

**Bloomington Historic Preservation Commission, Teleconference
Meeting, Thursday January 28, 2021, 5:00 P.M.**

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

A. January 14, 2021 Minutes

D. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 21-03

620 S. Ballantine Rd (Elm Heights Historic District)

Petitioner: Shawn Eurton

Continued from 1/14/2021. Alterations to front and rear porches. Replace deteriorated shakes used for siding and stain others

B. COA 21-05

608 W. Dodds Street (McDoel Gardens Historic District)

Petitioner: Michael Valliant

Installation of photovoltaic system on west facing planes of the primary structure's hipped roof.

E. DEMOLITION DELAY

Commission Review

A. Demo Delay 21-02

1006 S. Lincoln Street

Petitioner: Carole Damon

Full demolition of accessory structure

F. NEW BUSINESS

G. OLD BUSINESS

A. COMMISSIONER COMMENTS

B. PUBLIC COMMENTS

C. ANNOUNCEMENTS

XII. ADJOURNMENT

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.

Next meeting date is February 11, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 1/21/2021

**Bloomington Historic Preservation Commission,
Teleconference Meeting, Thursday January 14, 2021, 5:00
P.M.**

AGENDA

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners

John Saunders
Jeff Goldin
Susan Dyer
Chris Sturbaum
Reynard Cross
Deb Hutton (entered meeting at 5:05 p.m.)
Sam DeSollar

Advisory

Jenny Southern
Ernesto Casteneda (entered meeting at 5:13 p.m.)

Staff

Conor Herterich, HAND
Brent Pierce, HAND
Dee Wills, HAND
Keegan Gulick, Planning and Transportation
Philippa Guthrie, City Legal

Guests

CATS
Shawn Eurton
Susan Rudd
Wayne & Dee Dee Poole
Barre Klapper
Leslie w/ Aero Dynamite
Keri Miksza
Jim Shelton

III. APPROVAL OF MINUTES

A. December 10, 2020 Minutes

Chris Sturbaum made a motion to approve December 10, 2020 Minutes
Sam DeSollar seconded
Motion Carried 5-2-1

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 21-01

511 W. 4th Street (Greater Prospect Hill Historic District)

Petitioner: Doug Wissing

Installation of dormer window on the west side of the building. The dormer will be located 5' south of an existing dormer and will be identical to that dormer.

Conor Herterich gave presentation. See packet for details.

Commission Review

A. COA 21-02

916 S. Morton St. (McDoel Historic District)

Petitioner: Barre Klapper (Springpoint Architects)

Alterations to exterior. See packet for more details.

Conor Herterich gave presentation. See packet for details.

Barre Klapper with **Springpoint Architects** stated that she was present with **Wayne** and **Dee Dee Poole** to answer any questions that the **Commissioners** have. **Barre Klapper** described how the new owners were excited about this property that they have purchased and the location, which is perched above the **B-Line Trail**. **Barre Klapper** also stated that the new owners have noticed the amount of foot traffic along the B-Line Trail that is behind the house, which is why part of this request is changing of the back door to provide more security and visual privacy. **Chris Sturbaum** asked if they were going to paint the siding. **Barre Klapper** stated that this was the first phase of a larger project and it is their hope that once the new UDO map was adopted that the zoning of this area would change, because right now residential is non-conforming use. It is in a small stretch of an employment zone. It is being proposed to change that will allow residential. So the owners

are hoping to do a Master addition in the near future, so we will be back in front of you to talk about that addition as well as other changes to the exterior including paint. **Reynard Cross** asked why they were taking down the chimneys. **Barre Klapper** stated that they were forming an interior model that would open up the inside so that it lives in a different way than it did. So it is really related to the new layout of the wall. **Deb Hutton** entered meeting at 5:05 p.m. and asked when the chimneys are removed, is the roof simply going to be patched in those two places. **Barre Klapper** stated that at this time they would be, and could not speak to any further changes proposed to the roof until they come back before the **Commission**. **Jenny Southern** asked if the basement was going to be finished or if it would stay a basement. **Barre Klapper** stated that it would not be finished, but it will be nice utility space.

Chris Sturbaum commented that their decisions have real consequences, and now someone is finding a home that they really want to live in right on the **B-Line**. That may influence other property decisions along the **B-Line**. Just pleased to see someone finding a home like this and a happy ending.

Jeff Goldin made a motion to approve **COA 21-02**

Chris Sturbaum seconded.

Motion Carried 7-0-0

B. COA 21-03

620 S. Ballantine Rd

Petitioner: Shawn Eurton

Alterations to front and rear porches. Replace deteriorated shakes used for siding and stain others.

Conor Herterich gave presentation. See packet for details.

Chris Sturbaum asked how they finish gracefully the blue stone and the wrapping of the porch and keeping the columns. How does that all work together. Discussion ensued with **Shawn Eurton** about this process and the types of limestone used for this process in detail. **Chris Sturbaum** asked what the **Petitioners** thought was in using a split face step instead of straight cut steps. **Shawn Eurton** stated that they thought it was a better look. **Jeff Goldin** asked **Conor Herterich** if they didn't approve the column part of this; is it reasonable to put the antique finishes back. A short discussion ensued with **Conor Herterich** about the installation of pebble dash. **Deb Hutton** asked if the columns needed to be strengthened in any way before the pebble dash was put back on. **Shawn Eurton** talked about some of the history of the columns and the issue of the strength of the columns. **Shawn Eurton** also stated that he would probably have a professional give his opinion of the columns strength.

Jenny Southern asked questions about the stain that was going to be used. Discussion ensued with **Shawn Eurton** about the type of stain that would need to be used. **Jenny Southern** asked questions about the footers under the columns, the porch foundation, the steps and retaining wall. **John Saunders** asked questions about the brick on the fireplace.

Chris Sturbaum commented that he was almost certain that these columns were original, and would suggest that the steps be out of smooth cut limestone. Also, that the stain have a wood tone. **Sam DeSollar** commented that there was no building permit for this project and that this company has been in Bloomington for a long time and knows that this is a historic district. **Shawn Eurton** commented that they filed for a permit 2 months ago, and for some reason it is in the City's hands, and they are not doing anything with it. **Sam DeSollar** said that you usually don't go ahead and do demo before you get it permitted. **Sam DeSollar** also stated that he does not feel like they have enough information about the details of what is going on with the transition of the house. **Sam DeSollar** stated that he wanted to see a lot more description of the construction methodology of how they are going to put together the blue stone planters and pavers, and all other issues with the house. **Sam DeSollar** said that he wanted to see more exact details and that this sketch will not be enough and wants to see much more elaborate documentation of what they are planning to do before we approve anything. **Reynard Cross** agreed that they would need a lot more information to get a better idea of what is going on. **Ernesto Casteneda** and **John Saunders** also agreed that more details were needed. **Jenny Southern** commented that the original lighting needed to be included as well. More discussion ensued. See packet for details.

Sam DeSollar made a motion to continue **COA 21-03** so that the owner can come back with additional information.

Chris Sturbaum seconded.

Motion Carried 7-0-0

C. COA 21-04

208 E. 15th Street (Garden Hill Historic District)

Petitioner: Susan Rudd

Changes to plans approved in COA 20-44. Side window replacements will feature interior grids instead of applied muntins. Construction of brick knee wall along front yard steps instead of front porch steps. Removal of limestone retaining wall.

Conor Herterich gave presentation. See packet for details.

Susan Rudd explained why there was a need for changes from the original plan, and explained the damages that occurred to the retaining wall. See packet for details and illustration. **Chris Sturbaum** said that it looked like

there was a decision made on what to do about the wall without consulting us. **Susan Dyer** stated that she was also sorry about the wall and felt that changing it would really be changing the nature of the original piece. **Sam DeSollar** asked if there was any feedback from the neighborhood. **Jenny Southern** asked what happened to the limestone. **Susan Rudd** stated that it had been put in a container which is still on the property. **Jenny Southern** stated that the wall still seemed to be in good shape and that the broken piece could be put back up. Discussion ensued about the other retaining walls in the neighborhood. **Susan Rudd** said that the **Contractor** said the piece of limestone was too damaged and broken and did not think it could be rebuilt with the same limestone because of the way it was cracked.

More discussion ensued about the retaining wall and the surrounding retaining walls. **Chris Sturbaum** commented that it would be difficult to put back, but not impossible. **Deb Hutton** commented that the retaining wall is critical to the neighborhood, and stated that I think the retaining wall needs to be rebuilt with either new or old limestone. **Sam DeSollar** commented that this was a contributing house and whatever goes back in place needed to be limestone. **Ernesto Casteneda** commented that he also thought limestone needed to be put back up for the retaining wall. **John Saunders** agreed. More discussion ensued about the retain wall.

Chris Sturbaum made a motion to accept the windows without grids, but to deny the change to the wall, and request that all stone that can be reused, be reused in the building of the wall for **COA 21-04**

Deb Hutton seconded.

Motion Carried 6-0-1

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 21-01

800 S. Pleasant Ridge Rd
Petitioner: Rusty Peterson
Partial demolition

Conor Herterich gave presentation. See packet for details.

Leslie Nogel with **Susan Nealey Homes** explained that the reason for the changes was to bring more light into the house. **Chris Sturbaum** asked about the color of the windows. **Sam DeSollar** asked if every single window and door would be replaced. **Leslie Nogel** stated that they would all be replaced and explained the current condition of the original windows. **Sam DeSollar** asked about the materials of the current windows and what materials would be used for the replacements. **Jenny Southern** asked if the new windows would be tinted or clear, and also asked if the skylights would be visible from the street. **Leslie Nogel** explained the details of the skylights and that the windows would be clear.

Ernesto Casteneda asked about the windows and if they would be aluminum clad exteriors or wooden. **Leslie Nogel** texted the contractor and he responded they would all be wood. More discussion ensued about the windows and what was under the commission's purview. **Conor Herterich and Philippa Guthrie** advised that the demo delay ordinance does not permit the Commission to condition release on the petitioner doing things differently from their submitted petition. In response to a comment from **Chris Sturbaum**, **Philippa Guthrie** said legal would look at the question and confirm.

John Saunders made a motion to release **Demo Delay 21-01**
Chris Sturbaum seconded.
Motion Carried 7-0-0

VI. NEW BUSINESS

A. Conflict of Interest Forms

See packet for details.

B. Elect 2021 Chair and Vice Chair

Conor Herterich had a short discussion with the **Commissioners**.

Chris Sturbaum made a motion for **Jeff Goldin** to be the **2021 Chair**.
John Saunders seconded.
Motion Carried 7-0-0

Jeff Goldin made a motion for **John Saunders** to be the **2021 Vice Chair**.
Chris Sturbaum seconded.
Motion Carried 7-0-0

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 6:30 p.m.**

END OF MINUTES

Video record of meeting available upon request.

COA: 21-03

Address: 620 S. Ballantine Road

Petitioner: Shawn Eurton

Parcel #: 53-08-04-115-004.000-009

Rating: Outstanding

Structure; Shingle Bungalow, c. 1930



Background: The property is located in the Elm Heights local historic district. The building was listed in the first local historic survey published in 1978.

Request:

1. Resurface existing concrete porch w/ Bluestone (see example provided in packet)
2. Replace concrete walkway with Bluestone
3. Add dry stack limestone walls along front & rear porches.
4. Replace deteriorated shingles on south elevation with new cedar shingles.
5. Stain, seal remaining shingles clad on the exterior walls.
6. Expose original limestone columns.

Guidelines: Elm Heights Historic District Design Guidelines: pg. 15, 18, 32

- Design walkways, driveways, and parking areas in keeping with the neighborhood setting.
- Structurally sound, painted historic wood siding should not be replaced with new siding. Every effort should be made to retain and restore the original.
- Replace missing elements based on accurate documentation of the original or use a compatible new design

Continued on next page →

COA: 21-03

- Open porches and porticos should be kept open. If original porch material or features are deteriorated they should be replaced in kind.

Staff Comments:

1. Staff supports the replacement of the shingles on the south elevation, which have deteriorated and are thinning and cupping due to exposure to the elements, ONLY if the replacement material mimics the existing shingles on the other three walls in scale, pattern, and color.
2. Staff supports the installation of the bluestone on the walkway and porches, and facing the concrete walls of the porch with a “dry stack” limestone pattern.
3. Staff does not support removing the pebble dash stucco from columns and believes this is an original feature. A similar finish should be reapplied to the columns to maintain the integrity of this building which is rated :outstanding”.

Staff Recommendation: PARTIAL APPROVAL of COA 21-03.

4.0. Existing Buildings and Materials

4.1 Wood

Although wood is not the most commonly used building material in Elm Heights, there are still many clapboard and a few shingle houses. Masonry homes and other structures have decorative embellishments and functional wooden features that play an important role in the character of the buildings. Other uses include fences, gates, and garden features around the neighborhood.

Preservation Goals for Wood

To retain, preserve, and restore original exterior wood siding materials, decorative embellishments, and functional wooden features through repair, cleaning, painting, and routine maintenance.



Guidelines for Wood

A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item further assist applicants with the COA process.

- I. Reconstruction of missing or installation of new functional or decorative wooden elements visible from the public right-of-way, such as doors, windows, siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, shutters, decorative panels, pergolas, trellises, fences, gates, and architectural trim.**
 - Replace missing elements based on accurate documentation of the original or use a compatible new design.
 - Consider substitute materials only if using the original material is inadvisable or unfeasible.
- II. Removal or covering of functional or decorative wooden elements as outlined above and facing or visible from the public right-of-way.**
 - Structurally sound, painted historic wood siding should not be replaced with new siding. Every effort should be made to retain and restore the original.
 - Historic wood siding, trim, or window sashes should not be replaced or covered with contemporary substitute materials.
 - Although paint color is not reviewed in the Elm Heights Historic District, graphics and lettering are not appropriate.



**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-03

Date Filed: 12-16-2020

Scheduled for Hearing: 1-14-2021

Address of Historic Property: 620 S. Ballantine

Petitioner's Name: Eurton Properties / Shawn Eurton

Petitioner's Address: 4848 S. Walnut Pike

Phone Number/e-mail: 812-332-7303 / seurton3@gmail.com

Owner's Name: Shawn Eurton

Owner's Address: 4848 S. Walnut Pike

Phone Number/e-mail: _____

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings; surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 105-055-0219-13A
2. A description of the nature of the proposed modifications or new construction:
 - ① Resurface Existing Concrete Porch w/ limestone / Bluestone
 - ② Add Dry Stack limestone Walls @ Front / Rear Porch
 - ③ Replace Existing Concrete Walkway w/ limestone / Bluestone
 - ④ Add Rear Patio w/ limestone / Bluestone
 - ⑤ Replace shingles w/ Options Presented @ Meeting
 - ⑥ Stain Seal Existing Remaining Shingles
 - ⑦ Expose Original limestone column & Under Brick

3. A description of the materials used.

Natural limestone Flagstone / Boxwood Hedge
30"x24" Bluestone Slabs
Arbor Coat Stain (Platinum Grey)

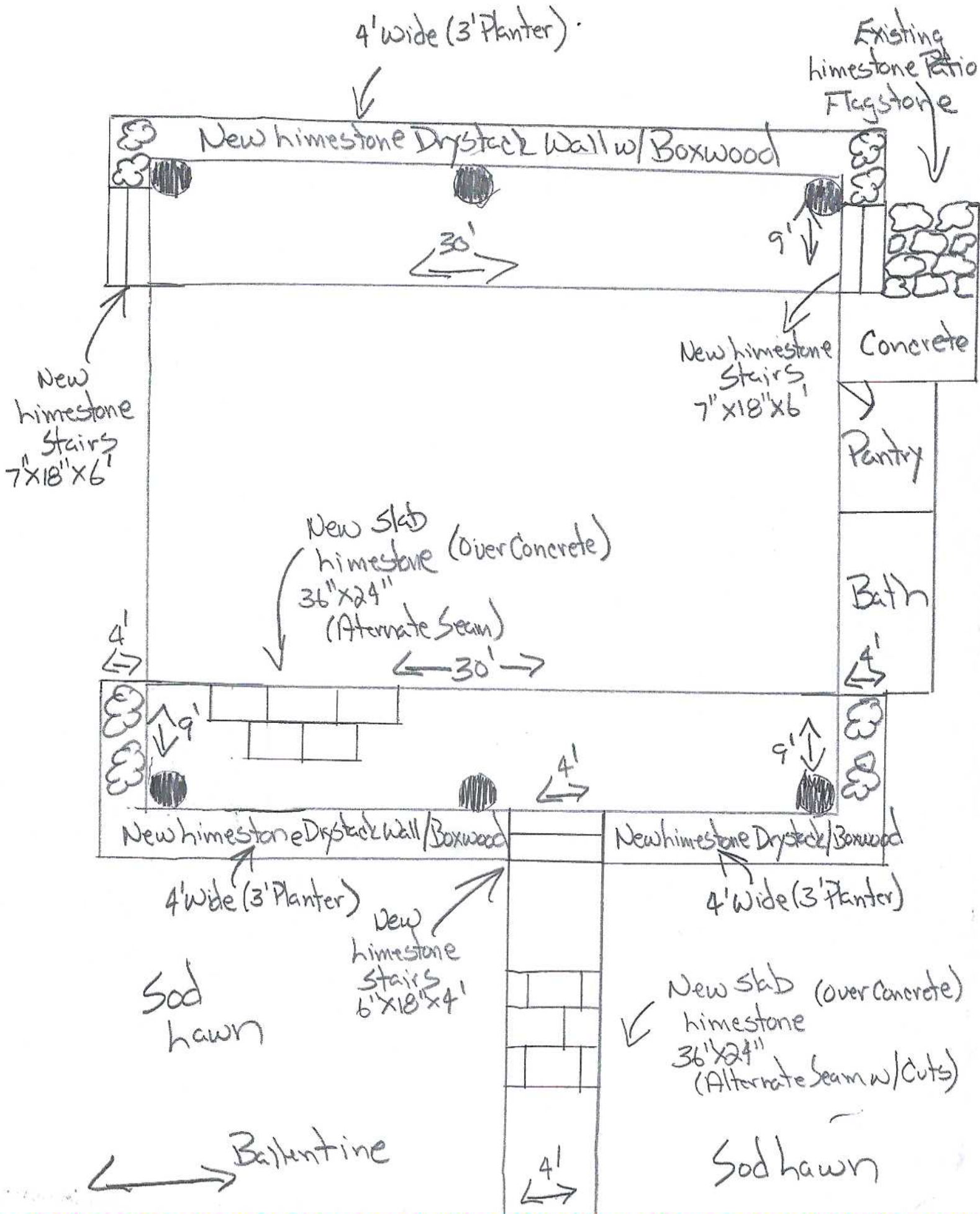
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

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

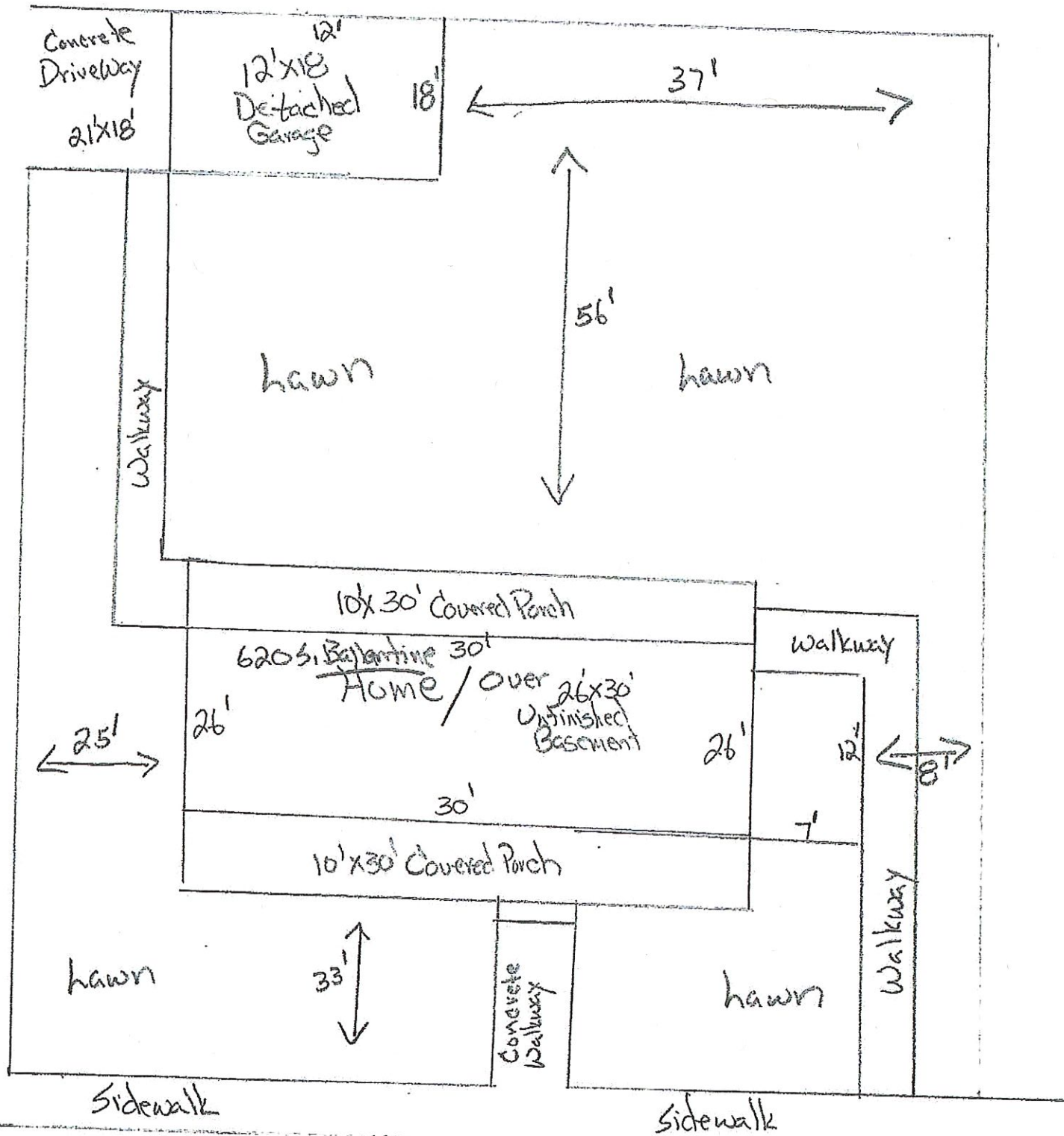
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

620 S. Ballentine
Exterior



E. University Street → W



S. ← Ballantine → N

* New Asphalt Roof

Original Brick Masonry



Plantings
Proposed Drystack limestone retaining walls

Proposed limestone walkway



Proposed
limestone patio
Approximate
20x20

Stairs
limestone

handscape

Limestone
"Drystack" wall





COA: 21-05

Address: 608 W. Dodds Street

Petitioner: Michael Valliant

Parcel #: 53-08-05-116-017.000-009

Rating: Contributing

Structure; California Bungalow, c. 1929



Background: The property is located in the McDoel local historic district.

Request: Installation of photovoltaic system on the west facing planes of the primary and porch roofs.

Guidelines: McDoel Historic District Design Guidelines: pg. 6

- McDoel supports alternative energy and sustainability goals within the district.
- Preferred: Locate solar panel on the house roof at same pitch as existing roof.

Staff Comments:

1. The property is located on a corner lot and the solar panels will be visible from both Fairview and Dodds streets.
2. Staff supports the installation of the photovoltaic system because the panels will have the same pitch as the roof and district design guidelines support the alternative energy systems and sustainability goals.

Staff Recommendation: APPROVAL of COA 21-05.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-05 _____

Date Filed: 1/18/2021 _____

Scheduled for Hearing: 1/28/2021 _____

Address of Historic Property: _____

Petitioner's Name: _____

Petitioner's Address: _____

Phone Number/e-mail: _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **“Complete Application”** consists of the following:

1. A legal description of the lot. _____

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

3. A description of the materials used.

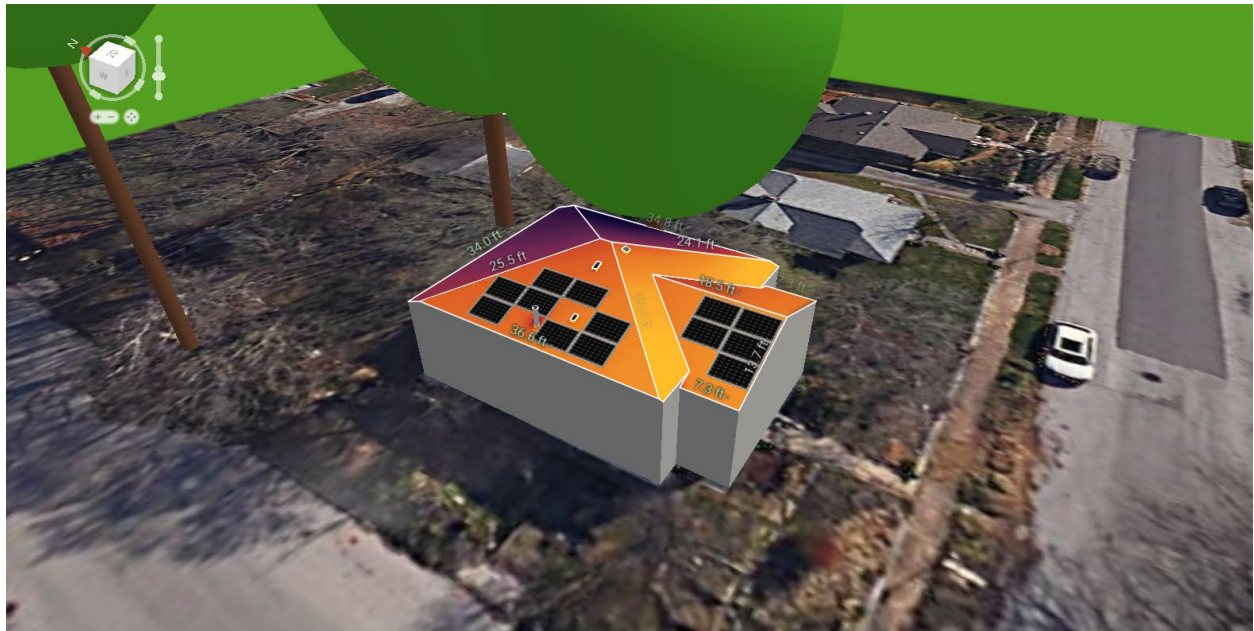
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

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

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

4. Graphics of the proposed modifications provided by Robert Nix of Whole Sun Designs, Inc.





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

Note: image is a screenshot taken from the Elevate GIS system for Monroe County, IN. The property in question is outlined in the bold red lined rectangle at the NE corner of the intersection of Dodds St. and Fairview St.



6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.



Front of house, South facing façade. View from Dodds Street looking north



SW corner of house showing west facing planes of the roof that will have solar panels. Corner of Dodds and Fairview Streets



West side of house showing west facing planes of the roof that will have solar panels. View from Fairview Street lookin east.

Demo Delay: 21-02
Commission Decision

Address: 1006 S. Lincoln Street

Petitioner: Carole Damon

Parcel Number: 53-08-04-309-010.000-009

Property is Contributing

Structure; California Bungalow c. 1920



Background: The applicant is requesting to remove the garage and build a new one due to structural damage of existing garage.

Request: Full demolition of an accessory structure from the same era of construction as the primary structure.

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.

Recommendation: Staff recommends releasing **Demo Delay 21-02**.

69615
BL
1/5/21

P&T
Received
01/05/21
C21-008
Demo Delay No Rental

Demolition Application

Monroe County Building Department

501 N. Morton St Rm 220, Bloomington, Indiana 47404

Phone Number: (812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/tsd/Government/Infrastructure/BuildingDepartment.aspx>

Date: 1-5-2021

Project Address: 1006 S. Lincoln St. Blgdn IN 47401
Street City, State Zip

Township: Perry Section #: 4

Parcel Number 53-08-04-309-010-000-009

Subdivision: Lyle Place addition Lot #: 26

Applicant Name: Carole Damon, member Phone #: 812 340 1838

Property Owner Name: Wilbur & Lores LLC
Address: 323 E Winslow Rd Ste 100 Phone #: 812 340 1838
Street Blgdn IN City, State 4740 & Zip

Contractor: (if applicable) Self
Phone #: _____

Type of Utilities Connected to this Structure

Gas Electricity Septic/Sewer Water Other

WORK BEING PERFORMED:

Remove and rebuild garage due to structural damage beyond repair.

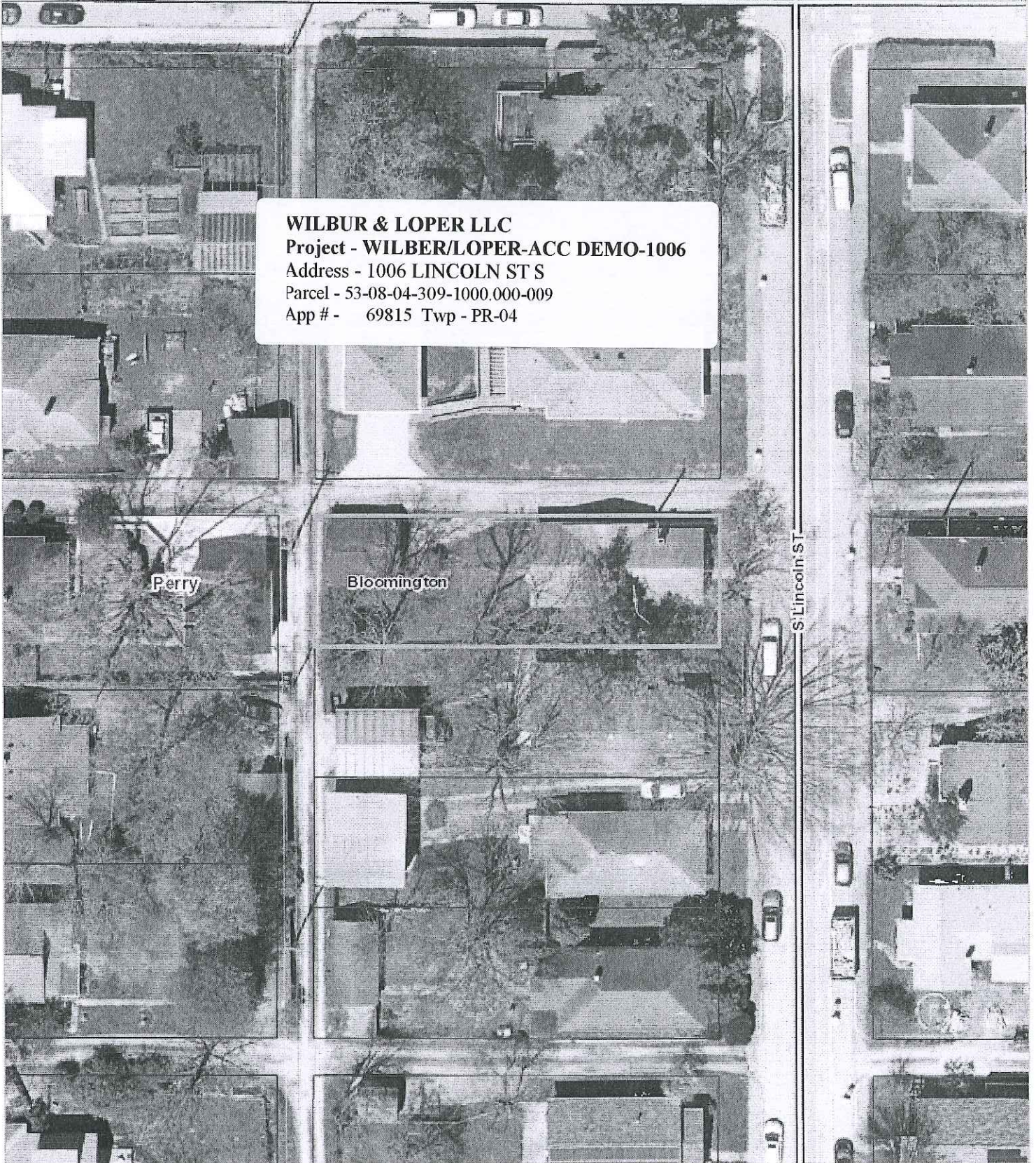
The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is correct. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices. (4) Is authorized to make this application.

Signature Carole Damon, member
Owner/Applicant

RECEIVED elevate
JAN 05 2021

BY:

WILBUR & LOPER LLC
Project - WILBER/LOPER-ACC DEMO-1006
Address - 1006 LINCOLN ST S
Parcel - 53-08-04-309-1000.000-009
App # - 69815 Twp - PR-04





NOTICE of
Partial Demolition
Proposed by Owner
For more information, please contact:
HAND or
Historic Preservation
Commission
812-349-3401

ANNA





3007



Demolition Delay Resolutions

RELEASE

Resolution to stop demolition delay waiting period before the 90 or 120 day period has expired, and allow a partial demolition project to begin for a property whose historic designation, if pursued, will take place later.

“Today, regarding the property located at _____, the Historic Preservation Commission (HPC) declares that it:

- Got notice of proposed (demolition/partial demolition), and,
- After today’s discussion, sees no need to review the plans any further, and,
- Waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council”

FORMAL REVIEW FOR HISTORIC DESIGNATION

Resolution to start formal review of a property for recommendation for local historic designation. Effect of resolution to start: public hearing process, notice to adjacent property owners, and publication in the Herald-Times.

“Today, regarding the property located at _____, the Historic Preservation Commission (HPC) declares that it:

- Got notice of proposed (demolition/partial demolition), and,
 - Requests that staff:
 - Prepare a formal report on the property, and ,
 - Put the property on the HPC agenda to be officially considered for local historic designation under BMC 8.08.01(d)”
-

FORWARD TO COUNCIL

Resolution to forward a recommendation for property to get historic designation to the Common Council

“Today, the HPC declares that the property located at _____ meets the following criteria for local designation referred to in the staff report:

(1) _____, (2) _____, (3) _____.

Consequently, the HPC recommends its historic designation under Title 8 of the Bloomington Municipal Code to the Common Council with the attached map.”

INTERIM PROTECTION

Resolution to place Interim Protection on a property that has been sent to the Common Council with a recommendation of local historic designation.

“Today, after a vote, the HPC recommends that the Common Council locally designate the property at _____ as historic, and places the property under Interim Protection pending action by the Common Council, under BMC 8.08.015.”
