



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday June 8, 2023**

**5:00 p.m. EST**

**Prepared by HAND Staff**

**In Person:** The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:** <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

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## **Accessibility Statement**

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals.

If you encounter difficulties accessing material in this packet, please contact John Zody at the Housing and Neighborhood Development Department at [john.zody@bloomington.in.gov](mailto:john.zody@bloomington.in.gov) or 813-349-3582 and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

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# Bloomington Historic Preservation Commission Meeting

**In Person:** 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:** <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

**Meeting ID:** 958 5218 5508 **Passcode:** 082945

**Thursday June 8, 2023, 5:00 P.M.**

## AGENDA

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact John Zody at the Housing and Neighborhood Development Department at [john.zody@bloomington.in.gov](mailto:john.zody@bloomington.in.gov) or 813-349-3582 and provide your name, contact information, and a link to or description of the document or web page you are having problems with. Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
  - A. May 25, 2023
- IV. **CERTIFICATES OF APPROPRIATENESS**

### Staff Review

- A. **COA 23-36**  
112 N Walnut St. (Courthouse Square Historic District)  
Petitioner: Dayna Thompson / Caveat Emptor  
*Change paint color on existing sign.*
- B. **COA 23-37**  
200 E Kirkwood Ave (Bank Historic District)  
Petitioner: Tim Cover  
*Amend COA 22-63 - change of approved materials.*

### Commission Review

- C. **COA 23-34**  
301 N Morton St. (Illinois Central Railroad Depot District)  
Petitioner: Bruce Norton  
*New Signage.*
- D. **COA 23-35**  
218 S Grant St. (Greater Restaurant Row Historic District)  
Petitioner: Property Stars LLC, Kelly Jones/ Dennis Burch  
*New Building.*
- E. **COA 23-38**  
The Kiln - 628 N Madison St. (Showers Brothers Furniture Complex Historic District)  
Petitioner: Lucas Brown  
*New Addition.*

V. **DEMOLITION DELAY**

A. **DD 23-04**

219 E 19th St. (Contributing)

Petitioner: Ryan Strauser

*Full Demolition.*

VI. **NEW BUSINESS**

A. 917 N Fairview St. (Maple Heights Historic District) - Consultation for addition to the back of the house.

B. Invitation to consult - 2nd Street Modernization Project (INDOT Des. No. 2200012), City of Bloomington, Monroe County

VII. **OLD BUSINESS**

VIII. **COMMISSIONER COMMENTS**

IX. **PUBLIC COMMENTS ANNOUNCEMENTS**

X. **ADJOURNMENT**

Next meeting date is June 22, 2023 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

**Posted: 6/2/2023**

# Bloomington Historic Preservation Commission Meeting

**In Person:** 401 N Morton St., Ste. 135, Bloomington, IN 47404

**Zoom:** <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

**Meeting ID:** 958 5218 5508 **Passcode:** 082945

**May 25, 2023, 5:00 P.M.**

## MINUTES

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact John Zody at the Housing and Neighborhood Development Department at [john.zody@bloomington.in.gov](mailto:john.zody@bloomington.in.gov) or 813-349-3582 and provide your name, contact information, and a link to or description of the document or web page you are having problems with. Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).

### I. CALL TO ORDER

Meeting was called to order by **Chair John Saunders @ 5:00 p.m.**

### II. ROLL CALL

#### **Commissioners Present:**

John Saunders (Present)  
Matthew Seddon (Present)  
Sam DeSollar (Present)  
Reynard Cross (Present)  
Daniel Schlegel (Present)  
Alison Chopra (Present)  
Marleen Newman (Zoom)

#### **Advisory Members Present:**

Ernesto Castaneda (Present)  
Chris Sturbaum (Present)

#### **Staff Present:**

Gloria Colom (Present), HAND  
John Zody (Zoom), HAND  
Dee Wills (Zoom), HAND  
Beth Rosenbarger (Present) Assistant Director, City Planning Department  
Gabriel Holbrow (Present) City Zoning Planner  
Colleen Newbill (Present) City Legal Department

**Guests Present:**

Jacob Bower-Bir (Present)  
Daniel Joseph Weddle (Present)  
Justin Meschter (Present)  
Richard Lewis (Zoom)  
Janelle Curry (Zoom)  
Lucy Schaich (Present)  
Tom Doak (Present)  
Paul Ash (Present)  
Elizabeth Cox Ash (Present)  
Linda Napier (Present)  
Hugh Farrell (Present)

**III. APPROVAL OF MINUTES**

**A. April 27, 2023**

**Matthew Seddon** made a motion to approve **April 27, 2023 Minutes**.

**Daniel Schlegel** seconded.

**Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Cross), 0 No, 1 Abstain (Chopra)**

**IV. NEW BUSINESS**

**A. "College and Walnut Corridor Study" Presentation by Beth Rosenbarger**

**Beth Rosenbarger** gave presentation. See packet for details.

**B. Proposal to create a subcommittee to evaluate new roofing materials on the market and their appropriateness/viability for historic buildings.**

Discussion ensued about creating a subcommittee. See packet for details

**C. Proposal to eliminate the hybrid format for commissioners but maintain the format for the public**

**Allison Chopra** made a proposal and make a motion to eliminate the **Hybrid** portion format for the meetings. **Allison Chopra** stated that they have had attendance issues that have caused a problem with getting a quorum, and thinks that the **Voting Commissioners** should attend in person.

Discussion ensued. See packet for details.

To Clarify the vote is to eliminate the Hybrid format for **Voting Commissioners**, but not for the **Advisory Board Members, Staff** or the **Public**.

**Allison Chopra** made a motion to eliminate the **Hybrid Format** for Voting Commissioners. **Daniel Schlegel** seconded.

**Motion Carries: 4 yes (Schlegel, Seddon, Chopra, Cross), 3 No (Newman, DeSollar, Saunders), 0 Abstain.**

**V. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 23-30**

909 E University St. (Elm Heights Historic District)

Petitioner: Veronika Baradonner

*Removal of five trees.*

**Gloria Colom** gave presentation. See packet for details.

**B. COA 23-32**

412 W Howe St. (Greater Prospect Hill Historic District)

Petitioner: Kelly Rauch

*Build a retaining wall.*

**Gloria Colom** gave presentation. See packet for details.

**C. COA 23-33**

613 W 4th St. (Greater Prospect Hill Historic District)

Petitioner: Sandra Washburn

*Replacing 10 windows.*

**Gloria Colom** gave presentation. See packet for details.

**Commission Review**

**D. COA 23-29**

917 N Fairview St. (Maple Heights Historic District)

Petitioner: Jacob S. Bower-Bir and Daniel Joseph Weddle

*Build an ADU.*

**Gloria Colom** gave presentation. See packet for details.

**Jacob Bower-Bir** and **Daniel Joseph Weddle** gave presentation for a new design of the project. See packet for details.



**Chris Sturbaum** asked how they would justify this with the **Neighborhood Guidelines** and the **Secretary of Interior Guidelines**. **Gloria Colom** explained that the **Guidelines** provide a guide of best practices but every single case is unique and every single building or lot has its own story and you have to weigh the pros and the cons. Take into consideration every single factor. **Ernesto Castaneda** asked the **Petitioners** if they thought the collaboration they have with the **Neighborhood Association** compromised any of their designing intents. The **Petitioner** stated that it was different but that it in some ways works better, and that it is less of a bold statement. **Reynard Cross** stated that one of his main issues is with the proposed finishes and asked about the earthen material. More discussion ensued. See packet for details. **Sam DeSollar** asked to hear what the **Neighborhood** has to say. **Janelle Curry** stated that she has been in the **Neighborhood** for about 3 years and has seen a lot of **Daniel Weddle's** work. **Janelle Curry** thought the project was great and could not wait to see the finished product. **Lucy Schaich** stated that in looking at the designs that they were just given yesterday, that they were different than the ones online. **Lucy Schaich** read aloud their concerns and issues with the design. More discussion ensued with **Neighborhood Residents**. See packet for details. **Sam DeSollar** asked about what kind of materials for the roof, fascia and soffit. **Marlene Newman** commented about the roof appearing to be flat and the height and location of the new building. More discussion ensued. See packet for details.

**Chris Sturbaum** commented that they need to think about the president that they are setting and sees this as largely incompatible. **Matthew Seddon** commented that he was impressed with the efforts to adjust and make changes on the part of the **Petitioners** and thinks this project is eclectic enough to meet the general overall diversity of the neighborhood. **Ernesto Castaneda** commented that he was really glad to see that the **Petitioners** made the effort to collaborate with the **Neighborhood** and thinks this is a good project. **Daniel Schlegel** commented that he thought this was a unique project and could go either way. **Reynard Cross** made comments about the term "Eclectic" and the definition of, along with his perception of the building and that he still does not see how this fits in the neighborhood. See packet for details. **Sam DeSollar** read from the **Design Guidelines** about accessory dwellings. More discussion ensued. See packet for details.

**Matthew Seddon** made a motion to approve **COA 23-29**.

**Allison Chopra** seconded.

**Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Chopra), 1 No (Reynard Cross), 0 Abstain**

**E. COA 23-31**

1108 S Madison St. (McDoel Historic District)

Petitioner: Linda Napier

*Build a Detached Garage.*

**Gloria Colom** gave presentation. See packet for details.

**Linda Napier** gave details about the project and why she needs to go this direction.

**Elizabeth Cox Ash** stated that their **Neighborhood** approved this project.

**Chris Sturbaum** asked what kind of siding was being used. **Allison Chopra** asked if the shed was staying on the property. **Linda Napier** stated that eventually would like to turn this into a four season room. **Allison Chopra** asked more questions about the shed in relation to the new structure.

**Matthew Seddon** made a motion to **approve COA 23-31**.

**Daniel Schlegel** seconded.

**Motion Carries: 7 Yes (Cross, Chopra, Saunders, Seddon, DeSollar, Schlegel, Newman), 0 No, 0 Abstain.**

**VI. DEMOLITION DELAY**

**A. DD 23-03**

2201 E Moores Pike (Outstanding)

Petitioner: Kevin Whirter

*Partial Demolition.*

This **Petition** was retracted from the **Agenda**.

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS ANNOUNCEMENTS**

**X. ADJOURNMENT**

**Meeting was adjourned by John Saunders @ 7:15 p.m.**

**END OF MINUTES**

**Video record of meeting available upon request.**

<b>STAFF REVIEW</b>	Address: 112 N Walnut St.
<b>COA 23-36</b>	Petitioner: Dayna Thompson / Caveat Emptor
<b>Application Date: 5/25/2023</b>	Parcel: 53-05-33-310-255.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1900, storefront



**Background: Courthouse Square Historic District**

**Request: Repaint the sign in a different color**

**Guidelines: Courthouse Square Historic District Guidelines**

**Staff approved COA 23-36 to repaint the sign.**

- The proposed colors in blue and gold with white detailing is consistent with other color palettes found within the historic district.
- The existing sign would be otherwise unaltered and the rest of the structure unaffected.



# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 112 N. Walnut St.  
Parcel Number(s): \_\_\_\_\_

(OFFICE USE ONLY) MAY 25, 2023  
Filing Date: \_\_\_\_\_  
Case Number: COA 23-36  
HPC Hearing Date: June 8, 2023

### Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: \_\_\_\_\_

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

### APPLICANT INFORMATION:

Name: Caveat Emptor (Dayna Thompson) Email: daynathompson@mail.com  
Address: 112 N. Walnut St Phone: 812-332-9995  
812-219-2637 (c)

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: OLYMPUS PROPERTIES Email: manager2@olyprop.com  
Address: 2626 N. Walnut St, Suite 1000 Phone: 812-334-8200  
47404

**PROPOSED WORK (Check all that Apply):**

- New construction
  - Principal building
  - Accessory building or structure
  - Addition to existing building
- Demolition
  - Full Demolition
  - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
  - Window replacement
  - Door replacement
  - Siding
  - Roof material
  - Foundation
  - Other façade element: \_\_\_\_\_
- New Signage
- Alterations to the yard
  - Alteration to fences, walls
  - Tree removal

Other(s): Paint existing sign

**ADDITIONAL REQUIRED DOCUMENTS**

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

**CERTIFICATION**


I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: *DTS*

Date: 5-24-23

112 N Walnut St, Bloomington, IN 47404



**112 N Walnut St**  
Building

Directions Save Nearby Send to phone Share

- 112 N Walnut St, Bloomington, IN 47404
- Suggest an edit on 112 N Walnut St
- Add a missing place
- Add your business
- Add a label

Photos

Restaurants Hotels Things to do Transit Parking Pharmaci

Gather Gift shop

Jeff & Siobhán Norris Photography

The Standard at Bloomington

Malibu Grill American • \$\$

Chico's Women's clothing store

Book Corner Book store

Layers

Map data ©2023 Google United States Terms Privacy Send feedback 20 ft

## Caveat Emptor Sign Painting

### Description of Nature of Proposal:

We propose repainting the existing sign in a blue/old gold motif. (Current colors are maroon and white). The colors were chosen to invoke the colors of an old book and will complement the façade of the building nicely.

### Description of materials to be used:

- Paint (navy, gold, white)
- Paintbrushes
- ladder
- (potentially) sand paper

# CAVEAT EMPTOR

USED AND RARE BOOKS



# CAVEAT EMPTOR

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in your own  
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enjoy today  
Jeff, Siobhan & Grace

**BOOKS**  
USED & RARE  
OPEN  
Caveat Emptor  
BOOKMONGERS

NO HATE

BLOOMINGTON UNITED  
NO HATE

<b>STAFF REVIEW</b>	Address: 200 E Kirkwood Ave.
<b>COA 23-37</b>	Petitioner: Tim Cover, Studio 3 Design
<b>Application Date: 5/25/2023</b>	Parcel: 53-05-33-310-227.000-005
<b>RATING: NOTABLE</b>	Survey: c. 1960, modernist



**Background:** Bloomington National Savings and Loan Association Historic District

**Request:** Amend COA 22-63 - change of approved materials

**Guidelines:** Secretary of the Interior's Standards for Rehabilitation

- Staff Approved COA 23-37**
- The property owners met with both staff and two members of the Historic Preservation Commission as part of the ongoing project in order to discuss material replacement due to budgetary constraints.
  - The alternative black brick references the black stone veneer on the historic structure.



# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

## Bloomington Historic Preservation Commission

### APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

#### INFORMATION ABOUT THE PROPERTY

Address of Property: 200 E. Kirkwood

Parcel Number(s): \_\_\_\_\_

(OFFICE USE ONLY)

Filing Date: 5/25/2023

Case Number: COA 23-38

HPC Hearing Date: 6/8/2023

#### Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: \_\_\_\_\_

#### RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

#### APPLICANT INFORMATION:

Name: Tim Cover Email: tcover@studio3design.net

Address: 10748 Sky Prairie Dr. Fishers Indiana, 46037 Phone: 317-691-8018

#### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Bailey 8, LLC Email: develop@tenthandcollege.com

Address: 601 N. College Ave., Suite 1A, Bloomington In. 47404 Phone: 812-339-8777

**PROPOSED WORK (Check all that Apply):**

- New construction
  - Principal building
  - Accessory building or structure
  - Addition to existing building
- Demolition
  - Full Demolition
  - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
  - Window replacement
  - Door replacement
  - Siding
  - Roof material
  - Foundation
  - Other façade element: \_\_\_\_\_
- New Signage
- Alterations to the yard
  - Alteration to fences, walls
  - Tree removal
- Other(s): This is a resubmittal of approval COA #22-63, issued 7-28-22 to request changing approved materials

**ADDITIONAL REQUIRED DOCUMENTS**

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: \_\_\_\_\_



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

5-23-23

## INSTRUCTIONS TO PETITIONERS

1. No fee is required for submittal.
2. 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. This can be done in person, via the phone, or teleconference.
3. **Application form:** The [Bloomington Historic Preservation Map at https://bton.in/M\\_pUv](https://bton.in/M_pUv) provides the historic district and historic building survey. You need to open the layers and click on “Historic Sites and Survey” to find the historic ratings which are color coded.
4. Communicate with the Monroe County Building Department and the City of Bloomington’s Planning and Transportation Department in order to verify if there are additional requirements.
5. In the historic districts listed on the bottom of the page, the petitioner should contact the historic district construction subcommittee and acquire their feedback as early in the process as possible.
6. The petitioner must file a complete application that includes all of the required documents with Housing and Neighborhood Department Staff no later than fourteen days before a scheduled regular meeting.
7. The petitioner, owner or a delegated representative must attend the Bloomington Historic Preservation Commission (BHPC) Meeting. The BHPC meets the second and fourth Thursday of each month at 5:00 P.M. in a hybrid fashion, at the McCloskey Room (401 N Morton St., Room 135) and via Zoom (with a link to be provided). The petitioner will be notified of the Commission’s decision and a Certificate of Appropriateness will be issued to them. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If the petitioner feels uncertain of the merits of the petition, they 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.

## CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer’s brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction. **(All images must be clear and submitted either in a physical format or as 150-300 dpi jpg, png, or pdf.)**
- A map of the site with the site boundaries indicated (GIS imagery from sites such as the [Elevate Tax Maps at https://monroein.elevatemaps.io/](https://monroein.elevatemaps.io/) or [Google Maps \(maps.google.com\)](https://maps.google.com/) are acceptable). In the case that the historic district in which the property is located has a construction
- subcommittee, it is highly advisable to contact and review your project with said committee before submitting the application. Contact information for the committee representatives is available upon request from the Historic Preservation Program Manager.

- [Elm Heights Historic District](#)
- [Greater Prospect Hill Historic District](#)
- [Matlock Heights Historic District](#)

- [McDoel Gardens Historic District](#)
- [Near West Side Historic District](#)
- [Maple Heights Historic District](#)



REPLACE CAST STONE  
WITH BLACK BRICK







May 23, 2023

City of Bloomington Planning Department  
P.O. Box 100  
Bloomington, IN 47402

Attn: Gloria Colom

**RE: 200 E. Kirkwood Development**

**PETITIONERS STATEMENT**

Dear Karina,

Studio 3 Design is pleased to submit the attached development for your review.

The following document outlines the project scope. Please take time to review and contact us with any additional questions.

**Please find attached a COA application, the original filing renderings and new renderings showing the modified exterior finishes.**

**Project Location**

The project is located at 200 E. Kirkwood Ave at the intersection of Kirkwood and Washington Streets. Current building is the Peoples State Bank.

**Project approval**

COA -22-63, issued 7/28/2022

**Proposed modifications:**

The owner is requesting a few minor modifications to materials that were approved with the original building approval in July of 2022.

Attached you will find the original renderings presented and two new renderings with call-outs noting material changes to the façade.

The requested edits are as follows:

1. On the West (Washington street), we are requesting to change the cast stone shown at level 1 on the new addition to a dark (black) brick – see renderings.
2. On the South façade (alley) we are requesting to change the cast stone shown at level 1 on the new addition to a dark (black) brick – see renderings.
3. On the East façade (facing Graduate hotel)) we are requesting to change the cast stone shown at level 1 base to a dark (black) brick – see renderings.
4. Handrails: On the North (Kirkwood and the West (Washington street facades we are requesting to change the glass railing system to a post and rail system with glass panel infill. This is to provide a stiffer, more cost-effective assembly around (2) balcony locations and the roof top patio.
5. East elevation, level 1, under the drive-thru: we are requesting to change the metal wall panels that line the wall under the drive-thru canopy to Hardie panel, painted to match the walls above. The walls in question are set back from the Kirkwood elevation and face the concrete wall of the Graduate Hotel.
6. Balcony thickness at level 2 above the drive-thru exit.  
We are requesting to change the thickness to account for the depth of the structural beams and precast platform that is supporting the building and balcony. The final thickness required is approx.. 12” deeper than was originally shown on the approved renderings.

While we are pursuing these modifications to assist us in dealing with the rather volatile construction market pricing, we have found that the changes actually are an improvement on the original approval. The change to brick, being the biggest impact, actually helps to separate the addition from the original bank building and while still being respectful of it. The dark color brick also serves to pick up on the black color of the stone that wraps the corner of the historic structure.

Thank you for considering these alterations.  
We look forward to getting the project under construction later this summer.

Respectfully submitted,

STUDIO 3 DESIGN, INC



Tim Cover, Architect



# NORTHWEST AERIAL

07/25/22



## NORTHWEST AERIAL

07/25/22



**NORTHWEST STREET**

07/25/22



**WEST ELEVATION**

07/25/22



# SOUTHWEST STREET

07/25/22





# SOUTHWESTCORNER

07/25/22



# SOUTH ELEVATION

07/25/22



# NORTHEAST CORNER

07/25/22



# NORTHEAST CORNER (2)

07/25/22

<b>STAFF RECOMMENDATIONS</b>	Address: 301 N Morton St.
<b>COA 23-34</b>	Petitioner: Bruce Norton
<b>Application Date: 5/16/2023</b>	Parcel: 53-05-33-310-375.000-005
<b>RATING: NOTABLE</b>	Survey: c. 1906, 20th Century Industrial



**Background:** Illinois Central Railroad Depot Historic District

**Request:** New Signage

**Guidelines:** Secretary of the Interior’s Standards for Rehabilitation

**Staff Recommends conditional approval of COA 23-34 with the caveat that all four signs be placed against the wall without covering windows or architectural detailing or hanging from the awning.**

- The proposed signs were inspired in form and style by the existing presidents at the site.
- There is one sign proposed to hang from the awning which is inappropriate for the historic structure. However, the sign could be placed on the wall as long as it does not cover windows or other historical detailing.



# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 301 North Morton

Parcel Number(s): 53-05-33-310-375.000-005

(OFFICE USE ONLY)
Filing Date: <u>May 16, 2023</u>
Case Number: <u>COA 23-34</u>
HPC Hearing Date: <u>June 8, 2023</u>

### Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: \_\_\_\_\_

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

### APPLICANT INFORMATION:

Name: Bruce Norton (Station 43 Design) Email: station43design@gmail.com

Address: 4647 W Johanna Dr, Bloomington, IN 47404 Phone: 812.340.5015

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: Pence Group LLC Denise Pence Email: \_\_\_\_\_

Address: 482 S Mutz Drive, Columbus, IN 47201 Phone: 812-375-0011

**PROPOSED WORK (Check all that Apply):**

- New construction
  - Principal building
  - Accessory building or structure
  - Addition to existing building
- Demolition
  - Full Demolition
  - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
  - Window replacement
  - Door replacement
  - Siding
  - Roof material
  - Foundation
  - Other façade element: \_\_\_\_\_
- New Signage
- Alterations to the yard
  - Alteration to fences, walls
  - Tree removal
- Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature:  Date: May 16, 2023



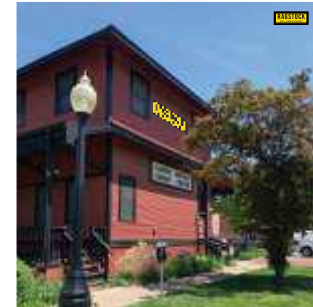






**Wall Signs - 36" x 100"**

**Window Sign - 38" x 60"**



**Wall Signs - Aluminum faces with vinyl graphics. Frame is wood to replicate the existing "Illinois Central Freight Station" sign on south wall.**

**Window Graphic - Printed face with wood frame.**

<b>STAFF RECOMMENDATIONS</b>	Address: 218 S Grant St.
<b>COA 23-35</b>	Petitioner: Property Stars LLC
<b>Application Date: 5/25/2023</b>	Parcel: 53-05-33-310-244.000-005
<b>RATING: N/A</b>	Survey: vacant lot



**Background:** Restaurant Row Historic District

**Request:** New Construction

**Guidelines:** Restaurant Row Historic District Guidelines

The proposal complies with 3.1, 3.2, 3.3, 3.4.3.5, 3.6, 3.7, and 3.8.

**Staff Recommends approval of COA 23-35**

- The proposal complies with the parameters within the historic district guidelines as the setbacks, fenestrations, orientation, roof line, massing, height, and materials have all been carefully considered in order to both comply with the district and be in conversation with the neighboring building to the south.

Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 212 S. Grant St.

Parcel Number(s): 53-05-33-310-244.000-005

(OFFICE USE ONLY)

Filing Date: 5/25/2023

Case Number: COA 23-35

HPC Hearing Date: 6/8/2023

### Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: \_\_\_\_\_

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

### APPLICANT INFORMATION:

Name: mca Marc Cornett Architects Email: dgburch58@yahoo.com

Address: 101 E. Kirkwood Ave., Bloomington, IN 47408 Phone: (812) 327-6185

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: College Rentals Inc. (Morton Rubin) Email: collegerentalsinc@gmail.com

Address: 3330 Dundee Rd., Suite C4, Northbrook, IL 60062 Phone: (847) 962-6603

**PROPOSED WORK (Check all that Apply):**

- New construction
  - Principal building
  - Accessory building or structure
  - Addition to existing building
- Demolition
  - Full Demolition
  - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
  - Window replacement
  - Door replacement
  - Siding
  - Roof material
  - Foundation
  - Other façade element: \_\_\_\_\_
- New Signage
- Alterations to the yard
  - Alteration to fences, walls
  - Tree removal
- Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature:  Date: 05/24/23

## INSTRUCTIONS TO PETITIONERS

1. No fee is required for submittal.
2. 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. This can be done in person, via the phone, or teleconference.
3. **Application form:** The [Bloomington Historic Preservation Map at https://bton.in/M\\_pUv](https://bton.in/M_pUv) provides the historic district and historic building survey. You need to open the layers and click on "Historic Sites and Survey" to find the historic ratings which are color coded.
4. Communicate with the Monroe County Building Department and the City of Bloomington's Planning and Transportation Department in order to verify if there are additional requirements.
5. In the historic districts listed on the bottom of the page, the petitioner should contact the historic district construction subcommittee and acquire their feedback as early in the process as possible.
6. The petitioner must file a complete application that includes all of the required documents with Housing and Neighborhood Department Staff no later than fourteen days before a scheduled regular meeting.
7. The petitioner, owner or a delegated representative must attend the Bloomington Historic Preservation Commission (BHPC) Meeting. The BHPC meets the second and fourth Thursday of each month at 5:00 P.M. in a hybrid fashion, at the McCloskey Room (401 N Morton St., Room 135) and via Zoom (with a link to be provided). The petitioner will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to them. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If the petitioner feels uncertain of the merits of the petition, they 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.

## CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction. **(All images must be clear and submitted either in a physical format or as 150-300 dpi jpg, png, or pdf.)**
- A map of the site with the site boundaries indicated (GIS imagery from sites such as the [Elevate Tax Maps at https://monroein.elevatemaps.io/](https://monroein.elevatemaps.io/) or [Google Maps \(maps.google.com\)](https://maps.google.com/) are acceptable). In the case that the historic district in which the property is located has a construction
- subcommittee, it is highly advisable to contact and review your project with said committee before submitting the application. Contact information for the committee representatives is available upon request from the Historic Preservation Program Manager.

- [Elm Heights Historic District](#)
- [Greater Prospect Hill Historic District](#)
- [Matlock Heights Historic District](#)

- [McDoel Gardens Historic District](#)
- [Near West Side Historic District](#)
- [Maple Heights Historic District](#)

212 S. Grant St. Project  
Bloomington, IN 47404

May 24, 2023

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**Description of Project and Materials:**

1. New construction of two-story residential building (wood framed – 33'-4" x 36'-8" footprint) consisting of two duplex units (one above the other) with six bedrooms total. The building incorporates covered front entry porch with exterior covered deck area above.

**Floor Area:**

**First Floor: 1,142 s.f.**

**Covered Front Porch: 66 s.f.**

**Second Floor: 1,142 s.f.**

**Exterior Covered Deck: 66 s.f.**

**Total Floor Area: 2,416 s.f.**

2. The following is a description of the proposed building materials:  
Exterior Siding - James Hardie fiber cement lap siding (smooth finish, painted – typical)  
Exterior Trim – Boral TruExterior Trim (smooth finish, painted – typical)  
Exterior Columns and Beam Trim – Boral TruExterior Trim (smooth finish, painted – typical)  
Exterior Doors – Therma-Tru Fiber Classic Mahogany Collection  
Exterior Windows – Marvin Ultrex/Essential High-Density Fiberglass  
Exterior Wood Deck Flooring – Azek TimberTech Composite Exterior Decking  
Foundation – Split-faced Concrete Masonry Units with Limestone Veneer Facing/Cap at Front Entry Porch  
Roofing – Owens Corning Fiberglass Roofing Shingles

**Estimated Project Construction Schedule:**

1. Construction beginning in the Fall of 2023 with completion/occupancy Spring of 2024.



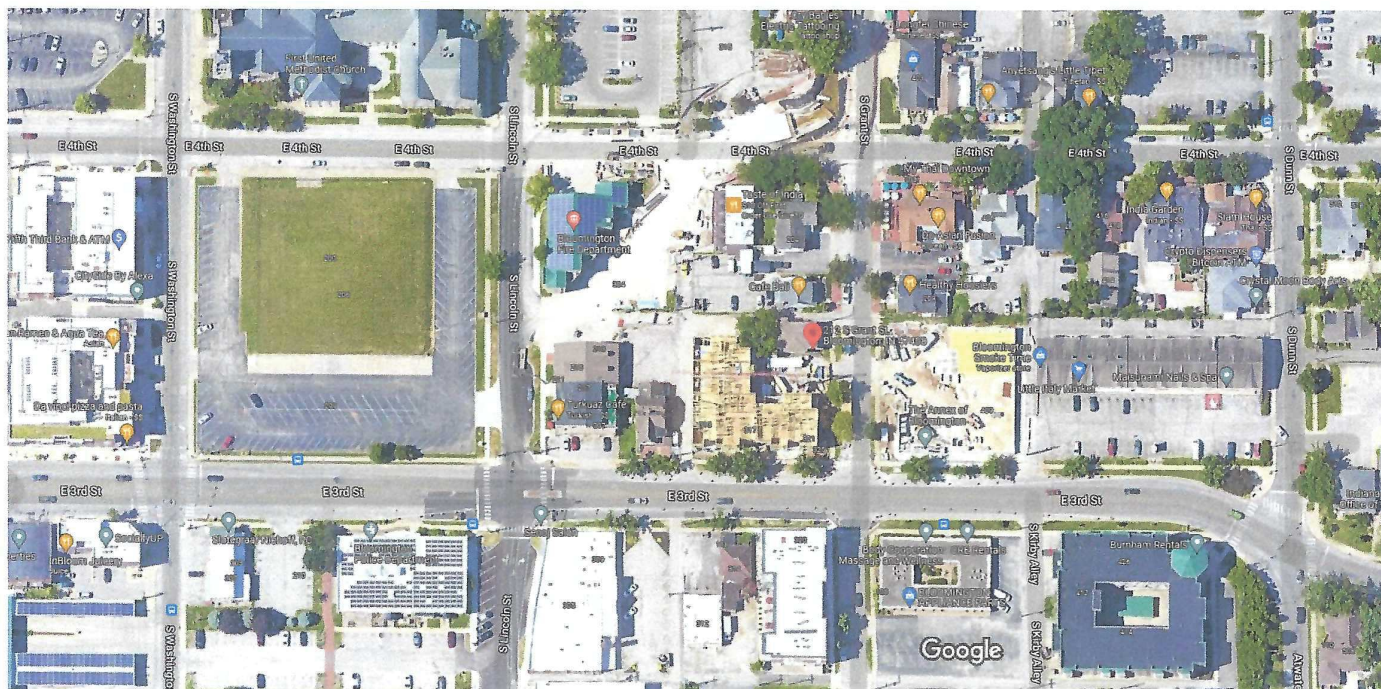


















Imagery ©2023 IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO, Map data ©2023 Google 50 ft

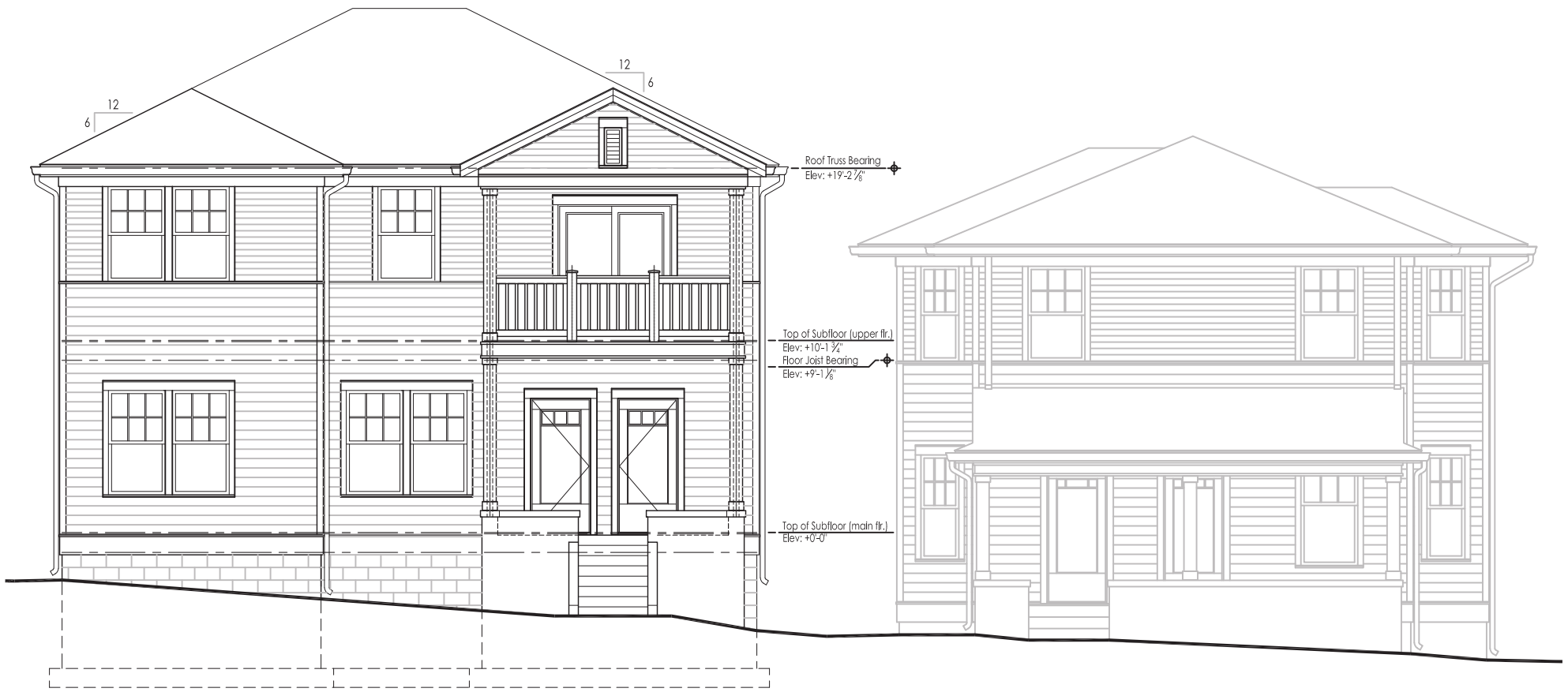


### 212 S Grant St

-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share

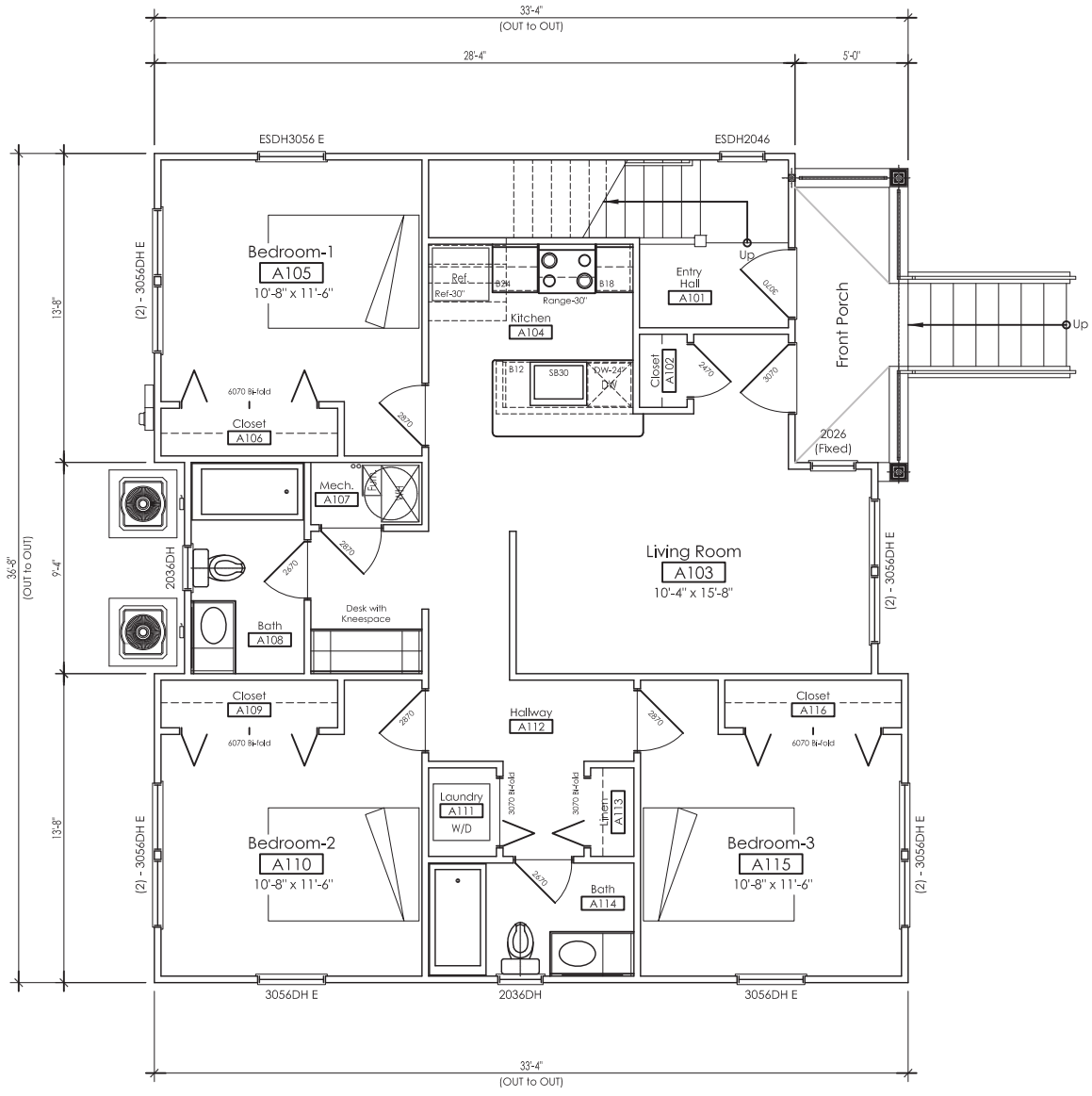
 212 S Grant St, Bloomington, IN 47408  
5F8C+22 Bloomington, Indiana

### Photos



# Proposed East Elevation

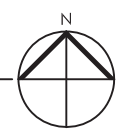
Scale: 1/8"=1'-0"



**Floor Area:**  
 First Floor Area: 1,142 s.f.  
 Covered Front Porch: 66 s.f.  
 Second Floor Area: 1,142 s.f.  
 Exterior Covered Deck: 66 s.f.  
**Total Floor Area: 2,416 s.f.**

# Proposed First Floor Plan

Scale: 1/8"=1'-0"

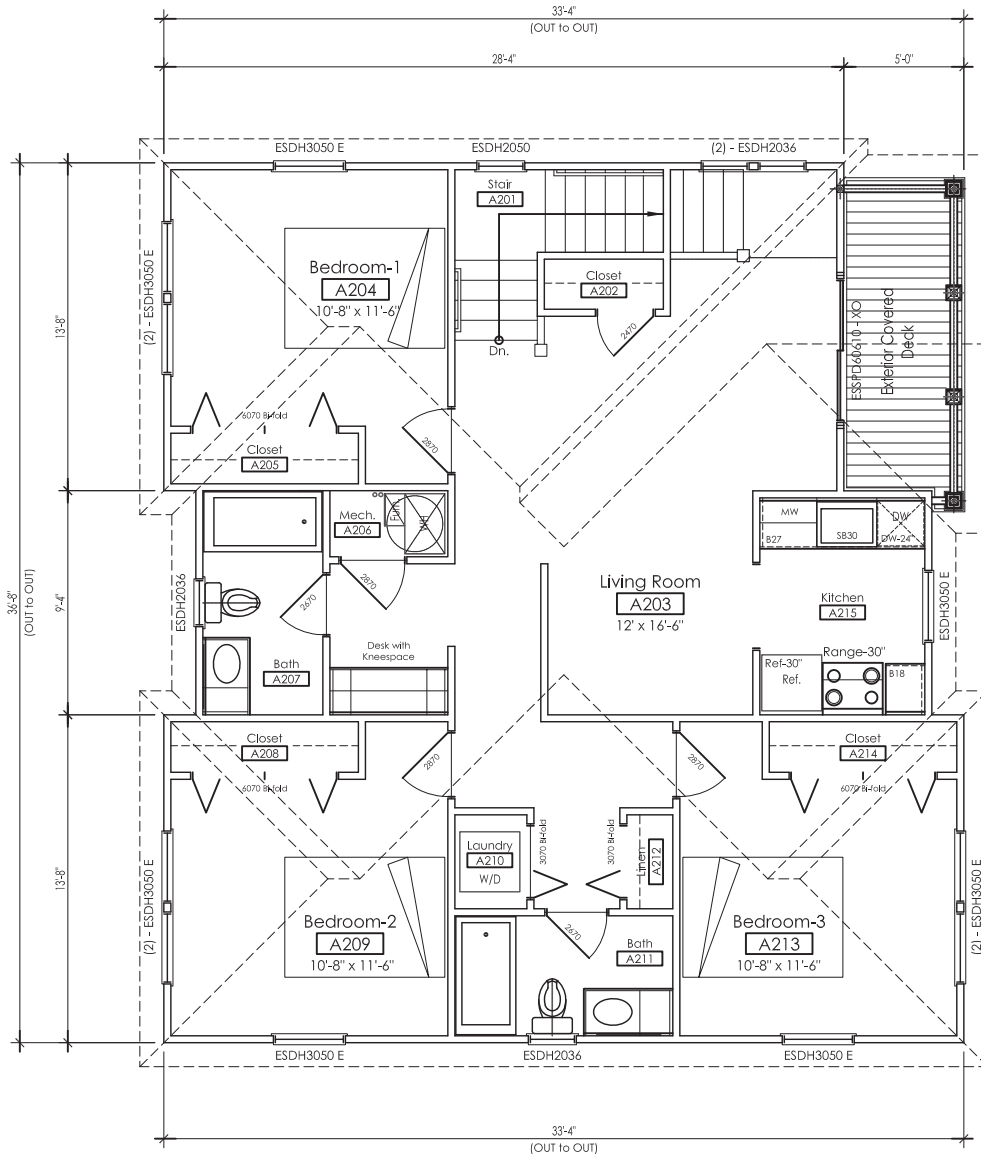




# Proposed North Elevation

Scale: 1/8"=1'-0"



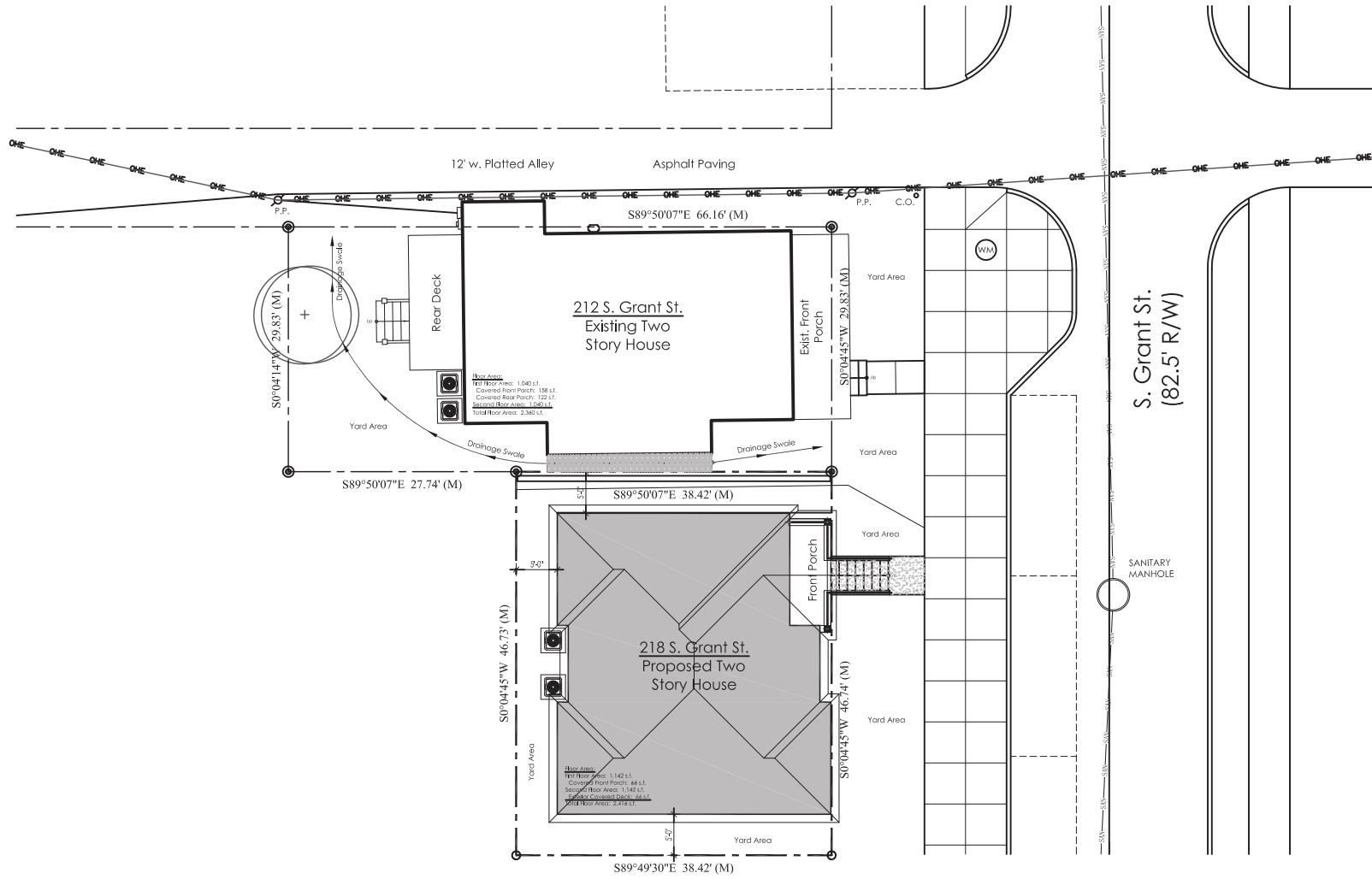


**Floor Area:**  
 First Floor Area: 1,142 s.f.  
 Covered Front Porch: 66 s.f.  
 Second Floor Area: 1,142 s.f.  
 Exterior Covered Deck: 66 s.f.  
**Total Floor Area: 2,416 s.f.**

## Proposed Second Floor Plan

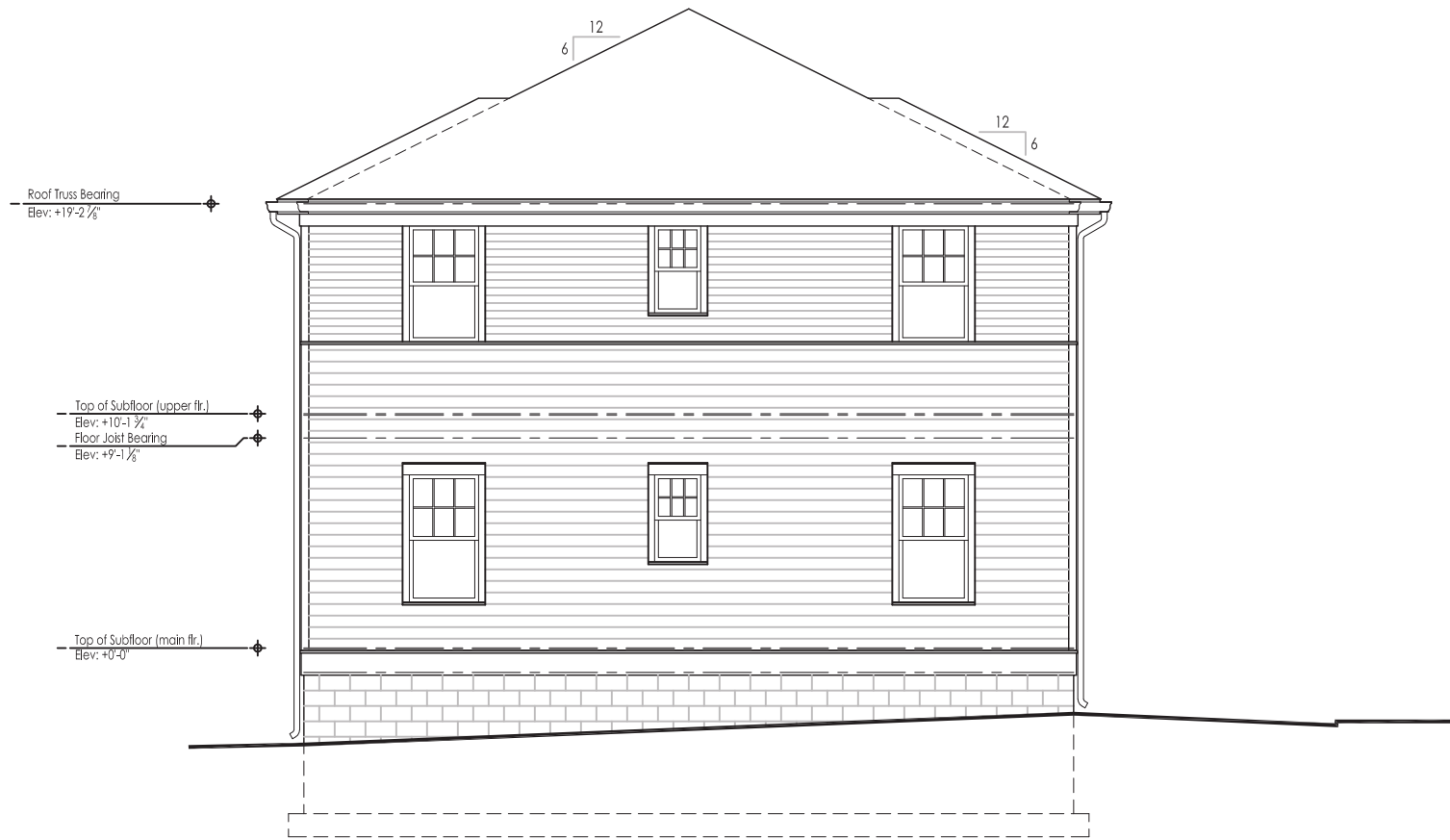
Scale: 1/8"=1'-0"





**Proposed Site Plan**

Scale: 1"=20'



# Proposed South Elevation

Scale: 1/8"=1'-0"



## Proposed West Elevation

Scale: 1/8"=1'-0"

# ESSENTIAL

MARVIN ESSENTIAL™ COLLECTION



# THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



## ULTIMATE

Most extensive selection of features, options, and product types



## MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



## COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



## ELEVATE

Wide range of options and product types



## ESSENTIAL

Curated options and product types

### MARVIN SIGNATURE® COLLECTION

### MARVIN ELEVATE® COLLECTION

### MARVIN ESSENTIAL™ COLLECTION

INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 3 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 5 color options	FIBERGLASS 5 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle style
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

**Marvin Essential collection****DESIGN AND PERFORMANCE  
MADE EASIER**

Characterized by clean lines, powerful performance, and streamlined options, the Marvin Essential collection makes it easier to achieve design and quality. The Essential collection features durable Ultrex® fiberglass interiors and exteriors, making it virtually maintenance free.

**About Us**

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.

Casement, Picture, and Awning windows in Ebony

MARVIN ESSENTIAL™ COLLECTION



Direct Glaze windows in Ebony

MARVIN ESSENTIAL™ COLLECTION

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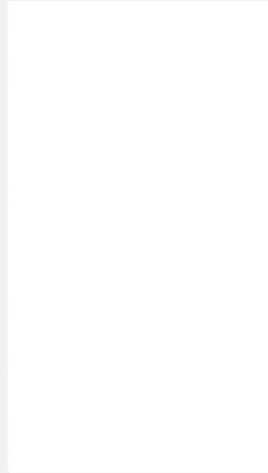


## WHY MATERIALS MATTER

### THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. Ultrex is different. High-density woven fibers bound by a thermally set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it is essential to know what sets them apart.



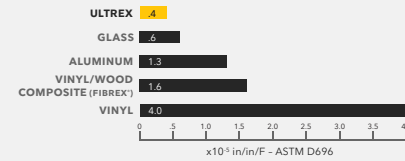
### TEMPERATURES MAY FLUCTUATE, BUT ULTREX® FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't faze Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

#### EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.

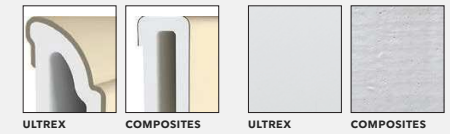


### INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber-reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

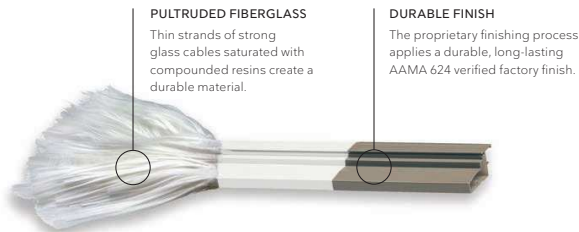
#### ACRYLIC CAP



### STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true year after year.



Double Hung windows in Stone White

## COOLER IN SUMMER, WARMER IN WINTER

### TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

- **U-factor:** How well a window keeps heat inside a building.
- **Solar heat gain:** A window's ability to block warming caused by sunlight.
- **Visible light transmittance:** How much light gets through a product.
- **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.

Ultrex® fiberglass is 500 times less conductive than roll-form aluminum, similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable and reducing heating and cooling costs.

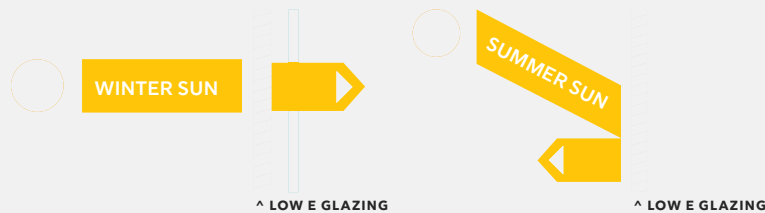
### ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.\*

The Essential collection offers Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance. In addition, it provides a selection of energy-efficient solutions depending on your climate and needs.

### LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



## A MORE COMFORTABLE INTERIOR, REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with dual-pane windows and Low E coating.

## DESIGNED WITH PROS IN MIND

### PEACE OF MIND

Every project has its own unique requirements and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass construction, available factory services, unmatched delivery, and network of dedicated service and support personnel make the Essential collection the perfect choice—no matter the project.

### EASY TO ORDER, SIMPLE TO INSTALL

The Essential collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin easier than ever. See page 18 for more information.

### MARVIN HAS YOU COVERED

The Essential collection is backed by a fully transferable 20/10 warranty—20-year coverage on glass, and 10-year coverage on manufacturing materials and workmanship.

## CREATING VALUE AND EFFICIENCY EVERY STEP OF THE WAY

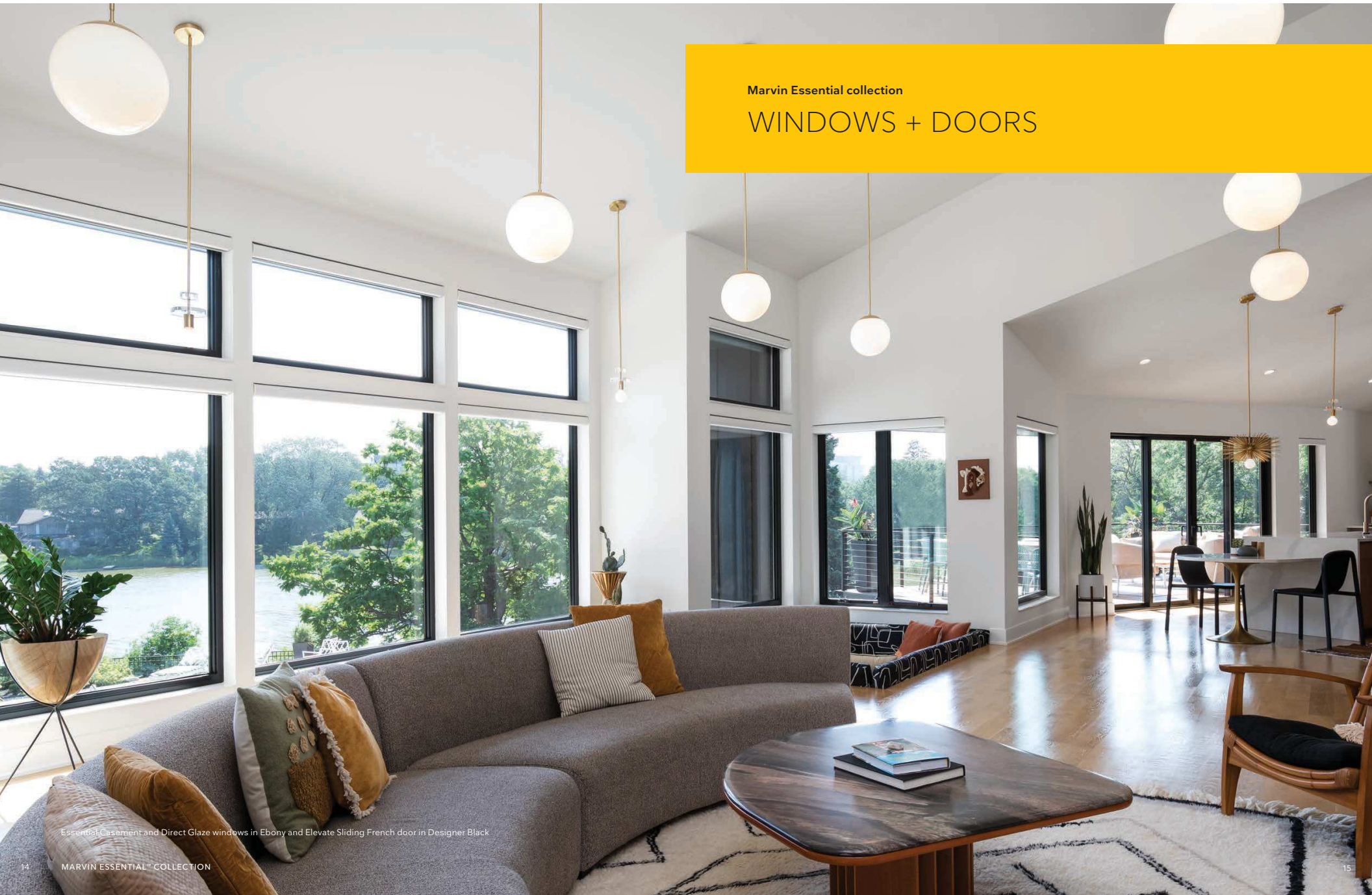
Weather-tight, solid, and durable Ultrex® fiberglass means there are virtually no call-backs. Essential window and door profiles are optimized for the maximum in performance and fit.



Double Hung window in Stone White

Marvin Essential collection

## WINDOWS + DOORS



Essential Casement and Direct Glaze windows in Ebony and Elevate Sliding French door in Designer Black

## CASEMENT + AWNING



Casement windows in Ebony with Marie black hardware.

MARVIN ESSENTIAL COLLECTION



Awning and Picture windows in Ebony

## CASEMENT + AWNING

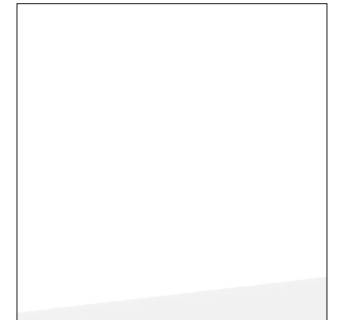
- Multi-point sequential locking system provides superior PG40 performance rating with single lever operation.
- Stationary, operating, Transom, and Picture units available.
- Folding handle provides easy operation and neatly stows out of the way of window treatments and blinds.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 3 feet high.
- Coordinating Picture and Transom windows available up to 6 feet wide by 6 feet high.
- Features an easy to remove screen with concealed fasteners.
- Crank out operation.



CASEMENT INTERIOR



AWNING INTERIOR



FOLDING HANDLE SHOWN IN OIL RUBBED BRONZE

# SINGLE HUNG



Single Hung windows in Bronze

MARVIN ESSENTIAL™ COLLECTION



Ultimate Bi-Fold door and Essential Single Hung windows in Stone White

## SINGLE HUNG

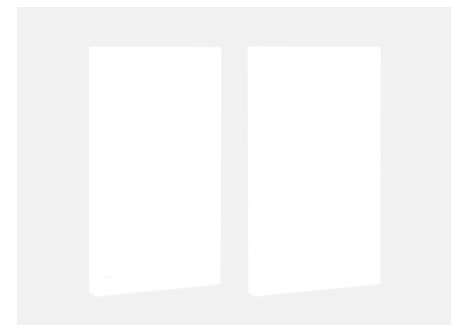
- Features a fixed top sash and a movable bottom sash for a traditional double hung look.
- Comes with a standard aluminum half screen; optional full screen is available.
- Lower sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Up to PG50 performance rating.
- Factory, reinforced, and field-mulling kits available.
- Standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Transom windows available in sizes up to 5 feet wide by 6 feet high.
- The lower sash removes easily with no strings or cords to detach.



INTERIOR



EXTERIOR



COTTAGE AND REVERSE COTTAGE SASH RATIO

# DOUBLE HUNG



Double Hung windows in Stone White

## DOUBLE HUNG

- Two movable sashes with versatility to create ventilation at the top, bottom, or both.
- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Up to PG50 performance rating on a majority of sizes.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Factory, reinforced, and field-mulling kits available.
- Available in standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Transom windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



TILT MODE FOR EASY CLEANING

Double Hung windows in Stone White

# GLIDER



Glider and Picture windows in Ebony

## GLIDER

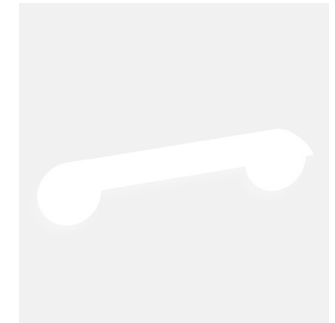
- Perfect alternative to a swinging sash.
- Operating sash easily tilts and removes with no cords or strings to detach.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Innovative screen design for easy installation and removal.
- Triple-sash option provides the appearance of a Picture window assembly.
- Available in dual-sash with left or right operating panel as well as triple-sash with fixed center panel and two operating end panels.
- PG25 performance rating on triple-sash and up to PG40 performance rating on dual-sash.
- Available in standard and special sizes up to 6 feet wide by 5 feet high for dual-sash and 8 feet wide by 5 feet high for triple-sash.



INTERIOR



EXTERIOR



GLIDER PULL SHOWN IN WHITE



PICTURE



Picture windows in Ebony



Picture windows in Ebony

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Direct glaze:
  - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
  - › Available in sizes up to 9 ½ feet wide by 9 ½ feet high, not to exceed 49 square feet.
- In-sash:
  - › Designed to match profiles of operable windows in the Essential collection.
  - › Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
  - › Double Hung Picture windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



INTERIOR WINDOW PROFILE SHOWN IN STONE WHITE

## ROUND TOP + SPECIALTY SHAPES



Round Top and Direct Glaze windows

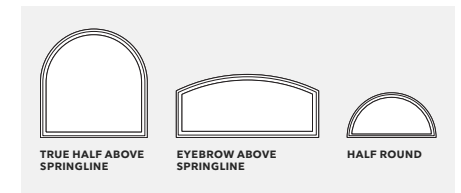
### ROUND TOP

- Constructed of a glass reinforced composite capped with proprietary acrylic finish.
- Complements Ultrex® fiberglass performance and radius profile.
- Available nailing fin, installation bracket, and through jamb installation.



EXTERIOR + INTERIOR

- Perforated folding radius nailing fin provides for simple installation and proper water management.
- Available factory and field-mulling options.
- Standard and special sizes up to 8 feet wide and up to 7 feet high depending on the shape.
- Up to PG50 performance rating.



TRUE HALF ABOVE SPRINGLINE

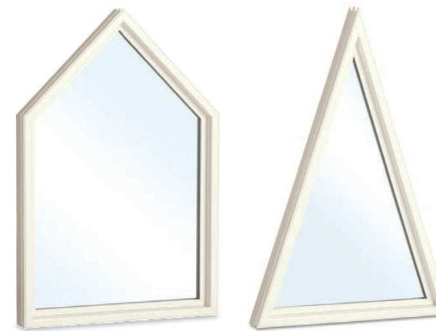
EYEBROW ABOVE SPRINGLINE

HALF ROUND

### SPECIALTY SHAPES

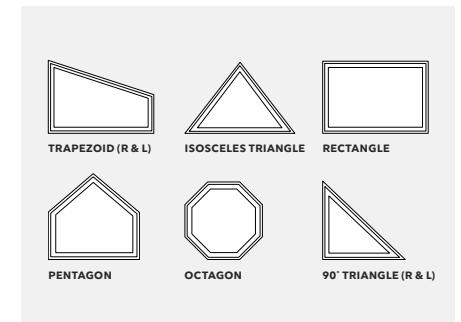
- Jambes are available factory applied or in an extension kit in 4 1/4 inch and 6 1/4 inch sizes.
- Consistent, fast delivery applies to even the most unique products.

- PG50 performance rating.
- Factory, reinforced, and field-mulling kits available.
- Available in sizes up to 49 square feet. Longest leg may not exceed 9 1/2 feet.



INTERIOR PENTAGON

INTERIOR ISOSCELES TRIANGLE



TRAPEZOID (R & L)

ISOSCELES TRIANGLE

RECTANGLE

PENTAGON

OCTAGON

90° TRIANGLE (R & L)

# SLIDING PATIO DOOR



Sliding Patio Door in Bronze with Matte Black Handle



Sliding Patio door in Ebony with Matte Black hardware

## SLIDING PATIO DOOR

- A top hung sliding screen operates smoothly without jamming.
- Matching handle set design provides style and security.
- Optional slim handle provides 32-inch net clear opening on certain 2- and 3-panel configurations (see page 39).
- Special sizing available on 2-panel configurations.
- PG30 performance rating.
- Doors come with standard tempered Low E2 insulated glass with argon gas. Optional Low E1, Low E3, and Low E3/ERS meet diverse energy-efficiency needs.
- Available in standard and special sizes up to 6 feet wide by 8 feet high for 2-panel configurations, and 9 feet wide by 8 feet high for 3-panel configurations.
- Coordinating Transom windows available.



INTERIOR



EXTERIOR



SILL DETAIL SHOWN IN BRONZE

Marvin Essential collection

# PRODUCT OPTIONS



Casement and Direct Glaze windows in Ebony

# INSTALLATION MADE SIMPLE AND EFFICIENT

Marvin Essential windows and doors bring together design, quality, and performance in one streamlined collection. Essential products offer a number of installation options and accessories that make it easy to meet project demands.



**NAILING FIN**  
Snaps out for easy installation.



**CASEMENT/AWNING 3" SASH LIMITER**  
Permanently limits sash movement for safety and security.



**JAMB EXTENSION**  
Allows for easy finishing with traditional molding and trim.



**DOUBLE/SINGLE HUNG SASH LIMITER**  
Permanently limits sash movement for safety and security.



**J-CHANNEL**  
Quickly and easily finishes the exterior.



**NON-OPERABLE LOCK**  
Renders sash inoperable.



**SHEETROCK RETURN**  
Accommodates 1/2"-5/8" drywall installations.



**GLIDER WOOD**  
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.



**3/4" RECEIVER**  
Works with thicker installation methods, including box jamba.



**CASEMENT WOOD**  
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.



**FRAME EXPANDER**  
Provides installation flexibility.



**DOUBLE/SINGLE HUNG WOOD**  
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.

## EXTERIOR TRIM

Ultrex® Exterior Trim is offered with all rectangular Marvin Essential products in five exterior finishes. The durability, performance, and look of Essential collection windows and doors can be extended to the trim.



**BRICK MOULD**



**FLAT**

**BRICK MOULD**  
2" Brick Mould is available with or without 2 1/8" sill nosing.



**SILL NOSE**



**CONNECTION BARB**

**FLAT**  
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

**SILL NOSE**  
2 1/8" Sill Nose provides authentic sill appearance.

**CONNECTION BARB**  
Barb and receiver attachment method provides for quick, secure installation.

## TRIM CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all five Essential collection exterior colors.



**BRICK MOULD**



**FLAT**



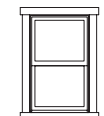
**FLAT RANCH**



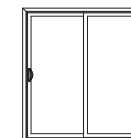
**BRICK MOULD WITH SILL NOSE**



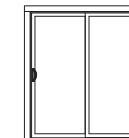
**FLAT WITH SILL NOSE**



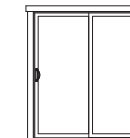
**FLAT RANCH WITH SILL NOSE**



**BRICK MOULD\***



**FLAT\***



**FLAT RANCH\***

\* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

## DESIGN OPTIONS

### INTERIOR AND EXTERIOR FINISHES

Essential windows and doors have a durable, strong, and fully paintable Ultrrex® fiberglass interior and exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

#### FIBERGLASS INTERIOR COLORS

**STONE WHITE**

Available with your choice of exterior finish colors

**BRONZE**

Available when paired with Bronze exterior finish

**EBONY**

Available when paired with Ebony exterior finish

#### FIBERGLASS EXTERIOR COLORS

**STONE WHITE**

**CASHMERE**

**PEBBLE GRAY**

**BRONZE**

**EBONY**

### DIVIDED LITES

**GRILLES-BETWEEN-THE-GLASS (GBG)**

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, or Ebony exterior.\*



GRILLES-BETWEEN-THE-GLASS SHOWN IN STONE WHITE

\* Not available in polygons except direct glaze rectangles.

### GLASS OPTIONS

Available in dual-pane in Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.\* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

#### DECORATIVE GLASS

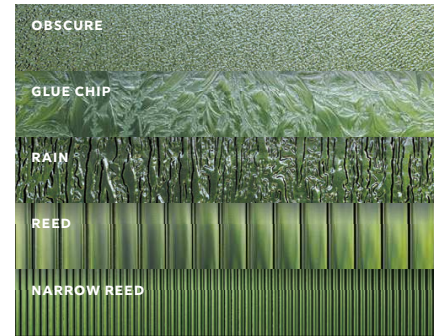
**OBSCURE**

**GLUE CHIP**

**RAIN**

**REED**

**NARROW REED**



**FROST**

**BRONZE TINT**

**GRAY TINT**

**GREEN TINT**



Casement window with E2 glass

\* Argon gas not available in high elevations where capillary tubes are required.

## HARDWARE STYLES

### WINDOW HARDWARE

Windows feature classic low-profile, durable hardware for clean aesthetics, safety, and security.



**SASH LOCK + KEEPER**  
Double Hung, Single Hung, and Glider



**FOLDING HANDLE**  
Casement and Awning

### DOOR HANDLE

Sliding Patio Doors feature classic profile durable hardware, a perfect blend of safety and security.

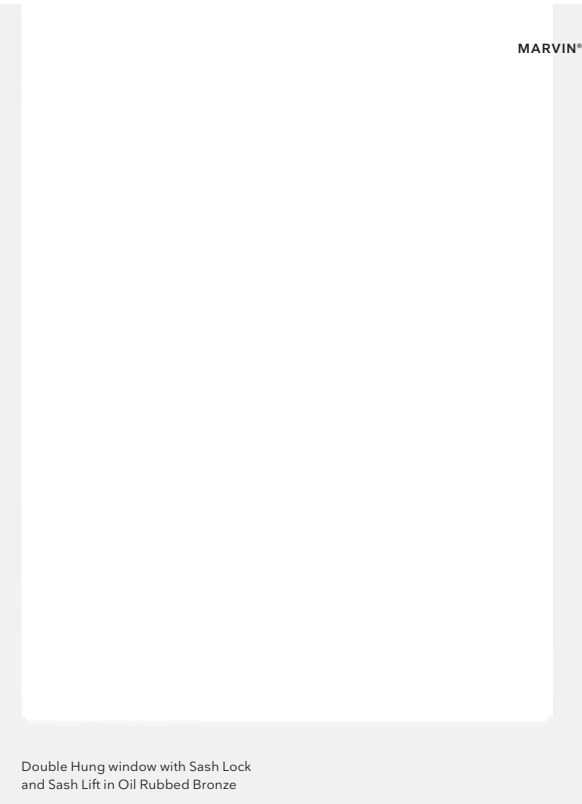
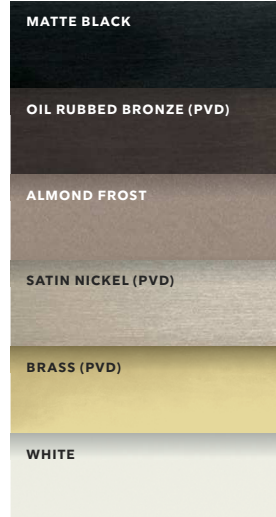


**CAMBRIDGE**

#### DOOR HANDLE OPTIONS

- Available keyed-alike option (use one key on multiple locks, with up to 3 different keys on each project).
- Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

### FINISHES



Double Hung window with Sash Lock and Sash Lift in Oil Rubbed Bronze

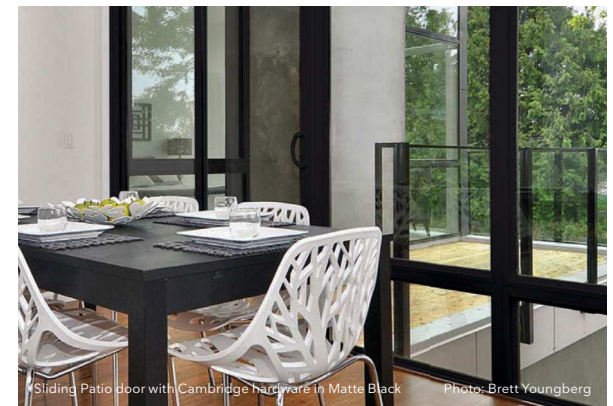


Essential Direct Glaze in Ebony and Ultimate Sliding Patio door in Designer Black

Choose from a variety of hardware finishes to complement your Essential collection windows and doors.

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion resistant finish.

PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.



Sliding Patio door with Cambridge hardware in Matte Black

Photo: Brett Youngberg

THE MARVIN ESSENTIAL COLLECTION  
BRINGS TOGETHER DESIGN, QUALITY,  
AND PERFORMANCE IN ONE  
STREAMLINED OFFERING.

Strong, durable Ultrex® fiberglass exteriors and interiors are both striking and virtually maintenance free. Simplified options make the order process straightforward, while clean lines and versatile styles make it easy to meet project demands.







Since we opened as a family-owned and -operated lumber and cedar company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

**MARVIN.COM**

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Part #19981901. October 2022.

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

<b>STAFF RECOMMENDATIONS</b>	Address: 628 N Madison St.
<b>COA 23-38</b>	Petitioner: Lucas Brown
<b>Application Date: 5/25/2023</b>	Parcel: 53-05-33-200-012.007-005
<b>RATING: NOTABLE</b>	Survey: c. 1910/1940 Twentieth Century Industrial



**Background: Showers Brothers Furniture Complex Historic District**

**Request: To amend Phase I design of COA 22-72**

**Guidelines: Showers Brothers Furniture Complex Historic District Guidelines**

Page 16

2. According to Standard 9 of the Secretary of the Interior's Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building.
3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.
4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new construction will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.

5. New construction that is affixed to any portion of an existing building shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new construction were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.
6. The Commission encourages design features associated with new construction that are guided by sustainable building design
7. principles provided such features are compatible with the character of the buildings that are thematically linked.

**B. Rooftop Additions (Including New Construction and Roof decks)**

1. Rooftop additions may be considered if the underlying roof is not a character-defining feature (as in the sawtooth roofs of the Planing Mill or Plant #1, for example).
2. Where permitted, care should be taken to make the rooftop addition minimally visible from existing or proposed streets and ways open to public travel. "Minimally visible" is defined as any rooftop addition which, when viewed from public ways, due to its placement and size does not call attention to itself nor detract from any significant architectural features.
3. All rooftop additions, including rooftop equipment and utilities, will be carefully reviewed on a case-by-case basis for their appropriateness of location and visibility. Additionally, the massing, materials, and details will be reviewed for their appropriateness and impact to the character-defining features of the thematic Showers buildings.
4. Rooftop additions that contribute to the sustainability, energy conservation and efficiency, or alternative energy generation of the building and/or of the Certified Technology Park will receive favorable consideration during the review of items in Criterion #2 above.

**C. Utilities**

1. The location of mechanical and/or electrical equipment, stair or elevator head houses, satellite dishes, antennas and other communication devices should be integrated into the design of the new addition so as to minimize the visibility of the utilities. When located on the roof, such equipment should be set back as to minimize visibility from an existing or proposed street or way that is open to public travel (see above Rooftop Additions section)

**Staff Recommends approval of COA 23-38**

The petitioner has taken into consideration feedback from the HPC and has created a carefully designed alternative for the east facing facade with sympathetic materials to the industrial aesthetic of the building. The utilities would be carefully hidden and the height changing element does not distract or detract from the historic structure.



# CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

## APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

### INFORMATION ABOUT THE PROPERTY

Address of Property: 600 Block, North Madison St.

Parcel Number(s): \_\_\_\_\_

(OFFICE USE ONLY)

Filing Date: 5/25/2023

Case Number: COA 23-38

HPC Hearing Date: 6/08/2023

### Bloomington Historic District:

- Courthouse Square Historic District
- Elm Heights Historic District
- Fairview Historic District
- Garden Hill Historic District
- Greater Prospect Hill Historic District
- Maple Heights Historic District
- Matlock Heights Historic District
- McDoel Historic District
- Near West Side Historic District
- Prospect Hill Historic District
- Restaurant Row Historic District
- Showers Brothers Furniture Factory Historic District
- University Courts Historic District
- Other: \_\_\_\_\_

### RATING (City of Bloomington Survey of Historic Sites and Structures)

- Outstanding
- Notable
- Contributing
- Non-Contributing

### APPLICANT INFORMATION:

Name: Lucas Brown Email: lucas@brownsmithstudios.com

Address: 2055 W Industrial Park Dr. Bloomington, IN 47404 Phone: 317-445-1179

### PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner

Name: The Kiln Collective Email: don@bailey-weiler.com

Address: PO Box 3134, Bloomington, IN 47402 Phone: 812-330-1169

**PROPOSED WORK (Check all that Apply):**

- New construction
  - Principal building
  - Accessory building or structure
  - Addition to existing building
- Demolition
  - Full Demolition
  - Partial Demolition
- Moving a building
- Alterations to the façade or exterior spaces of the property
  - Window replacement
  - Door replacement
  - Siding
  - Roof material
  - Foundation
  - Other façade element: \_\_\_\_\_
- New Signage
- Alterations to the yard
  - Alteration to fences, walls
  - Tree removal
- Other(s): \_\_\_\_\_

**ADDITIONAL REQUIRED DOCUMENTS**

- Written description of the nature of the proposal.
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer’s brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- A map of the site with the site boundaries indicated.

**CERTIFICATION**

I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant’s Signature:  \_\_\_\_\_ Date: 05-25-23

## INSTRUCTIONS TO PETITIONERS

1. No fee is required for submittal.
2. 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. This can be done in person, via the phone, or teleconference.
3. **Application form:** The [Bloomington Historic Preservation Map at https://bton.in/M\\_pUv](https://bton.in/M_pUv) provides the historic district and historic building survey. You need to open the layers and click on “Historic Sites and Survey” to find the historic ratings which are color coded.
4. Communicate with the Monroe County Building Department and the City of Bloomington’s Planning and Transportation Department in order to verify if there are additional requirements.
5. In the historic districts listed on the bottom of the page, the petitioner should contact the historic district construction subcommittee and acquire their feedback as early in the process as possible.
6. The petitioner must file a complete application that includes all of the required documents with Housing and Neighborhood Department Staff no later than fourteen days before a scheduled regular meeting.
7. The petitioner, owner or a delegated representative must attend the Bloomington Historic Preservation Commission (BHPC) Meeting. The BHPC meets the second and fourth Thursday of each month at 5:00 P.M. in a hybrid fashion, at the McCloskey Room (401 N Morton St., Room 135) and via Zoom (with a link to be provided). The petitioner will be notified of the Commission’s decision and a Certificate of Appropriateness will be issued to them. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If the petitioner feels uncertain of the merits of the petition, they 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.

## CHECKLIST OF REQUIRED DOCUMENTS

- Filled and signed Application for the Certificate of Appropriateness
- Written description of the nature of the proposal
- Written description of all of the proposed materials to be used.
- Between 3 and 5 photographs of the historic site and/or structure before changes.
- Scaled drawings or sketches, manufacturer’s brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction. **(All images must be clear and submitted either in a physical format or as 150-300 dpi jpg, png, or pdf.)**
- A map of the site with the site boundaries indicated (GIS imagery from sites such as the [Elevate Tax Maps at https://monroein.elevatemaps.io/](https://monroein.elevatemaps.io/) or [Google Maps \(maps.google.com\)](https://maps.google.com/) are acceptable). In the case that the historic district in which the property is located has a construction
- subcommittee, it is highly advisable to contact and review your project with said committee before submitting the application. Contact information for the committee representatives is available upon request from the Historic Preservation Program Manager.

- [Elm Heights Historic District](#)
- [Greater Prospect Hill Historic District](#)
- [Matlock Heights Historic District](#)
- [McDoel Gardens Historic District](#)
- [Near West Side Historic District](#)
- [Maple Heights Historic District](#)

## Petitioner's Statement

### The Kiln

Petitioner: Lucas Brown with Brownsmith Studios

Owner: The Kiln Collective

## Project Description

This project aims to preserve the existing Showers Brothers Kiln Building and the associated Power House on the alley side. This project was originally proposed in 2020 as a two-story addition on top of the one-story Kiln building. It is now being proposed as a phased project with Phase 1 being a one-story project. Phase 2 will be the second and third floors.

The Phase 1 one-story project will involve a small addition to the building on the east side that will contain the entry, corridor, and mechanical room. The remainder of the project will involve the restoration of the of the existing masonry structures and the addition of doors and windows. Because the timing of Phase 2 is unknown, the first phase will be completed in a way that allows the building to feel complete without Phase 2.

## Material Descriptions

The primary material will be the existing brick masonry. It will be expressed at both the exterior and the interior and will be the main focal point. The supporting materials will be analogous to materials used at the neighboring Mill building and Madison St. site features: black/dark bronze metal, clear finished ash or oak, and silvered wood. The black/dark bronze metal will happen at the siding, the storefront frame material, the metal railings, and other exterior metal features. The clear finished ash or oak will happen at the main entry soffit on the alley side. The silvered wood (cedar or Ipe) will happen at the cooler enclosure, dumpster enclosure, and trellis.



FROM MADISON AND 11TH ST. NORTHWEST





EXISTING KILN STRUCTURE

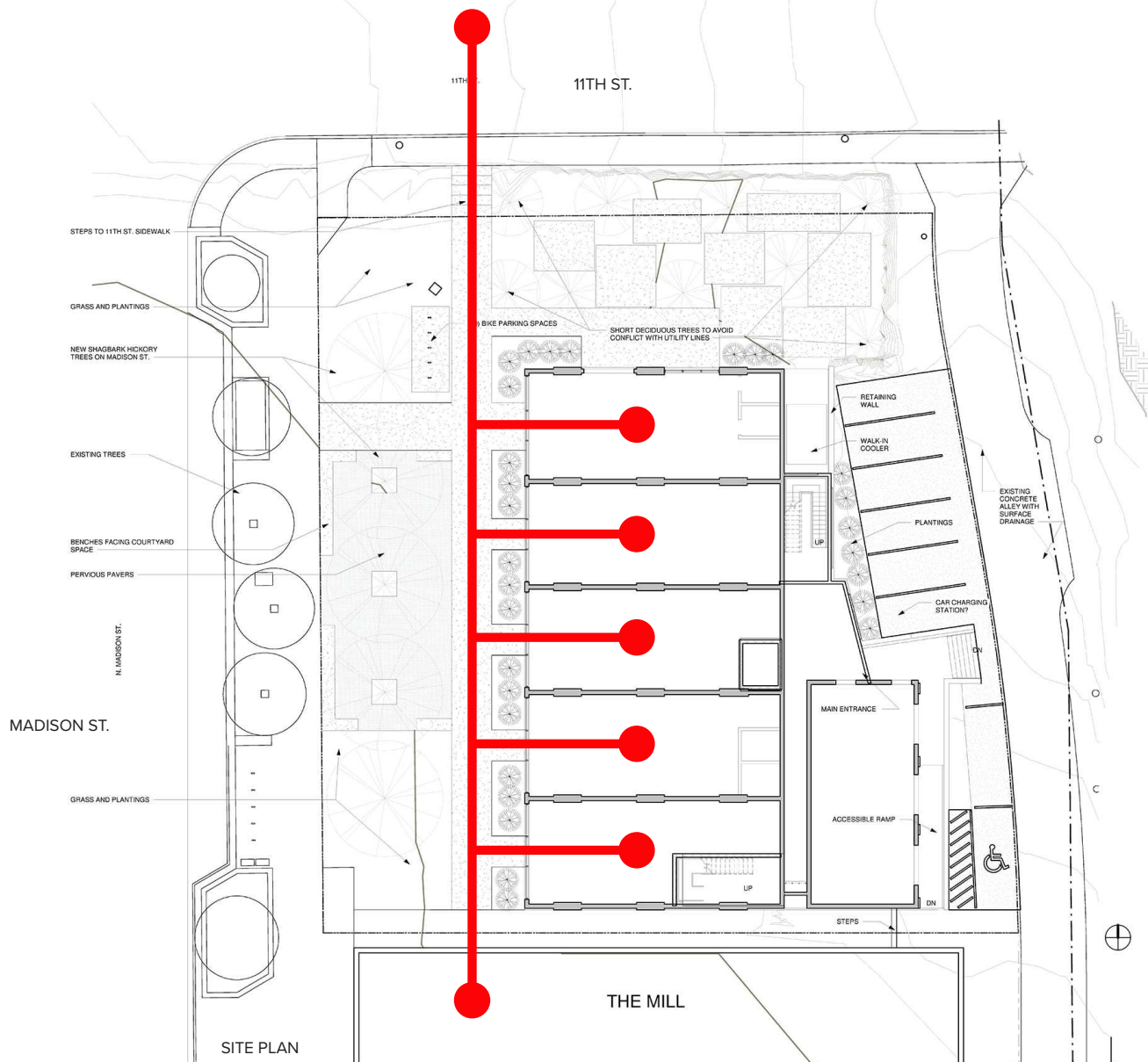
**THE KILN COLLECTIVE**



EXISTING POWER HOUSE STRUCTURE

**THE KILN COLLECTIVE**

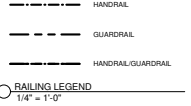
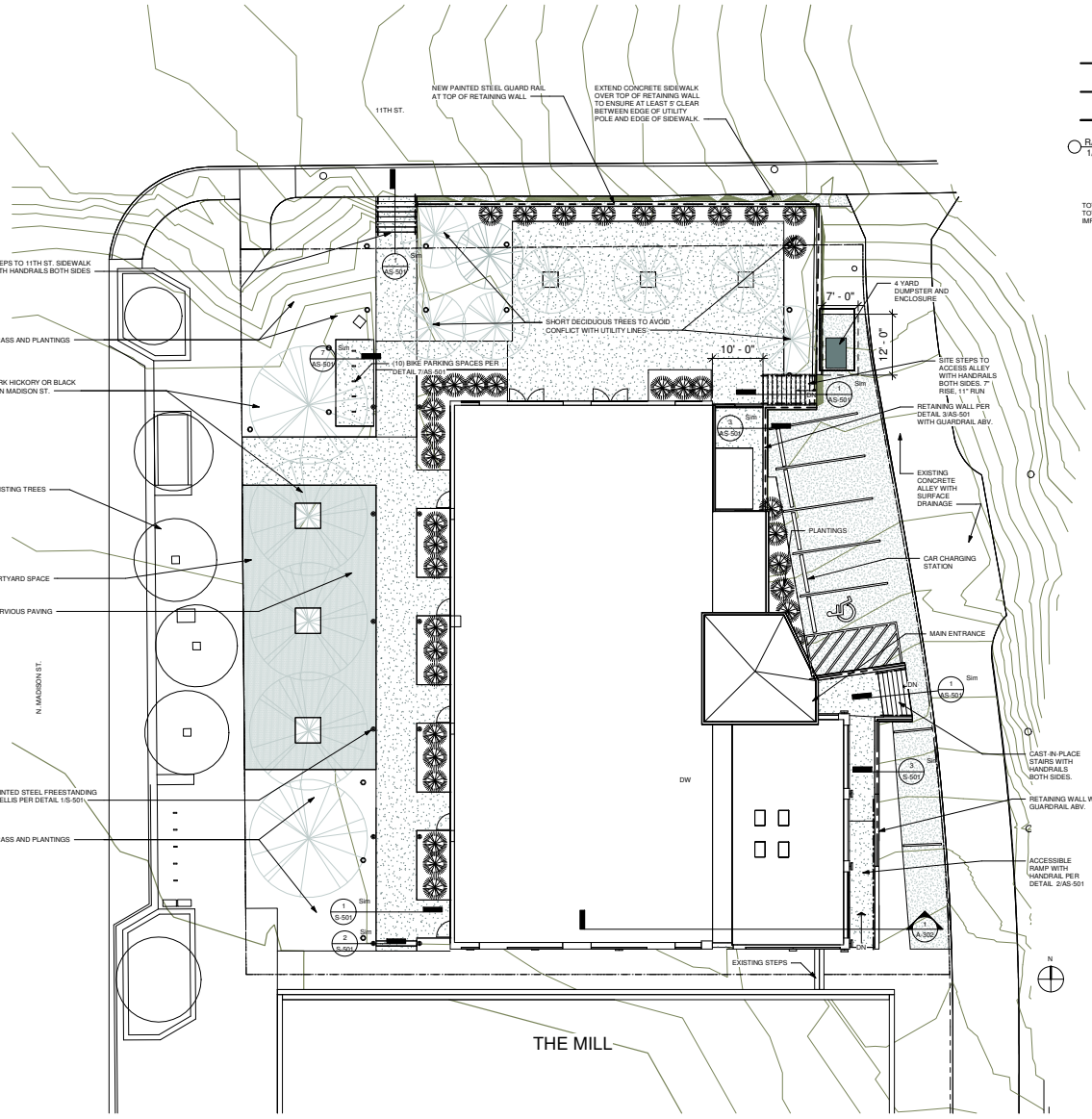
BLOOMINGTON HISTORIC PRESERVATION COA REVIEW  
JUNE 8, 2023





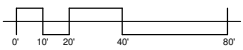


TRELLIS



TOTAL SITE AREA: 18,888 SQFT (NEED TO UPDATE)  
 TOTAL PERVIOUS COVER: 4,815 SQFT = 25%  
 IMPERVIOUS COVER REQUIRED = 25%

1 ARCHITECTURAL SITE PLAN  
 1" = 10'-0"



DRAWINGS ARE FOR DESIGN DEVELOPMENT REVIEW AND PRELIMINARY ESTIMATING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

**brownsmith**  
STUDIOS

architecture • design • build

2055 W INDUSTRIAL PK DR.  
BLOOMINGTON, IN 47404  
lucas@brownsmithstudios.com  
812-961-8687

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**THE KILN**  
TRADES DISTRICT  
BLOOMINGTON, IN

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CERTIFICATION

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REVISIONS

NO.	DESCRIPTION	DATE

---

ARCHITECTURAL SITE PLAN

05-30-2023

---

SHEET NUMBER

AS-102





THE KILN COLLECTIVE



BLOOMINGTON HISTORIC PRESERVATION COA REVIEW  
JUNE 8, 2023

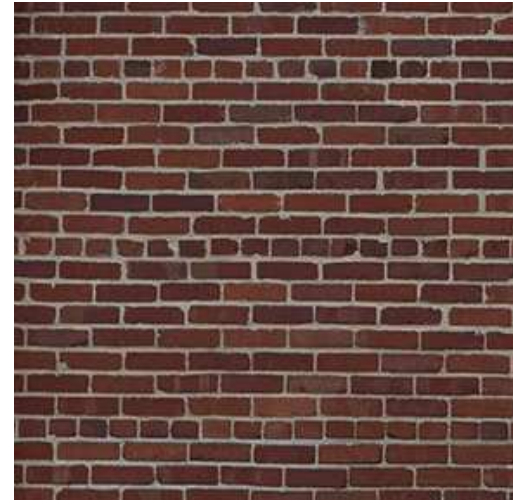




PELLA LIFESTYLE WINDOWS AND STORE-FRONT - BLACK ALUMINUM CLAD



ASH - SOFFIT MATERIAL



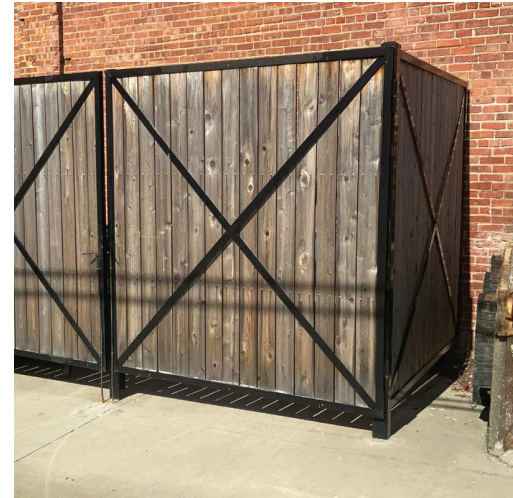
KILN BRICK - ORIGINAL



STANDING SEAM METAL SIDING - MATTE BLACK



FLUSH PANEL METAL SIDING - MATTE BLACK



SILVERED CEDAR AND BLACK PAINTED STEEL AT THE MILL



FROM ALLEY AND 11TH ST. NORTHEAST



FROM ALLEY EAST



FROM MADISON WEST ELEVATION



FROM MADISON NORTH ELEVATION



FROM MADISON NORTHWEST

<b>STAFF RECOMMENDATIONS</b>	Address: 219 E 19th St.
<b>DD 23-04</b>	Petitioner: Ryan Strauser
<b>Start Date: 5/9/2023</b>	Parcel: 53-05-28-300-121.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1940, Possibly and academic period Tudor



**Background:** The structure is relatively intact, still having most of its original windows.

**Request:** Full demolition.

**Guidelines:** According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

**Staff Recommends release of Demolition Delay 23-04**

Reminiscent to various kit houses from the late 1930's and 1940's such as Shelburne House from the Aladdin company and the Michelle house from the Sears Roebuck catalog. However, it is not close enough to either style to match a specific design.

Research at the Monroe County History Center proved elusive as well, with the closest match in the City books for Forrest Deckard, a clerk and his wife Alberta living at 217 W 19th Street in 1947.

The house appears in the 1949 aerial photographs and is purported to have been built in or around 1940, however, finding additional information proved difficult.

### IHSSI (County Survey)



Survey Number: 105-055-35299

Rating: Demolished

Historic Name: House

Year Dataset Compiled: 2014

National Register File  
Number: -

#### Survey County

County	Legal Township(s)	Quad Name(s)
Monroe	Bloomington	Bloomington

Address: 219 E. 19th St

City: Bloomington

Location Notes: -

#### Coordinates



**Easting**

**Northing**

540511

4337001

Common Name: -

Category: Building

Visible?:

Historic District?:

Historic District Name: -

Ownership: private

**Use: Present**

Residence:

Commercial:

Vacant:

Other:

Other:

**Use: Past**

Residence:

Commercial:

Vacant:

Other:

Other:

**Surveys/Legal Protections**

National Register:

State Register:

Hoosier Homestead:

National Historic  
Landmark:

Local Designation:

Protective  
Covenants:

Other:

Areas of Significance: ARCHITECTURE

Other Significance: -

Endangered: No

Explanation: -

Number of  
Contributing 1  
Resources:

Number of  
Non-  
contributing 0  
Resources:

Environment: urban

Bibliography: -

**Structure Type**

Bridge:

Cemetery:

Other:

Time Period(s): c. 1940

Condition: Good  
 Year Demolished: -  
 Integrity: Slightly Altered  
 Date Moved: -  
 Alterations: -  
 Style: -  
 Type/Vernacular: -

Architect/Builder	Architectural Firm	Affiliation
-	-	-

**Replacement**

Windows:       Roof:   
 Other:

**Additions**

Siding:       Wings:   
 Other:   
 Removals: -

**Stories**

1:       1 1/2:       2:       2 1/2:   
 Other:

**Plan**

Rectangular:       Polygonal:   
 L:       T:       X:       U:   
 Irregular:       Other:

**Depth**

Single-Pile:       Double-Pile:   
 Irregular/Massed:       Other:

**Number of Bays:** 2  
**Foundation:** CONCRETE  
**Foundation Description:** -  
**Walls Description:** -  
**Other Walls:** -

**Roof**

Side-Gable:       Front-Gable:       Cross-Gable:

Hip:       Pyramidal:       Mansard:   
Other:   
Material: ASPHALT  
Features: brick chimney

**Porches**

Front:       Side:       Back:   
Notes: -

**Openings:** orig. door set in far facade facing east. repl. two 1/1 windows set together at ground level in each south-facing facade. orig. 6/6 window above. orig. side door flanked by repl. 1/1 windows and orig 3/3 window with orig. 6/6 windows above

**Interior:** -

**Outbuildings:** -

Notes: -

**Statement of Significance:** -

**Architectural Description:** -







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**The MITCHELL Five Rooms and Bath**

**No. 3263—Honor Bilt Home—Already Cut and Fitted**

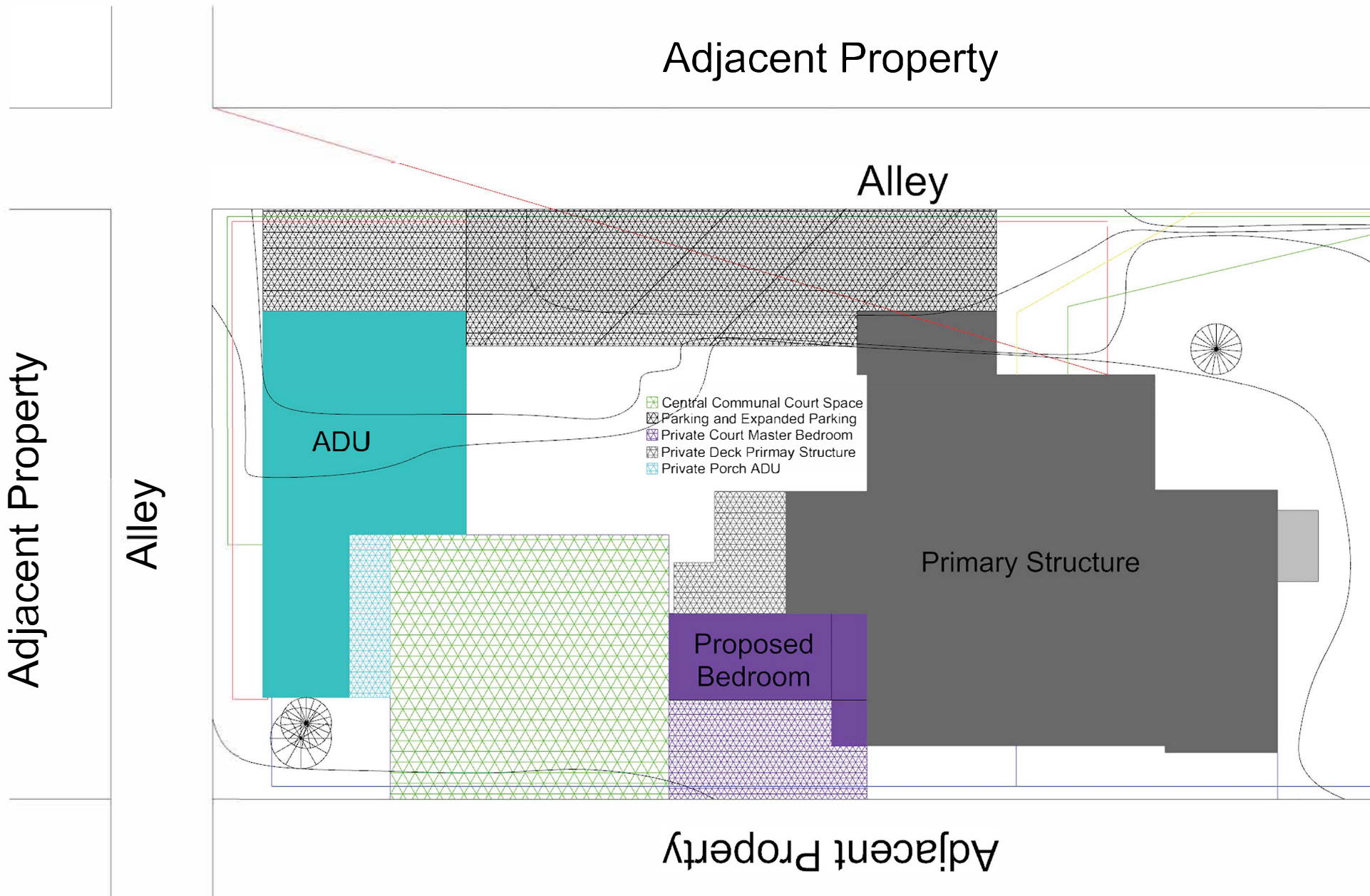
***Monthly Payments as Low as \$40 to \$55***



















CARPENTER C

May 19, 2023

This letter was sent to the listed parties.

RE: 2<sup>nd</sup> Street Modernization Project (INDOT Des. No. 2200012), City of Bloomington, Monroe County

Dear Consulting Party (see attached list),

The City of Bloomington, with funding from the Federal Highway Administration and administrative oversight from the Indiana Department of Transportation (INDOT), proposes to proceed with the 2<sup>nd</sup> Street Modernization Project (INDOT Des. No. 2200012). ASC Group, Inc. is under contract with the City of Bloomington to advance the environmental documentation for the referenced project.

This letter is part of the early coordination phase of the environmental review process requesting comments associated with this project. We are requesting comments from your area of expertise regarding any possible environmental effects associated with this project. Please use the above Des. Number and project description in your reply and your comments will be incorporated into the formal environmental study.

The proposed undertaking is on 2<sup>nd</sup> Street from Walker Street to the B-Line Trail in Monroe County, Indiana. It is within Perry Township, Bloomington United States Geological Survey (USGS) Topographic Quadrangle, in Sections 4 and 5, Township 8 North, Range 1 West. The project area can be viewed online at <https://arcg.is/jqueP> (the Des. No. is the most efficient search term once in the CRO - Public Web Map App).

This project proposes to improve 2<sup>nd</sup> Street into a complete street from Walker Street to the B-Line Trail. It will provide curb-separated bike lanes along the north side of the road, providing a critical connection between the trail west of Walker Street and the B-Line. It will also involve the construction of Public Right-of-Way Accessibility Guidelines (PROWAG)-compliant curb ramps, drainage improvements, and the replacement of two (2) signals. Acquisition of 0.16 acre of permanent and 0.6 acre of temporary right-of-way is anticipated. The draft need is based on the lack of bikeways between the trail west of Walker Street to the B-Line Trail in the City of Bloomington. The draft purpose is to provide a bikeway between the two trails, improve safety for pedestrians/bike riders while crossing between the two trails, and to provide roadway improvements.

Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties. In accordance with 36 CFR 800.2 (c), you are hereby requested to be a consulting party to participate in the Section 106 process. Entities that have been invited to participate in the Section 106 consultation process for this project are identified in the attached list. Per 36 CFR 800.3(f), we hereby request that the Indiana State Historic Preservation Officer (SHPO) notify this office if the SHPO staff is aware



of any other parties that may be entitled to be consulting parties or should be contacted as potential consulting parties for the project.

The Section 106 process involves efforts to identify historic properties potentially affected by the undertaking, assess its effects and seek ways to avoid, minimize or mitigate any adverse effects on historic properties. For more information regarding the protection of historic resources, please see the Advisory Council on Historic Preservation's guide: *Protecting Historic Properties: A Citizen's Guide to Section 106 Review* available online at <https://www.achp.gov/sites/default/files/documents/2017-01/CitizenGuide.pdf>.

The Area of Potential Effects (APE) is the area in which the proposed project may cause alterations in the character or use of historic resources. At this time, no cultural resource investigations have occurred; however, the results of cultural resource identification and evaluation efforts, both above-ground and archaeological, will be forthcoming. Consulting parties will receive notification when these reports are completed.

Please review the information and comment within thirty (30) calendar days of receipt. If you indicate that you do not desire to be a consulting party, or if you do not respond, you will not be included on the list of consulting parties for this project. If we do not receive your response in the time allotted, the project will proceed consistent with the proposed design and you will not receive further information about the project unless the design changes.

For questions concerning specific project details, you may contact Douglas Terpstra of ASC Group, Inc. at 614.268.2514 x3556 or [dterpstra@ascgroup.net](mailto:dterpstra@ascgroup.net). All future responses regarding the proposed project should be forwarded to ASC Group, Inc. at the following address:

Douglas Terpstra  
Architectural History Principal Investigator  
ASC Group, Inc.  
800 Freeway Drive North, Suite 101  
Columbus, OH 43229  
[dterpstra@ascgroup.net](mailto:dterpstra@ascgroup.net).

***Tribal Contacts please respond to INDOT's Acting Tribal Liaison, Matt Coon [mcoon@indot.in.gov](mailto:mcoon@indot.in.gov); (317-697-9752) with any responses pertaining to this project including to provide INDOT/Indiana FHWA additional information about Tribal resources/concerns and questions/comments regarding cultural resources. The FHWA point of contact is Kari Carmany-George at [K.CarmanyGeorge@dot.gov](mailto:K.CarmanyGeorge@dot.gov) (317-226-5629).***

Sincerely,



Matthew S. Coon, Manager  
Cultural Resources Office  
Environmental Services

Enclosures:

Topographic map

Distribution List:

Beth K. McCord, SHPO

Patrick Martin, Bloomington/Monroe County Metropolitan Planning Organization

Mayor John Hamilton

Andrew Cibor, City of Bloomington, Department of Engineering

Scott Robinson, City of Bloomington, Department of Planning and Transportation

Gloria Colom, City of Bloomington, Department of Housing and Neighborhood Development

Lee Jones, Monroe County Commissioner

Julie Thomas, Monroe County Commissioner

Penny Githens, Monroe County Commissioner

Lisa Ridge, Monroe County Highway Department

Jeff Hauswald, Monroe County Community School Corporation

Amethyst House, Inc.

Alex Brooks, Indiana Landmarks Central Regional Office

Steve Wyatt, Bloomington Restorations, Inc.

Glenda Murray, Monroe County Historian

Monroe County History Center

Brandon Porteroff, Prospect Hill Neighborhood Association

Talisha Coppock, Downtown Bloomington

Eastern Shawnee Tribe of Oklahoma

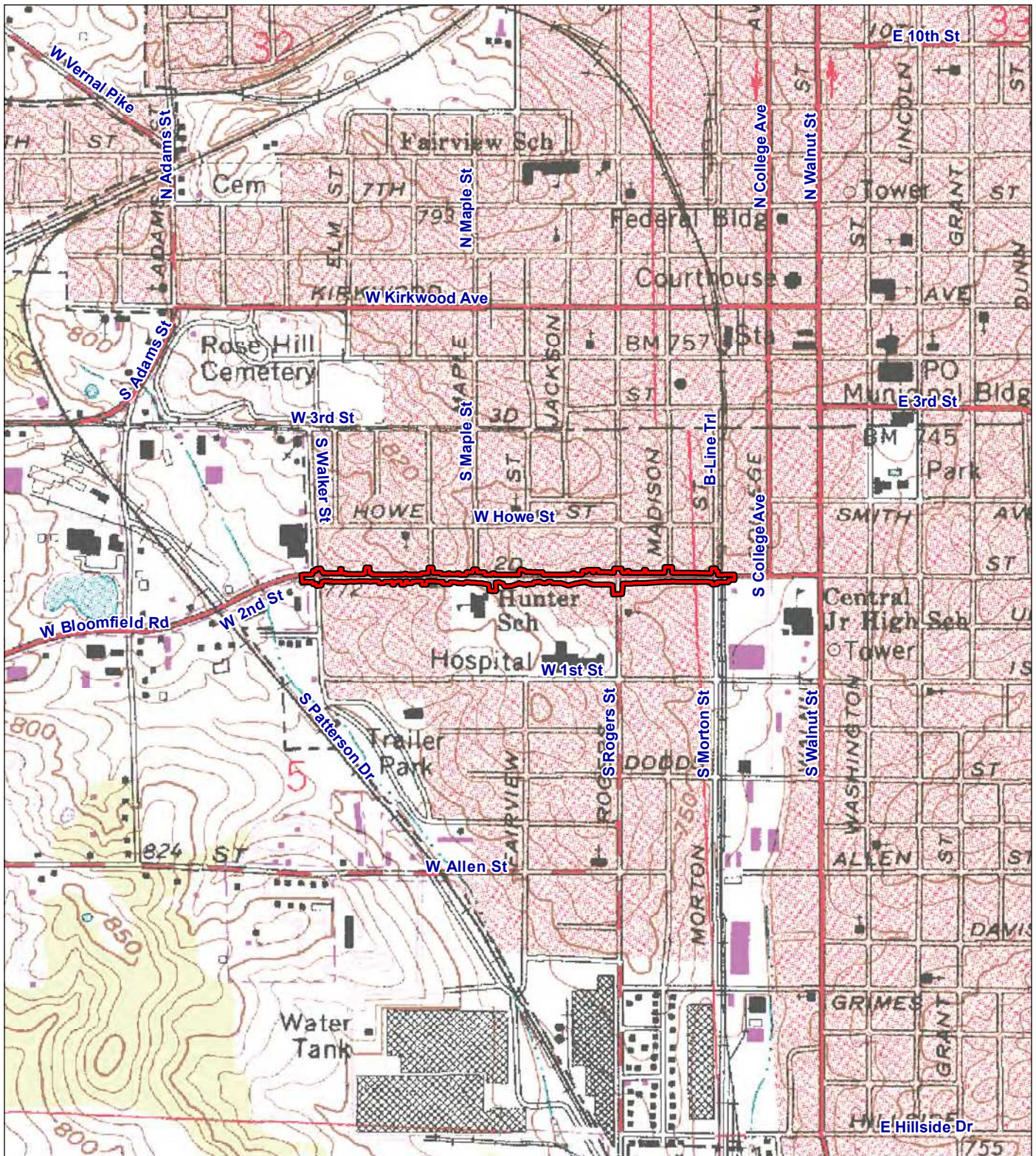
Miami Tribe of Oklahoma

Peoria Tribe of Indians of Oklahoma

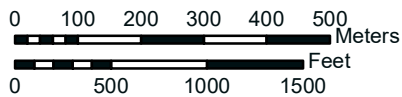
Pokagon Band of Potawatomi Indians

Shawnee Tribe

Delaware Tribe of Indians



 Project area



### Figure 1

Portion of the 1998 Bloomington, Indiana quadrangle (USGS 7.5' topographic map) showing the project area for the 2nd Street Modernization Project (INDOT Des. No. 2200012) in the City of Bloomington, Monroe County, Indiana.

Base: USGS Bloomington, Indiana, 7.5' series quadrangle