE



**OPTION 1 BACK:** Steel door with divided light will now be at the back of the house. Door will open to a new deck which will give a lovely flow into the backyard from the living space. Currently, we have to either exit the house from the front and walk around the sidewalk to the backyard or exit through the storage basement. Existing small awning window is left in place.

BACK AFTER

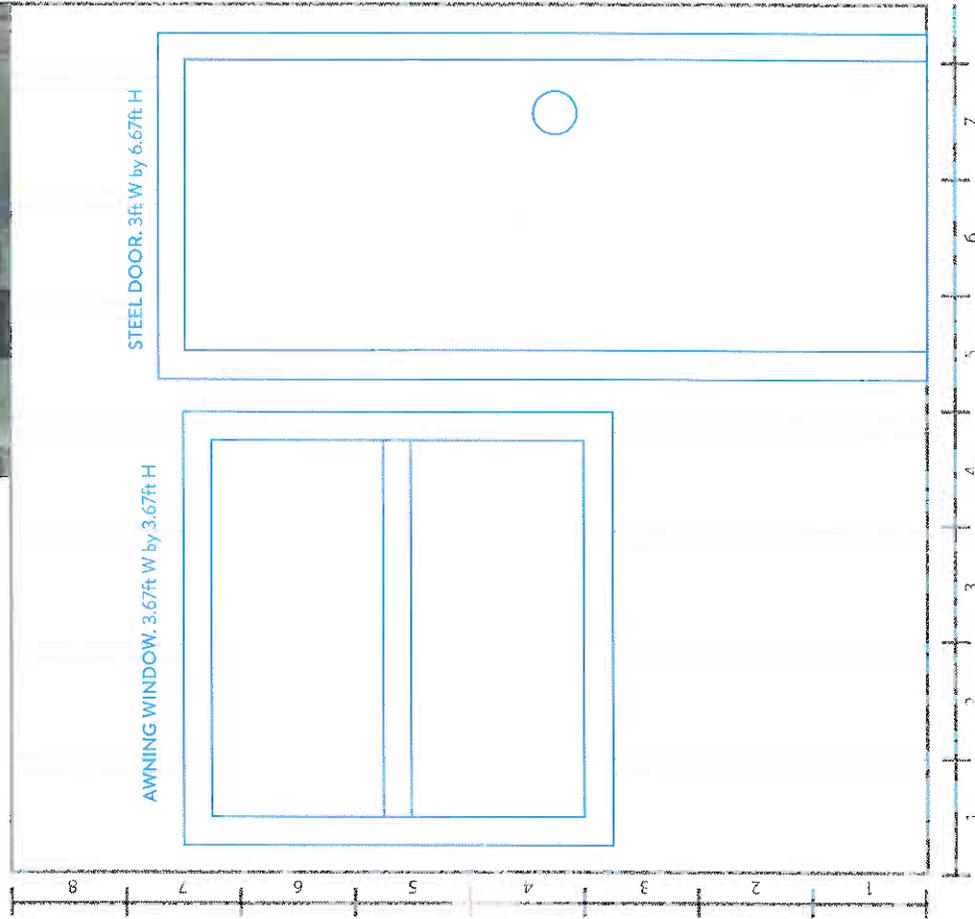




OPTION 2: NEW DOUBLE-HUNG + AWNING WINDOWS



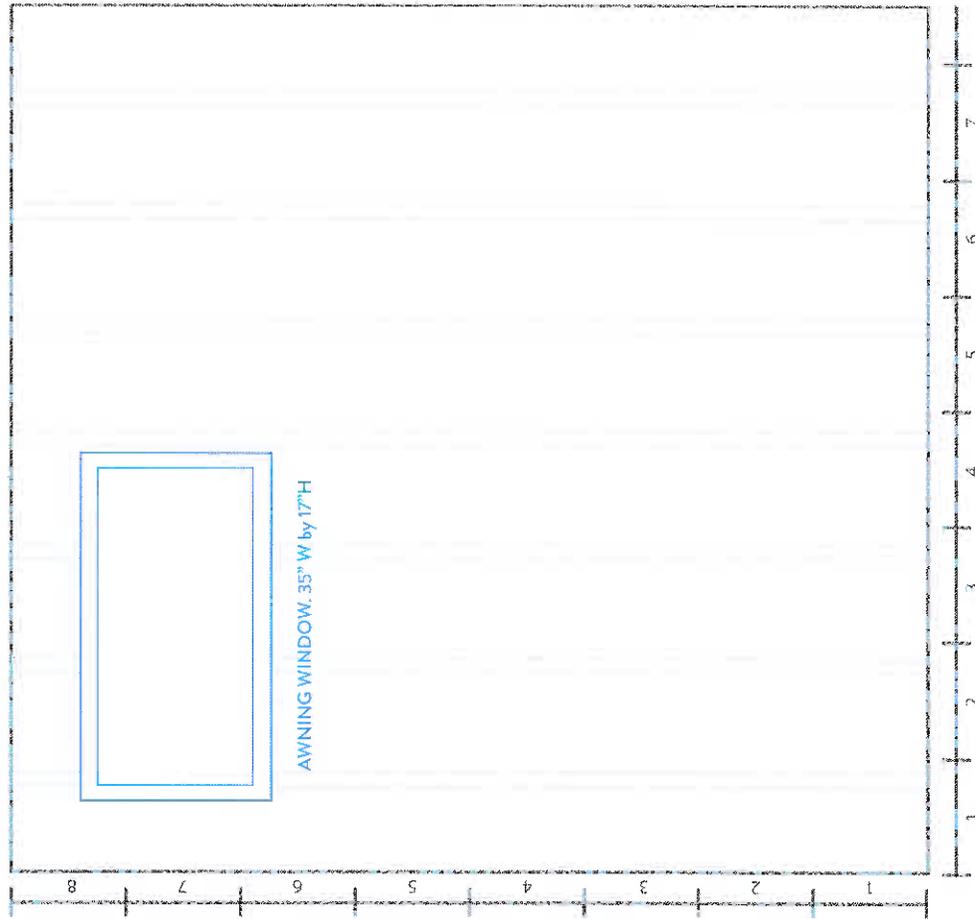
FRONT BEFORE



**OPTION 2 FRONT:** New awning window will replace existing awning window. Window will be wood interior and clad exterior: Pella Architecture Series. Front will now have the bathroom, so will have a small window for privacy. Remove door and re-side to match current structure.

<http://www.pella.com/windows/architect-series/>

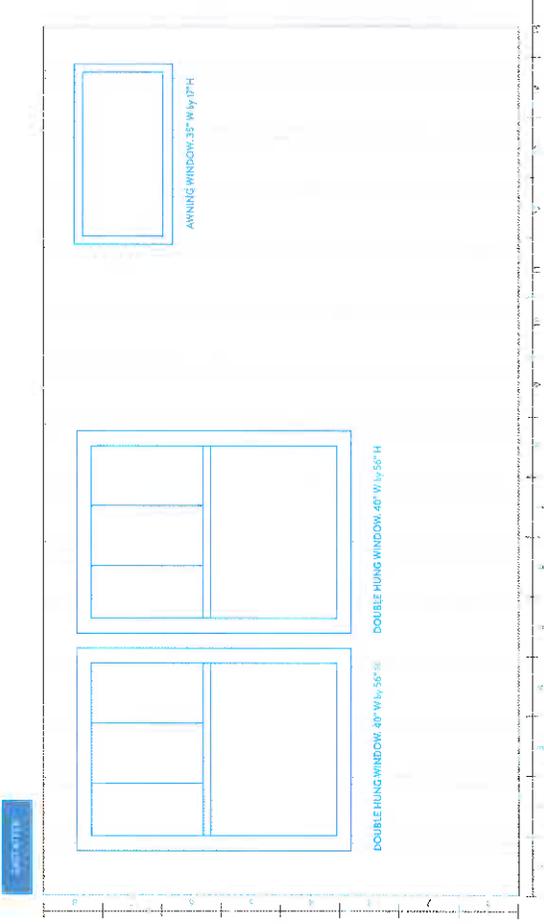
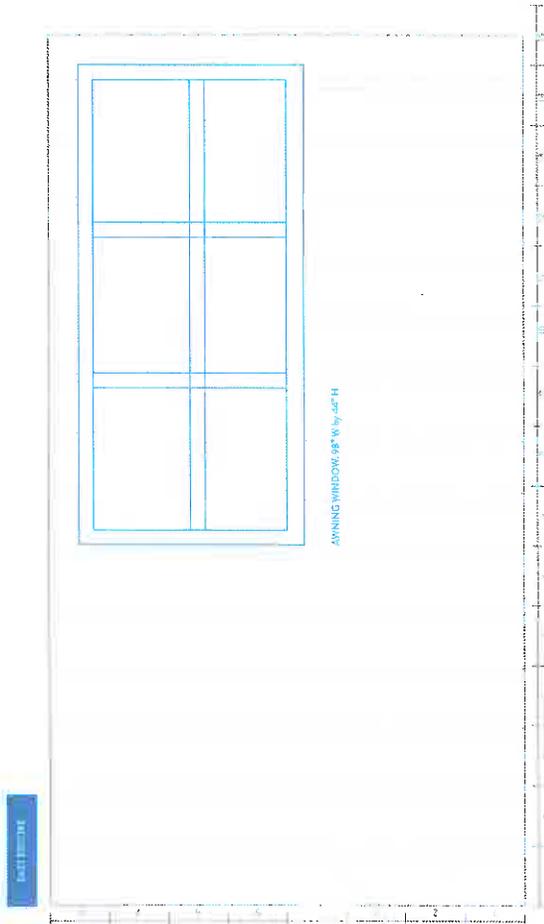
FRONT AFTER





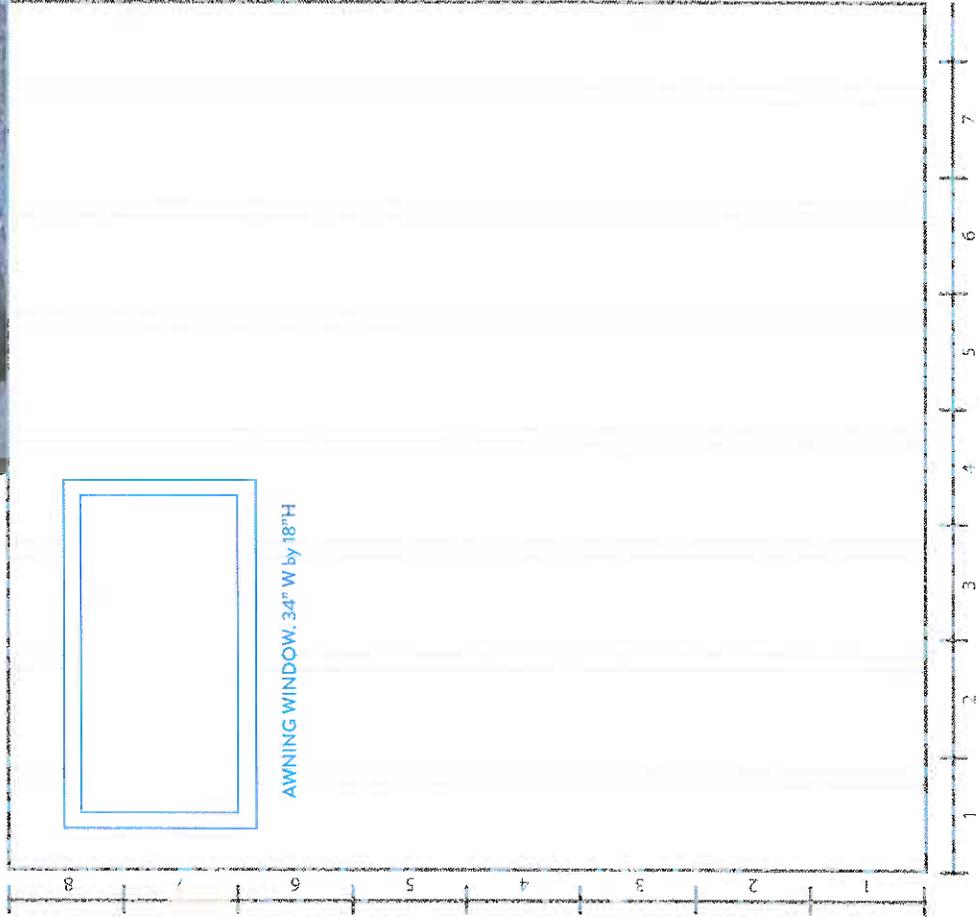
**OPTION 2 SIDE:** New double-hung windows will replace existing large awning window. Smaller window will be awning windows. Windows will be wood interior and clad exterior: Pella Architecture Series. Side front will now have the bathroom, so will have a small window for privacy. Remove existing window and re-side to match current structure.

<http://www.pella.com/windows/architect-series/>



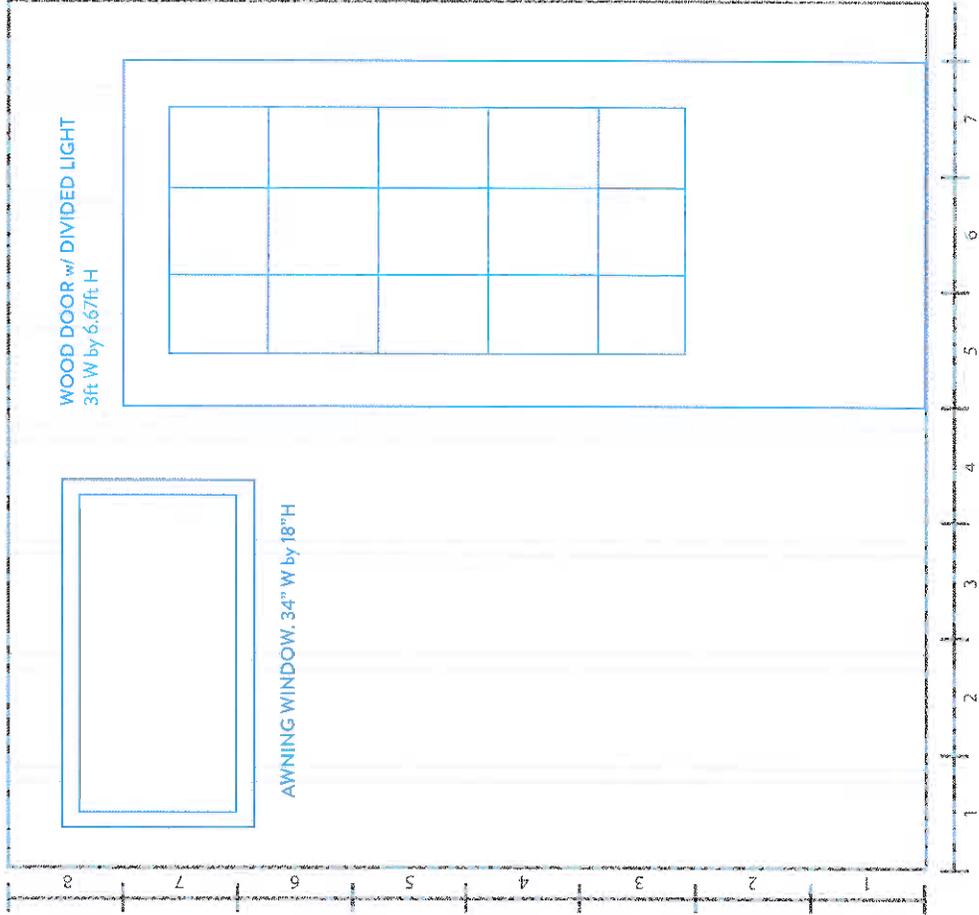


BACK BEFORE



**OPTION 2 BACK:** Wood door with divided light will now be at the back of the house. Door will open to a new deck which will give a lovely flow into the backyard from the living space. Currently, we have to either exit the house from the front and walk around the sidewalk to the backyard or exit through the storage basement. Existing small awning window is left in place.

BACK AFTER



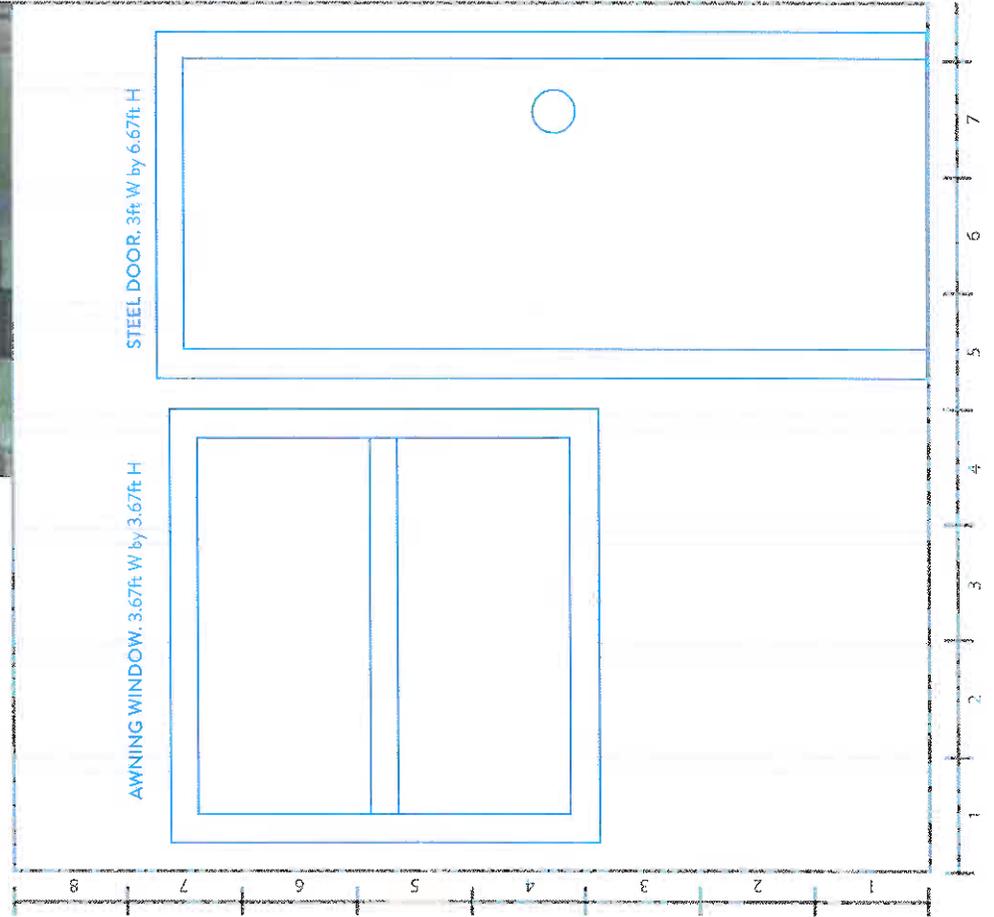


OPTION 3: RE-USE EXISTING WINDOWS AND DOORS

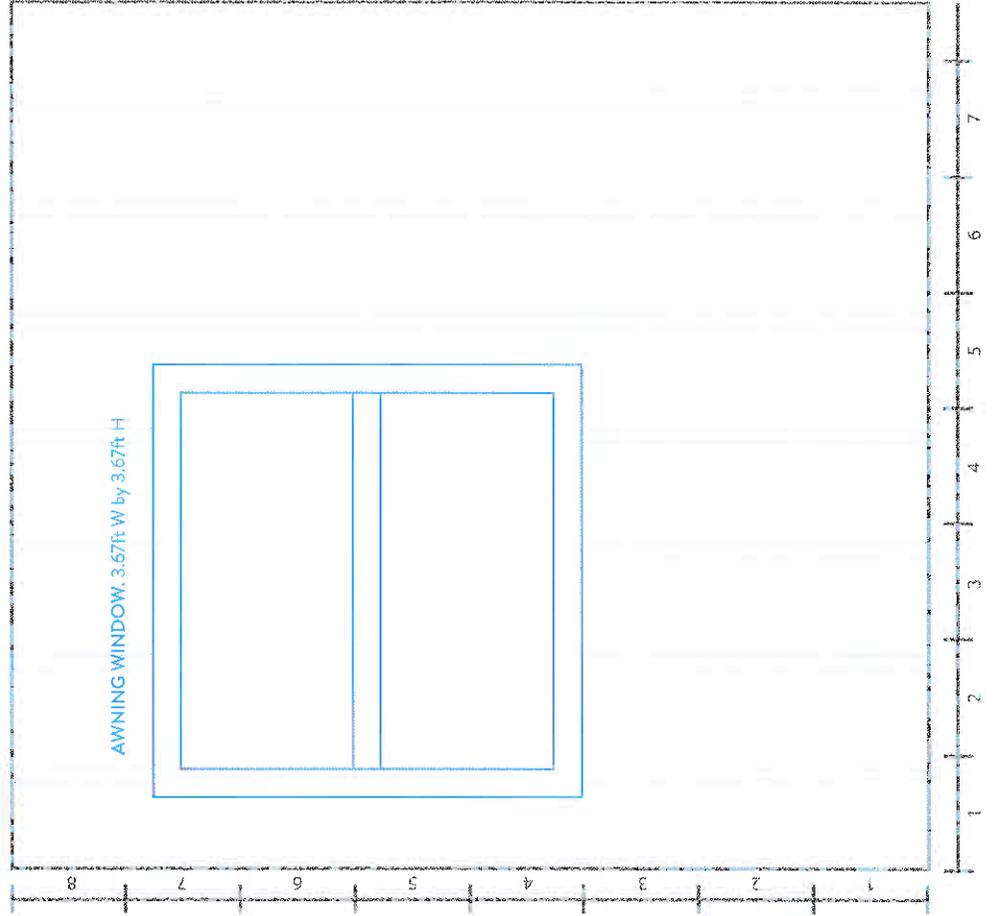


**OPTION 3 FRONT:** Front door is removed. Door opening is re-sided to match current structure. Existing front awning window is left in place in new front-side bathroom. Disadvantages: existing awning window is not tempered or treated for bathroom use, and might deteriorate; also, large window at that level creates potential lack of privacy in bathroom.

FRONT BEFORE



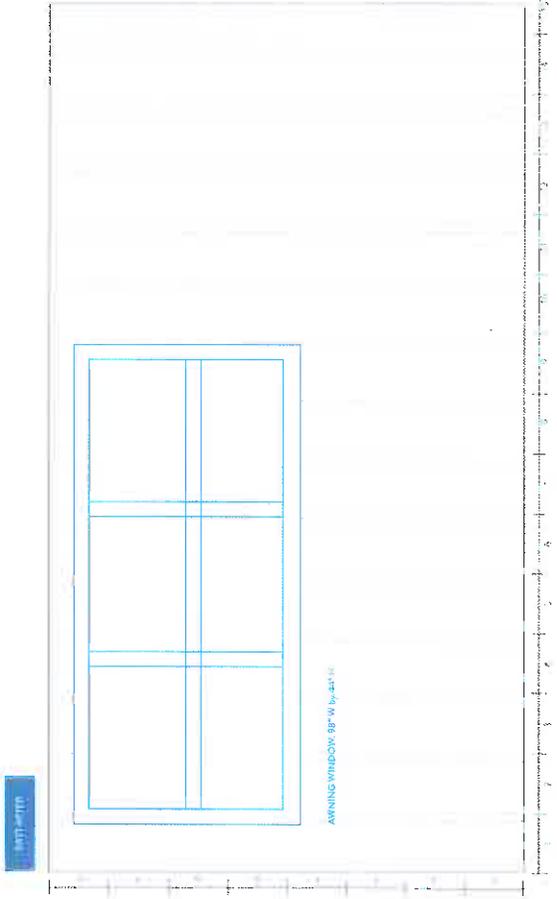
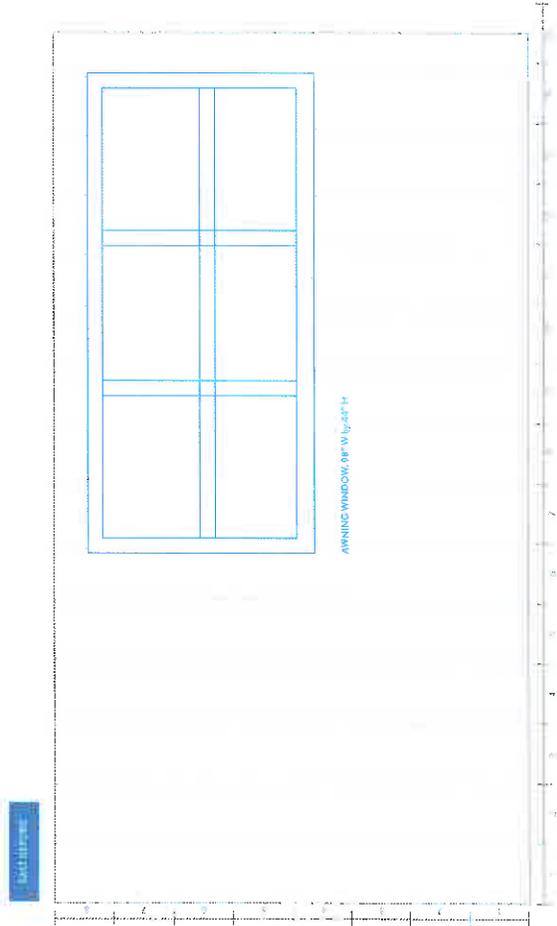
FRONT AFTER





**OPTION 3 SIDE:** Set of existing awning windows is moved towards the back of the addition to allow for new placement of bathroom. Opening is re-sided to match current structure.

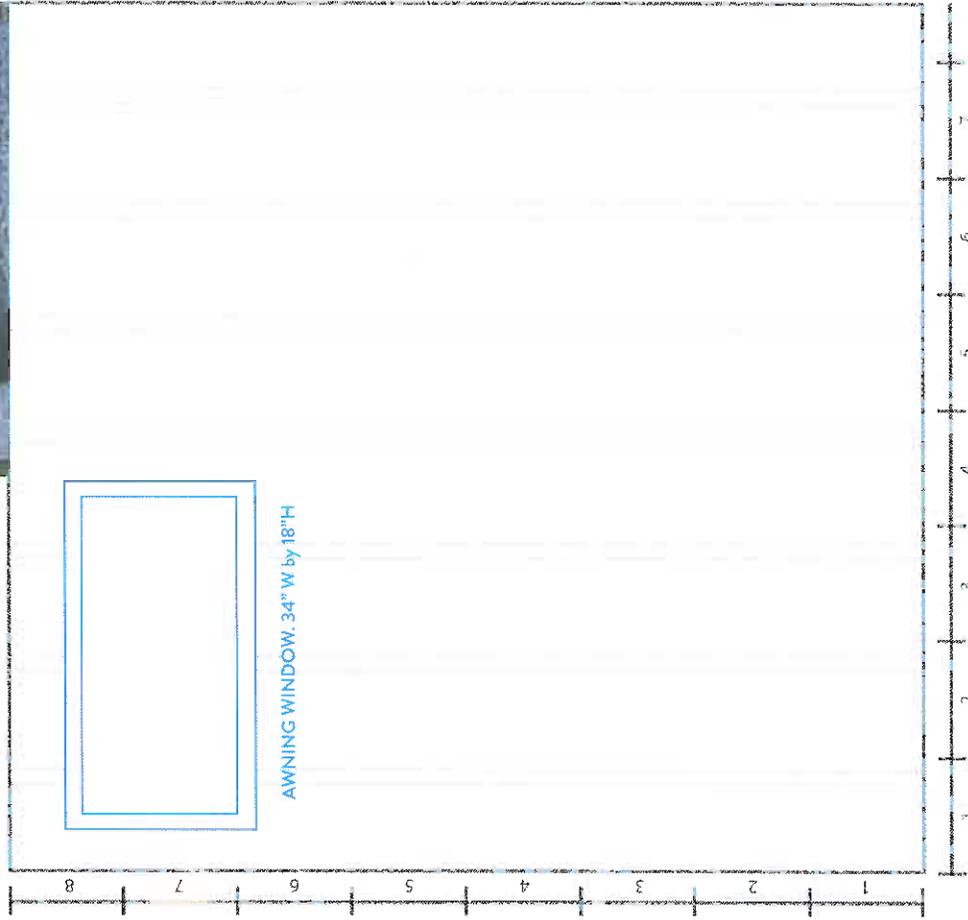
Disadvantages: dimensions of existing awning windows do not match dimensions of space for windows in new plan; also, existing windows might be damaged upon removal, problematizing re-use.



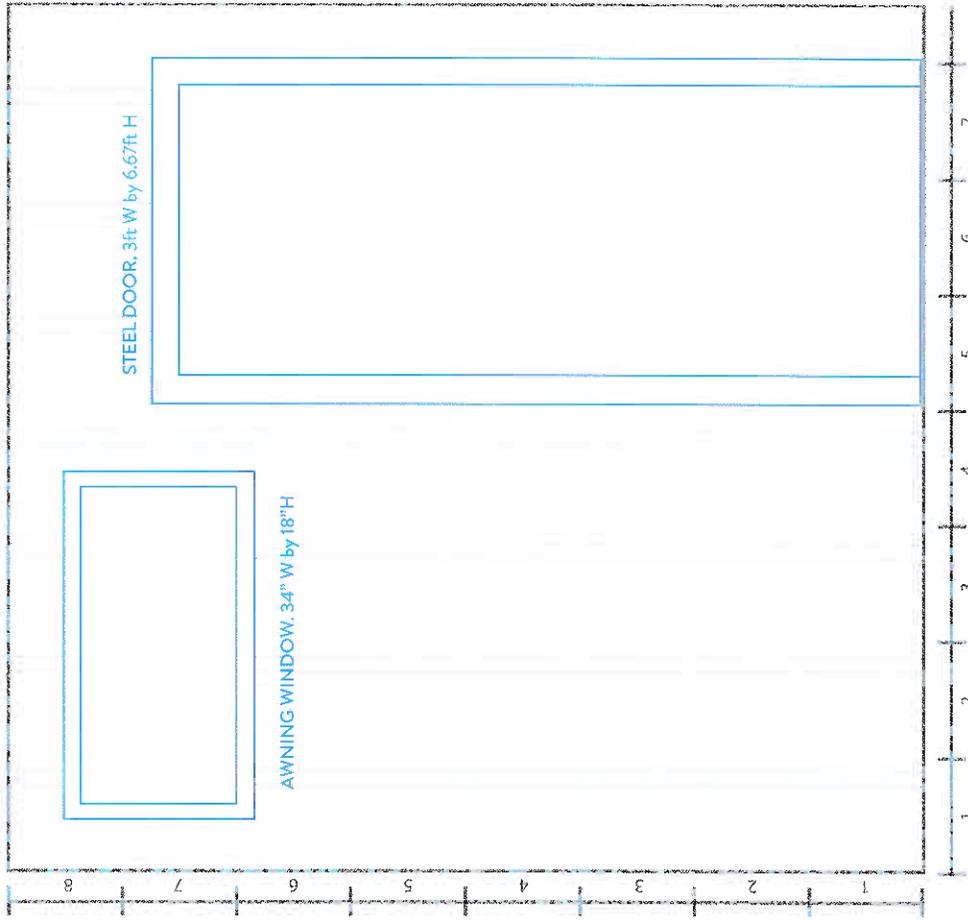


**OPTION 3 BACK:** Door removed from front of addition is relocated to the rear. Existing small awning window is left in place.

BACK BEFORE



BACK AFTER





THANK YOU FOR YOUR TIME AND CONSIDERATION

### SUMMARY

Request to remove a non-original rear porch and repair roof line back to the original house. Also, request to remove an original 2'x2' two lite window and seamlessly close opening with wood siding.

COA-16-54

629 S. Woodlawn Ave.  
Elm Heights  
Petitioner: Danielle Thompson

**Contributing House;** American Foursquare/Arts and Craft, c. 1920

**105-055-51328**



This is a c. 1920 slightly altered American foursquare/Arts and craft house in good condition. The property is located in the Elm Heights historic district. This is a request to remove a non-original, historic rear porch and repair the roof line to match the rest of the back. This is also a petition for removal of an original 2'x2' two lite window.



Although the porch is non-original, it is a historic addition, but was not built at the same construction level as the main house and lacks a proper foundation, which has caused issues to the property. Staff is supportive of the removal of this rear porch as it will not detract from the historic significance of the American foursquare. It is also only visible from the alley.

The window is a historic two lite casement window measuring 2' x 2'. The petitioner would like to remove it as it is located adjacent to the shower and has moisture damage. The window opening will simply be retrofitted with wood siding to match the existing house. Although this is unique window, the removal will not detract from the historic significance of the property and therefore staff is supportive of this request.

The neighborhood is supportive of both petitions.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-54Date Filed: 9/30/2016Scheduled for Hearing: 10/13/16

**RECEIVED**  
SEP 30 2016  
BY: BME

\*\*\*\*\*

Address of Historic Property: 629 S Woodlawn Ave. Bloomington INPetitioner's Name: Danielle ThompsonPetitioner's Address: 8819 Anchor Bay Ct Indpls IN 46236Phone Number/e-mail: 317 603-5218Owner's Name: Danielle & Jon ThompsonOwner's Address: 8819 Anchor Bay Ct. Indpls IN 46236Phone Number/e-mail: Dcittadino99@yahoo.com

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. Rental property 015-52010-00 Markers L14

2. A description of the nature of the proposed modifications or new construction:  
Remove window in upstairs bath. The large wood window is located off center in the shower. It is constantly exposed to moisture and is a privacy concern.

Remove small bathroom window, lower level. This is a small, elevated, awkward window which does not look to be original to the home.

Remove back porch- not original to the home.

3. A description of the materials used.  
The exterior window openings will be closed and retrofitted to blend seamlessly with the existing wood siding.

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.

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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.



Downstairs half bath window is barely visible from the street. It is the tiny window on this side of the house about 2 foot in size and square in shape



Back porch will be removed. Roofline and gutters will be fixed.



Another view of back porch.



629 S Woodlawn



**SUMMARY**

Request to raise the porch railing height to meet current code (36") and maintain the same design. The end posts will also be raised to accommodate the new railing heights but will maintain the tapered column.

**COA-16-56**

420 S. Highland  
Elm Heights  
Petitioner: Chris Clark (B-Town  
Real Estate)

**Contributing**

**105-055-51236**

**House;** California bungalow, c. 1925



This is a c. 1925 slightly altered California bungalow house in good condition. The property is located in the Elm Heights historic district. This is a request to raise the porch railing to meet current code but maintain the same railing look and maintain the tapered columns.

The Elm Heights design guidelines encourage preservation of original porches and new additions should be appropriate to the house style.

This house has had many alterations including aluminum siding and replacement windows. Typically porch railing heights hit just the bottom of the window to provide an unobstructed view from the window. The railing on this house is proportionate to the scale of the house.

The neighborhood is against the proposal for raising the railing height.

Staff is recommending denial of the permit as it will change the character of the house and is one of the only original details remaining. If the petitioner is concerned about safety, a small discrete simple rail could be added about the existing rail but is not required to be brought up to code.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA - 16-56

Date Filed: Oct 3, 2016

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

RECEIVED  
OCT 03 2016  
BY: BME

\*\*\*\*\*

Address of Historic Property: 420 S Highland Ave

Petitioner's Name: Chris Clark - B-Town Real Estate

Petitioner's Address: 1420 S. Walnut, 47401

Phone Number/e-mail: 812-322-1871 CHRIS@B-TOWNREALESTATE.COM

Owner's Name: Chris Clark

Owner's Address: 1420 S. Walnut, 47401

Phone Number/e-mail: SAME AS ABOVE

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. WHITAKER LOT 14

2. A description of the nature of the proposed modifications or new construction:

WE WILL BE REPAIRING AND RESTABILIZING THE  
CURRENT FRONT PORCH STRUCTURE AS IT CURRENTLY  
LOOKS. WE ARE SEEKING APPROVAL FOR A NEW  
RAILING DESIGN THAT IS A SAFER HEIGHT WHILE  
STILL RETAINING THE CLASSIC BUNGALOW STYLING. WE  
WILL BE USING THE SAME STYLE, JUST RAISING THE HEIGHT  
AND MAKING ADJUSTMENTS TO THE END POSTS TO ACCOMMODATE

3. A description of the materials used.

WOOD & PAINT

THE NEW HEIGHT TO  
MEET CURRENT CODE  
HEIGHT.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

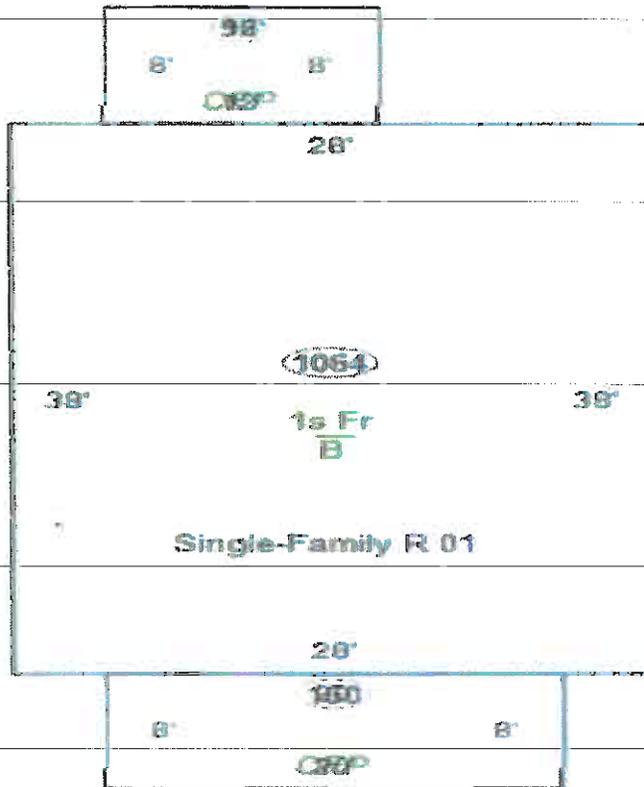
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether 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.





Parcel Information

Land Description

Parcel Information		Land Type	Acreage	Dimensions
Owner Name	Clark, Christopher B & Melissa A L	F		68x132
Owner Address	800 N Washington St Bloomington, IN 47408			
Parcel Number	53-01-51-673-000,000-009			
Alt Parcel Number	015-16730-00			
Property Address	420 S Highland Ave, Bloomington, IN 47401			
Property Class Code	510			
Property Class	1 Family Dwell - Platted Lot			
Neighborhood	151 Trending 2006 - F A, 53009144-009			
Legal Description	015-16730-00 Whitaker Lot 14			

Taxing District

Township	PERRY TOWNSHIP
Corporation	MONROE COUNTY COMMUNITY

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	UNKNOWN			WD	
1978-03-01	EIKERMAN, ALMA		0	MI	
1986-08-11	CULVER, J. BART		0	MI	
2007-12-28	INDIANA UNIVERSITY FOUNDATION			WD	
2008-08-05	SKOLNICK, JOHN			CW	157,500.00
2010-07-08	CLARK, CHRISTOPHER B & MELISSA A L			WD	385,000.00

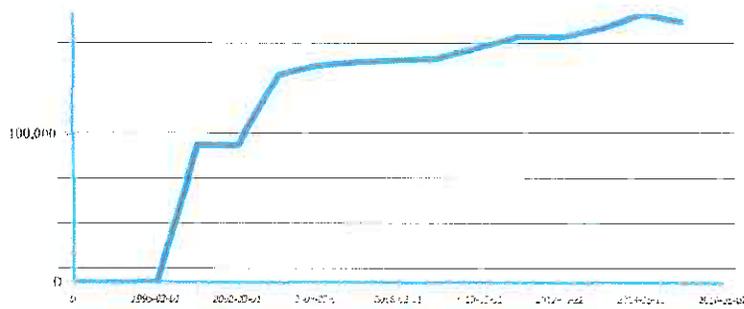
Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2016-05-02	Annual Adjustment	81600	96,600.00	178,200.00
2015-05-27	GENERAL REVALUATION	81600	101,800.00	183,400.00
2014-05-15	Annual Adjustment	74800	98,800.00	173,600.00
2013-06-03	Annual Adjustment	74800	92,900.00	167,700.00
2012-06-22	Annual Adjustment	74800	93,400.00	168,200.00
2011-06-09	Annual Adjustment	74800	85,200.00	160,000.00

9/26/2016

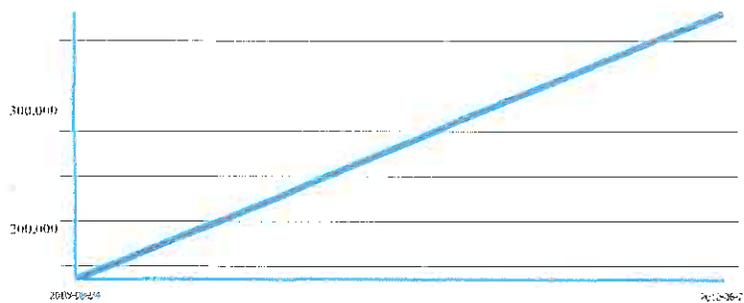
Parcel Information

2010-03-01	Annual Adjustment	74800	78,000.00	152,800.00
2009-03-01	MISCELLANEOUS	74800	76,500.00	151,300.00
2008-03-01	MISCELLANEOUS	74800	75,100.00	149,900.00
2007-03-01	MISCELLANEOUS	71400	76,100.00	147,500.00
2006-03-01	MISCELLANEOUS	63900	77,600.00	141,500.00
2005-03-01	MISCELLANEOUS	22000	71,300.00	93,300.00
2002-03-01	GENERAL REEVALUATION	22000	71,300.00	93,300.00
1998-03-01	Homestead Change		0.00	0.00
1995-03-01	GENERAL REEVALUATION		0.00	0.00
1994-03-01	GENERAL REEVALUATION		0.00	0.00



Sales

Sale Date	Sale Price	Buyer Name	Seller Name
2008-08-04	157,500.00	JOHN SKOLNICK	TAMERA CARTWRIGHT
2010-06-23	385,000.00	CHRISTOPHER CLARK	JOHN SKOLNICK



66

9/26/2016

Parcel Information

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

Exterior Features

Exterior Feature	Size Area
Porch, Open Frame	96
Porch, Open Frame	160

Special Features

Description	Size/Area
-------------	-----------

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Single-Family R 01	D-2	A	1920		1064

Single-Family R 01

Accommodations

BedRooms	3
Finished Rooms	7

Plumbing

Full Baths	1
Full Baths Fixtures	
Half Baths	
Half Baths Fixtures	
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	
Attached Garages	

Floors

Floor	Construction	Base	Finished
1	Wood Frame	1064	1064
B		1064	

107

**SUMMARY**

Request for three tree removals. Also request to move and rearrange two windows.

**COA-16-57**

W. Earl and Mabel Sullivan House  
837 S. Sheridan Dr.  
Elm Heights  
Petitioner: Virginia Metzger

**Outstanding**

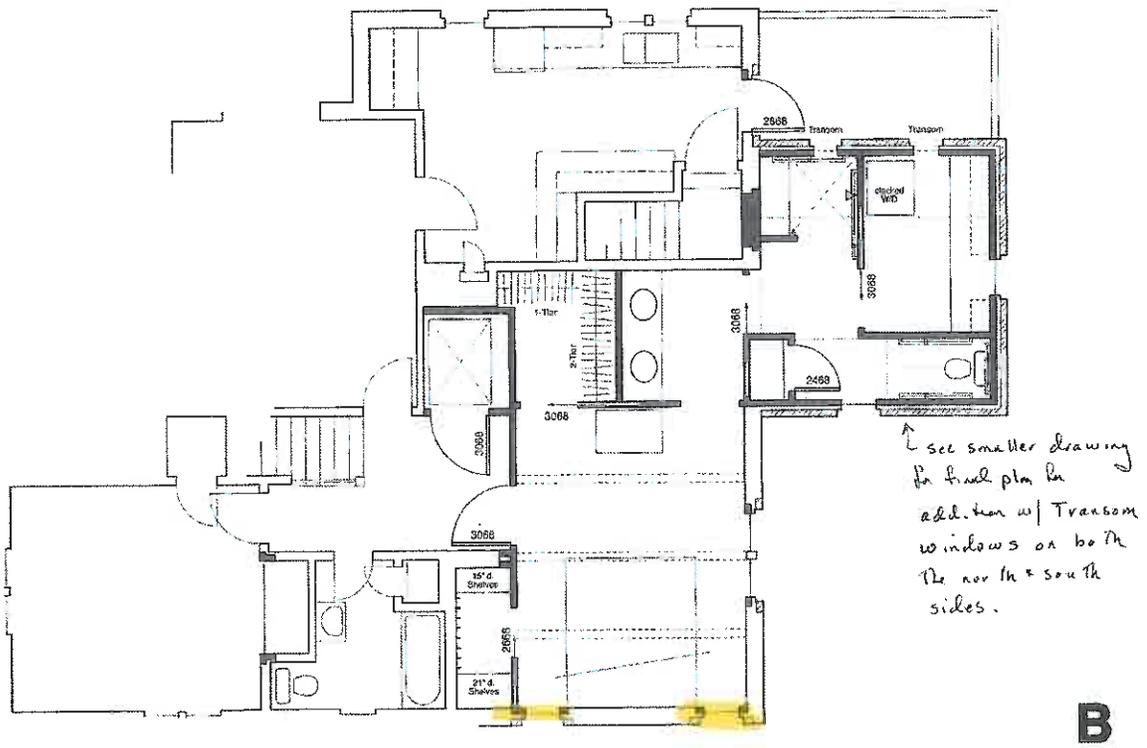
**105-055-47059**

**House;** Tudor revival, c. 1929



This is a c. 1929 unaltered Tudor revival house in good condition. The property is located in the Elm Heights historic district. This house is an outstanding Tudor revival designed by architect R.W. Miller. This is a request remove three trees, one is a mature tree causing damage to the driveway and the other two are partially dead. The other request is to move and rearrange existing windows.

The main work will be a rear addition, which is out of our purview. The rear set of windows is minimally visible from the right of way, but will include moving and rearranging two windows from the back to the visible side.



The highlighted windows above will be the new location of original leaded glass windows from the rear. They are a pair in the back, but will be separated.

Staff is supportive of the petition. The windows will still be the original windows and the configuration will not detract from the historic character of the house.

OCT 04 2016  
BY: EW

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number:

COA-16-57

Date Filed:

Oct. 4th, 2016

Scheduled for Hearing:

10/13/16

\*\*\*\*\*

Address of Historic Property:

837 South Sheridan Drive Bloomington IN 47401

Petitioner's Name:

Virginia and Michael Metzger

Petitioner's Address:

837 South Sheridan Drive Bloomington IN 47401

Phone Number:

812-202-3464 cell; 812-339-9280 land line; vmetzger@indiana.edu

Owner's Name:

Virginia and Michael Metzger

Owner's Address:

837 South Sheridan Drive Bloomington IN 47401

Phone Number:

812-202-3464 cell; 812-339-9280 land line; vmetzger@indiana.edu

Instructions to Petitioners

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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 4:00 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.

Lot 33 in Sheridan Place Addition; property tax parcel # 53-08-03-210-006.000-009

2. A description of the nature of the proposed modifications or new construction:

We are proposing to build a small addition on the back (east side) of our house to add a master bath room and small laundry room on the main level. See attached drawings. The addition will not be visible from any public right-of-way, specifically neither Sheridan Drive in front of the house nor Mitchell Street, the next street east of Sheridan. There is no alley behind our house. The addition will only be visible to the adjacent houses behind and on either side, none of which are in the historic district. The existing rear deck will just become smaller as will the existing back yard, but again, neither is visible from the street. To create a master bedroom on the main level, two existing windows in the south east corner will be moved. Because of all of the vegetation on the south side of the house, these windows are barely

visible from Sheridan. The awnings on the south side and on the patio on the north side also need to be replaced due to weather damage so we will also do that when the windows are moved. We will also be removing a large white pine that has taken over our small back yard, is pushing up our driveway, hanging over our drive way, and will be in the way of the addition and construction. Two hackberry semi-dead trees which are in the utility easement and already interfering with the utility lines and hanging over our driveway will also be removed, either by Duke Energy or by us. Finally, the stones lining our driveway, visible from Sheridan, will be removed prior to construction to preserve them. Once the construction is complete, the driveway will be re-leveled, re-paved, and these stones put back.

3. A description of the materials used.

The exterior of the addition will be brick like the house. The existing brick that will be removed from the rear of the house will be reused but new brick will also be required. The mortar composition of the house will be matched. The windows will be the existing leaded glass windows in all cases except for the new transom windows on the north and south side of the addition. These will be new custom windows with diamond panes to match the existing leaded glass windows with metal muntins inside and outside. The roof of the addition will be the same variegated asphalt shingles as on the house. See the attached drawings of the exterior of the addition. Again, none of this will be visible from a public right-of-way.

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.

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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



Front Facing Sheridan - west



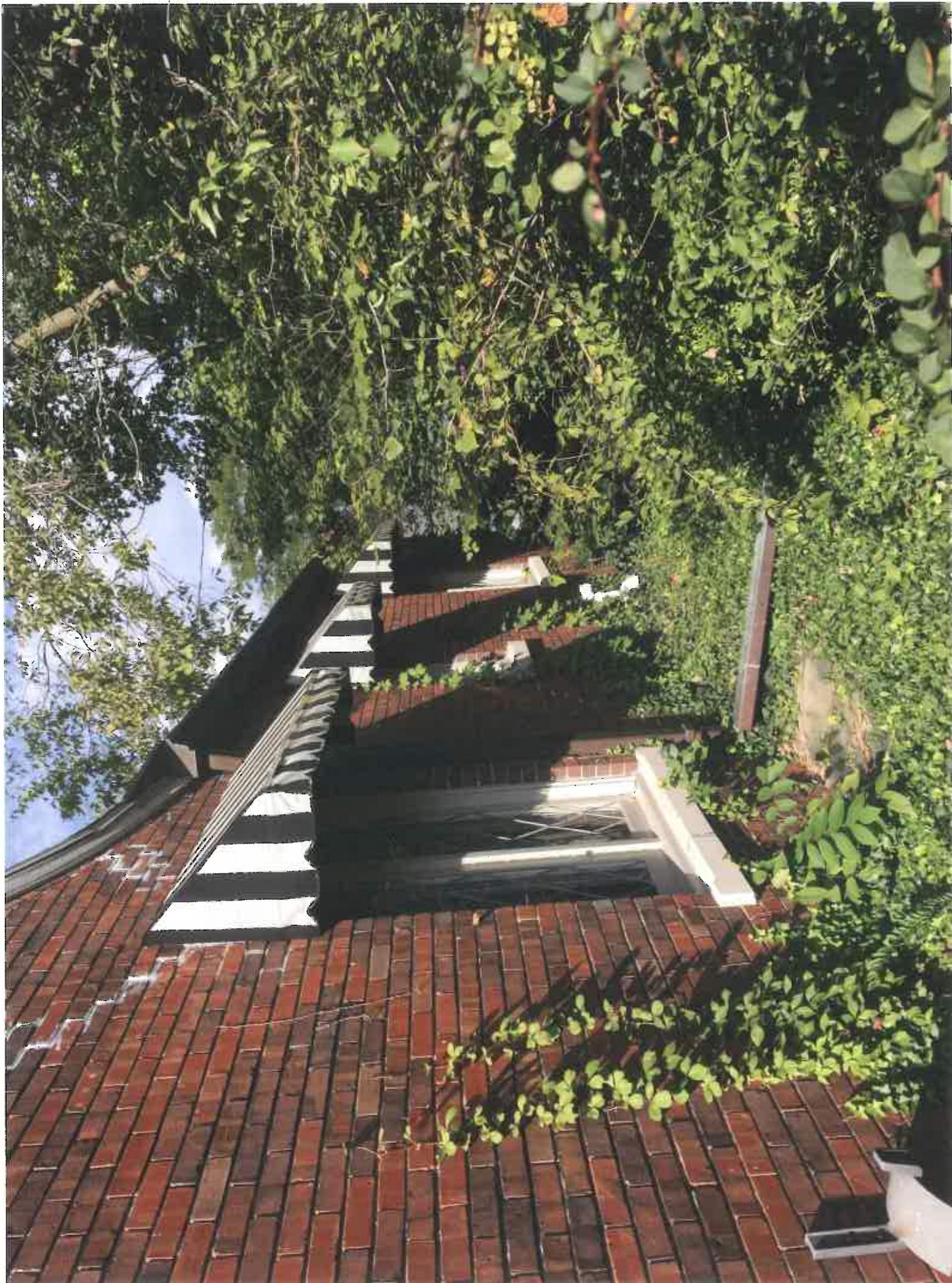
Front Facing Sheridan - West



East side - visible from Sheridan



west side - visible from Sheridan



East side - most south east windows to be moved (far back)



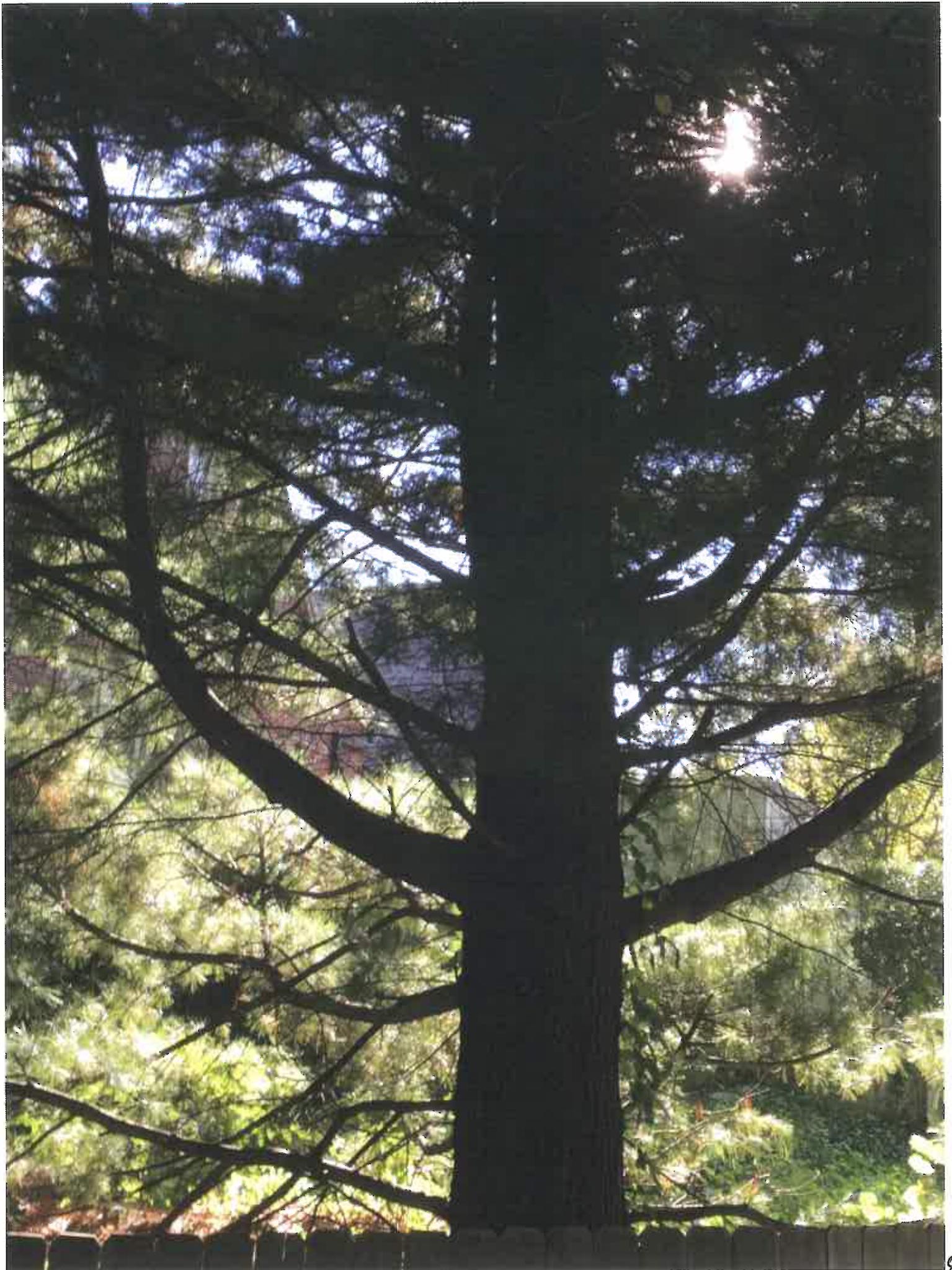
Rear East Side View - addition will start just left of the small single window over + including the double windows



Rear East Side - location of addition - and the view



Have white pine taking over back yard etc.

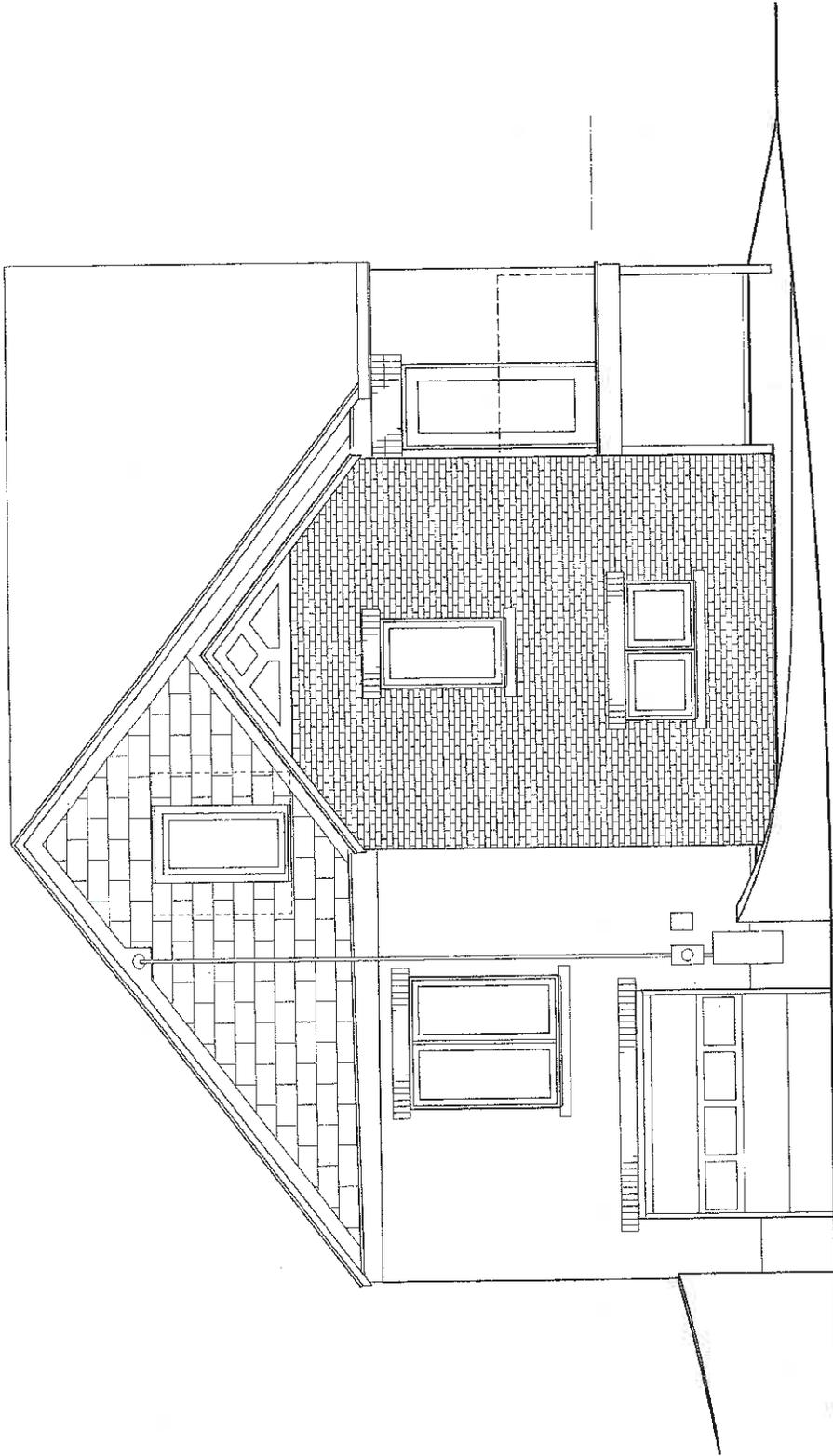


white pine from home view - need to gradually remove lower branches



Hazewhite pine and semi-dead hackberry

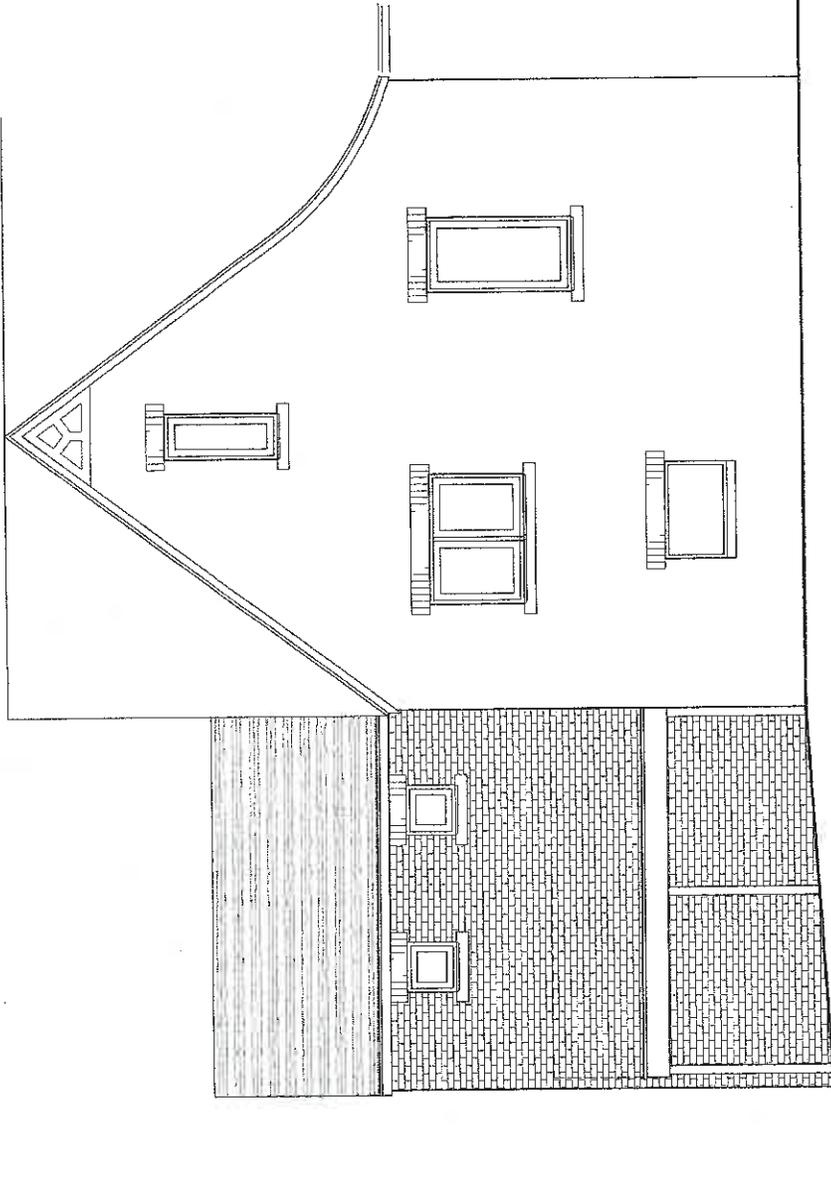




Rear East Side with Addition - Finished

**B**

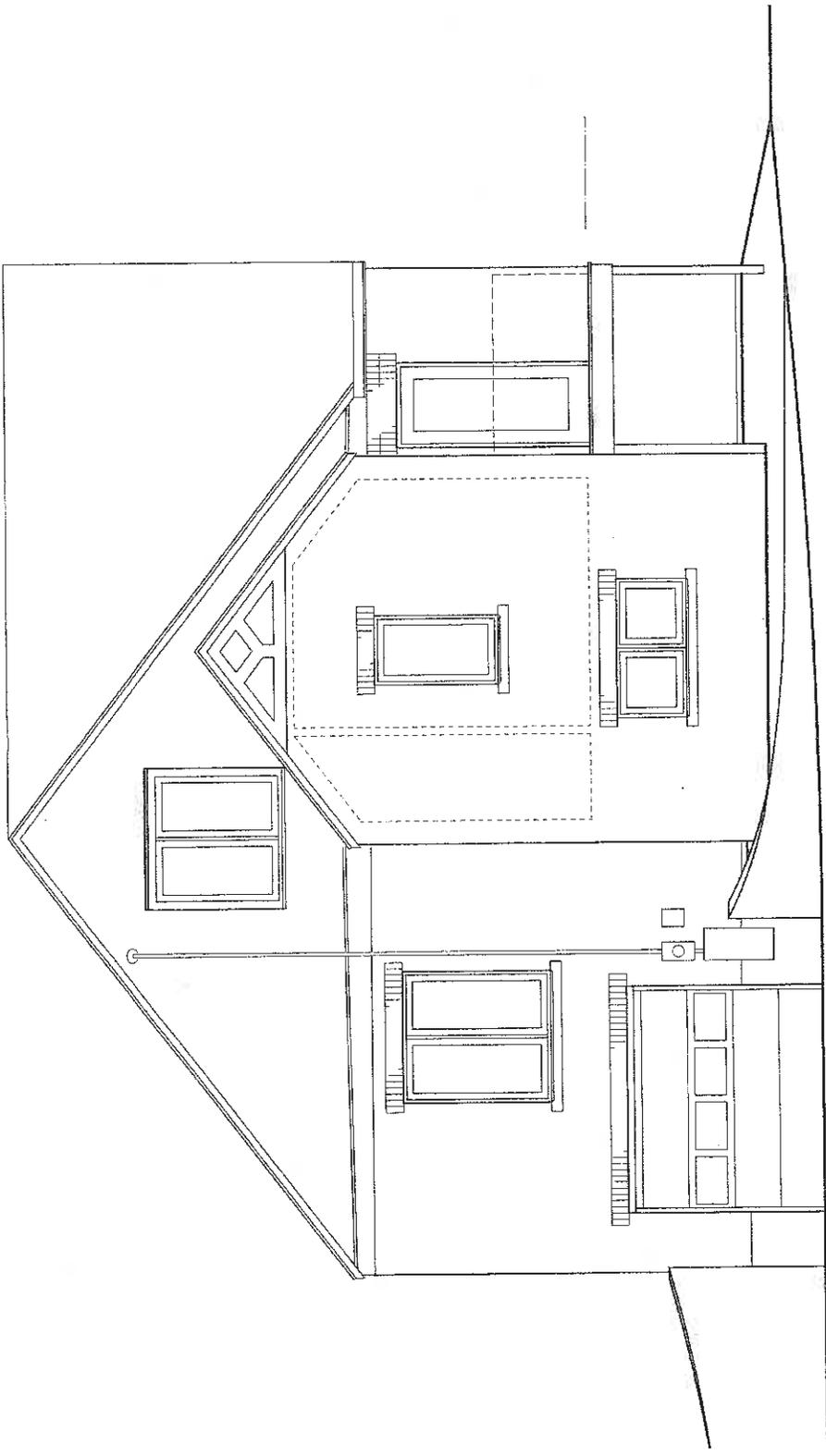
1/4" = 1'-0"



Down side w. N. Addition - Finished

**B**

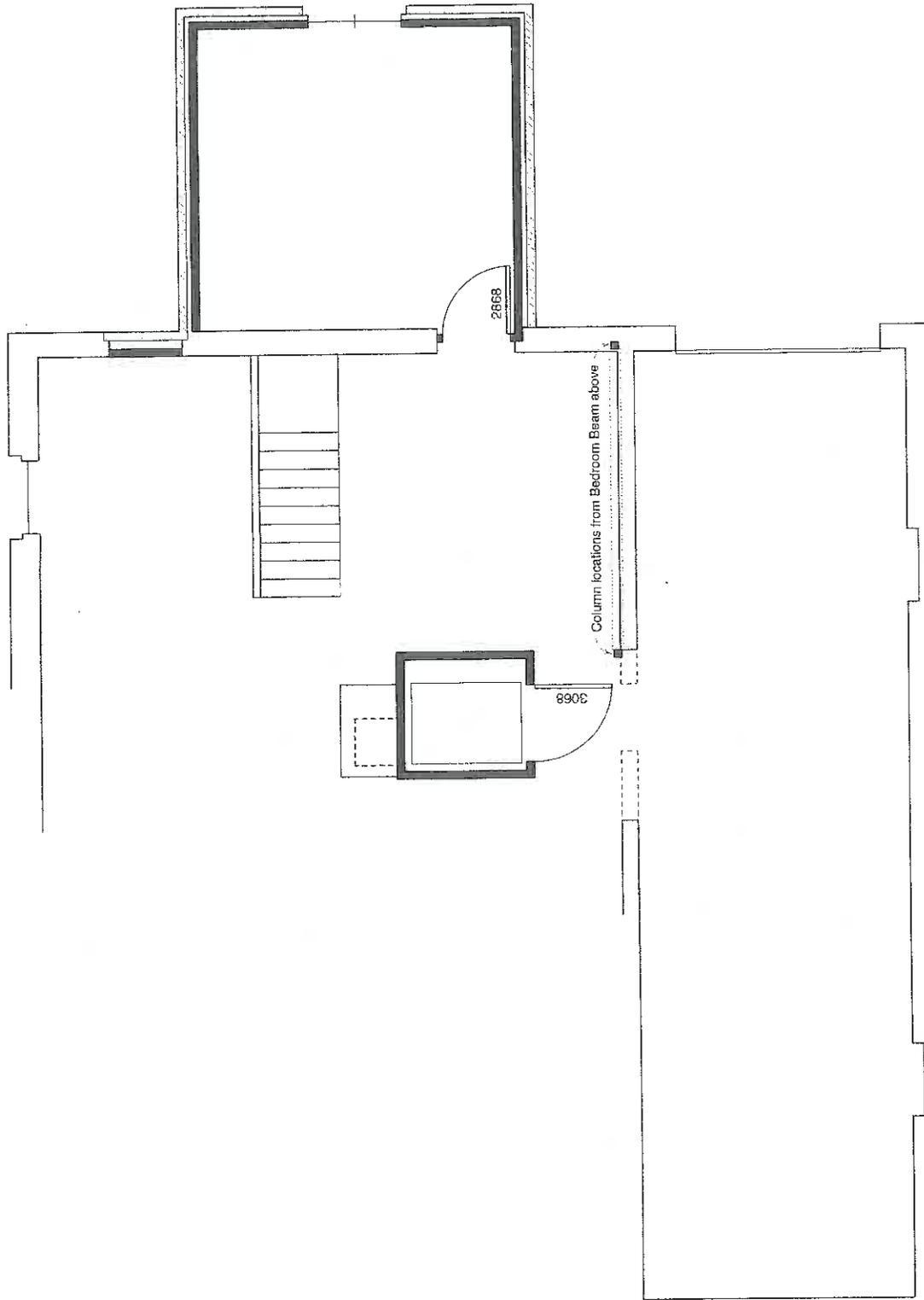
1/4" = 1'-0"



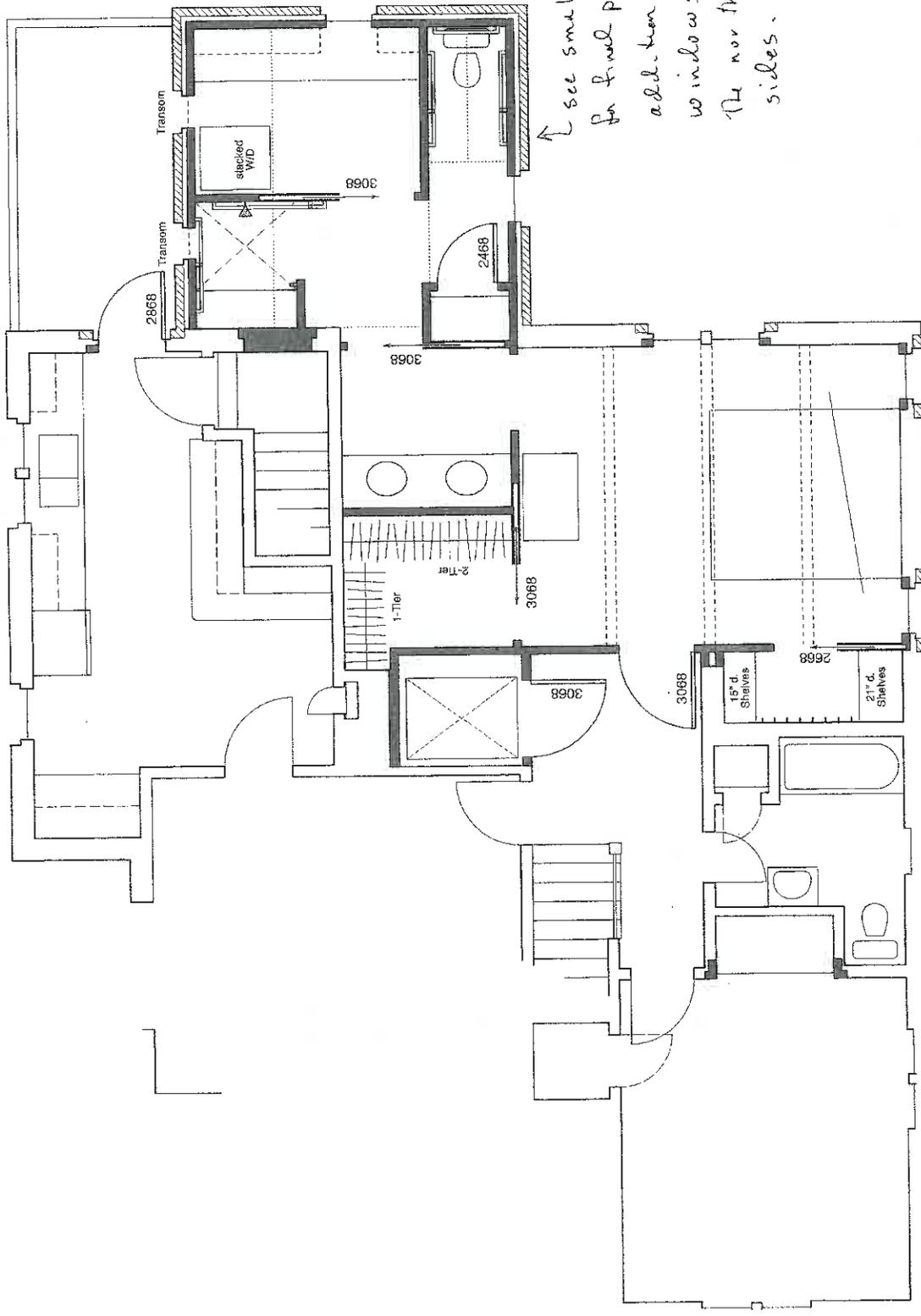
Rear East Side showing interior wall space

**B**

1/4" = 1'-0"



Basement - garage + new elevator +  
addition

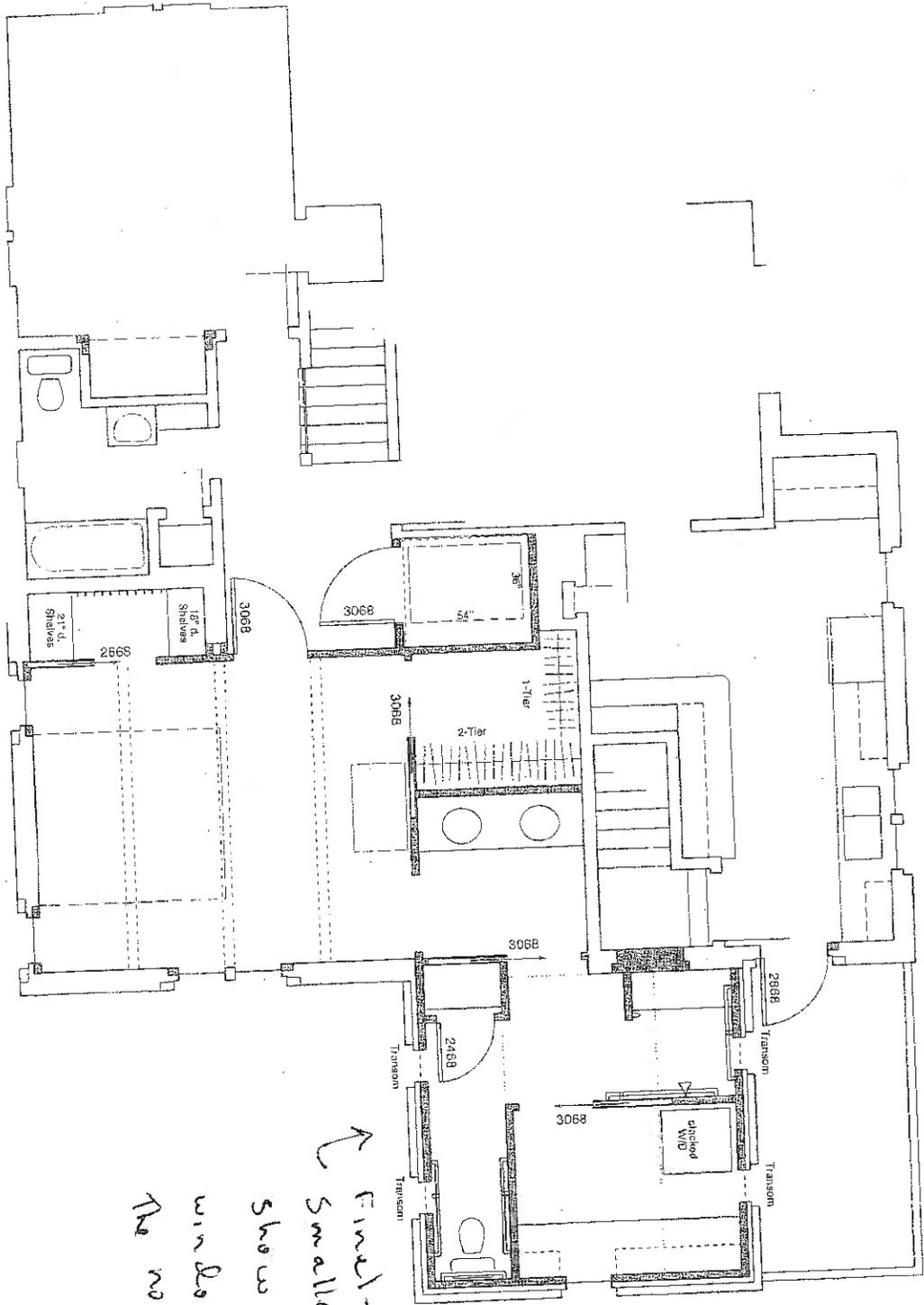


↳ see smaller drawing  
 for final plan for  
 addition w/ Transom  
 windows on both  
 the north & south  
 sides.

**B**

1/4" = 1'-0"

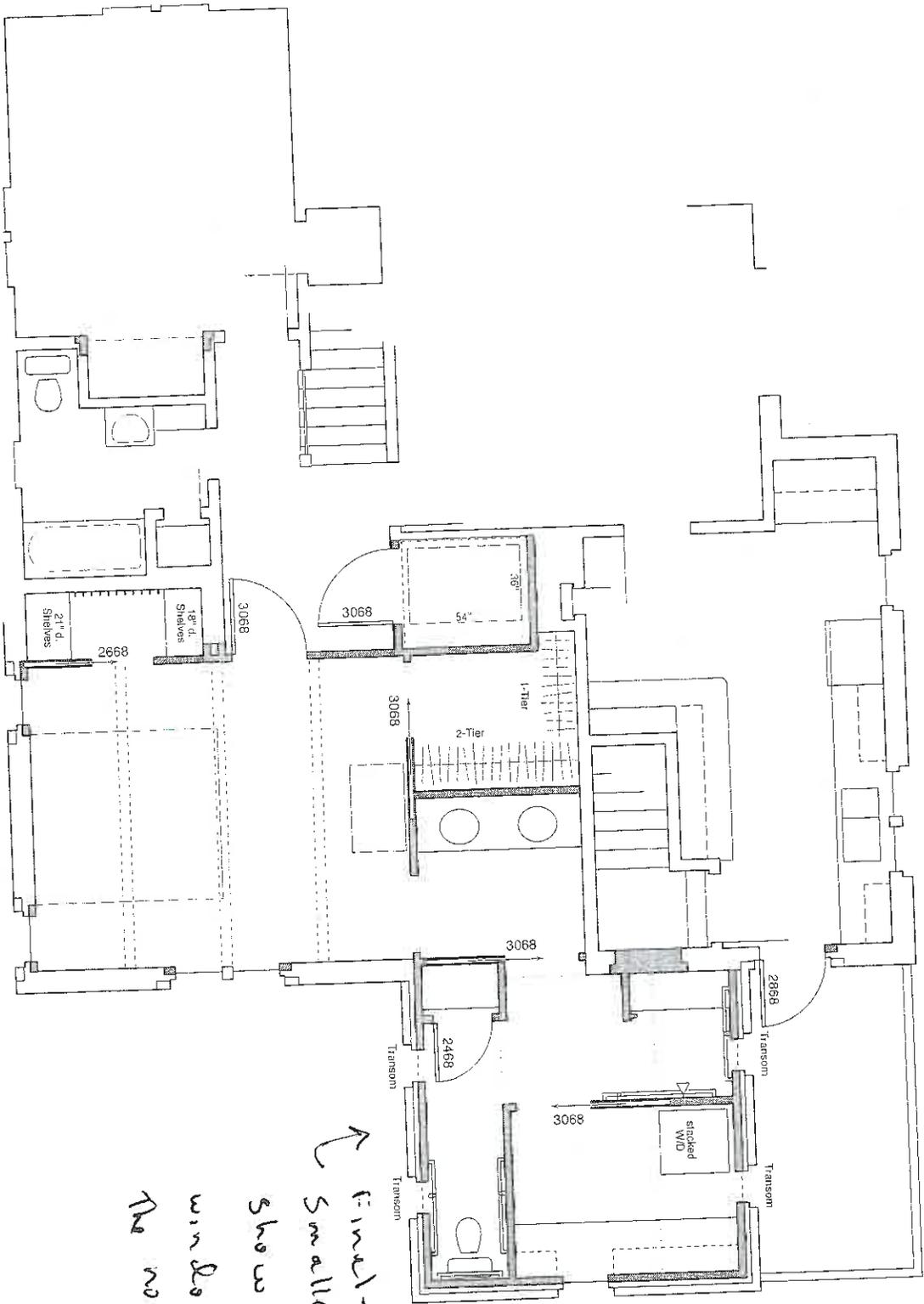
Addition Floor Plan plus master bed room + elevator



← Finely-  
 smaller drawing  
 showing Transom  
 windows on both  
 the north & south sides.

1/4" = 1'-0"  
 or  
 (1) Square = 1'-0"

**B**



← final-  
 showing drawings  
 showing Transom  
 windows on both  
 the north & south sides.

1/4" = 1'-0"  
 OF  
 (1) Square = 1'-0"

**B**

**SUMMARY**  
Full demolition.

**COA-16-58**

717 W. Howe St.  
Greater Prospect Hill  
Petitioner: City of Bloomington  
Parks and Recreation Dept.

**Non-Contributing 105-055-54138**

**House; Pyramid roof cottage, c. 1905**



This is a c. 1905 severely altered Pyramid roof cottage house in good condition. The property is located in the Greater Prospect Hill historic district. This is a proposal for full demolition and it will be turned into green space and included in the Building and Trades Park.

The design guidelines have five criteria for demolition and this petition meets two:

- The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
- The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.

The petitioners met with the neighborhood association and all in attendance were supportive of this request. The Parks department is purchasing this from a willing seller. The neighborhood subcommittee is also supportive of this request.

Staff is also supportive of this petition as it is a non-contributing structure within the district and has been so severely altered from the date of construction.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-58

Date Filed: Oct 5, 2016

Scheduled for Hearing: Oct 13, 2016

RECEIVED  
OCT 05 2016  
BY: BME

\*\*\*\*\*

Address of Historic Property: 717 W. Howe St.

Petitioner's Name: City of Bloomington/Parks and Recreation

Petitioner's Address: 401 N. Morton, Suite 250, Bloomington 47404

Phone Number/e-mail: 349-3706/williamd@bloomington.in.gov

Owner's Name: Shiflet, Ronald D., Cross, Debra L., Brannon, Tamara, w/le Shiflet, Donald

Owner's Address: 717 Howe St.

Phone Number/e-mail: 812-332-4106

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. East & Marshall Lot 10 & vac. alley. Parcel # 53-08-05-104-017.000-009

2. A description of the nature of the proposed modifications or new construction:

The subject property is being considered for acquisition by the City of Bloomington, Department of Parks and Recreation. If acquired, all structures on the site (house, garage, carport) would be demolished and the site restored to greenspace as an addition to Building Trades Park. Staff met with members of the Prospect Hill Neighborhood in September to discuss possible acquisition. The neighborhood is in support of the property acquisition, demolition of the structures, and restoration of the site as an addition to the park.

3. A description of the materials used.

NA

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.











## SUMMARY

Retroactive request to construct a wooden fence.

COA-16-59

1000 and 1002 E. Atwater Ave.

Elm Heights

Petitioner: Jeff Brawley

Contributing 105-055-51036  
Non-Contributing 105-055-51094

Rothrock House; Arts and Craft, c. 1910  
Apartments; Modern, c. 1960



This is a c. 1910, slightly altered Arts and Crafts house in good condition and a c. 1960 modern apartment rooming house. The properties are located in the Elm Heights historic district. This is a retroactive petition for the construction of a wooden fence.



The property owner is requesting to leave the fence that was built without his knowing or any approvals. The design guidelines goal for new fence construction is to be compatible with the neighborhood in materials, form and scale. The porch one 1000 E. Atwater has a porch that is supported by a limestone buttress and that detail is now obscured from the front of the house.

Staff is not supportive of this retroactive permit. It obscures some of the historic structure and is out of scale for the front of the house.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-16-59

Date Filed: Oct 5th, 2016

Scheduled for Hearing: 10/13/16

RECEIVED  
OCT 05 2016  
BY: BME

Retroactive COA App  
\*\*\*\*\*

Address of Historic Property: 1000-1002 Atwater Ave Bloomington, IN 47401

Petitioner's Name: Jeff Brawley

Petitioner's Address: 115 N. College Ave, Suite 015 Bloomington, IN 47404

Phone Number/e-mail: 812-327-5331 jett@thebrawleygroup.com

Owner's Name: BMI Properties

Owner's Address: 115 N. College Ave, Suite 015 Bloomington, IN 47404

Phone Number/e-mail: 812-327-5331

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. 015-57720-00 Elm Heights Lot 24
2. A description of the nature of the proposed modifications or new construction:  
Request to leave wooden fence that was built 2 weeks ago by a licensed contractor. Tenants did not notify owner/landlord and this was built without our knowledge or approval.
3. A description of the materials used.  
Treated lumber and metal brackets
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.

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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.





**Demolition Delay: Staff Review**

**A. 911 W. 6<sup>th</sup> St. (West Side National Register District)**

Contributing, c. 1895, Gabled ell

Property owner: Karen Cherrington

This is listed as a contributing structure in both the 2001 Survey and 2015 update in the West Side survey district and is zoned as Residential Core. It is a slightly altered c.1895, gabled ell. The scope of work involves siding the house with 4" vinyl siding that will not negatively impact the future rating of the property.

**DEMOLITION DELAY-16-28**

**Summary**

Partial demolition.

1405 S. Walnut St. (Monon survey area)

**Contributing**

**105-055-52227**

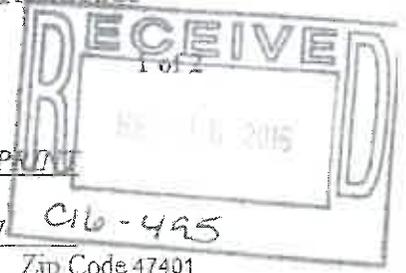
**House; c. 1930, California bungalow**



This is a slightly altered contributing c. 1930 California bungalow house in the Monon survey area in good condition. The scope of work involve the removal of a non-original window in the rear addition of the house. It will not detract from the historic character or significance of the house. Staff is recommending release of this permit.

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT
501 N. Morton St RM 220-B, Bloomington, Indiana 47404
Phone Number:(812) 349-2580 FAX: (812) 349-2967



59481
BL
9/14/16

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-08-04-310-044.000-009 Subdivision Driscoll Lot No. 17
Project Address 1405 S. Walnut St. City Bloomington Zip Code 47401
Township Perry Section No.

C16-495

Property Owners Name CRJ Ventures, LLC (Chad Jaeckel) Phone No. 812-345-0935
Property Owners Address 5460 W. Hoge Dr. City Bloomington Zip Code 47403

Applicants Name Orion Property Management (Keith Williamson) Phone No. 812-334-5964
Applicants Address 400 W 7th St., Suite 106 City Bloomington Zip Code 47404

General Contractor Phone No.

Please check applicable boxes and fill in blanks as required:

Proposed Work: [ ] New Construction [ ] Addition [X] Remodel (area) Other (explain)

Rental: [X] Yes [ ] No Flood Plain: [ ] Yes [X] No Sink Holes: [ ] Yes [X] No Watershed: [ ] Yes [X] No

Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain) Residence

Total number of bedrooms 4 Number of residential units 1 Estimated construction cost (census)

Total Square Footage of proposed structure

First floor square footage 1,023 Garage/Carport square footage NA [ ] Attached [ ] Detached

Second floor square footage 0 Covered Deck(s)/Porch(s) square footage 138

Third floor square footage 0 Other Floor square footage (explain) 0

Basement square footage 782 Grading area (area of soil disruption)

Elevated deck (>30") square footage 0

Driveway Permit No. NA [ ] State of Indiana [ ] Monroe County [ ] City of Bloomington

Wastewater system to be connected to: [X] City of Bloomington Sewer [ ] Other sanitary system

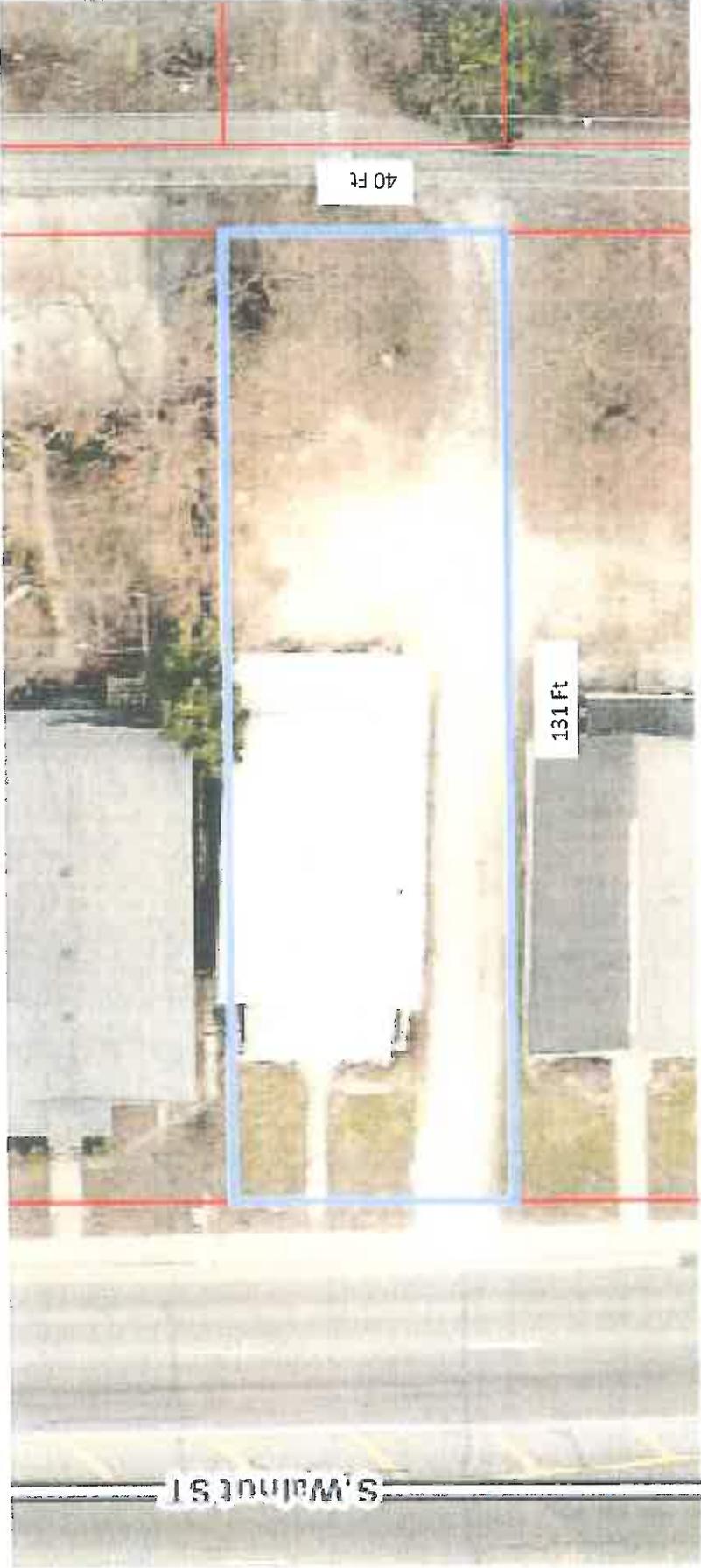
Septic System: Permit no. NA Number of bedrooms on permit

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant [Signature] Agent Date: 9-12-16

Email address kwilliamson@orionpropertymanagement.com 08/26/2016/Bldg/Reviews/Forms





DULY ENTERED  
FOR TAXATION

MAY 16 2016

  
Auditor Monroe County, Indiana

2016006033 QC \$18.00  
05/16/2016 02:36:15P 2 PGS  
Eric Schmitz  
Monroe County Recorder IN  
Recorded as Presented



Grantee's Address: 5460 W Hoge Dr., Bloomington, IN 47403

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that Chad R. Jaeckel ("Grantor") of Monroe County, in the State of Indiana, QUITCLAIMS to CRJ Ventures, LLC ("Grantee"), an Indiana Limited Liability Company, for the sum of One Dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, any right, title, interest or claim Grantor has in and to the following legally described real estate in Monroe County, State of Indiana:

Lot Number Seventeen (17) in Driscoll Addition to the City of Bloomington, Indiana as shown on the plat thereof recorded in Plat Cabinet B, Envelope 37, in the office of the Recorder of Monroe County, Indiana. Said Addition being part of the Southwest quarter of Section 4, and part of the North half of the Northwest Quarter of Section 9, Township 8 North, Range 1 West.

Tax ID: 53-08-04-310-044.000-009

015-23130-00

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as: 1405 S. Walnut Street, Bloomington, IN 47401

IN WITNESS WHEREOF, Grantor Chad R. Jaeckel has executed this deed this  
13<sup>th</sup> day of May, 2016.

  
Chad R. Jaeckel, Grantor

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MONROE )

Before me, a Notary Public in and for said County and State, personally and individually appeared the above Chad R. Jaeckel, who acknowledged the execution of the foregoing Quitclaim Deed to be his voluntary act for the purposes set forth, and who, having been duly sworn, under the penalties for perjury, stated that the matters therein set forth are true and correct.

WITNESS my hand and Notarial Seal this 17<sup>th</sup> day of May, 2016.



[Signature]  
Notary Public  
Diana M. Wilcox  
Name Printed  
Residing in Monroe County, IN

My commission expires:

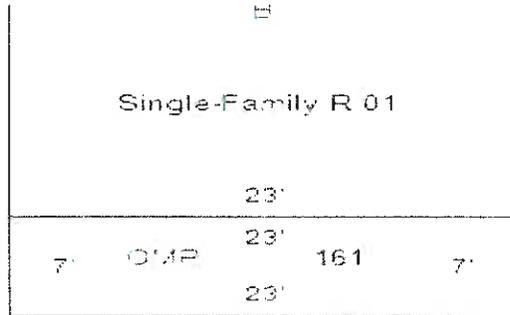
06/08/2022

This instrument prepared by:

Anthony M. Vice  
FERGUSON LAW  
Attorneys at Law  
403 East Sixth Street  
Bloomington, IN 47408  
Telephone: 812-332-2113

Send tax statements to: 5460 W. Hoge Dr., Bloomington, IN 47403

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Anthony M. Vice



Parcel Information

Land Description

Parcel Information		Land Type	Acreage	Dimensions
Owner Name	CRJ Ventures LLC	F		40x139
Owner Address	5460 W Hoge Dr Bloomington, IN 47403			
Parcel Number	015-23130-00			
Alt Parcel Number	015-23130-00			
Property Address	1405 S Walnut ST, Bloomington, IN 47401			
Property Class Code	419			
Property Class	Other Commercial Housing			
Neighborhood	Perry City Zone 4 Driscoll - F, 53009100-009			
Legal Description	015-23130-00 DRISCOLL LOT 17			

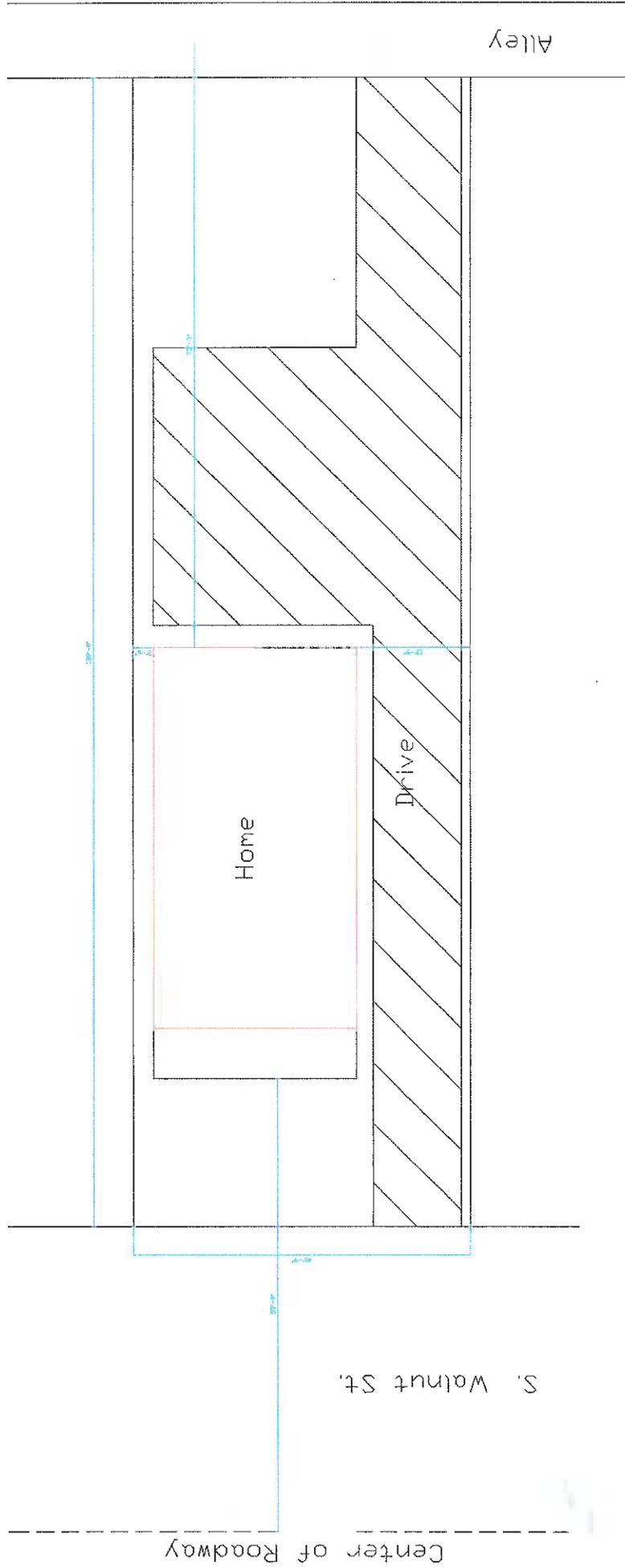
Taxing District

Township	PERRY TOWNSHIP
Corporation	MONROE COUNTY COMMUNITY

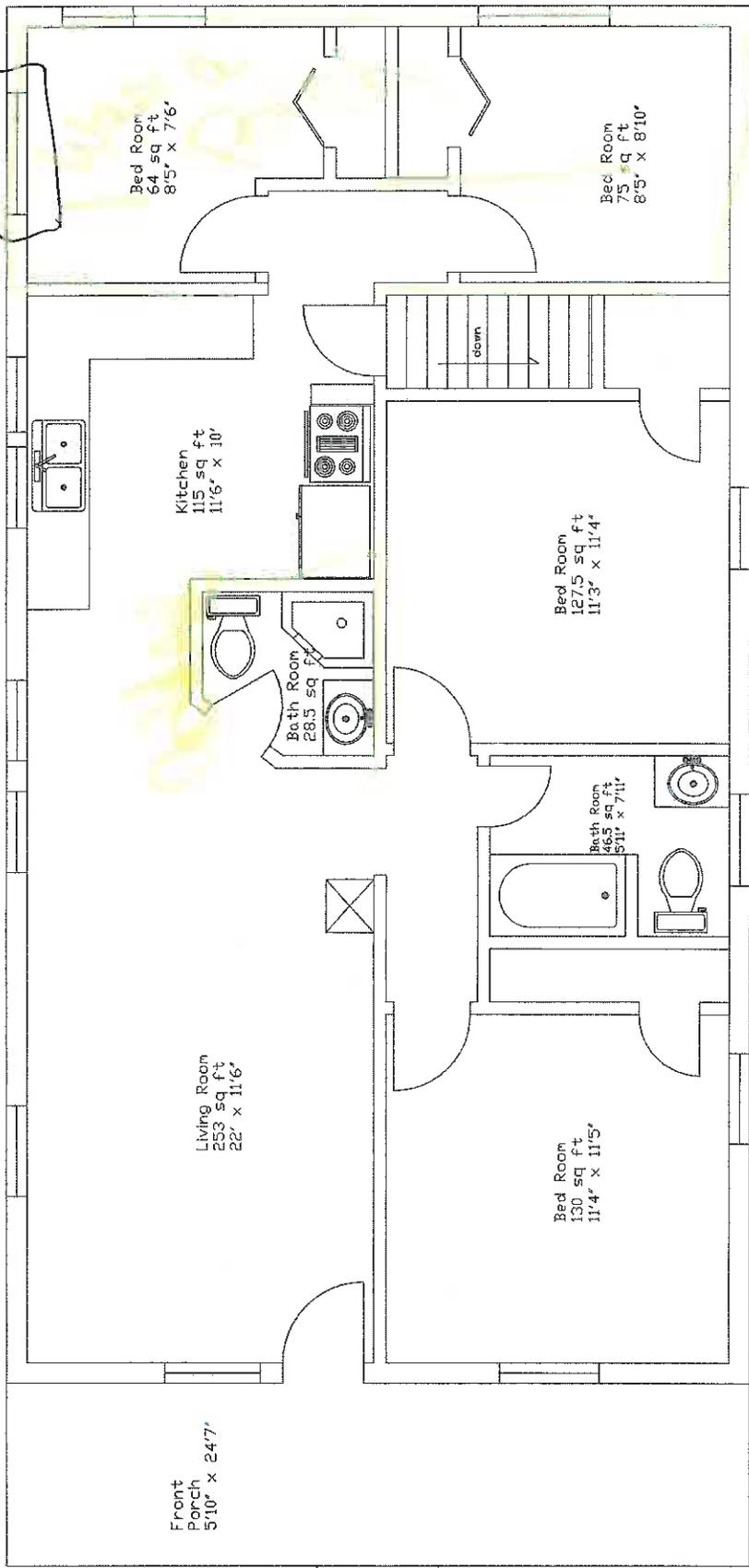
Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	HARDY, MAURICE G & LOIS G		0	MI	
1900-01-01	UNKNOWN			WD	
1992-09-22	KASHANIPOUR, HASSAN		0	MI	
1993-11-09	KASHANIPOUR, HASSAN & SOROOR		0	MI	
2012-11-14	Kashanipour, Soroor M			WD	
2016-02-17	Jaekkel, Chad R			WD	\$5,000.00
2016-05-16	CRJ Ventures LLC			QC	

CRJ VENTURES LLC  
Project - CRJ VENTURES-RES REM-1405  
Address - 1405 WALNUT ST S  
Parcel - 53-08-04-3.10-044.000-009  
App # - 59481 Typ - PR-4

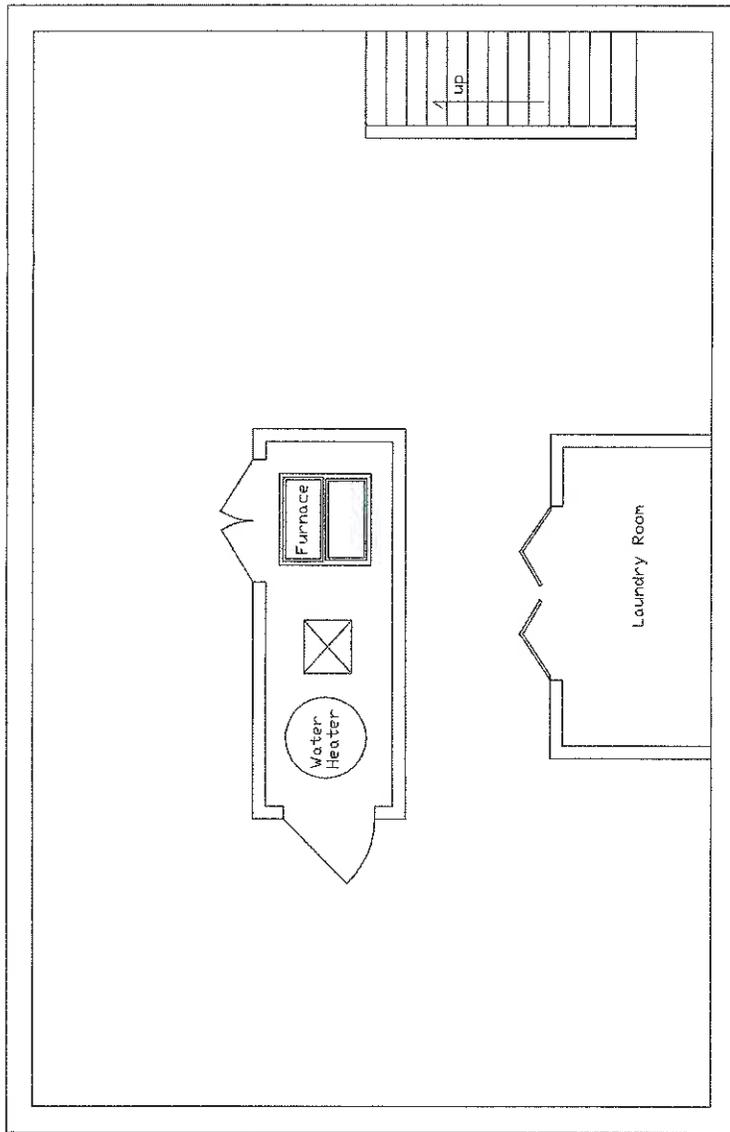


Window



Ground Level  
1,023 sq ft

1405 S. Walnut St.  
Bloomington, IN



Basement  
782 sq ft

Application  
Bloomington Historic Preservation Consulting Grant

**RECEIVED**  
SEP 13 2016

BY: Bme

Requirements:

The owner/ tenant must be contemplating building rehabilitation or construction within the next year and the building site must be listed in areas covered by the 2004 *Bloomington Historic Sites and Structures Report*. Survey information is also available on-line at the city web site [www.Bloomington.in.gov](http://www.Bloomington.in.gov) (look for the Housing and Neighborhood Development site, then the Historic Commission and survey site).

The Consultant must be on the Indiana Division of Historic Preservation and Archaeology Qualified Professional list or recommended by city staff as appropriate to the description of the job. The consultant must be allowed access to the building. A copy of the report should be given to the owner and to the Historic Commission.

Applicant SUSAN SU

Phone Number (251) 684 2012 e-mail address SUSAN.SU.SYN@live.com

For building located at 122 S. College Ave. Bloomington, IN 47404

Owner SUSAN SU (One Pair of DEUCES LLC)

Briefly describe the work you are contemplating (including any adaptive reuse of the space) and the extent of the work proposed (i.e. facade, storefront, living space conversion).

Restore Wm Street & College Ave Facade back to it's original state. Including replacing glass window, door and Tuck pointing of the bricks.