

**Bloomington Historic Preservation Commission, Teleconference  
Meeting, Thursday April 8, 2021, 5:00 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. March 25, 2021 Minutes

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 21-14**

1126 E. 1st Street (Elm Heights Historic District)

Petitioner: Jeff Richardson

*Removal of a mature sycamore tree in the front yard.*

**Commission Review**

**B. COA 21-13**

1215 E. Hunter Avenue (Elm Heights Historic District)

Petitioner: Kelly Jones

*Construction of additions to the side and rear of the house. See plans for details*

**V. DEMOLITION DELAY**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

**VIII. COMMISSIONER COMMENTS**

**IX. PUBLIC COMMENTS**

**X. 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](mailto:human.rights@bloomington.in.gov).*

Next meeting date is April 22, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted:** 4/1/2021

**Bloomington Historic Preservation Commission,  
Teleconference Meeting, Thursday March 25, 2021, 5:00  
P.M.**

**AGENDA**

**I. CALL TO ORDER**

Meeting was called to order by **Jeff Goldin @ 5:00 p.m.**

**II. ROLL CALL**

**Commissioners Present:** Jeff Goldin  
Deb Hutton  
Sam DeSollar  
Susan Dyar  
Reynard Cross  
John Saunders

**Staff Present:** Conor Herterich, HAND  
Dee Wills, HAND  
Daniel Dixon, City Legal Department

**Guests Present:** CATS  
Matt Ellenwood  
Garin Wurschmidt  
Juan Carrasquel  
Noah Sandweiss

**III. APPROVAL OF MINUTES**

**A. March 11, 2021 Minutes**

**Deb Hutton** made a motion to approve the **March 11, 2021 Minutes.**

**John Saunders** seconded.

**Motion Carries: 5 Yes (Saunders, DeSollar, Hutton, Cross, Goldin), 0 No,  
1 Abstain (Dyar)**

**IV. CERTIFICATES OF APPROPRIATENESS**

**Staff Review**

**A. COA 21-12**

727 S. Jordan Avenue (Elm Heights Historic District)

Petitioner: Maria Grabe / Mark Longacre

*Replace deteriorated asphalt shingle garage roof with standing seam metal.*

*Replace damaged garage doors.*

**Conor Herterich** gave presentation. See packet for details.

### **Commission Review**

#### **A. COA 21-11**

202 N. Walnut Street (Courthouse Square Historic District)

Petitioner: Matt Ellenwood

*Construction of a rooftop stair enclosure & deck.*

**Conor Herterich** gave presentation. See packet for details.

**Matt Ellenwood** presented more details about the rooftop stair enclosure and the height of the enclosure. **Deb Hutton** asked **Matt Ellenwood** if he was going to make a flat deck with the glass railing around it. **Matt Ellenwood** explained in more details the layout of the deck and railing. **Deb Hutton** stated that it seems the railing will stand a few feet above the parapet and asked if this was correct. **Matt Ellenwood** stated that it would. **Deb Hutton** asked if it was correct that this would be seen from Walnut Street. **Conor Herterich** clarified that it would be the enclosure and not the railing that would be seen. **Sam DeSollar** asked about the elevations and what the actual height of the top of the roof relative to the low part of the parapet. Matt Ellenwood explained in more detail the elevation and height of the enclosure.

**John Saunders** made a motion to approve **COA 21-11**.

**Sam DeSollar** seconded.

**Motion Carries: 6 Yes (Saunders, DeSollar, Hutton, Dyar, Cross, Goldin) 0 No, 0Abstain**

#### **V. DEMOLITION DELAY**

#### **VI. NEW BUSINESS**

#### **VII. OLD BUSINESS**

##### **A. 208 E. 15th Project update.**

**Conor Herterich** presented an update of the retaining wall for this project.

#### **VIII. COMMISSIONER COMMENTS**

#### **IX. PUBLIC COMMENTS**

#### **X. ANNOUNCEMENTS**

**Susan Dyar** announced that she and her husband would be moving to **Florida** at the end of May to help her father who has Alzheimer's.

**Conor Herterich** announced that he would be leaving **HAND** on May 14<sup>th</sup>.  
Conor Herterich stated that he has taken a job in **Texas** and would be moving there.

**XII. ADJOURNMENT**

Meeting was adjourned by **Jeff Goldin @ 5:21 p.m.**

**END OF MINUTES**

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

**COA: 21-14**

**Staff Decision**

Address: 1126 E. 1st Street

Petitioner: Jeff Richardson

Parcel #: 53-08-04-100-009.000-009

**Rating:** Contributing

**Structure;** Ranch c. 1955



**Background:** The property is located in the Elm Heights local historic district.

**Request:** Removal of a mature sycamore tree in the front yard.

**Guidelines:** Elm Heights Historic District Design Guidelines, pg. 22

**Decision:** Staff **APPROVES COA 21-14** with the following comments:

1. Petitioner had the tree assessed by a professional arborists who provided staff with a written recommendation that the tree be removed.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: 21-14  
Date Filed: 3-25-2021  
Scheduled for Hearing: 4-8-2021

\*\*\*\*\*

Address of Historic Property: 1126 E 1st Street  
Petitioner's Name: Jeff Richardson  
Petitioner's Address: 1126 E 1st Street  
Phone Number/e-mail: jeffrhome@aol.com  
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. 015-60460-00 Seminary Pt Lot 103 .36a  
\_\_\_\_\_
  
2. A description of the nature of the proposed modifications or new construction:  
Removal of mature sycamore tree located on the west side of the front lawn.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
3. A description of the materials used.  
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\_\_\_\_\_  
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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.



"CHANGING THE WAY WE CARE  
FOR PLANTS"

# LEVEL 3 TREE RISK ASSESSMENT

PERFORMED ON:

3-24-21

FOR

RICHARDSON

1126 E. 1st St.

BLOOMINGTON, IN 47401

PREPARED BY

SETH INMAN

INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED

ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ)

INDIANA ACCREDITED HORTICULTURIST

LICENCED BY THE OFFICE OF THE INDIANA STATE CHEMIST

MEMBER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE

MEMBER OF INDIANA ARBORIST ASSOCIATION



TREES PLE, INC.

8080 S. STRAIN RIDGE RD.

BLOOMINGTON, IN 47401

[WWW.ILOVETREESINC.COM](http://WWW.ILOVETREESINC.COM)

[TREENERDSETH@GMAIL.COM](mailto:TREENERDSETH@GMAIL.COM)

812-361-7124





## SCOPE OF WORK

ON 3-24-21 I PERFORMED RESISTOGRAPH AND SONIC WAVE TESTING ON SEVERAL AREAS OF A SYCAMORE TO DETERMINE THE AMOUNT AND EXTENT OF DECAY ASSOCIATED WITH A LONG OPEN WOUND ON THE TRUNK FOR THE PURPOSE OF RECOMMENDING TREE REMOVAL OR RETENTION.

## TREE FACTS, OBSERVATIONS AND CONDITIONS OF CONCERN

THE TREE IS *PLATANUS OCCIDENTALIS*, AMERICAN SYCAMORE. IT HAS A DBH OF 37.5" THERE IS A SIGNIFICANT DEFECT ON THE TRUNK MORE THAN 10' IN LENGTH. THE FIRST AREA OF RESISTOGRAPH TESTING WAS LOCATED NEAR GROUND LEVEL IN AN AREA PREDICTED TO HAVE THE MOST INTERNAL DECAY. THE RESULTS INDICATED 8" OF VARIOUS DEFECTS BEHIND THE BARK. THIS INCLUDED AREAS OF SOFT ROT, BROWN ROT AND HOLLOW. THIS WAS LOCATED ON THE COMPRESSION SIDE OF THE TREE. ADDITIONALLY THE SONIC WAVE TESTING CONFIRMED THE PRESENCE OF INTERNAL DECAY AND RESULTED IN 30% INCREASE OVER THE ACCEPTABLE RANGE OF VIABILITY. THIS DATA SHOWS THAT MORE THAN 25% OF THE EXTERNAL STRUCTURAL INTEGRITY IS COMPROMISED AND IT IS PROBABLE THAT THE TREE WILL EXPERIENCE FAILURE AT THE DEFECT. IT IS EVEN MORE LIKELY THAT THE TREE MAY FAIL 20' UP ON THE TRUNK WHERE THERE IS A LARGE TRUNK WOUND. WIND LOADS WILL BE THE MOST LIKELY CAUSE OF TREE FAILURE.

## TARGETS, OCCUPANCY, LIKELIHOOD OF FAILURE & IMPACT AND CONSEQUENCES OF FAILURE

THERE ARE SEVERAL TARGETS THAT COULD BE IMPACTED BY TREE FAILURE. THE TREE OWNER AND NEIGHBORS FENCES, LANDSCAPES AND THE HOMES ARE THE MOST OBVIOUS. I CONSIDER OCCUPANCY AS CONSTANT SINCE THERE ARE SO MANY TARGETS.

## OVERALL RISK ASSESSMENT

THE CONDITIONS OF CONCERN AND SPECIES FAILURE PROFILE LARGELY INFLUENCED THE RISK ASSESSMENT. HIGHEST RISK RATING TAKES PRIORITY OVER ANY LESSER RISK RATINGS ASSOCIATED WITH OTHER STEMS OR PARTS. THE DEFECTS AT THE ROOT COLLAR AND ON THE TRUNK HAVE COMPROMISED THE STRUCTURE AND STABILITY OF THE CANOPY.

- THE LIKELIHOOD OF THE WHOLE TREE FAILING IS PROBABLE.
- THE LIKELIHOOD OF IMPACTING A TARGET IS HIGH.
- IT IS LIKELY THAT THERE WILL BE FAILURE RESULTING IN IMPACT.
- THE CONSEQUENCES OF FAILURE AND IMPACT HAVE POTENTIAL TO BE SEVERE.
- THE OVERALL RISK RATING IS HIGH.

IN MY PROFESSIONAL OPINION IT IS PROBABLE THAT THE TREE WILL FAIL AND STRIKE A TARGET WITHIN A ONE YEAR TIME FRAME, ESPECIALLY IN PERIODS OF EXTREME WEATHER CONDITIONS. DUE TO THE CONSEQUENCES OF FAILURE AND IMPACT HAVING POTENTIAL TO BE SEVERE, I RECOMMEND THE TREE BE REMOVED WITH EXPEDITION.

## MITIGATION & RESIDUAL RISK

THERE ARE NO VIABLE OPTIONS TO RETAIN THE TREE.

PLEASE LET ME KNOW IF YOU NEED ANY ADDITIONAL DETAILS OR HAVE ANY QUESTIONS.

SETH INMAN

812-361-7124

TREENERDSETH@GMAIL.COM

ISA IN-3052A  OISC Lic# F201135

**COA: 21-13**

Address: 1215 E. Hunter Avenue

Petitioner: Kelly Jones

Parcel #: 53-08-04-103-011.000-009

**Rating:** Contributing

**Structure;** Front Gable Bungalow c. 1920



**Background:** Located in the Elm Heights local historic district.

**Request:** Construction of additions to the side and rear of the house. See plans for details.

1. 12x12' bedroom addition will be an extension to the existing west-facing gable.
2. Approximately 25' addition will be to the rear (north).

**Guidelines:** Elm Heights Historic District Design Guidelines: pg. 28-29

**Staff Comments:**

1. The scale, form, and materials of the additions are compatible meet the design guideline standards which state that additions should not visually overpower the historic building and that exterior surface materials and architectural details for additions should be complementary to the existing building
2. The location of the additions to the side (setback toward rear) and to the rear conform to guidelines standards which state the addition should not obscure the primary façade of the building.

**Staff Recommendation:** APPROVAL of COA 21-13.

## 5.0 Additions, Retrofits, and New Construction

Elm Heights is known for its eclectic interpretation of traditional styles such as Art Deco, Spanish, Tudor, and Colonial Revival. Decorative influences from around the world can be seen throughout the district. The historic district encompasses buildings dating from the 1850s up through the 1950 Lustron houses. While the neighborhood includes a wide spectrum of styles, the predominant historic style era remains that of 1920-1930.

There is also great variation in the size of homes in Elm Heights; many are very modest when compared to new subdivision houses. Traditionally, it has been popular to expand the living-space envelope of these houses by adding rooms at the back or side and by developing outdoor living spaces with patios, terraces, and decks. Larger homes are placed on double lots and set well back from the street, giving them a gracious front yard and a smaller private area in the back.

It is our goal to preserve the historic integrity of the district while allowing for changes that enhance its livability for the residents. Sometimes, change is necessary or desirable for older homes to fulfill their function as the needs of the owner change. Most or all of these changes should be made in a manner that can be reversed and should not damage or remove irreplaceable historic materials or elements.



## 5.1 Additions and New Construction

Many types of additions can be appropriate as long as they do not damage the home's historic features, materials, and style, or the spatial relationships that characterize the original building and site. Although additions and new construction must be compatible with surrounding historic properties, it should be noted that no two houses in the district are alike and therefore creativity and individuality in interpreting a historic design will be considered. Changes to non-contributing houses are held to less restrictive standards than those to contributing properties, but additions and setting elements will still require review.

### Preservation Goals for Additions and New Construction

To harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, materials, spatial rhythm, and proportion when designing additions and buildings.

To preserve the historic character and elements of contributing properties and their surroundings during new construction of compatible buildings and additions.



## ***Guidelines for Additions and New Construction***

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. Construction of new buildings and structures.**

- Design new houses and other structures to be compatible with, but distinguishable from, surrounding historic buildings.
- New buildings should be compatible with surrounding contributing properties in massing, proportion, height, scale, placement, and spacing.
- New construction should echo setback, orientation, and spatial rhythms of surrounding properties.
- Roof shape, size of window and door openings, and building materials should be primarily compatible with any structure already on the property and secondarily with surrounding contributing properties.
- Design new buildings so that the overall character of the site is retained, including its topography, any desirable historic features, and mature trees.

### **II. Construction of additions.**

- Locate additions so as not to obscure the primary facade of the historic building.
- Retain significant building elements and site features, and minimize the loss of historic materials and details.
- Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original built mass to open space.
- Select exterior surface materials and architectural details for additions that are complementary to the existing building in terms of composition, module, texture, pattern, and detail.
- Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
- Protect historic features and large trees from immediate and delayed damage due to construction activities.
- Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.

## **Things to Consider as You Plan**

For both additions and new construction, retaining a specific site's topography and character-defining site features assures compatibility. This is especially critical during new site development. The descriptions and guidelines included in Neighborhood Site and Setting, Section 3, will be useful for ensuring the compatibility of proposed site development within the historic district. The guidelines for various site features, including driveways, fences, lighting, garages, mature trees, and plantings, apply to both existing site features and proposed development. Consistency in setback, orientation, spacing, and distance between adjacent buildings creates compatibility within the district. The proportion of built mass to open space should remain consistent with that in surrounding areas to ensure the compatibility of both additions and new construction.

The principal visual elements that distinguish additions and new buildings are their height, form, massing, proportion, size, scale, and roof shape. Additions should be compatible with but discernible from the original historic building and should not diminish it in size and scale. Careful analysis of the adjacent historic buildings is valuable for determining how consistent and, consequently, how significant each of these criteria is in judging how compatible your new construction is with regard to its surroundings. It is especially important to consider the overall proportion of the building's front elevation because it will have the most impact on the streetscape. Similar study of materials, building features, and details typical of existing buildings along the street will provide a vocabulary to draw upon when designing a compatible building. Consideration should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and the windows themselves. In additions, exterior surface materials, architectural details, and window and door openings should reflect those of the original house.

Elm Heights encourages the implementation of sustainability in all new construction, including LEED principles, solar options, and low-carbon-footprint building materials and methods. Landscaping in a sustainable manner is highly desirable within the historic district, including retaining large trees and minimizing ground disturbance to protect critical root zones.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** \_\_\_\_\_

**Date Filed:** \_\_\_\_\_

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

\*\*\*\*\*

**Address of Historic Property:** \_\_\_\_\_

**Petitioner's Name:** \_\_\_\_\_

**Petitioner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

**Owner's Name:** \_\_\_\_\_

**Owner's Address:** \_\_\_\_\_

**Phone Number/e-mail:** \_\_\_\_\_

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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.  
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\_\_\_\_\_

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

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

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

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

HUNTER AVE.

66'

ALLEY

137.5'

15' ±

NEW BR

BR

EXISTING HOUSE

B

14'

DIN.

8'

E

LR

B

BR

BR

KIT.

PORCH  
10 X 20

25' ±

66'

9' ±

9' ±

NEW

12'

12'

10'

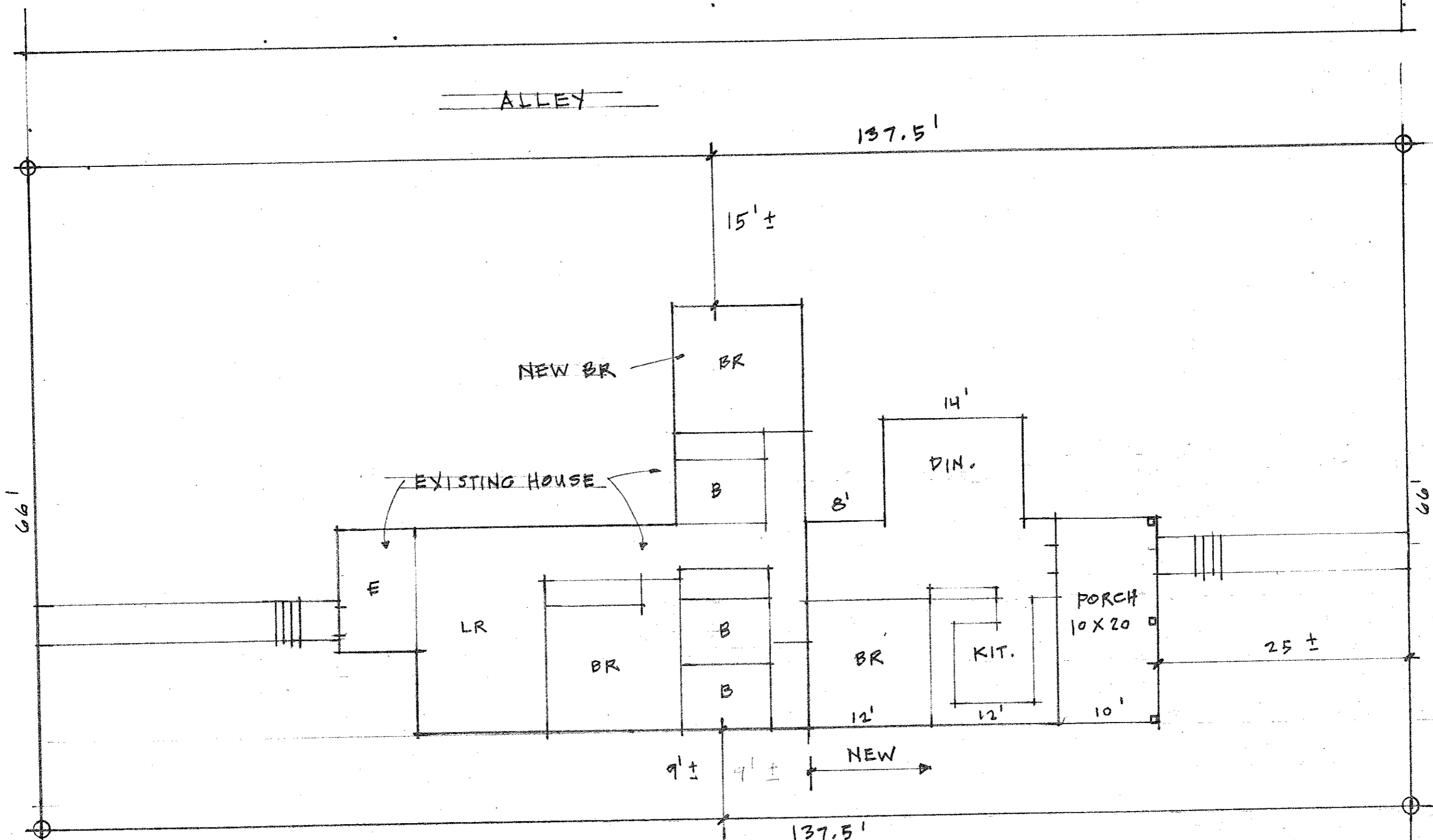
137.5'

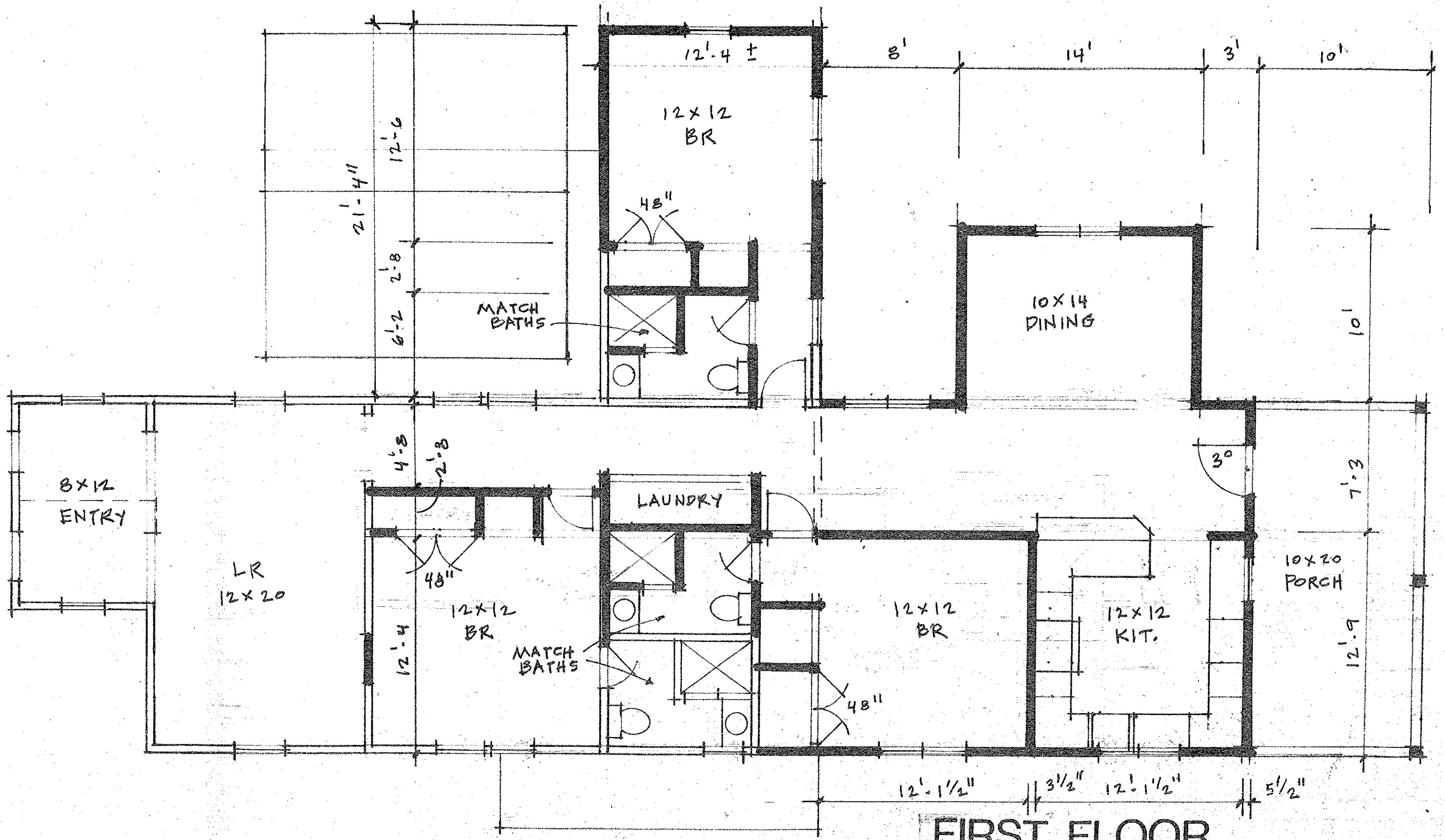
ALLEY

# SITE PLAN

SC; 1" = 10'

1215 E. HUNTER AVE.

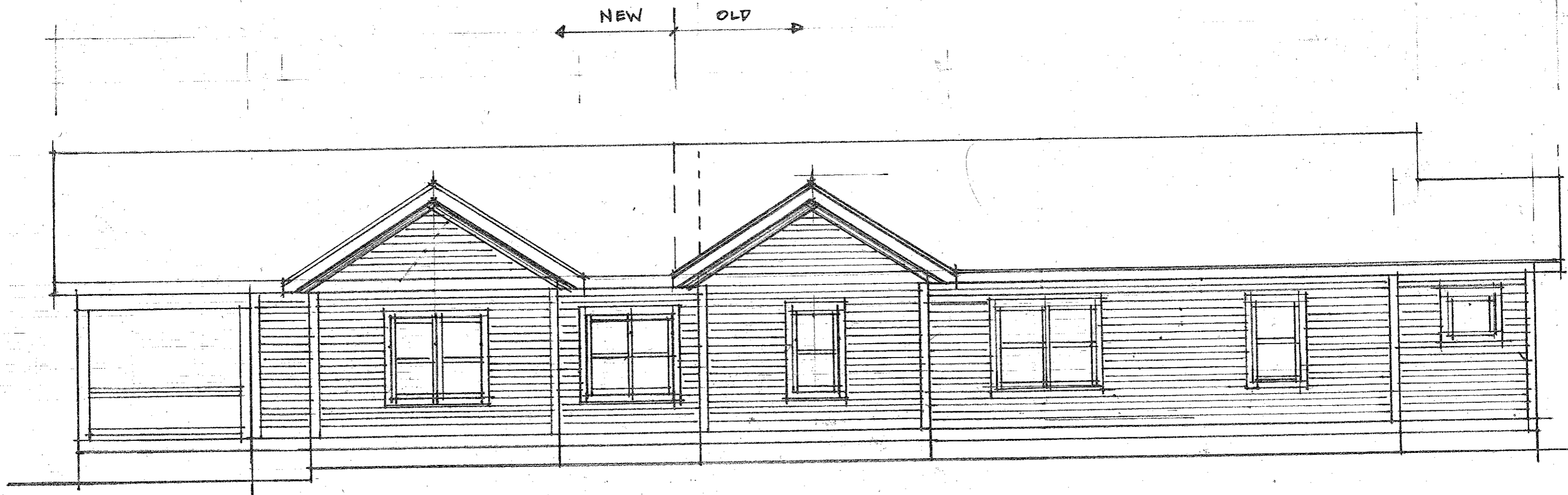




**FIRST FLOOR**

1215 E. HUNTER - BLOOMINGTON

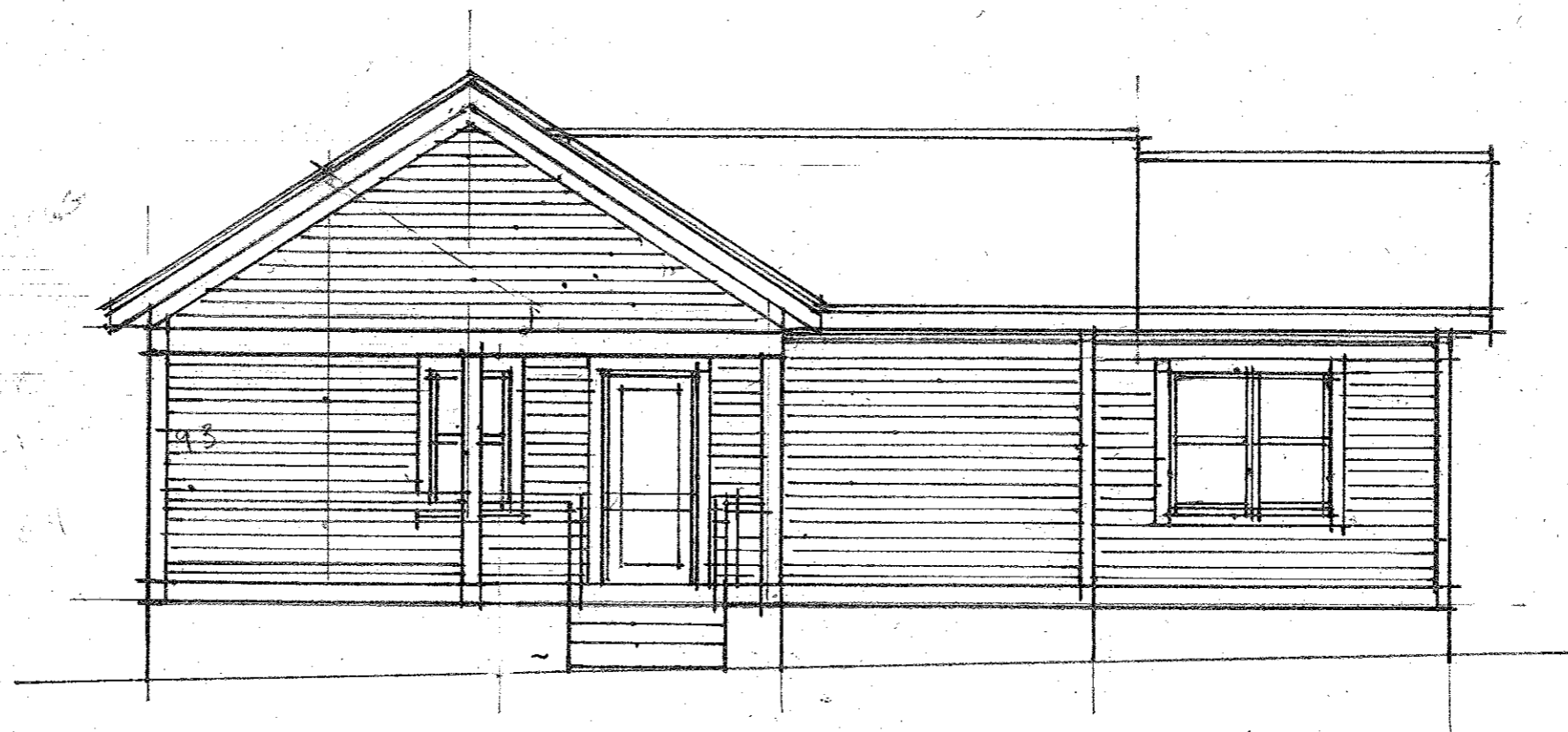




**WEST ELEVATION**

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NORTH ELEVATION