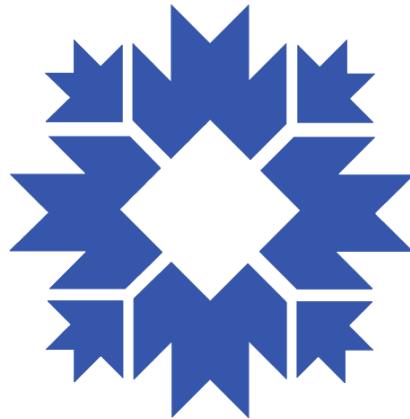


BHPC MEETING PACKET

(Amended Oct. 12, 2021)



Thursday October 14, 2021

5:00 p.m.

Prepared by HAND Staff

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. September 23, 2021 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 21-63

Showers Building (Showers Brothers Historic District)
Petitioner: Greg Crohn, Facilities Manager, Monroe County Board of Commissioners
Add flashing where it is missing

Commission Review

A. COA 21-62

916 S Morton St. (McDoel Gardens Historic District)
Petitioner: Barre Klapper, Springpoint Architects
*Add garage and connector, modify mudroom roof, replace aluminum siding with
lapsiding*

B. COA 21-61

208 E 16th St. (Garden Hills Historic District)
Petitioner: Lisa Freeman
*Renovate front porch and entryway, add retaining wall and 6 diagonal parking
spaces, replace windows, siding, eliminate existing sidewalk in yard*

C. COA 21-64

1302 E 2nd St. (Elm Heights Historic District)
Petitioner: John Weibke
New Fence

D. COA 21-65

914 W Kirkwood Ave. (Near West Side Conservation District)
Petitioner: Paul Pruitt
Shed Demolition and new construction

E. COA 21-66

1017 W Howe St. (Greater Prospect Hill Historic District)
Petitioner: Daniel and Whitney Sullivan
House restoration

B. COA 21-67

807 S Roger St. (McDoel Historic District)
Petitioner: Terry Bradbury
Restoration of the historic gas station

C. COA 21-68

805 S Roger St. (McDoel Historic District)
Petitioner: Terry Bradbury
Full Demolition

- D. COA 21-69**
805/7 S Roger St. (McDoel Historic District)
Petitioner: Terry Bradbury
New Construction of a multi-family structure
- E. COA 21-70**
1302 E 2nd St. (Elm Heights Historic District)
Petitioner: Noah Rogers
Roofed screened back deck
- F. COA 21-71**
1208 E 1st St. (Elm Heights Historic District)
Petitioner: James Rosenbarger
New porch
- G. COA 21-72**
106 W 6th St. (Courthouse Square Historic District)
Petitioner: Project Corporate
New Sign and Awning

V. DEMOLITION DELAY

Commission Review

- A. DD 21-15**
518 E 2nd St (Notable)
Petitioner: Lyndsi Thompson, Chickering Rentals Llc
Full demolition of secondary structure (garage) on the lot.

VI. NEW BUSINESS

- H.** Discussion of the Nomination for the James Faris House (2001 E Hillside Dr, Lot 8)
- I.** Issues with historic sites and structures list and demolition delays

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.

Next meeting date is October 28, 2021 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 10/07/2021

**Bloomington Historic Preservation Commission
Teleconference Meeting
Thursday September 23, 2021, 5:00 P.M.
MINUTES**

I. CALL TO ORDER

Meeting was called to order by Chair, **Jeff Goldin @ 5:00 pm**

II. ROLL CALL

Commissioners Present:

Jeff Goldin
Elizabeth Mitchell – 5:03 left @ 7:03
Chris Sturbaum
Sam DeSollar
Reynard Cross
Lee Sandwiess
Matt Seddon – 5:03 left @ 8:16

Advisory Members Present:

Jenny Southern

Staff Present:

Gloria Colom, HAND
John Zody, HAND
Brent Pierce, HAND
Eddie Wright, HAND
Daniel Dixon, City Legal Department

Guests Present:

CATS
Lauren Elderkin
Paul Ash
Lisa Freeman
Nicholas Bauer
John Wiebke
Jim Rosenbarger
Noah Rogers
Angela Ricketts
Ron Walker
Jean Lave
Bob Shaw
Holden Abshier
Elizabeth Ash
Sonja Johnson

Marc Cornett
Tessa Bent
Charles Brandt
Reina Wong
Mike Boisvenue
Rachid Maidi

III. APPROVAL OF MINUTES

A. September 9, 2021 Minutes

Sam DeSollar made a motion to approve the September 9, 2021 minutes, **Lee Sandweiss** seconded.

Motion carried: 5 - Yes (Sandweiss, Sturbaum, DeSollar, Cross, Goldin), 0 - No, 1 - Abstain (Bruce).

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approvals

A. COA 21-48

320 W 8th St, Showers Building (Showers Brothers Furniture Complex Local Historic District)

Petitioner: CFC Properties

Installation of Pedestal Mailbox

Gloria Colom gave presentation. See packet for details.

B. COA 21-49

922 W 8th St. (Near West Side Conservation District)

Petitioner: Rashid Maidi and Dawood Maidi

New deck, back of building

Gloria Colom gave presentation. See packet for details.

Commission Review

C. COA 21-42

414 W Dodds St. (McDoel Historic District)

Petitioner: Bob Shaw

Lifting a structure in place

Gloria Colom gave presentation. See packet for details.

Bob Shaw was not present at the time the COA was presented to the **Commission, Daniel Dixon** clarified that the COA must be voted on tonight or the 30 days will pass. Discussion and voting on **COA 21-42** was postponed until later in the meeting when **Bob Shaw** arrived.

Chris Sturbaum suggested using split faced block. **Bob Shaw** stated that he would have to tear down the front of the building to do so.

Elizabeth Ash asked if the neighborhood association would be advised on this project. **Gloria Colom** will reach out to the neighborhood association on Friday.

Matt Seddon made a motion to approve **COA 21-42** amended to include 4 inch siding, **Chris Sturbaum** seconded.

Motion carried: 8 - Yes (Sandweiss, Sturbaum, DeSollar, Bruce, Mitchell, Seddon, Goldin, Cross), 0 – No, 0 - Abstain.

D. COA 21-44

412 E 4th St. (Restaurant Row Local Historic District)

Petitioner: Shawn Eurton

New Construction

Gloria Colom gave presentation. See packet for details.

Doug Bruce gave a brief presentation clarifying aspects of the proposed design and placement of the door.

Chris Sturbaum asked if there was room add something over the small side door. **Doug Bruce** stated they could add something there. **Chris Sturbaum** asked about the size of the siding, **Doug Bruce** stated they are using 4 inch siding but not locked into that. **Sam DeSollar** asked about doors on the bays and the visible interior of the garage. **Doug Bruce** explained what the interior would look like but he didn't think they could get garage doors that size.

Chris Sturbaum stated that to balance the lack of bay doors he recommends 4 inch siding and keeping with the pattern of the era. **Sam DeSollar** agreed with the 4 inch siding and adding something over the side door. But the open bays might present a problem for the owner. **Matt Seddon, Jeff Goldin & Elizabeth Mitchell** concur with previous comments. **Jenny Southern** has concerns about the open bays and that the building design may be misplaced. **Jeff Goldin** stated that the commission can make suggestions but this building does fit in with the area.

Matt Seddon made a motion to approve **COA 21-42**, **Lee Sandweiss** seconded.

Motion carried: 7 - Yes (Sandweiss, Sturbaum, DeSollar, Mitchell, Seddon, Goldin Cross), 0 – No, 1 - Abstain (Bruce).

E. COA 21-47

1302 E 2nd St. (Elm Heights Historic District)

Petitioner: John Wiebke

Build standalone storage shed in back yard

Gloria Colom gave presentation. See packet for details.

Jenny Southern asked about drainage in the corner of the yard where the shed is to be placed. **Jenny Southern** asked about an easement but the petitioner didn't know about an easement. She advised that placement of the shed might cause problems in this area. **Jenny Southern** clarified that anything involving Elm Heights the neighborhood committee has not reviewed anything.

Chris Sturbaum suggested the use of stain on the shed to blend into the neighborhood. **Sam DeSollar** suggested the use of different materials and shape of the roof to remain within the guidelines of the neighborhood. He also questions the setbacks and they might need a variance. **Jenny Southern** agreed with Sam's comments, and she had concerns about the color of the shed. **Chris Sturbaum** asked if the petitioner would encumber himself on the color of the shed. He stated that he would be acceptable with that.

Chris Sturbaum made a motion to approve **COA 21-47**, **Doug Bruce** seconded.
Motion carried: 6 - Yes (Sandweiss, Sturbaum, Bruce, Mitchell, Seddon, Goldin) 2 - No (DeSollar, Cross) 0 - Abstain.

F. COA 21-51

1319 E 1st St. (Elm Heights Historic District)

Petitioner: Darrin C. Ricketts

Tuck pointing, remove air conditioning unit, restore limestone wall, replace concrete sidewalk with limestone

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked about the bench. **Angela Ricketts** stated that a stump is holding up the bench but they are going to keep and restore the bench. **Jenny Southern** asked what their plans are for the railings. **Angela Ricketts** is open to suggestions on what to do with those. **Jenny Southern** asked if the ones near the sidewalk are original. They are not, but the **Angela Ricketts** is not sure what to do about those for insurance reasons. But the rails will need to come out when redoing the concrete. **Jenny Southern** asked about forwarding the COA to the next meeting to get clarification. **Chris Sturbaum** asked if any work is scheduled that is non-controversial. **Jeff Goldin** asked about a new COA about the bench and railings.

Doug Bruce stated that he loves this house. **Commissioners** discussed the railing and will give suggestions on those for a new COA. **Sam DeSollar** stated that the railing is required by code and the petitioner would not need to return.

Lee Sandweiss made a motion to approve **COA 21-51**, **Chris Sturbaum** seconded.

Motion carried: 8 - Yes (Sandweiss, Sturbaum, DeSollar, Bruce, Mitchell, Seddon, Goldin, Cross) 0 – No, 0 - Abstain.

G. COA 21-52

601 W 4th St. (Greater Prospect Hills Historic District)

Petitioner: Lindsey Muller

Replacement of back deck

Gloria Colom gave presentation. See packet for details.

Lindsey Muller clarified their plans for this COA.

Chris Sturbaum asked if the plans are clear for replacement of the windows. **Lindsey Muller** stated that their designer has a program for design of the windows. **Sam DeSollar** asked if the COA has placement of the fencing. **Lindsey Muller** stated that is in the emails she sent to **Gloria Colom**, but gave clarification on the location of the fencing. **Jenny Southern** asked about the underneath of the deck with the lattice and was wondering if they are going with this lattice or the square lattice. **Lindsey Muller** stated they want to do something to cover up the cistern but will not use this lattice. **Jenny Southern** suggested they do what she did at her house. **Chris Sturbaum** asked if the fence shown in the pictures is the fencing they will be using. **Lindsey Muller** stated that is what they will be using.

Sam DeSollar would like to see a drawing before they approve the porch. **Lindsey Muller** emailed a sketch of the plans to **Gloria Colom** for this COA. **Gloria** displayed the sketch and **Lindsey Muller** clarified the sketch. **Sam DeSollar** asked for clarification on what the petitioner is planning on doing here and stated that if the petitioner wants to do something different they would need to return to the **Commission**. The **Lindsay Muller** clarified their

plans. **Sam DeSollar** stated that he is not really clear on what their plans are for the deck. **Lindsey Muller** further clarified the plans for the deck and railing. The petitioner will do a survey for the proper placement of the fence on the property line. **Chris Sturbaum** gave a suggestion on placement of the deck railing. **Jenny Southern** asked about the steps being open or closed. **Lindsey Muller** stated the steps will not be open. **Jenny Southern** stated that she doesn't feel like this COA is ready for approval.

Lindsey Muller stated they did not understand the historic significance of the lattice and spindles. The **Commission** explained the historic significance and the Petitioner stated they will replace in kind and will consult with **Gloria Colom** on replacement materials.

Matt Seddon made a motion to approve **COA 21-52** with staff approval of the spindles, **Chris Sturbaum** seconded.

Motion carried: 8 - Yes (Sandweiss, Sturbaum, DeSollar, Bruce, Mitchell, Seddon, Goldin, Cross) 0 – No, 0 - Abstain.

H. COA 21-53

601 W 4th St. (Greater Prospect Hills Historic District)

Petitioner: Lindsey Muller

Window Replacement

Gloria Colom gave presentation. See packet for details.

Chris Sturbaum asked if the windows currently don't open. **Lindsey Muller** stated the windows don't open and they have problems with being screwed shut and the glazing falling out.

Doug Bruce stated that he's surprised the neighborhood guidelines allow full replacement. **Chris Sturbaum** stated that he believes the windows can be restored and they would last another 100 years. He also stated they could save money by going with restoration. **Lindsey Muller** stated that the current windows are not energy efficient. **Sam DeSollar** agreed with **Chris Sturbaum** and these can be restored but he will support replacement because the guidelines allow replacement. **Jeff Goldin** added to **Chris Sturbaum** and **Sam DeSollar** statements stating that old windows with good storm windows can be just as energy efficient.

Sam DeSollar made a motion to approve **COA 21-53**, **Matt Seddon** seconded.

Motion carried: 8 - Yes (Sandweiss, Sturbaum, DeSollar, Bruce, Mitchell, Seddon, Goldin, Cross) 0 – No, 0 - Abstain.

I. COA 21-54

601 W 4th St. (Greater Prospect Hills Historic District)

Petitioner: Lindsey Muller

Moving the main entryway

Gloria Colom gave presentation. See packet for details.

Chris Sturbaum stated that he understands what they are doing with this. **Sam DeSollar** asked if a new rail would be added to the walkway. **Lindsey Muller** stated they would bring that back to the commission in the spring. The walkway will remain on the Jackson St side. **Jenny Southern** asked if anyone has looked to be sure this isn't the original placement of the door and stairs and original lattice. **Lindsey Muller** stated this is an old picture but not the location of the original door.

Doug Bruce stated everything in this project looks like it makes sense. **Chris Sturbaum**

stated that this is a perfect time to replace the panel near the door.

Lee Sandweiss made a motion to approve **COA 21-54**, **Chris Sturbaum** seconded.
Motion carried: 8 - Yes (Sandweiss, Sturbaum, DeSollar, Bruce, Mitchell, Seddon, Goldin, Cross) 0 – No, 0 - Abstain.

J. COA 21-55

601 W 4th St. (Greater Prospect Hills Historic District)

Petitioner: Marc Cornett

Barn demolition and garage construction

Gloria Colom gave presentation. See packet for details.

Marc Cornett clarified the plans for the project and explained the drawings, photos and the uses for the garage.

Chris Sturbaum asked if this could be a reconstruction as opposed to build. **Sam DeSollar** asked of the siding would go all the way up. **Marc Cornett** stated that it would and the replacement would be in kind. **Chris Sturbaum** asked about a resolution for maintaining this site. **Chris Sturbaum** stated that this project should be respectful of the site. **Sam DeSollar** likes the look of the project, but he suggested placing some doors on the openings. This should be contingent on a site plan. **Jeff Goldin** agrees with Sam.

Sam DeSollar made a motion to approve **COA 21-55** under conditions of a site plan and petition for setback variance, **Doug Bruce** seconded.

Motion carried: 8 - Yes (Sandweiss, Sturbaum, DeSollar, Bruce, Mitchell, Seddon, Goldin, Cross) 0 – No, 0 - Abstain.

K. COA 21-56

344 S Rogers St. (Prospect Hill Historic District)

Petitioner: Sonja Johnson and Keith Stolberg

Gutter Replacement

Gloria Colom gave presentation. See packet for details.

Sonja Johnson made a statement about the gutters and that they would like their gutters to match what is on houses in the neighborhood.

Chris Sturbaum looked into this and the gutters are not functioning as intended and would like to see the gutter replaced. **Sam DeSollar** asked what gutter were removed from the house 35 years ago. **Sonja Johnson** does not remember. **Jenny Southern** asked that the long run across the front remain unbroken. **Chris Sturbaum** stated that they should probably be using 6 inch guttering.

Doug Bruce stated that the gutters can be replaced and the problems they've had they should allow for replacement. **Sam DeSollar** stated that replacement looks ok and the downspouts should remain around the corner.

Matt Seddon made a motion to approve **COA 21-56**, **Lee Sandweiss** seconded.

Motion carried: 6 - Yes (Sandweiss, DeSollar, Bruce, Seddon, Goldin, Cross) 0 – No, 1 - Abstain (Sturbaum).

L. COA 21-57

1114 W Kirkwood Ave. (Near West Side Conservation District)
Petitioner: Reina Wong
New Shed

Gloria Colom gave presentation. See packet for details.

Petitioner stated that the shed is intended to be temporary.

Chris Sturbaum asked what material would be used for the shed and suggested she use plywood. **Doug Bruce** stated that Chris made a good point about materials used. He suggested some points about making the shed match the house. **Chris Sturbaum** offered to be consulted if they have any questions. **Sam DeSollar** cautioned that a temporary thing can sometimes stick around for a long time.

Matt Seddon made a motion to approve **COA 21-57**, **Sam DeSollar** seconded.

Motion carried: 7 - Yes (Sandweiss, Sturbaum, DeSollar, Bruce, Seddon, Goldin, Cross)
0 - No, 0 - Abstain.

M. COA 21-58

“Paris Dunning House” 608 W 3rd St. (Prospect Hill Historic District)
Petitioner: Nicholas Bauer
Roof Shingle Replacement

Gloria Colom gave presentation. See packet for details.

Nicholas Bauer discussed his intentions for the shingle replacement. **Chris Sturbaum** asked if it was clear that this is not a precedent for replacement of the lower shingles. **Nicholas Bauer** stated that the lower roof line is not involved in the shingle replacement, this would remain cedar shake roof. **Sam DeSollar** asked if a color has been selected. **Nicholas Bauer** stated they have not at this time, but are favoring at a shingle looking like weathered cedar.

Doug Bruce stated that he like the Malarkey shingles and they are the best out there. The cedar shingle may become an issue at a later time. **Chris Sturbaum** stated that they should get the color right and bring three samples on site and do an approval on the staff level. **Sam DeSollar** agreed with Chris and he likes the look of the Malarkey shingles.

Chris Sturbaum made a motion to approve **COA 21-58** with a staff approval on the color of the shingles, **Doug Bruce** seconded.

Motion carried: 7 - Yes (Sandweiss, Sturbaum, DeSollar, Bruce, Seddon, Goldin, Cross),
0 - No, 0 - Abstain.

N. COA 21-59

“Henderson House” 748 S Morton St. (McDoel Historic District)
Petitioner: James Rosenbarger
Addition

Gloria Colom gave presentation. See packet for details.

Chris Sturbaum asked about one of the pictures. **James Rosenbarger** stated that this is just an example of what they are planning but if needed, they could add a window later. **Jenny Southern** asked if there is a flat roof on the walkway. It is a flat low membrane roof. Jim then gave an explanation on what they are planning with the roof and the addition of solar panels. Jenny asked if this structure is a standalone historic designation. It is and the replacement is

in kind. **Elisabeth Cox Ash** stated that the neighborhood has national historic designation and that these changes are not facing the street and the materials are in kind. The neighborhood approved the changes and they are lucky to have someone that is sensitive to historic preservation.

Chris Sturbaum appreciates the addition. All commissioners like the project.

Matt Seddon made a motion to approve **COA 21-59**, **Lee Sandweiss** seconded.

Motion carried: 6 - Yes (Sandweiss, Sturbaum, DeSollar, Bruce, Seddon, Goldin, Cross)
0 – No, 0 - Abstain.

O. COA 21-60

619 E 1st St. (Elm Heights Historic District)

Petitioner: Charles Brandt and Theresa Bent

Garage demolition, new construction

Gloria Colom gave presentation. See packet for details.

Charles Brandt and **Theresa Bent** stated their intentions for the property and what they are wanting to do with the garage.

Lee Sandweiss asked if the elm heights historic district has given feedback. They stated they are not in the historic district. It was determined that there is no need to come before the commission for this, they need to return as a demo delay. No motions made, no vote taken.

P. COA 21-61

208 E 16th St. (Garden Hills Historic District)

Petitioner: Lisa Freeman

Renovate front porch and entryway, add retaining wall and 6 diagonal parking spaces, replace windows, siding, eliminate existing sidewalk in yard

Gloria Colom gave presentation. See packet for details.

Lisa Freeman explained what they are doing on the front of the house in reference to the elevation. He also discussed the siding and front porch. They have not decided on a color for the siding.

Doug Bruce asked the staff about the house and windows historically. **Gloria Colom** stated that the house may have been altered in the past and is contributing. The **Lisa Freeman** stated that it has been in her family since the early 60's and needs a lot of work. **Chris Sturbaum** asked about the location of the porch. **Lisa** clarified the placement of the porch. **Chris** asked for clarification about the siding and if they have consulted with the neighborhood. **Jenny Southern** asked about the district guidelines. She also asked if this has gone before city planning.

Chris Sturbaum stated that he does not have enough information to approve. **Sam DeSollar** stated that structures in the district has a varying difference in age. This house is set back so far that it's like it's not there, and he wonders why it's contributing. **Matt Seddon** concurs with the staff. **Jeff Goldin** stated that the loss of this house would not hurt anything. **Reynard Cross** does not like the look of the house and the changes to the house would be an improvement. **Chris Sturbaum** has concerns if the wishes of the neighborhood are being taken into consideration. **Jenny Southern** stated that she is surprised that people are supporting this project. She has concerns about the parking in the front, if she knew the

neighborhood supported this project then she might. But they should consult with planning about the parking in the front.

Noah Rogers asked for clarification on what the commission is asking for to get approval. A 3D drawing, neighborhood feedback and a scale with neighboring houses.

Matt Seddon made a motion to continue **COA 21-60**, asking for better plans and neighborhood feedback, **Sam DeSollar** seconded.

Motion carried: 7 - Yes (Sandweiss, DeSollar, Bruce, Seddon, Goldin, Cross) 0 – No, 0 - Abstain.

V. DEMOLITION DELAY

VI. NEW BUSINESS

- A. 816 and 812 W Kirkwood Ave (Near West Side Historic District)
Mike Boisvenue
Consultation on potential demolition request

Mike Boisvenue stated what he is looking to do on the site. He gave an explanation with the problems with the structures and why he is looking to take those down. **Jeff Goldin** asked what he is wanting from the **Commission**. **Mike** stated that this would have to come before the board at some point so he wanted input from the **Commission**. **Jeff Goldin** stated that they don't have enough information at this point to support or deny. **Chris Sturbaum** stated that talking to the neighborhood is a good start and letting them know what he is planning. **Sam DeSollar** stated that if he is wanting a read on the project if something is built in the same foot print then it is better to get approval before demolition. To show that you are replacing this with that. But to go to the neighborhood first, because the **Commission** usually support what the neighborhood supports.

VII. OLD BUSINESS

- A. Discussion of 2001 East Hillside Drive, House 8 (The Faris House) for Local Designation

Gloria Colom will give her full presentation on the Faris House on the October 14th HPC meeting.

- B. Johnson Creamery Update

Gloria Colom stated that peerless is applying for a state grant for \$100,000 grant and will rebuild the top 15 feet of the smokestack. Anything they do they have to consult the HPC.

VIII. COMMISSIONER COMMENTS

Doug Bruce stated to the commission why he has missed several meetings in the recent past.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by **Jeff Goldin @ 8:30 p.m.**

END OF MINUTES

Video record of meeting available upon request

COA: 21-63
STAFF APPROVAL

Address: 501 N Morton St. (Showers Building)

Petitioner: Greg Crohn, Facilities Manager

Parcel #: 53-05-33-309-002.000-005

Survey: c.1909/1920, 20th Century Industrial

Rating: NOTABLE



Background: The structure is part of the Showers Brothers Furniture Factory Historic District

Request: Install missing Flashing

Guidelines: Showers Brothers Furniture Factory Historic District Design Guidelines (pg. 13)

- Flashing, gutters, and downspouts should be compatible with the existing building in design and materials.

Staff APPROVES COA 21-63

- Flashing had not been installed near the scuppers on various locations along the western facade of the north west corner off the Showers Brothers Factory building. This is causing leakage. The proposal is to continue the existing flashing and would be visually less disruptive than the current situation.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 21-63 _____

Date Filed: _____ 9/17/2021 _____

Scheduled for Hearing: _____ 10/14/2021 _____

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:

The flashing under the scupper was not original but is needed to stop the leak. The bricks and mortar in the pilaster under the scupper are in bad shape because of 100 years of being repeatedly wet and then being frozen. It is important to note that the cap flashing that is needed would tie-in to the ledge flashing on either side of the scupper so water could not find a cavity to drain into under the scupper. As it is now, when the scupper overflows with water, some of the water drains between the scupper and the ledge flashing and gets into the top of the brick pilaster. Upon completion, the new pilaster cap would be nearly invisible. Only a little bit of the front kick-out would be apparent under the scupper so it would be almost unnoticeable from curbside. The pilaster cap would be fabricated from the same metal with the same Forest Green fluorocarbon paint as the existing ledge flashing and would appear to be continuous with the ledge flashing. For a roofing / sheet metal contractor, it should be pretty basic stuff.

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.

PROPOSED PILASTER CAP FOR MONROE CO. GOV.
SHOWERS BLDG.

THE NEW CAP WILL EXTEND THE
EXISTING LEDGE FLASHING UNDER
THE SCUPPER.

EPDM
FLASHING

UPPER LEVEL METAL
FASCIA TRIM

WATER FLOW

ROOF LEVEL

SCUPPER

PILASTER CAP
IS MOSTLY
CONCEALED
BEHIND SCUPPER

DOWNSPOUT

FACE OF PILASTER
BELOW

JOHN BUCKNER © STR 9.14.2021



Indiana University Press

Monroe County Parks & Recreation
501 N Morton St



City
Parking
Garage

Image Landsat / Copernicus

1985

20
39°10'14.43" N 86°32'14.90" W elev 78

COA: 21-62

Address: 916 S Morton St.

STAFF RECOMMENDATIONS

Petitioner: Barre Clapper, Springpoint Architects

Parcel #: 53-08-05-401-079.000-009

Rating: CONTRIBUTING

Survey: c. 1934, California Bungalow, Arts and Crafts



Background: McDoel Historic District

Request: Remove concrete slab and ramp, wood deck and steps

Remove aluminum lap siding from the mud room and change the siding

Restore or match window, add 1 and 1/2 story garage, provide gabled roof connection between the mud room and the new garage.

Guidelines: McDoel Historic District Guidelines

Additions (pg. 11)

Preferable

Additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those on the existing structure.

Acceptable

Additions should maintain the style and massing of contributing property in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original structure.

Staff recommends approval of COA 21-62:

The proposed construction and alterations to the existing mudroom are in keeping with the guidelines. All of the proposed interventions would be done behind the main building and would be obscured from the right of way by the main structure and a height differential due to the lot's topography.

McDoel Historic District Guidelines

Materials

There are no material restrictions for accessory structures within these guidelines.

1. GARAGES AND CARPORTS:

Preferable

An added garage should be no larger than 25% of the size of the house and should be compatible with the design and materials.

A carport should be set back 1/3 or more from the front façade of the house.

Acceptable

A garage holding no more than two cars.

2. OUTBUILDINGS:

Preferable

Outbuildings should be placed to the rear of the house where there is little visual access.

Acceptable

Storage buildings that meet zoning requirements and are smaller than 10x16' and not on a permanent foundation, are acceptable.

VI. Additions (New)

This section is reviewed by the Commission

The ability to expand on the lot is important to the changing needs of families and predicts the longevity of ownership in the neighborhood. In McDoel the modest sizes of the houses are valued, but the owners are encouraged to seek ways to adapt the property for current uses while maintaining footprints in keeping with the neighborhood.

Preferable

Additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those on the existing structure.

Acceptable

Additions should maintain the style and massing of contributing property in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original structure.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 21-62 _____

Date Filed: _____ 9/9/2021 _____

Scheduled for Hearing: _____ 9/23/2021 _____

Address of Historic Property: _____ 916 S Morton Street, Bloomington, IN 47403 _____

Petitioner's Name: _____ Barre Klapper, Springpoint Architects _____

Petitioner's Address: _____ 213 S Rogers St, Ste. 5, Bloomington, IN 47404 _____

Phone Number/e-mail: _____ 812-322-4491/barre@springpointarchitects.com _____

Owner's Name: _____ Wayne & Dee Dee Poole _____

Owner's Address: _____ 916 S Morton Street, Bloomington, IN 47403 _____

Phone Number/e-mail: _____ 317-997-5586/poolewd2020@gmail.com _____

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 015-08290-00 M M Campbells Lot 17

2. A description of the nature of the proposed modifications or new construction:
 - Remove exterior concrete slab and ramp, wood deck and steps
 - Remove aluminum siding from mud room and either restore original wood lap siding or replace with fiber-cement board siding to match original siding exposure. Restore or match original window and door trim
 - Remove gable end vent. Restore window door/window trim
 - Reconfigure the hip roof of the existing mudroom to a gable roof and raise bearing height from 7'-2" to 8'-4"
 - Add 1-1/2 story garage, 24' x 28' footprint to match the width of the house
 - Provide a gabled roof connection with four (4) columns from mud room to new garage
 - Add deck and fencing between mudroom and garage

3. A description of the materials used.
 - Reference attached drawings for list of materials.

 - Product information included:
 - Thermatru Smooth Star fiberglass exterior door, door style to match mudroom door
 - Clopay Grand Harbor garage doors

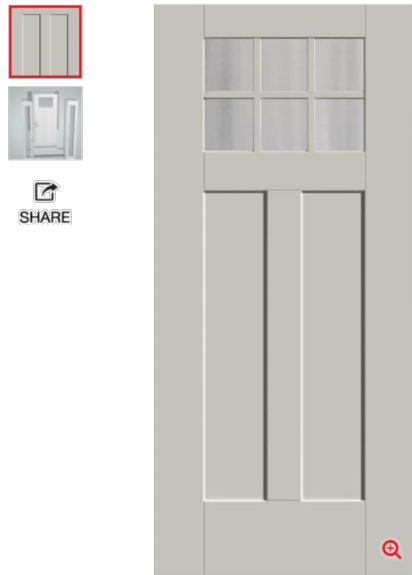
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

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.

The owner is considering applying for a rear yard setback variance to allow the garage to sit 5' rather than 7' off the alley. This does not impact this HPC application.



Smooth-Star®

POOLE RESIDENCE
PROPOSED DOOR TO GARAGE

Craftsman Lite 2 Panel Shaker Flush-Glazed | Style No. S4816XJ-SDLF1

★★★★☆ 3.9 (14) *WineCountry*

3 Available Sizes >

VIEW ON HOME

THERMA-TRU VIBRANT PAINT OPTIONS



Looking for more information on finishing options? Check out our [finishing page](#) and learn how you can use finish to make your house a home with Therma-Tru.

GLASS OPTIONS

Chinchilla

Chinchilla Craftsman 6 Lite
3Wx2H Simulated Divided Lites
- Flat 1-1/8"

Compare the privacy of your glass selection to clear glass >



carriage house LOOKS

for LESS



Grand Harbor® Garage Doors

Enhance the classic details of your home without breaking your budget.

When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.

Accented with decorative black wrought iron hardware, these doors have the appearance of a swing-out door, but offer the convenience of modern overhead operation.



Solid Top Sections

Solid top sections in rectangular, square and arch designs provide more design options to complement new home styles.



Faux Top Sections

Faux top sections create the illusion of a window by using a solid dark gray steel background with arch, square and rectangular grille overlays. Provides added security while creating the appearance of a real window.



Glazed Top Sections

Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Wrought iron windows feature a black iron-look design on a seeded-look acrylic that provides an Old World European style to complement light fixtures, entry doors and other decorative features.

Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.

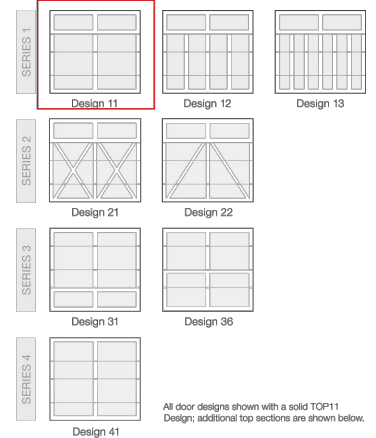
Note: All glazed top sections available up to WineCountry® W1. Short glazed top sections, SQ22, plain short and wrought iron short (WIS) available up to WineCountry® W6.

Additional charges for optional glass apply.

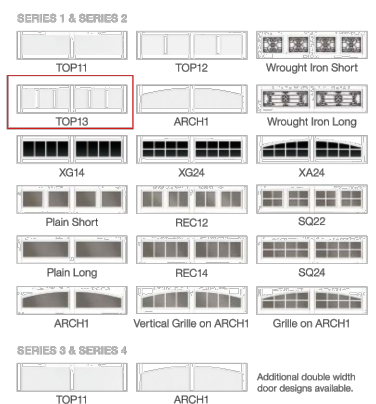
Contact your local dealer for door width restrictions.

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit www.clopaydoor.com/usa/info for complete details.

Door Designs



Top/Window Sections





NORTH/EAST ELEVATION



SOUTH ELEVATION



REMOVE GABLE END VENT,
MUDROOM HIP ROOF, ALUMINUM
SIDING

REMOVE CONC. SLAB & RAMP,
WOOD DECK AND STEPS

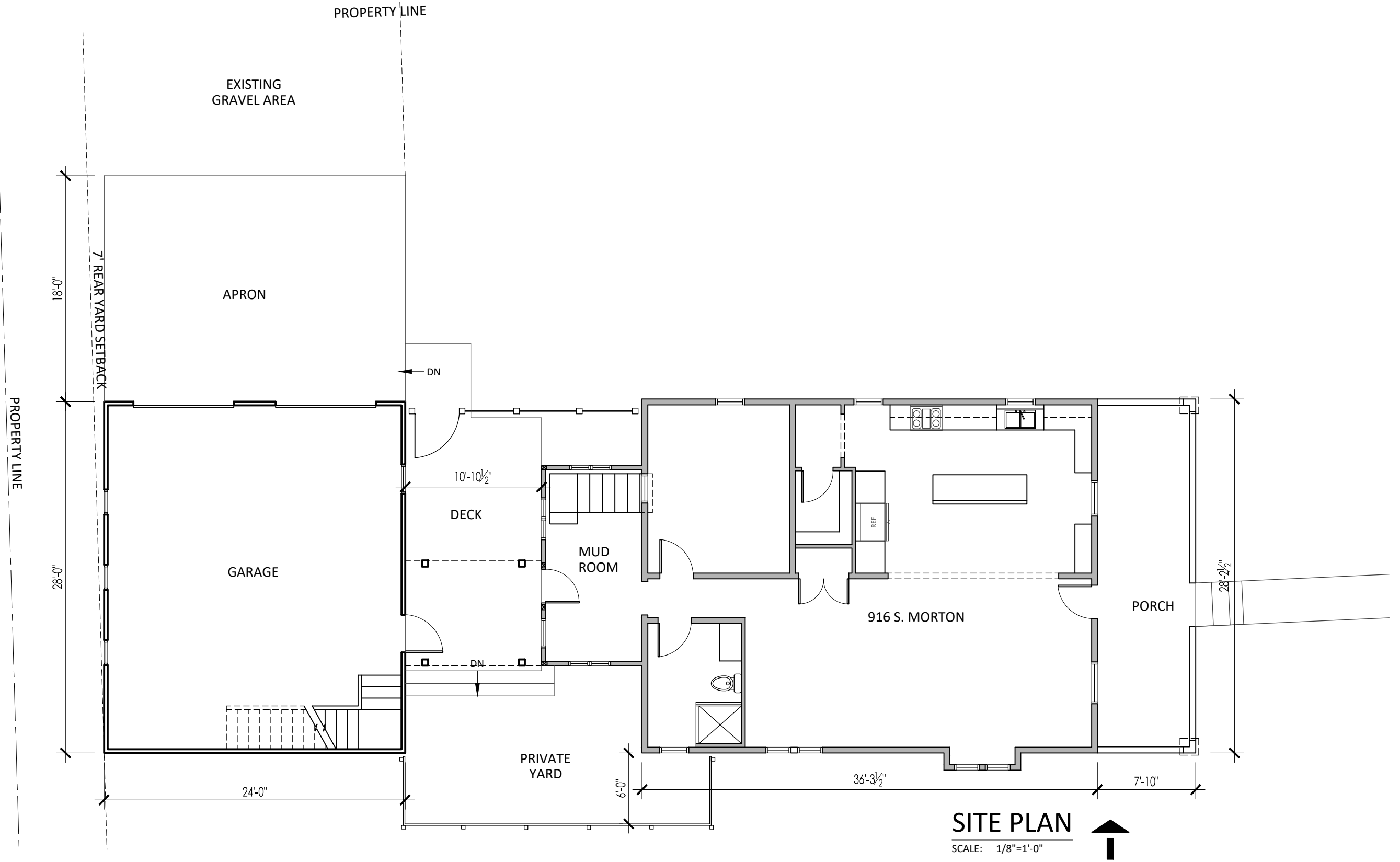
WEST/SOUTH ELEVATION

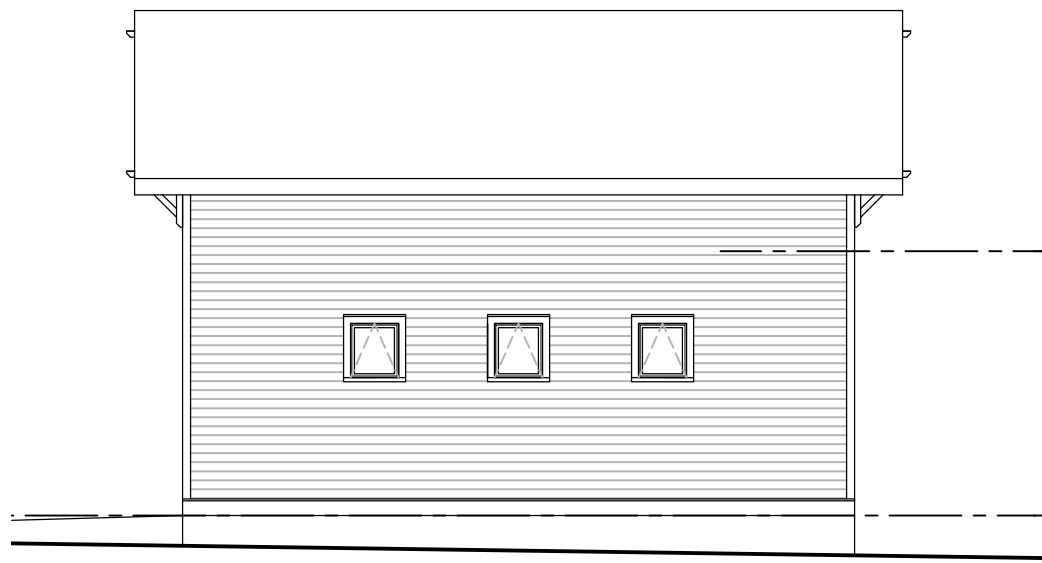


REMOVE GABLE END VENT,
MUDROOM HIP ROOF, ALUMINUM
SIDING

REMOVE CONC. SLAB & RAMP,
WOOD DECK AND STEPS

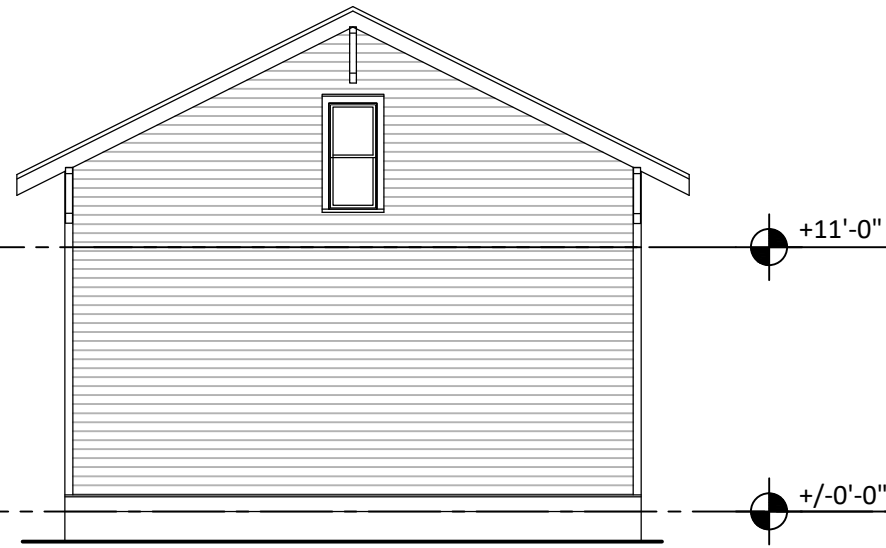
WEST ELEVATION





WEST ELEVATION

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



SOUTH ELEVATION

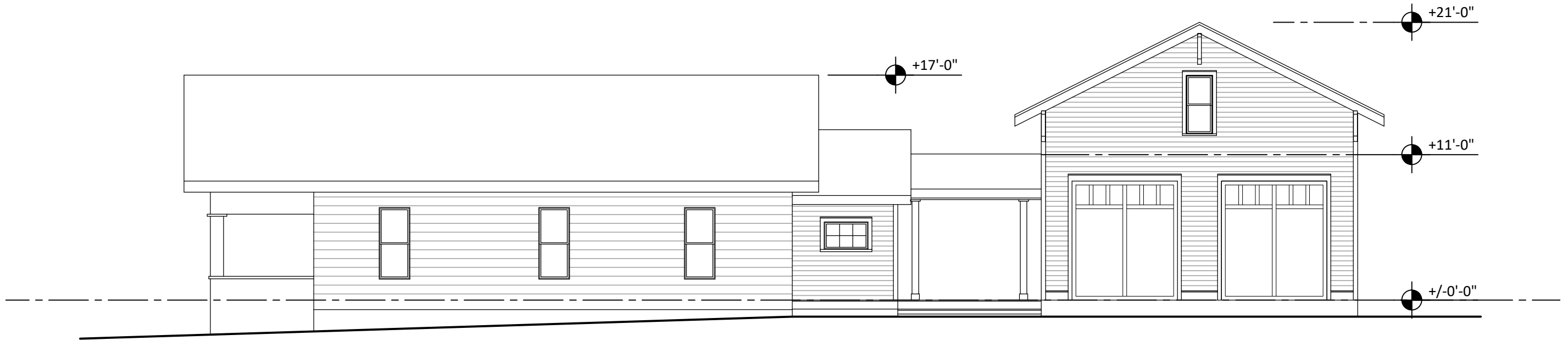
SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS:
ORIGINAL HOUSE:
 -ALUMINUM SIDING TO REMAIN

MUDROOM & NEW GARAGE:
 - FIBER CEMENT BOARD SIDING, 4.5 EXPOSURE, SMOOTH SIDE OUT
 - 4" CORNER TRIM
 - WINDOW TRIM: 1x 4 JAMB, 1 x 6 HEAD TRIM W/1x CAP, 2x SILL
 - 1 x 8 SKIRTBOARD WITH CAP
 - 1 x 8 FASCIA BOARD & FLY RAFTER (MUD ROOM)
 - 1 x 10 FASCIA BOARD & FLY RAFTER (GARAGE)
 - WOOD CLAD WINDOWS
 - EAVE BRACKETS (GARAGE)
 - CARRIAGE STYLE GARAGE DOORS
 - FIBERGLASS ENTRY DOOR WITH LITE
 - ARCHITECTURAL ASPHALT SHINGLE ROOF

BREEZEWAY:
 - CEDAR ROOF RAFTERS WTH EXPOSED RAFTER TAILS ,PAINTED
 - 4 x 4 TREATED POST WITH 1x WRAP, 2 x 2 TOP CAP & 1x 4 BASE TRIM
 - TREATED DECK WITH COMPOSITE DECK BOARDS

FENCE:
 - 4 x 4 CEDAR POSTS WITH 2x4 TOP AND BOTTOM RAILS
 - 1 x 6 VERTICAL CEDAR PICKETS



NORTH ELEVATION

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



HOUSE
WEST ELEVATION
 SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS:
ORIGINAL HOUSE:
 -ALUMINUM SIDING TO REMAIN

MUDROOM & NEW GARAGE:
 - FIBER CEMENT BOARD SIDING, 4.5 EXPOSURE, SMOOTH SIDE OUT
 - 4" CORNER TRIM
 - WINDOW TRIM: 1x 4 JAMB, 1 x 6 HEAD TRIM W/1x CAP, 2x SILL
 - 1 x 8 SKIRTBOARD WITH CAP
 - 1 x 8 FASCIA BOARD & FLY RAFTER (MUD ROOM)
 - 1 x 10 FASCIA BOARD & FLY RAFTER (GARAGE)
 - WOOD CLAD WINDOWS
 - EAVE BRACKETS (GARAGE)
 - CARRIAGE STYLE GARAGE DOORS
 - FIBERGLASS ENTRY DOOR WITH LITE
 - ARCHITECTURAL ASPHALT SHINGLE ROOF

BREEZEWAY:
 - CEDAR ROOF RAFTERS WITH EXPOSED RAFTER TAILS ,PAINTED
 - 4 x 4 TREATED POST WITH 1x WRAP, 2 x 2 TOP CAP & 1x 4 BASE TRIM
 - TREATED DECK WITH COMPOSITE DECK BOARDS

FENCE:
 - 4 x 4 CEDAR POSTS WITH 2x4 TOP AND BOTTOM RAILS
 - 1 x 6 VERTICAL CEDAR PICKETS



GARAGE
EAST ELEVATION
 SCALE: 1/8"=1'-0"

McDoel Gardens Neighborhood Assn. meeting-Thursday, October 7, 2021
Comments on 916 S Morton St.

1) C or A on 916 S Morton St owned by Wayne & Dee Dee Poole, parcel #015-08290-00 M M M Campbells Lot 17. The request was to add a new garage to the rear of the house with a mudroom directly off of the house. House is listed as contributing and the mudroom is a requirement of planning. They will need a variance for this. The architect is Barre Klapper of Springpoint Architects who provided renderings of the garage & mudroom. Garage will be 1 ½ stories high and the upper level will be used for storage. Materials will be either fiber cement or wood siding and the door will be Thermatru Smooth Star fiberglass exterior door & Clopay Grand Harbor garage doors. Location is behind the house which is preferable for a historic house. Since McDoel Gardens is now a National Register District, the Pooles will be eligible for a tax break of 20% for the work from their federal tax returns. They explained the variance and the garage plus mudroom. The neighborhood residents approved both the garage & Mudroom and the variance in a unanimous vote.

COA: 21-61
STAFF RECOMMENDATIONS

Address: 208 E 16th St.

Petitioner: Lisa Freeman

Parcel #: 53-05-33-202-041.000-005

Rating: CONTRIBUTING

Survey: 1950, Ranch Minimalist Traditional



Background: Garden Hills Historic District

Request: Add a second floor, a retaining wall, 6 parking spaces, replace all windows and siding, remove yard sidewalk going to 16 th Street

Guidelines: Garden Hills Historic District Guidelines (pp. 19-20)

Removal of Original Material (pg. 21)

In general, original material refers to materials and architectural elements first used on the structure, but may also include materials used in subsequent up-dates to the house. (Note that some, many, or all original materials may already have been removed from the structure, while in other cases, some original materials may exist but remain hidden under more recently added materials.)

Parking and walkway

Proposal: Six parking lots in front of the building and the elimination of walkway connecting the front door to the 16th street sidewalk

Staff recommends Approval of 21-61

- The original structure already breaks with the street patterning.
 - It is considered contributing as of now, although it has gone through alterations.
 - Implementing these changes would most likely change the category from contributing to non-contributing.
 - Parking should be behind the structure, but the structure is abutting the back of the property.
-
- The Neighborhood Association will be providing their own feedback.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 21-61

Date Filed: 9/9/2021

Scheduled for Hearing: 9/23/2021

Address of Historic Property: 208 E. 16th St. Bloomington, IN 47408

Petitioner's Name: Lisa Freeman

Petitioner's Address: 1106 E. Berkshire Ct. Bloomington, IN 47401

Phone Number/e-mail: 312-213-0614 Lfrivernorth@yahoo.com

Owner's Name: Betty B. Freeman Revocable Trust

Owner's Address: 1106 E. Berkshire Ct. Bloomington, IN 47401

Phone Number/e-mail: 812-339-2830

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. Parcel # 53-05-33-202-041.000-005

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

Full remodel of existing single family home. Extend current structure out 12 feet towards E.16th St. and add a half story.

Renovate front porch and entryway.

Add retaining wall and 6 diagonal parking spaces.

Replace all windows and siding.

Omit existing sidewalk in yard going to E. 16th St.

3. A description of the materials used.

Certainteed Mainstreet vinyl siding

Owens Corning Duration asphalt shingles

Midway Alliance double hung vinyl windows

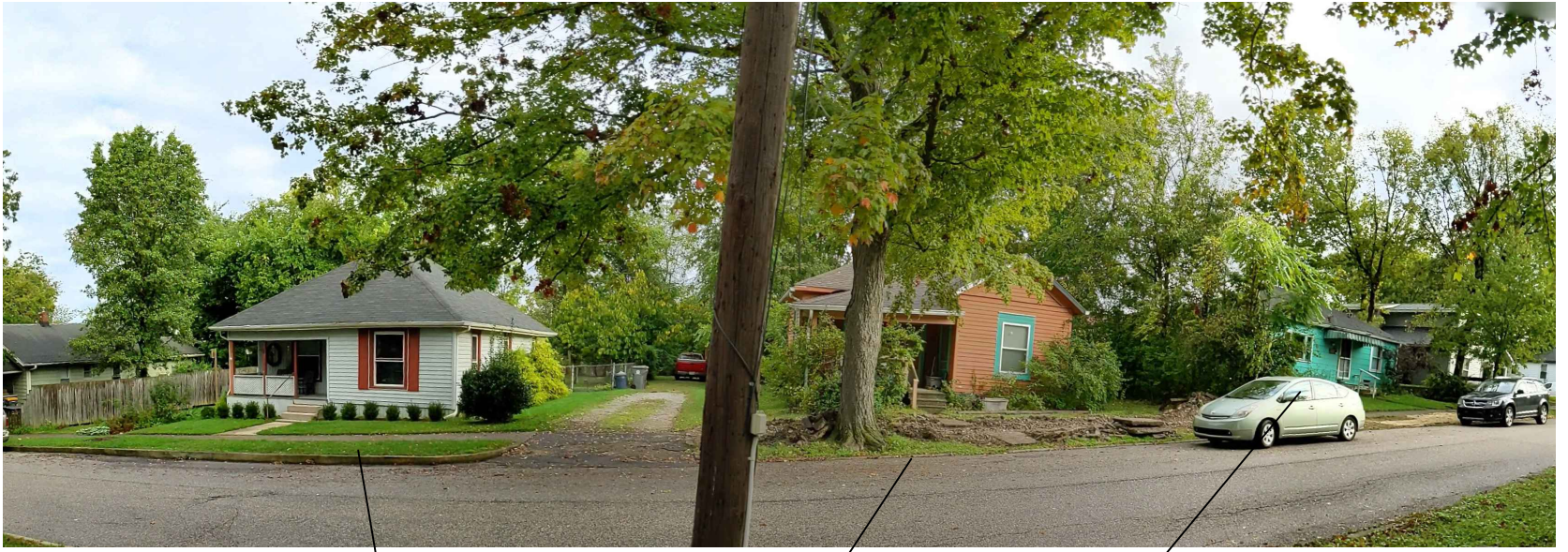
Concrete porch, steps and landing

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

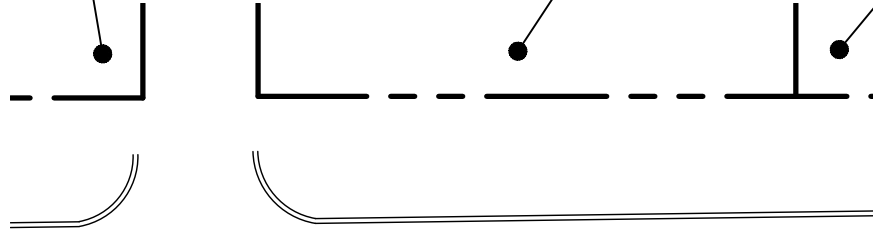
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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



PHOTOS FROM STREET OF LOTS ACROSS STREET



CL OF E. 16th ST.

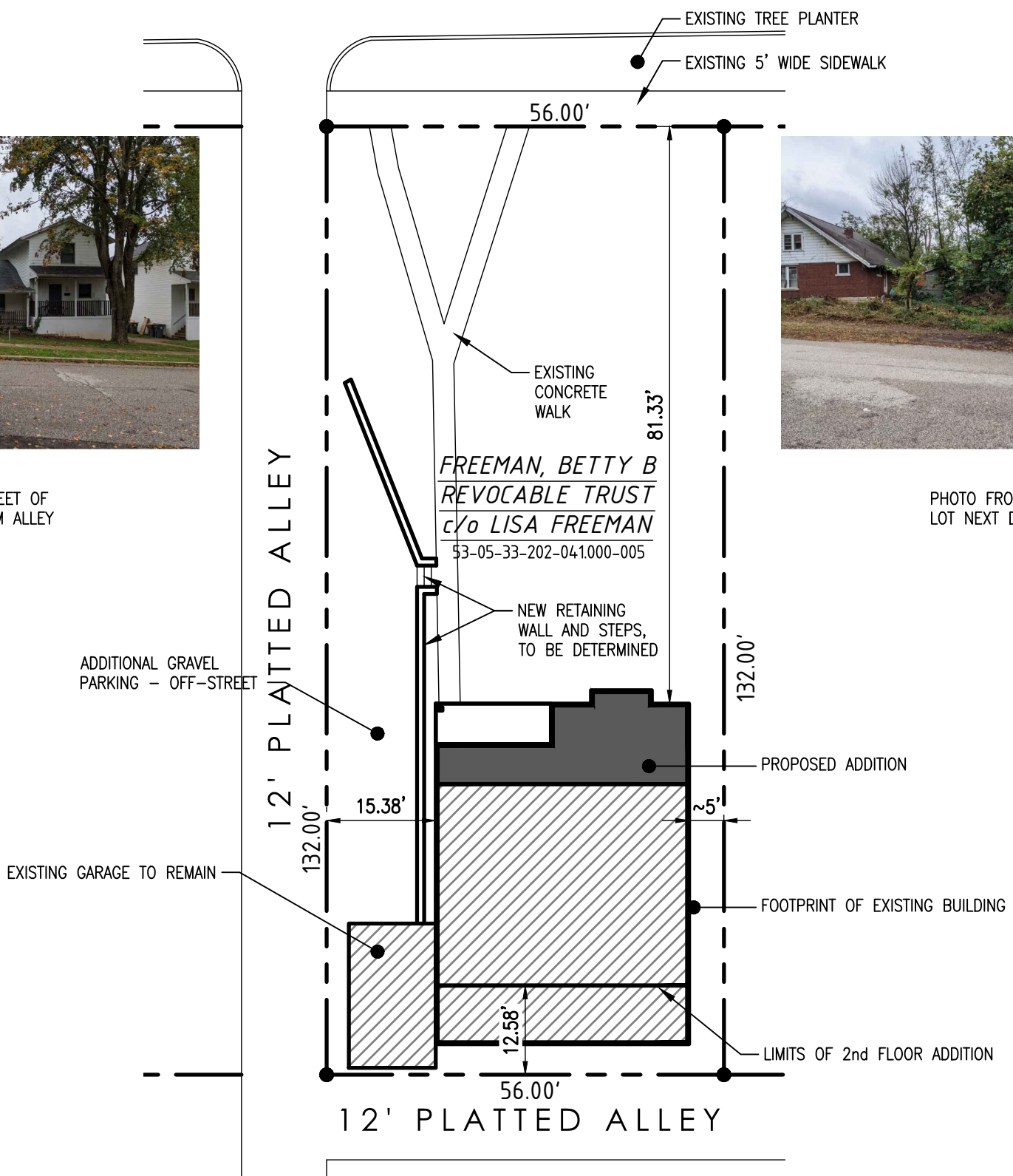
NEIGHBORHOOD RESIDENTIAL



PHOTO FROM STREET OF LOT ACROSS FROM ALLEY

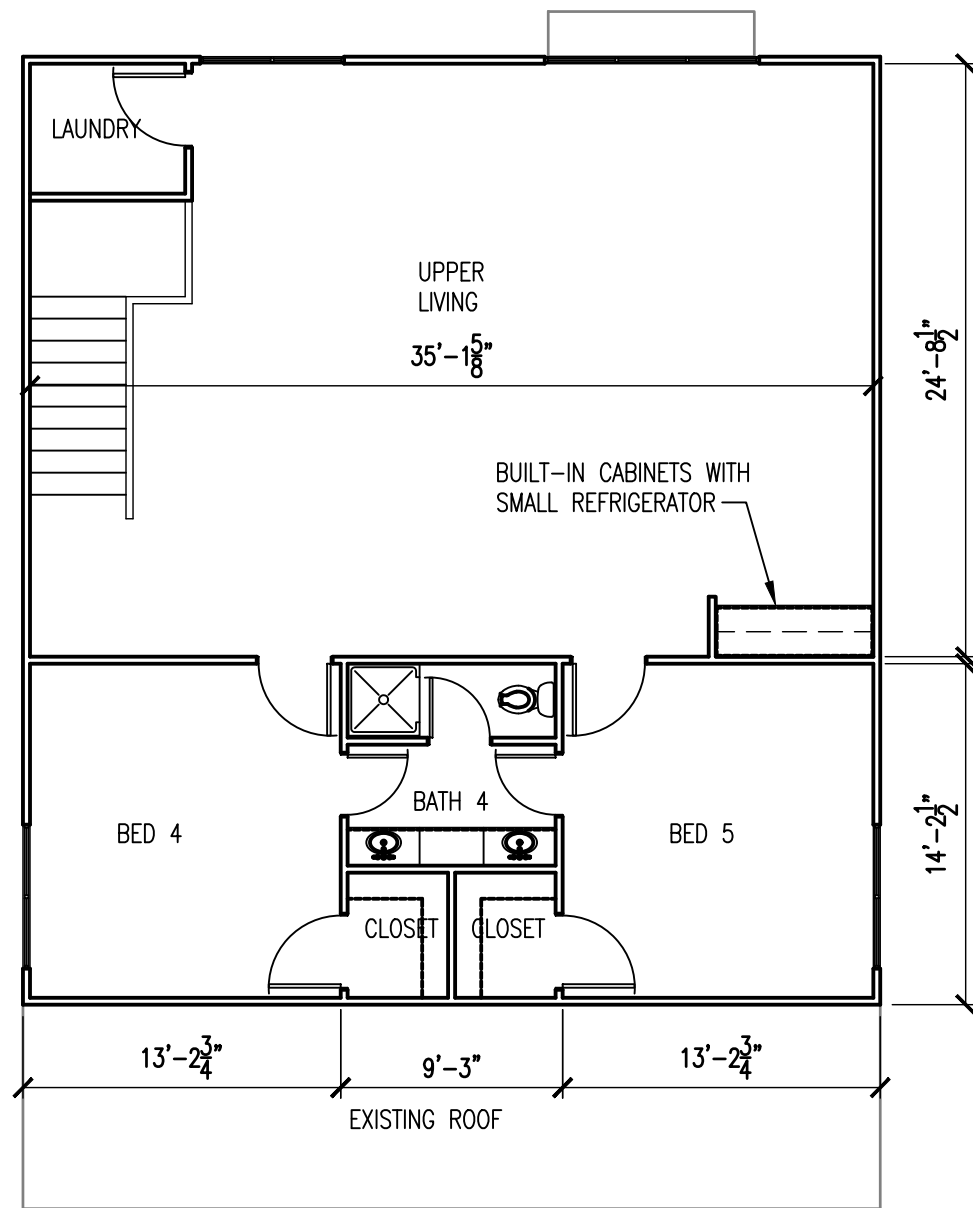


PHOTO FROM STREET OF LOT NEXT DOOR

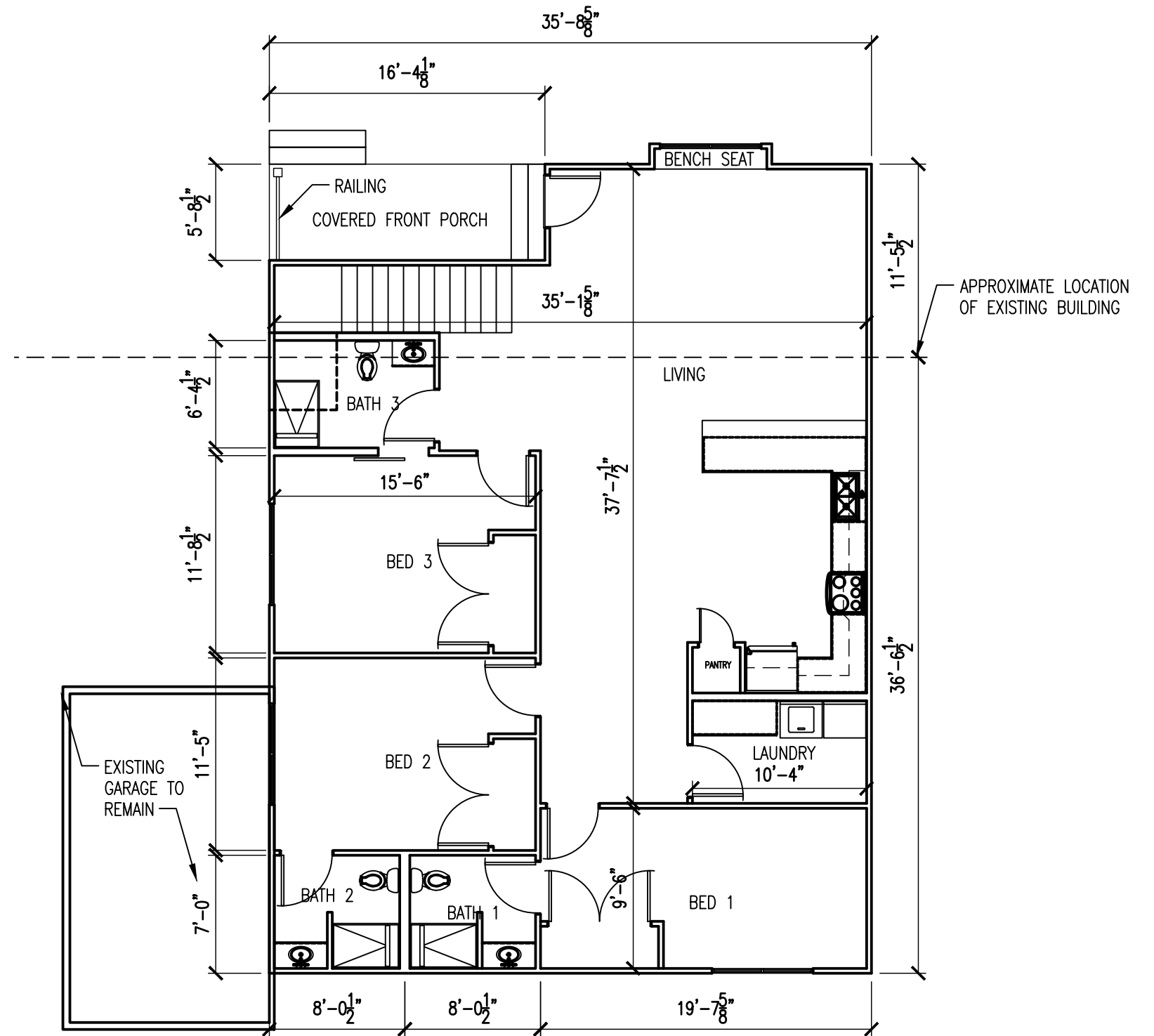


THIS SITE PLAN HAS BEEN CREATED FROM THE MONROE COUNTY G.I.S. SYSTEM (ELEVATE). INCONSISTENCIES DO OCCUR BETWEEN ACTUAL MEASUREMENTS AND G.I.S. SUPPLIED INFORMATION. VERIFY ALL INFORMATION WITH A CIVIL ENGINEER OR STAMPED SURVEY PRIOR TO CONSTRUCTION.

PROPOSED SITE PLAN FOR LISA FREEMAN 208 E. 16th St.

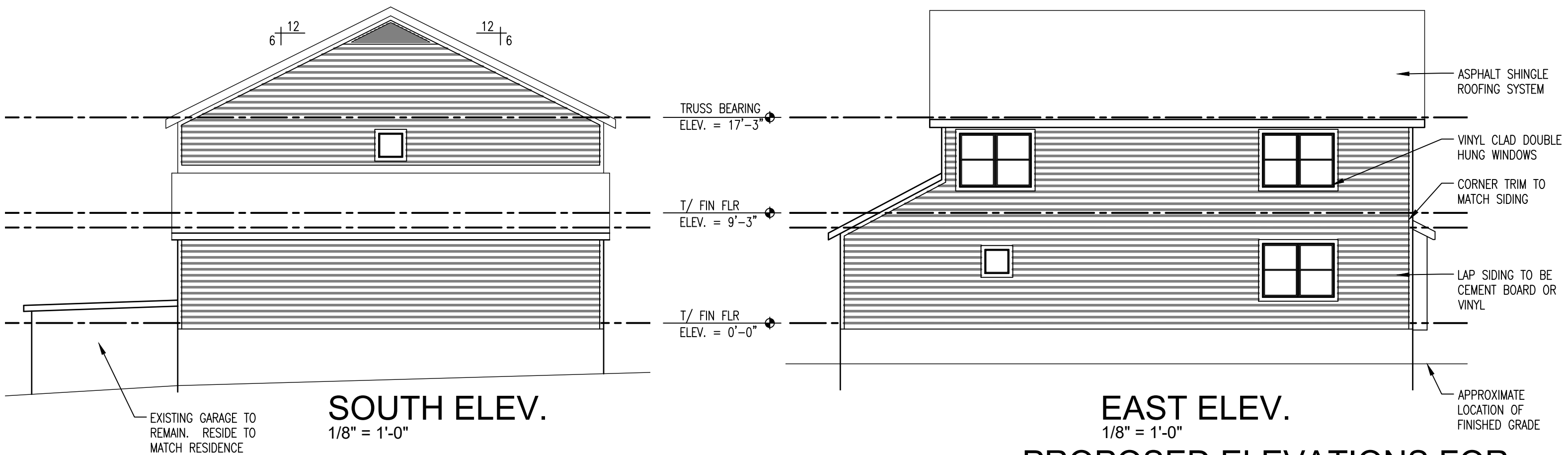
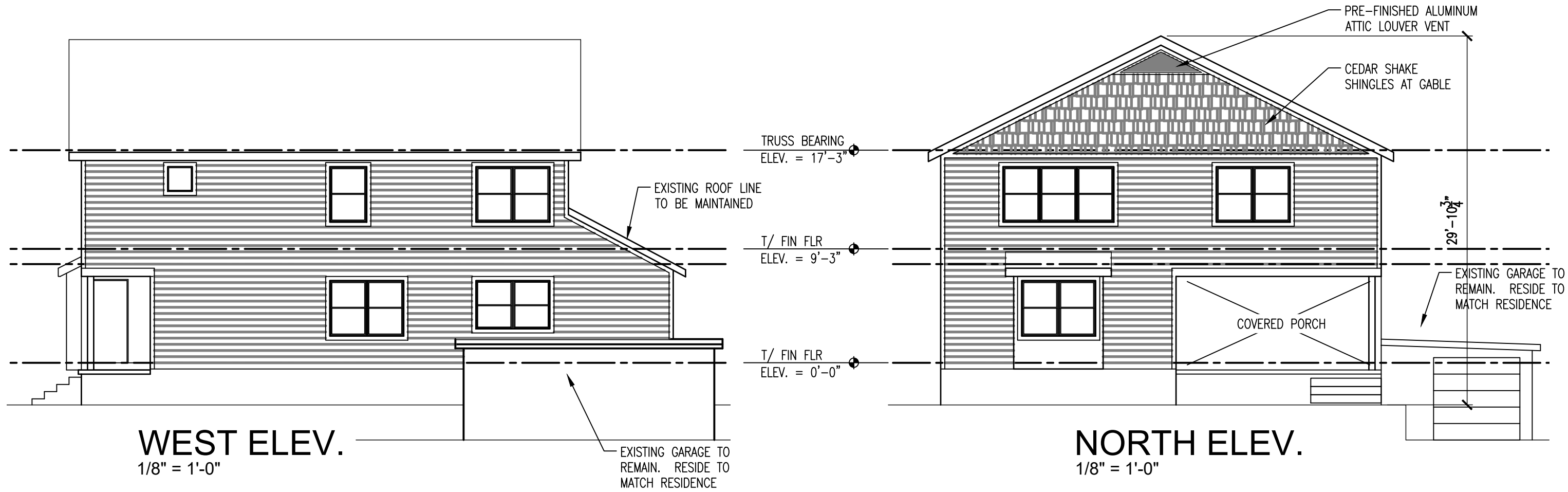


UPPER LEVEL
1/8" = 1'-0"



MAIN LEVEL
1/8" = 1'-0"

**PROPOSED FLOOR PLANS FOR
LISA FREEMAN 208 E. 16th ST.**



**PROPOSED ELEVATIONS FOR
LISA FREEMAN 208 E. 16th St.**



STREET ELEVATION

NOT TO SCALE

NOTE:
DUE TO CAMERA DISTORTION, THIS IMAGE
IS BEING PROVIDED FOR REFERENCE
ONLY AND DOES NOT INDICATE WHAT
ACTUAL FINISH APPEARANCE WILL BE.

PROPOSED ELEVATION FOR
LISA FREEMAN 208 E. 16th St.

COA: 21- 64

STAFF RECOMMENDATIONS

Address: 1302 E 2nd St.

Petitioner: John Wiebke

Parcel #: 53-08-03-208-054.000-009

Rating: CONTRIBUTING

Survey: C. 1940 Tudor Revival



Background: Elm Heights Historic District

Request: Build a new yard fence

Guidelines: Elm Heights Historic District Guidelines (pg. 14)

Installation or removal of walls or fences visible from the public right-of-way.

- For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.
- New retaining walls should be appropriate in height to the grade of the yard. Rear yard concrete block retaining walls maybe considered depending on position, visibility, and design.
- Install new walls or fences so the total height does not obscure the primary facade of the building.
- Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.
- Consideration is given for fences that pertain to special needs, children, and dogs. Temporary seasonal fences for gardening are permitted and do not require a COA.

Staff recommends approval of COA 21-64:

The wood fence option treated in stained varnish complies with the guidelines.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 21__64

Date Filed: 9/17/2021

Scheduled for Hearing: 10/14/2021



BY:

Address of Historic Property: 1302 E 2nd St

Petitioner's Name: John Wiebke

Petitioner's Address: 1302 E 2nd St

Phone Number/e-mail: 317-225-0804, johnrwiebke@gmail.com

Owner's Name: John Wiebke

Owner's Address: 1302 E 2nd St

Phone Number/e-mail: same as above

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. Lot number 1 in Parkview Addition, tax id 53-08-03-208-054,000-009

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

See Attached

3. A description of the materials used.

See Attached

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.

RE: 1302 E 2nd St -Wiebke

2) A description of the nature of the proposed modification.

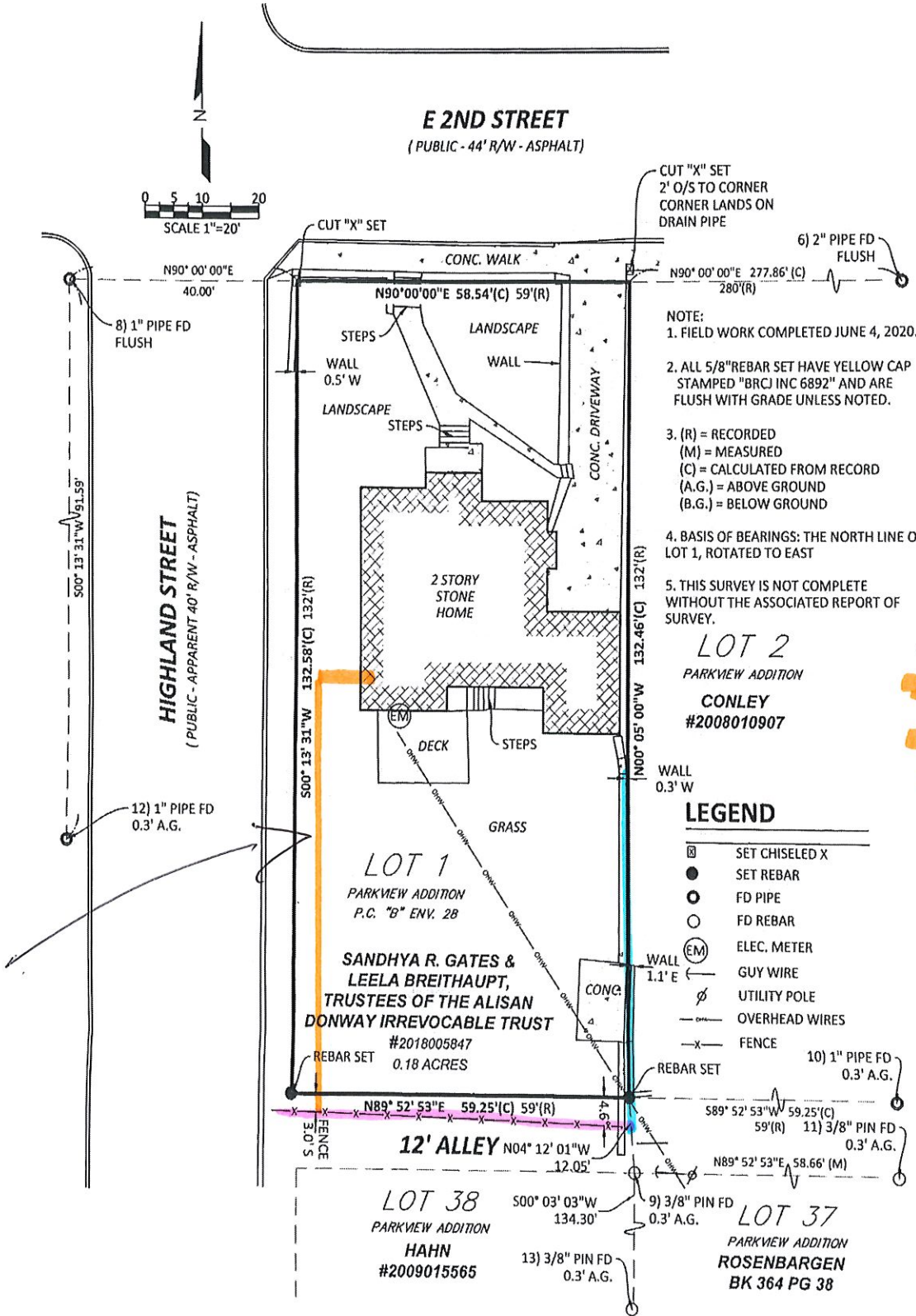
Our desire is to construct a fence approx. 4 feet high that adjoins the pre-existing privacy fence along the southern border of our property. The new fence would be placed parallel to Highland St set back approx. 5 feet from the street and run north to a point approx. 6 -10 feet from the southwest corner of our home, from there the fence would take a 90 degree turn to the east to adjoin the house. In that 90 degree bend would also be a gate for access to and from the enclosed area.

There is no existing fence in this location today.

We want to build a fence for a couple of reasons: 1) to provide a safer place for our dog to roam and 2) to provide a landscaping accent to set off the property and 3) to give us a little more privacy.

3) A description of the materials to be used.

We have attached descriptions and photo's of two options we are considering wood vs aluminum. Our final decision on the choice of materials will be made based on the direction given to us by this body in combination with the price quote we receive.



- NOTE:**
1. FIELD WORK COMPLETED JUNE 4, 2020.
 2. ALL 5/8" REBAR SET HAVE YELLOW CAP STAMPED "BRCJ INC 6892" AND ARE FLUSH WITH GRADE UNLESS NOTED.
 3. (R) = RECORDED
 (M) = MEASURED
 (C) = CALCULATED FROM RECORD
 (A.G.) = ABOVE GROUND
 (B.G.) = BELOW GROUND
 4. BASIS OF BEARINGS: THE NORTH LINE OF LOT 1, ROTATED TO EAST
 5. THIS SURVEY IS NOT COMPLETE WITHOUT THE ASSOCIATED REPORT OF SURVEY.

LOT 2
 PARKVIEW ADDITION
CONLEY
 #2008010907

LEGEND

- ☒ SET CHISELED X
- SET REBAR
- FD PIPE
- FD REBAR
- ⊕ (EM) ELEC. METER
- GUY WIRE
- ⊘ UTILITY POLE
- OVERHEAD WIRES
- x- FENCE

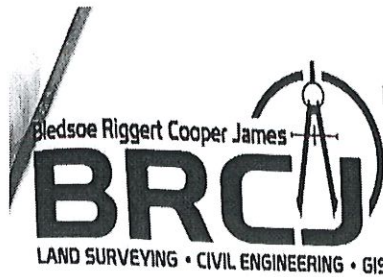
Existing limestone wall

Proposed Approx fence Placement

5 feet from Highland

Existing Privacy Fence

New Fence



PLAT OF SURVEY - RETRACEMENT BOUNDARY

LOT 1 IN PARKVIEW ADDITION

BLOOMINGTON, MONROE CO., INDIANA

JOB No. 10435

Client Name: ALISAN DONWAY

Owners Name: SANDHYA R. GATES & LEELA

BREITHAUPT, TRUSTEES OF THE ALISAN

DONWAY IRREVOCABLE TRUST, INST#2018005847

REPORT OF SURVEY

In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for a Suburban survey (0.13 feet (40 millimeters) plus 100 parts per million) as defined in IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.).

In regard to "ACTIVE LINES OF OCCUPATION", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a Retracement Survey performed at the request of Alisan Donway.

The property is currently in the name of Sandhya R. Gates and Leela Breithaupt, Trustees of the Alisan Donway Irrevocable Trust (Instrument No. 2018005847).

The field work was completed on June 4, 2020.

SURVEYS & PLATS OF RECORD:

1. Plat of Parkview Addition to the City of Bloomington by U.S. Hanna, dated May 15, 1906 and found in Plat Cabinet B, envelope 28 in the office of the Monroe County Recorder.
2. An unrecorded survey of the subject parcel by Raymond Graham, dated October 10, 1984 and found in the office of Bledsoe Riggert Cooper James, Inc, Bloomington, Indiana.
3. An unrecorded survey of Part of Seminary Lot 101 to the City of Bloomington by Bledsoe Riggert Guerrettaz, Job Number 8243 dated April 10, 2014 and found in the office of Bledsoe Riggert Cooper James, Inc, Bloomington, Indiana.

MONUMENTS FOUND:

6. A 2-inch diameter iron pipe was found flush with grade at the northeast corner of lot 6 of Parkview Addition.
8. A 1-inch diameter iron pipe was found flush with grade. This monument is shown on survey number 3.
9. A 3/8-inch diameter iron pin was found 0.3 feet above grade at the northeast corner of lot 38 of Parkview Addition.
10. A 1-inch diameter iron pipe was found 0.3 feet above grade at the southeast corner of lot 2.
11. A 3/8-inch diameter iron pin was found 0.3 feet above grade at the northeast corner of lot 37 of Parkview Addition.
12. A 1-inch diameter iron pipe was found 0.3 feet above grade. This monument is shown on survey number 3.
13. A 3/8-inch diameter iron pin was found 0.3 feet above grade at the southeast corner of lot 38 of Parkview Addition.

DEED ANALYSIS:

The subject deed and adjoining are lots in Parkview Addition to the City of Bloomington.

ESTABLISHMENT OF LINES AND CORNERS:

The northwest corner of the subject parcel was established by intersecting a line between monument number 8 and monument number 6 with the intersection of an offset line between monument number 8 and monument number 12 at the apparent right of way width of 40 feet.

The northeast corner of the subject parcel was established between the calculated northwest corner of subject parcel and monument number 6 at the prorated distance of 58.54 feet from the calculated northwest corner of the subject parcel.

The southwest corner of the subject parcel was established from monument number 10, paralleling a line between monument 9 and monument number 11 and intersecting this line with a line drawn from the calculated northwest corner of the subject parcel parallel to a line drawn from monument number 8 and monument number 12.

The Southeast corner of the subject parcel was established on line between the calculated southwest corner of the subject parcel and monument number 10 at the prorated distance of 59.25.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: Up to 0.6 feet.

Due to Occupation or possession lines: Walls along the east line of the subject parcel are up to 0.3 feet west of the east line and up to 1.1 feet east of the east line. Fence along the south line is up to 4.6 feet south of the south line.

Due to Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines: No discrepancies found.

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

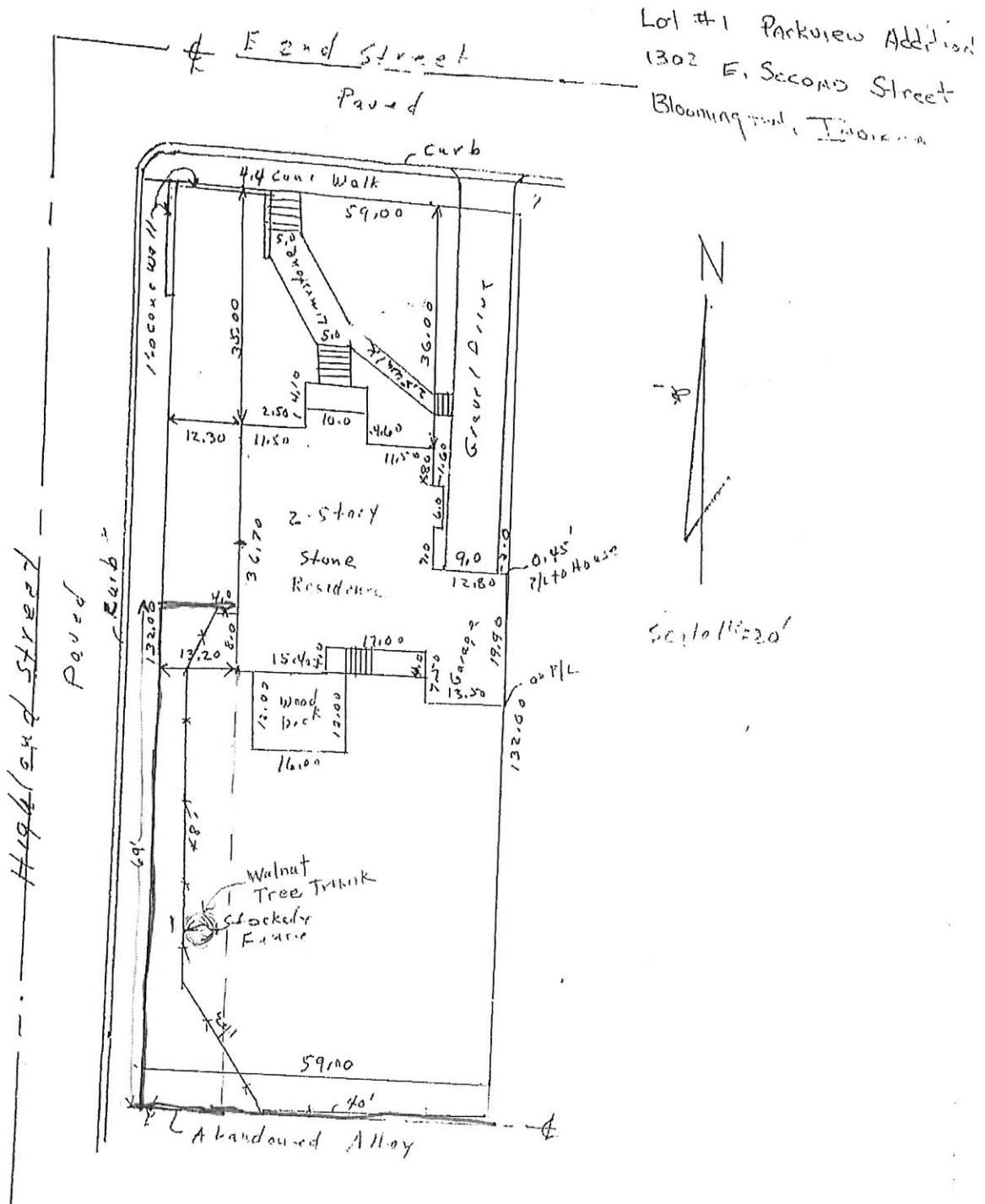
Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 18th day of June, 2020

Christopher L. Porter

Christopher L. Porter
Professional Land Surveyor No. LS21200022
State of Indiana





DESCRIPTION;
Lot #1 Parkview Addition as recorded in The Office Of The Recorder,
Bloomington, Indiana.

ENGINEER'S CERTIFICATION:
I hereby certify that the plat shown is a true and complete survey
of the described property, and further certify that all improvements
are wholly within the boundaries of said property, and that the said
improvements do not encroach upon any other property, nor are there
any encroachments from any other property on said surveyed property.

Raymond Graham
Raymond Graham
R.P.E. 8409 R.L.S. 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
October 10, 1984



Option 1- Aluminum

Specrail 3-6 x 6 Black Aluminum 3-Rail Fence Section

(Actual Size 42" H x 70-1/2" W)

Model Number: SR1423BL



Description & Documents

This Specrail fence section features a notched stringer fits easily into post holes and is secured with stainless steel TEK screws (included). It's also maintenance free and has a powder-coat finish.

Installation Instructions

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher.
[Click here to download it for free from Adobe's site.](#)

Shipping Dimensions: 0.00 H x 72.00 W x 42.00 D

Shipping Weight: 0.01 lbs

Brand Name: **Specrail**

SPECRAIL

Features

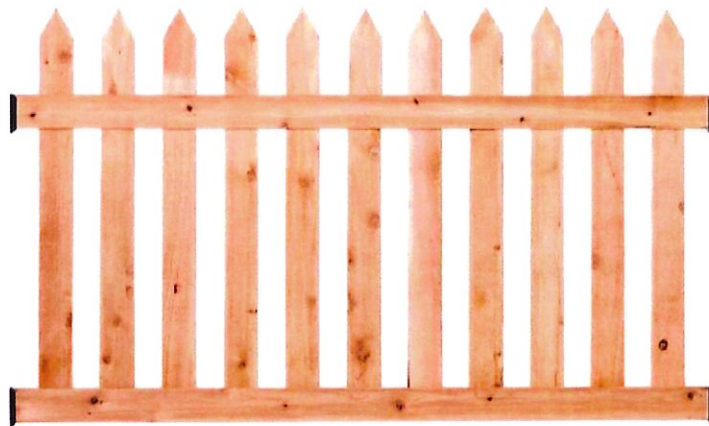
- New screwless design
- 3-6 x 6 panel with aluminum construction
- 5/8" square pickets, spaced 4-3/8" OC
- 1" U-channel stringers
- Sold by the piece; fence quantities of 5 pieces or less will be shipped unassembled for on-site assembly
- Powder coated for durability

Option 2 -Wood

Outdoor Essentials

3-1/2 ft. H x 6 ft. W Cedar Spaced Picket Routed Fence Panel Kit

★★★★☆ (12) Questions & Answers (15)



Product Overview

The 42 in. x 6 ft. Routed Spaced Picket Fence Kit is beautiful cedar fencing made easy. Designed for both do-it-yourselfers and professionals, this panel kit includes two pre-routed cedar rail assemblies, 11 pointed cedar pickets and fence brackets with fasteners. It features a patent pending routed rail assembly that allows the pickets to slide into place and provide the same appearance on both sides.

- Made from rough sawn western red cedar for a beautiful rustic appearance
- Neighbor-friendly design
- Panel measures 42 in. x 72 in.
- Rough western red cedar can be sanded then painted or stained to compliment your decor
- Western red cedar is naturally resistant to insects
- Rough sawn lumber can vary slightly in width and thickness

COA: 21-65
STAFF RECOMMENDATIONS

Address: 914 W Kirkwood

Petitioner: Paul Pruitt

Parcel #: 53-05-32-410-054.000-005

Rating: NON-CONTRIBUTING

Survey: C. 1971, Shed



Background: Near West Side Conservation District

Request: Demolition and new construction

**Guidelines: Near West Side Conservation District Guidelines
Demolition (Pg 44-45)**

2. The historic or architectural significance of the structure is such that, upon further consideration by the BHPC, it does not contribute to the historic character of the district.
3. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition. A finding that the structure or property cannot be adapted to the specific use the applicant has applied for may or may not be acceptable as a rationale to approve demolition.
5. Demolition is discouraged when new construction is not intended for the lot.

New Construction on Kirkwood & Rogers (pp. 40-41)

CONTEXT

Given the diversity of zoning, uses, and architecture in the West Kirkwood and Rogers corridors, the context to be used in evaluating the appropriateness of new projects should be narrower than in the interior of the neighborhood. New construction should be considered in the context of the immediately neighboring properties on the adjacent blocks on both sides and across the street.

RECOMMENDED

1. Draw context from the immediate block including structures across the street.

MATERIALS

RECOMMENDED

1. Use exterior building materials in character with surrounding structures in the immediate context.

NOT RECOMMENDED

1. Shiny metal, plastic, or laminate materials on exterior surfaces.
2. Logo or trademark exterior designs for franchise businesses, especially exteriors featuring primary colors or trademark lighted features (e.g., McDonalds arches).

SETBACK

RECOMMENDED

1. Narrower front setback than in the neighborhood's interior streets is allowed, in keeping with surrounding structures in the immediate context.

NOT RECOMMENDED

1. Setback out of context with adjacent structures.

BUILDING ENTRY

All structures should have the main entry facing the street with the greatest traffic (West Kirkwood or Rogers).

BUILDING HEIGHTS

The maximum height of any new structure shall be 35 feet.

DIRECTIONAL ORIENTATION

The front facade of any new structure should be oriented parallel to the main street (West Kirkwood or Rogers).

FENESTRATION

Ground floor, street front fenestration associated with non-residential uses need not adhere to the fenestration guidelines on page 32.

The Near West Side Neighborhood Association has grave concerns regarding the side facing main entries and do not endorse the proposal.

Staff recommends approval of COA 21-65

- **The setbacks, porch, height are in keeping with the scale of the NWS's commercial corridor.**
- **The brick material is done in reference to the neighboring farm stop.**

NEW CONSTRUCTION on KIRKWOOD & ROGERS

CONTEXT

Given the diversity of zoning, uses, and architecture in the West Kirkwood and Rogers corridors, the context to be used in evaluating the appropriateness of new projects should be narrower than in the interior of the neighborhood. New construction should be considered in the context of the immediately neighboring properties on the adjacent blocks on both sides and across the street.

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SETBACK

RECOMMENDED

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NOT RECOMMENDED

1. Setback out of context with adjacent structures.

SIGNAGE

RECOMMENDED

1. Wood or metal signage attached to building exteriors with exterior lighting.
2. Internally-lighted signage attached to building exteriors with exterior lighting but not covering more than 20% of the facade.

NOT RECOMMENDED

1. Freestanding signage occupying sidewalk space or within 10 feet of the sidewalk.

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All structures should have the main entry facing the street with the greatest traffic (West Kirkwood or Rogers).

BUILDING HEIGHTS

The maximum height of any new structure shall be 35 feet.

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The front facade of any new structure should be oriented parallel to the main street (West Kirkwood or Rogers).

FENESTRATION

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ACCESSIBILITY

Any new residential construction should respect the Guidelines applicable to the interior of the District. Any nonresidential use along West Kirkwood or Rogers St. is likely to be regarded as a public accommodation and will be subject to the requirements mandated in the Americans With Disabilities Act (ADA).

As in the interior of the District, Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other elements of the building. Such elements should:

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 21-65 _____

Date Filed: _____ 9/29/2021 _____

Scheduled for Hearing: _____ 10/14/2021 _____

Address of Historic Property: 914 W Kirkwood Ave

Petitioner's Name: Paul Pruitt

Petitioner's Address: 1202 E Sample Rd Bloomington, IN

Phone Number/e-mail: 317-796-1281

Owner's Name: Paul Pruitt

Owner's Address: 1202 E Sample Rd. Bloomington, IN

Phone Number/e-mail: 317-796-1281

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. 013-30900-00 DAVIS 1ST LOT 27
2. A description of the nature of the proposed modifications or new construction:
Demolition of existing storage shed on lot. Proposed new construction with 4 townhomes.
The building will include a traditional style covered porch on the street facing unit,
concrete stairs and landings, paved walkways, and new landscaping.

Please see attached documents for details.

3. A description of the materials used.
South, east and partial west elevations of the building will be clad in brick,
with limestone sills and lintels, fiberglass clad windows, and steel entry doors.
The majority of the west and north elevations will be clad with smooth lap siding
and trim.

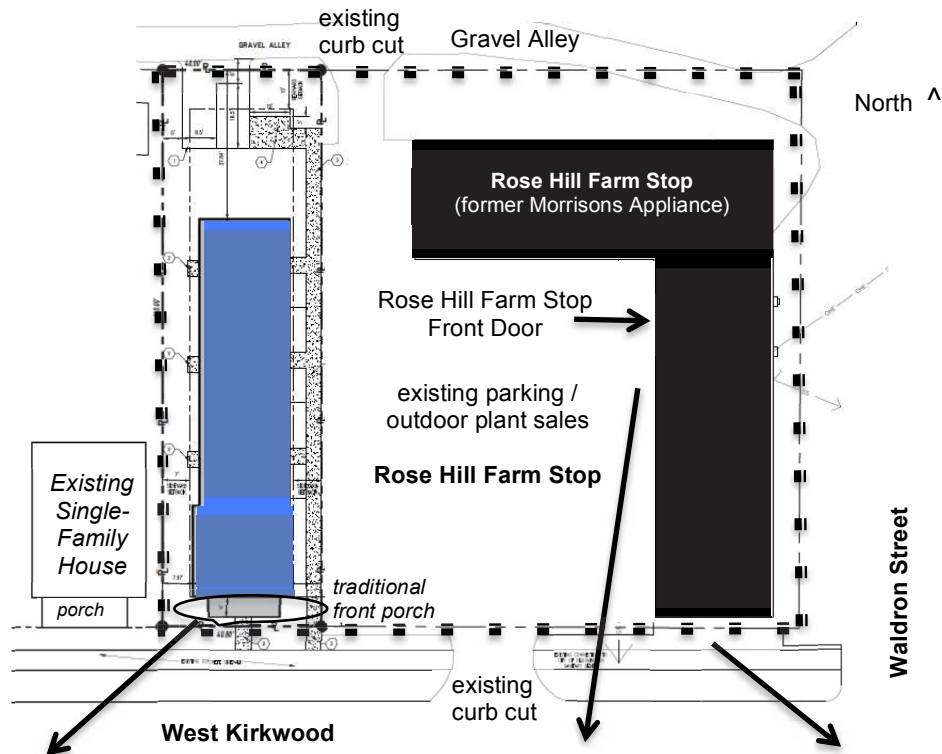
Please see attached documents for details.

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.

Petitioner's Statement

Petitioner: Paul R. Pruitt
 Petition Matter: Completion of former Morrisons Appliance Site Repurposing/Redevelopment (West Kirkwood & Waldron)



Proposed Townhomes facing West Kirkwood & Rose Hill Farm Stop



Rose Hill Farm Stop
 West elevation / Plant Sales Area



Rose Hill Farm Stop
 Front Elevation facing West Kirkwood (& portion of East elevation facing Waldron)

Petitioner acquired the former Morrisons Appliance site (dashed outline) in the fall of 2020.

The first goal for rejuvenating the site was to repurpose the existing primary structure in a manner consistent with the site's MN (mixed-use neighborhood scale) zoning. Petitioner was very pleased to reach an occupancy agreement with Rose Hill Farm Stop, which opened this summer. Rose Hill Farm Stop is a new not-for-profit cooperative of small local farmers operating a retail and aggregation outlet to connect the Bloomington community with transparently sourced, healthful food. It is exciting to note that this re-use is consistent with findings contained in the 2002 study "The Plan for West Kirkwood" completed by Marc Cornett and James Rosenbarger in collaboration with the City of Bloomington's Planning Department, which, over a series of workshops, walking tours, etc. explored "a shared vision for the West Kirkwood Corridor through meaningful dialogue among the participants". 95% of the participants at the time approved of a small grocery use as one type of business that neighbors would welcome. One of the key items in response to the question of "What changes would you like to see on West Kirkwood?" was also "Clean up Morrisons".

With Rose Hill Farm Stop open (May 2021), petitioner began planning efforts to add new residential townhomes to the former Morrisons Appliance site in order to complete a mixed-use residential/retail hub, in keeping with the above-mentioned “The Plan for West Kirkwood”, which looked for activity along West Kirkwood to promote “compatible, traditional-style development that supports mixed-uses, small business opportunity, and neighborhood coherence”.

CONTEXT / SETBACK / BUILDING ENTRY / DIRECTIONAL ORIENTATION / BUILDING HEIGHTS

Petitioner has sought to achieve a harmonious layout on the site, working with the constraints imposed by the orientation of the existing Rose Hill Farm Stop building and associated parking lot and outdoor plant sales area, while complying with the “Special Guidelines for Major Arteries (Rogers & Kirkwood)” contained in the Near West Side Conservation District Design Guidelines, which provide specific direction for properties in the MD-, MM, MN, or MI-zoned sections of the West side of Rogers Street and of the north side of West Kirkwood Avenue, such as the former Morrisons Appliance site.

As the diagram above shows, the former Morrisons Appliance building is L-shaped, with the short front facade of the “L” oriented towards West Kirkwood, and the long portion of the “L” wrapping around the Northern side of the existing parking lot/plant sales area. As a result, the Rose Hill Farm Stop main entry front door is on the building’s West elevation, facing the parking lot, and looking back across at three of the four front doors of the proposed townhomes.

Mirroring the Rose Hill Farm Stop building, Petitioner’s proposed townhomes addition to the site runs North to South, with the short front façade oriented towards West Kirkwood. As a residential building, the proposed structure contains four entry doors for the four townhomes, with the front townhome entry facing West Kirkwood, and the other three townhome entry doors facing across the existing parking lot / outdoor plant sales area to the Rose Hill Farm Stop front door.

The defining feature of the proposed building’s West Kirkwood façade is a traditional front porch covered by a pitched roof, providing access to the townhome’s front door, similar to many of the single-family homes in the area. The West Kirkwood façade of the proposed townhomes building is set slightly behind the Rose Hill Farm Stop West Kirkwood façade, and in line with the front of the adjacent single-family house to the west.

The height of the proposed townhomes is just over 25 feet, well below the allowable maximum height of 35 feet, and maintains context to the Rose Hill Farm Stop building, which is just under 20 feet tall, and the single-family house to the west, which is just over 20 feet tall.

MATERIALS

The primary exterior material (60%) for the proposed new residential townhomes will be a combination of traditional and painted white brick, in keeping with the Rose Hill Farm Stop building, along the south and eastern facades. The north and western facades will be smooth finished LP smartside lap siding.

SIGNAGE

Addresses for the townhomes will be affixed to the building with metal signage.

SUSTAINABILITY / UTILITIES & EQUIPMENT

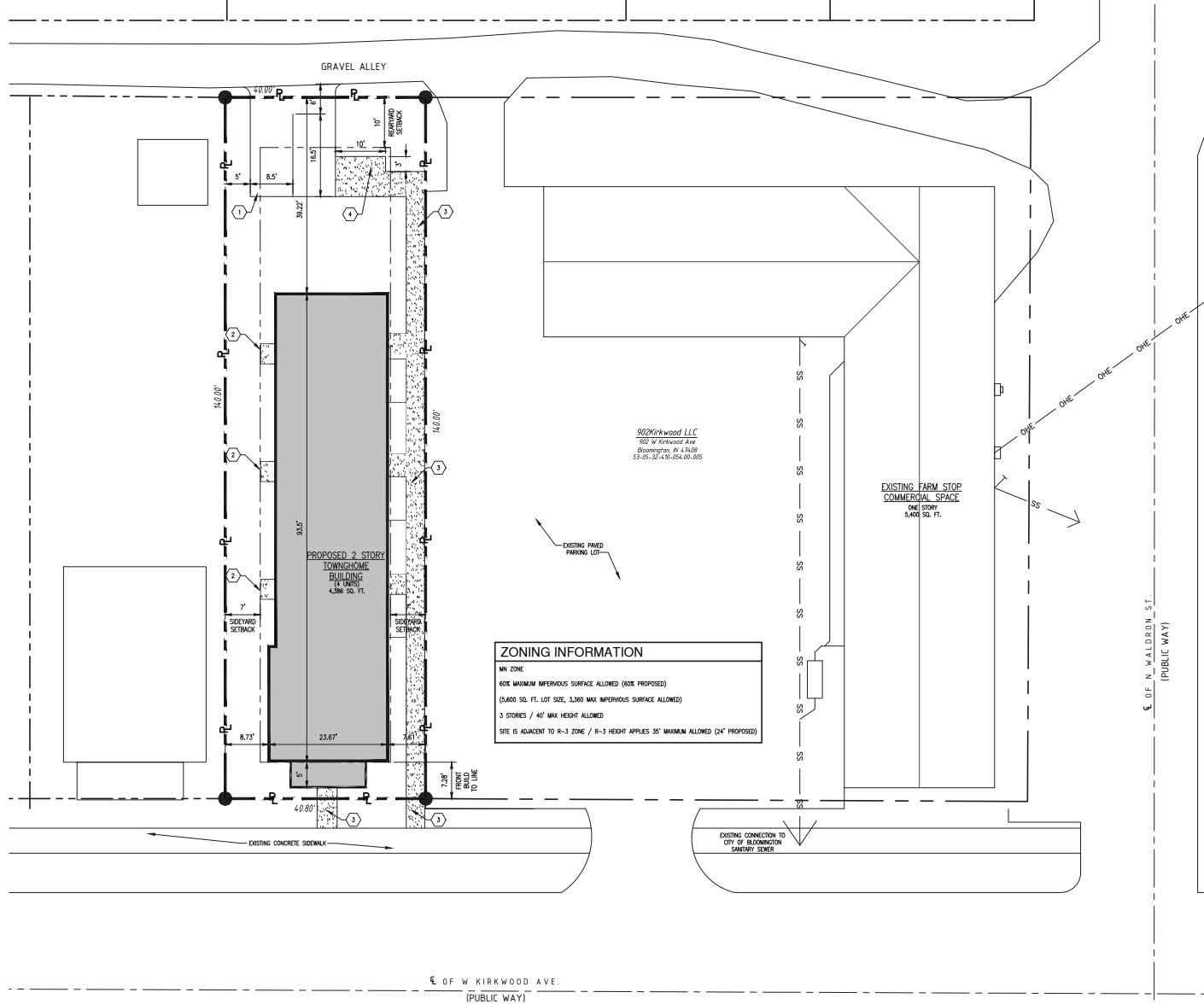
Solar panels will be installed on the roof of the proposed townhomes building, along with exterior utility equipment.

PARKING

No existing on-street parking removal, or new curb cuts, will be necessitated by the proposed townhomes addition to the former Morrisons Appliance site. Two parking spaces have been situated at the back (north) side of the townhomes, and two parking spaces are reserved in the existing parking lot.

Petitioner appreciates the opportunity to present this addition to the former Morrisons Appliance site to the Bloomington Historic Preservation Commission, and respectfully requests approval.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED (OCCURRING 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990). THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION. UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDING BEING SEIZED AND/OR MONETARY COMPENSATION TO THORNTON BRUCE ARCHITECTURE & DESIGN INC.



ZONING INFORMATION

MIN. ZONE:
 60% MAXIMUM IMPERVIOUS SURFACE ALLOWED (ROR PROPOSED)
 (6,000 SQ. FT. LOT SIZE, 3,360 MAX IMPERVIOUS SURFACE ALLOWED)
 3 STORIES / 40' MAX HEIGHT ALLOWED
 SITE IS ADJACENT TO R-3 ZONE / R-3 HEIGHT APPLIES 35' MAXIMUM ALLOWED (24' PROPOSED)

- SITE PLAN KEYNOTES:**
- 1 NEW PARKING LOT.
 - 2 NEW 4'-0" x 3'-0" CONCRETE SLAB FOR BACK DOOR PATIO.
 - 3 NEW CONCRETE SIDEWALK (5'-0").
 - 4 NEW DUMPSTER TOTE AREA.

UTILITY NOTES:

REVISIONS

- SITE UTILITIES CONTACT INFORMATION:**
- **COMCAST:**
SCOTT ORRIS Ph. 812-332-9612
Email: scott_orris@comcast.com
 - **AT&T:**
BRENT MOORE Ph. 812-334-4321
Email: bmoore@att.net
 - **CITY OF BLOOMINGTON WATER & SEWER:**
MARCY AUGSM Ph. 812-340-3689
Email: maugsm@bloomington.gov
 - **DUKE ENERGY:**
SETH FERGUSON Ph. 800-774-0246
Email: seth.ferguson@duke-energy.com
 - **VECTRON:**
DOUG ANDERSON Ph. 812-330-4031
Email: douganderson@vectron.com

- SITE LAYOUT NOTES:**
- ALL DIMENSIONS SHOWN ARE MIN.
 - ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (U.L.C.)
 - DOWNSPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM OR DRAIN TO DRAUGHT IF ALLOWED.

- GENERAL SITE NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & VERIFYING THAT ALL PERMITS & APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, & STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY LOC. & INVERT ELEVATIONS OF EXIST. SEWERS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL INCLUDE ALL TAP FEES & APPLICATION FEES IN THEIR BID PROPOSAL, AS NECESSARY TO COMPLETELY INSTALL THE NEW WORK INDICATED.
 - CONTRACTOR WILL COORDINATE EXACT UTILITY LOCATIONS W/ THE OWNER & LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
 - THE CONTRACTOR IS TO MAINTAIN A COMPLETE & OPERABLE UTILITY SYSTEM. UTILIZE PERMANENT &/OR TEMPORARY ROUTINGS TO ACCOMPLISH & MAINTAIN A FUNCTIONAL SYSTEM AT ALL TIMES.
 - CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK W/ OWNER REPRESENTATIVES & ADJUST HIS SCHEDULE TO OWNER REQUIREMENTS.
 - CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF IRRIGATION LINES & SPRINKLER HEADS W/ OWNER IF APPLICABLE.
 - COORDINATE STORAGE & STAGING AREAS W/ OWNER.
 - LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
 - ALL APPLICABLE STATE (D.O.T.) & LOCAL (PUBLIC WORKS DEPT.) CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL BE USED AS REF'D. FOR SITE SPECIFIC ISSUES.
 - ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.



A PROPOSED FOUR UNIT TOWNHOME BUILDINGS FOR:

902 KIRKWOOD LLC
 914 WEST KIRKWOOD AVE.
 BLOOMINGTON, INDIANA 47401

PROJECT NO. 3221
 DATE 09.14.2021
 DRAWN BY S.MATTHEWS
 CHECKED BY D. BRUCE
 SHEET NAME ARCHITECTURAL SITE PLAN
 SHEET NO.

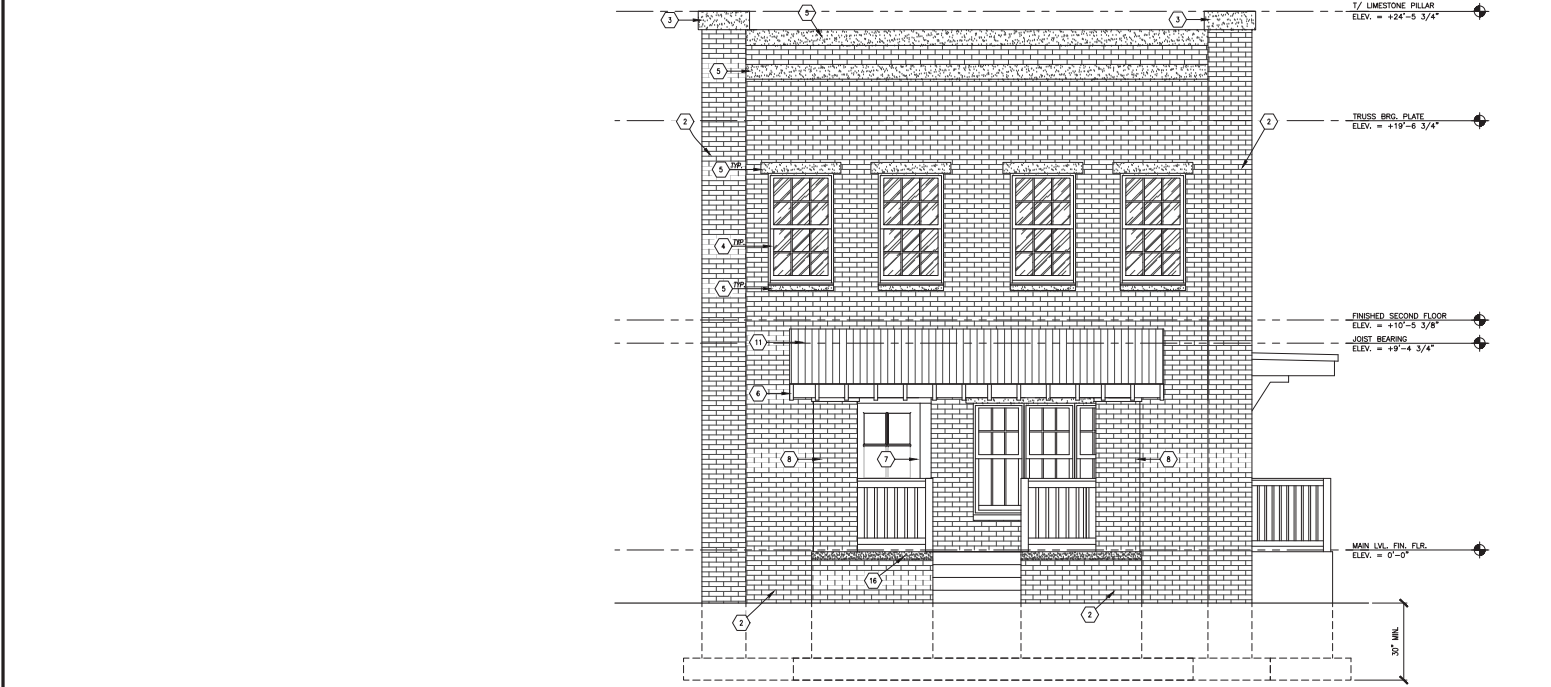
AS101

1 ARCHITECTURAL SITE PLAN
 1" = 10'

THIS SITE PLAN HAS BEEN CREATED FROM THE MONROE COUNTY G.I.S. SYSTEM. DISCREPANCIES DO EXIST BETWEEN SOME EXISTING MEASUREMENTS AND G.I.S. SUPPLIED DATA. INFORMATION BASED UPON THE USE OF THESE DRAWINGS SHALL BE VERIFIED WITH A CIVIL ENGINEER OR STAMPED SURVEY. THE ARCHITECT MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED OF THE DATA CONTAINED ON THIS DRAWING.

I:\CURRENT\2021\Comm\2021-Paul\Platt West, Kirkwood\Design\Construction\AS101_Site Plan.dwg, AS101, 9/27/2021 3:21:38 PM

THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED (OCTOBER 1990) AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNLESS SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDING BEING BASED THEREON WITHOUT COMPENSATION TO THOR BRUCE ARCHITECTURE & DESIGN INC.



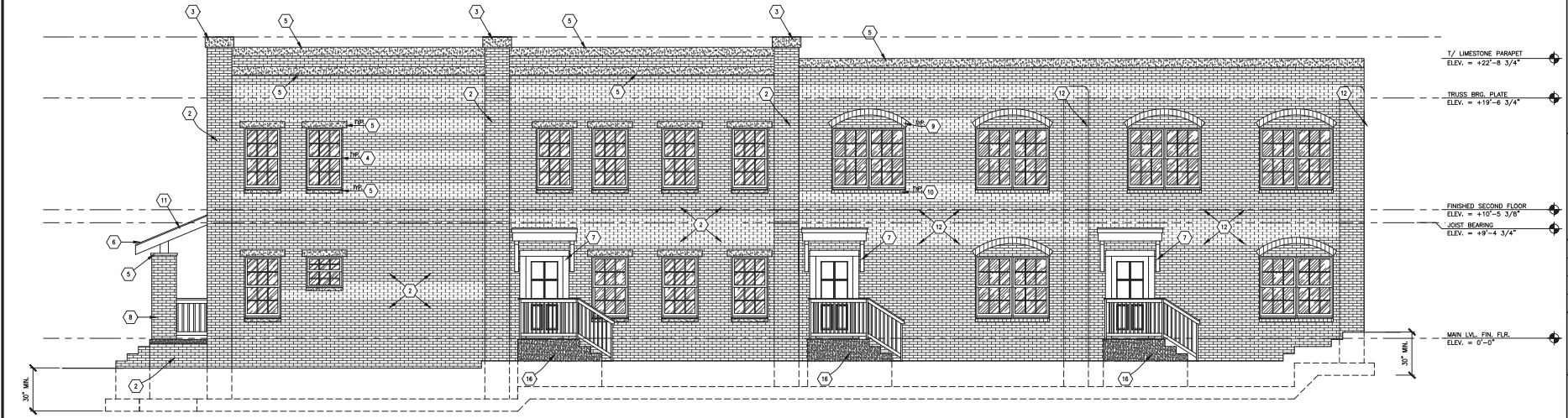
1 SOUTH ELEVATION
3/8" = 1'-0"

- ELEVATION KEYNOTES:**
- 1 METAL PARAPET CAP.
 - 2 4" NOMINAL BRICK.
 - 3 LIMESTONE PILLAR CAP.
 - 4 LIMESTONE 400 SERIES WINDOW. SEE WINDOW SCHEDULE FOR SIZING.
 - 5 LIMESTONE SILL AND HEAD.
 - 6 COVERED FRONT ENTRY PORCH WITH EXPOSED RAFTERS TAILS.
 - 7 ENTRY DOOR.
 - 8 BRICK COLUMN.
 - 9 PAINTED BRICK SOLDIER COURSE ARCH.
 - 10 PAINTED BRICK ROWLOCK WINDOW SILL.
 - 11 METAL ROOF.
 - 12 PAINTED 4" NOMINAL BRICK.
 - 13 EXIT DOOR.
 - 14 FIBER CEMENT BOARD SIDING.
 - 15 3'-0" DEEP X 4'-0" WIDE CONCRETE STOOP.
 - 16 EXPOSED CONCRETE STOOP.
 - 17 5/48 TRIM BOARD.
 - 18 5/48 TRIM BOARD.



REVISIONS

NO.	DESCRIPTION



2 EAST ELEVATION
1/4" = 1'-0"

A PROPOSED FOUR UNIT TOWNHOME BUILDINGS FOR:

902 KIRKWOOD LLC
914 WEST KIRKWOOD AVE.
BLOOMINGTON, INDIANA 47401

PROJECT NO. 3221

DATE 09.14.2021

DRAWN BY S.MATTHEWS

CHECKED BY D.BRUCE

SHEET NAME EXTERIOR ELEVATIONS

SHEET NO.

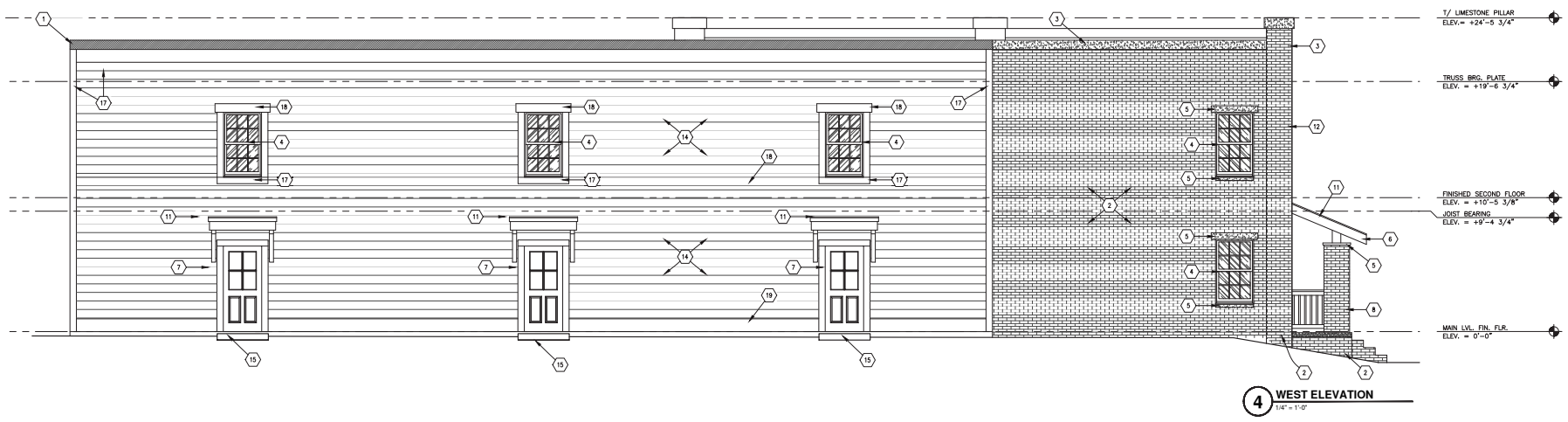
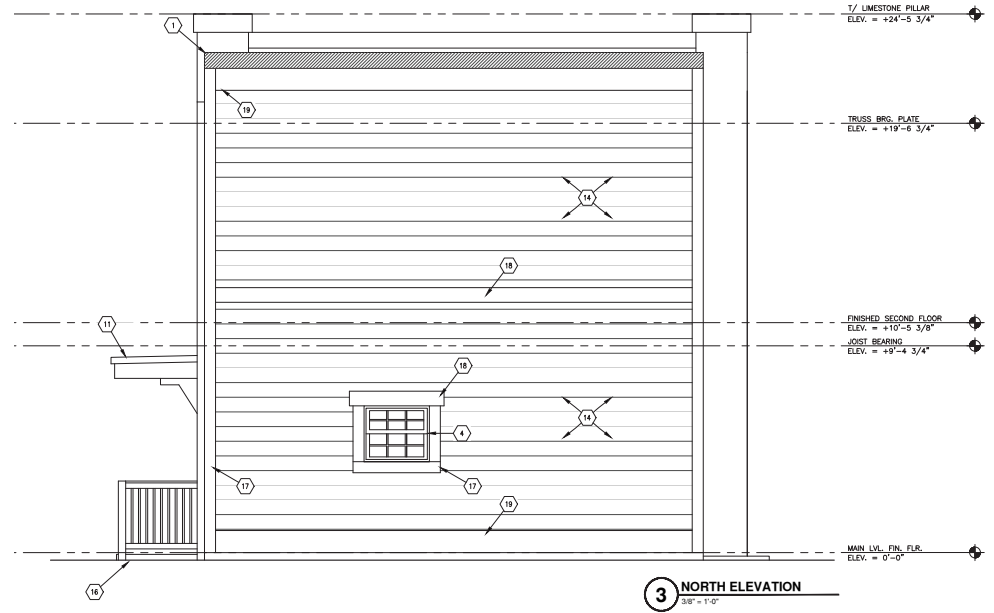
AE201

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THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "INDUSTRIAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1989. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSION OF CONSTRUCTION OR BUILDING BEING SEIZED AND/OR FINANCIAL COMPENSATION TO THOR BRUCE ARCHITECTURE & DESIGN INC.

ELEVATION KEYNOTES:

- 1 METAL PARAPET CAP.
- 2 4" NOMINAL BRICK.
- 3 LIMESTONE PILLAR CAP.
- 4 ANDERSEN 400 SERIES WINDOW. SEE WINDOW SCHEDULE FOR SIZING.
- 5 LIMESTONE SILL AND HEAD.
- 6 COVERED FRONT ENTRY PORCH WITH EXPOSED RAFTERS TAILS.
- 7 ENTRY DOOR.
- 8 BRICK COLUMN.
- 9 PAINTED BRICK SOLDIER COURSE ARCH.
- 10 PAINTED BRICK ROWLOCK WINDOW SILL.
- 11 METAL ROOF.
- 12 PAINTED 4" NOMINAL BRICK.
- 13 EXIT DOOR.
- 14 FIBER CEMENT BOARD SIDING.
- 15 3'-0" DEEP X 4'-0" WIDE CONCRETE STOOP.
- 16 EXPOSED CONCRETE STOOP.
- 17 5/48 TRIM BOARD.
- 18 5/48 TRIM BOARD.
- 19 5/412 TRIM BOARD.



REVISIONS

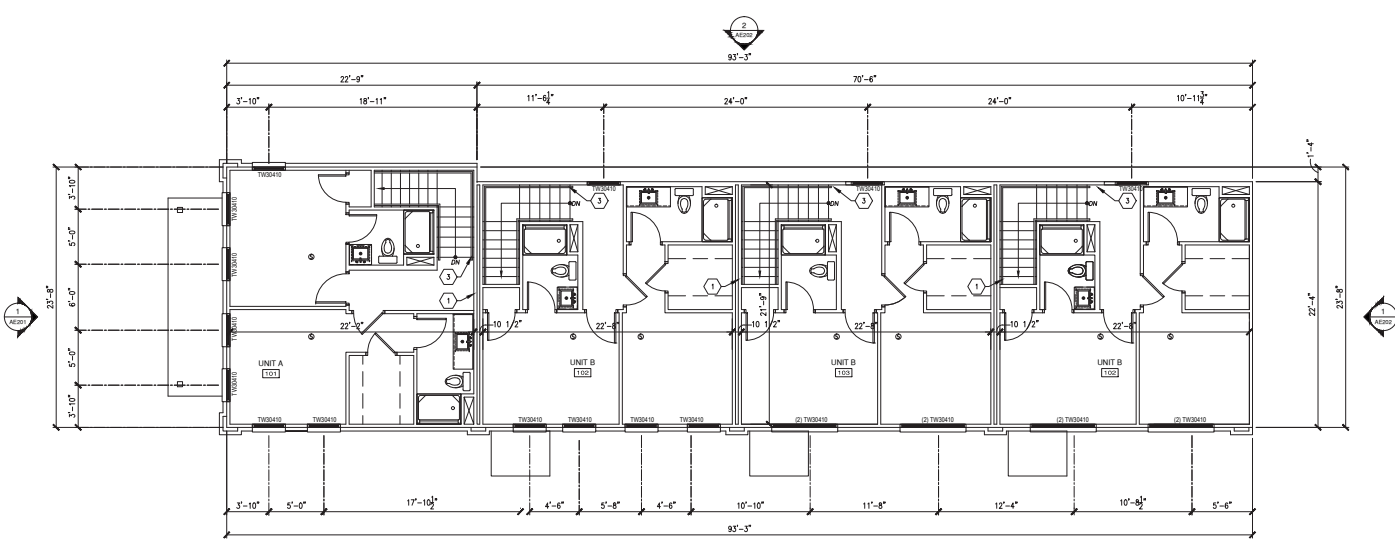
A PROPOSED FOUR UNIT TOWNHOME BUILDINGS FOR:
902 KIRKWOOD LLC
 914 WEST KIRKWOOD AVE.
 BLOOMINGTON, INDIANA 47401

PROJECT NO. 3221
 DATE 09/14/2021
 DRAWN BY S.MATTHEWS
 CHECKED BY D.BRUCE
 SHEET NAME
EXTERIOR ELEVATIONS

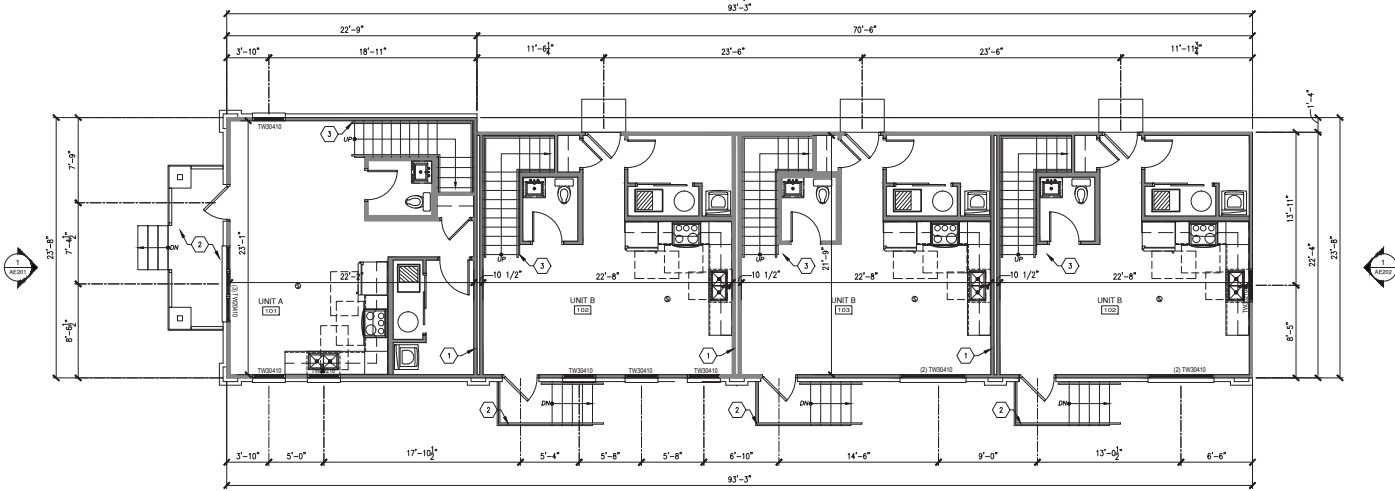
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AE202

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2 PROPOSED FLOOR PLAN - SECOND LEVEL
3/16" = 1'-0"



1 PROPOSED FLOOR PLAN - FIRST LEVEL
3/16" = 1'-0"

FLOOR PLAN KEYNOTES:

- UNIT SEPARATION WALL TO BE (2) - 1 HOUR RATED FIRE WALL CONSTRUCTION CONTIGUOUS FROM LOWER LEVEL TO ROOF DECK.
- INSTALL GUARDRAIL ALONG ALL PORCHES/TERRACES IF GREATER THAN 30" TO FINISHED GRADE.
NEW WOOD FRAMED STAIRS WITH UNIFORM RISES AND TREADS. MAX RISE OF 8" AND MINIMUM 10" TREAD WITH 3/4" MIN. CLEAR WIDTH. TREADS SHALL HAVE 1" NOSING AND THE LEADING EDGE SHALL HAVE A 1/2" RADIUS. TREADS AND RISERS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/64". PROVIDE 1-1/2" WOOD HANDRAIL (PAINTED) ON AT LEAST ONE SIDE, TOP OF RAIL +3/4" ABOVE FINISHED SURFACE. RETURN HANDRAILS TO WELLS POSTS OR SAFETY TERMINALS. HANDRAIL TO BE CONTINUOUS THE FULL FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE LOWER FLOOR TO A POINT DIRECTLY ABOVE TOP RISE. GUARD RAILS TO BE CONSTRUCTED WITH PICKETS SPACED SO A 4" SPHERE CANNOT PASS THROUGH THE RAILING.



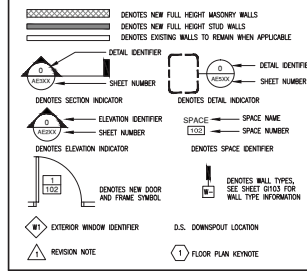
REVISIONS

A PROPOSED FOUR UNIT TOWNHOME BUILDINGS FOR:
902 KIRKWOOD LLC
914 WEST KIRKWOOD AVE.
BLOOMINGTON, INDIANA 47401

GENERAL FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS RELATED TO THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONTRACTOR FAILS TO VERIFY DIMENSIONS AS INDICATED, ANY AND ALL CORRECTIVE ACTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL INTERIOR DIMENSIONS ARE SHOWN STUD TO STUD & DO NOT INCLUDE WALL FINISHES.
- ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJOINING WALL UNLESS NOTED OTHERWISE.
- FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
- ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
- CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS IE: GYPSUM BOARD & MASONRY.
- ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPORARY GLAZING.
- ANY OPERABLE WINDOW W/ SILL LESS THAN 36" AHD. FIN. FLUR. SHALL BE EQUIPPED W/ A OPENING CONTROL DEVICE PER 1013.8.1.
- IF NO WINDOW SCHEDULE IS PRESENT, CONTRACTOR/OWNER SHALL PROVIDE A MIN. OF 1 CODE COMPLIANT EGRESS WINDOW IN EVERY SLEEPING ROOM.
- SIZE OF SPINNERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.
- ALL INTERIOR WALLS SHALL BE 2 X 4 STUDS @ 16" O.C. W/ 5/8" GYP. BOARD ON BOTH SIDES UNLESS NOTED OTHERWISE.

SYMBOLS LEGEND:



PROJECT NO.	3221
DATE	09.14.2021
DRAWN BY	S.MATTHEWS
CHECKED BY	D. BRUCE
SHEET NAME	FLOOR PLANS
SHEET NO.	AE101

AE101



N. Waldron St











October 9, 2021

To: Bloomington Historic Preservation Commission

The Design Review Committee of the Near West Side Conservation District met on October 8, 2021, regarding the application to build four units (described -- we believe erroneously -- as "townhouses") on the narrow north-south lot at 914 West Kirkwood (Application 21-65). The site is next door to the Rose Hill Farm Stop; we note that the application comes from the owner of both the Rose Hill property and the 914 West Kirkwood site.

The committee unanimously opposes granting of a Certificate of Appropriateness for this project.

We note, per the meeting packet for the October 14 Meeting of the Bloomington Historic Preservation Commission, that city planning staff recommends approval of COA 21-65. Reasons for the recommendation cited are:

- "The setbacks, porch, height are in keeping with the scale of the NWS's commercial corridor."
- "The brick material is done in reference to the neighboring farm stop."

The committee believes these observations are either wrong or irrelevant.

We differ on consistency with "the scale of the NWS's commercial corridor." The building's height is within the limits set in the district's Neighborhood Guidelines, but its mass is radically out of scale with the immediate context of the neighborhood, which consists generally of small, one-story houses with pitched roofs, in vernacular styles historically characteristic of the Near West Side and Prospect Hill. The 2020 Historic Sites and Structures Survey for Bloomington (page 45) lists nearly all of the structures in the 900s of West Kirkwood, on both sides of the street, as "Contributing."

The structure would tower over the small house next door and other nearby buildings. Our Guidelines are very clear about the definition, and importance, of context as the fundamental principle to be considered:

- [Page 19, point 2]: "The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate."

The Farm Stop (former Morrison's Appliance building) is an outlier, irrelevant to this context.

The building height cited in the application is for a structure with a flat roof -- again, utterly out of character for the district and a roof type specifically not recommended in the neighborhood Guidelines (page 22).

As for the porch being “in keeping” with the NWS’s commercial corridor, this also is irrelevant, because the porch referenced is only for one of the units. The “townhouses” front on the Farm Stop’s parking lot, not the street. This is in explicit conflict with the neighborhood’s Guidelines (page 41):

- **BUILDING ENTRY:** All structures should have the main entry facing the street with the greatest traffic (West Kirkwood or Rogers).
- **DIRECTIONAL ORIENTATION:** The front facade of any new structure should be oriented parallel to the main street (West Kirkwood or Rogers).

The orientation of the proposed structure is radically out of character with the buildings in the relevant context and the historic preservation objectives of the Conservation District. Our Guidelines make no exception to this recommendation for the commercial corridor.

We have further concerns about the building’s setback. The lot is 43 feet wide, which reduces the side setback requirement by two feet per side. This gives the second floor only nine inches to spare at 8.75 feet. We believe regardless of the specifications in the application, this project ultimately will require a variance to allow for a narrower-than-anticipated setback. This is grossly unfair to the residents immediately to the west of the 914 site.

Finally, we have issues with the materials proposed. The siding on two sides is press-board -- essentially wood fibers and glue. Committee members’ first-hand experience with this kind of product is that it deteriorates quickly if exposed to weather. The siding on these sides has no structural protection from rain. Furthermore, that kind of siding normally comes in 12-inch widths and is installed with a 10-inch exposure -- out of character in this neighborhood. (We’re perplexed by the suggested compatibility with the Morrison’s/Farm Stop building next door; the exterior of that structure is principally eight-inch concrete block. The Design Review Committee, if called on to review new construction, would never approve that type of exterior in the district.)

In summary, the proposed townhouse project at 914 West Kirkwood is in explicit conflict with several stipulations in the Near West Side Neighborhood Guidelines. We strongly urge the Historic Preservation Commission to reject CoA application 21-65.

Near West Side Design Review Committee:

William Baus, Peter Dorfman, Karen Duffy, Robert Meadows, Jennifer Stephens

COA: 21-66

Address: 1017 W Howe St.

STAFF RECOMMENDATIONS

Petitioner: Daniel & Whitney Sullivan

Parcel #: 53-08-05-111-023.000-009

Rating: CONTRIBUTING

Survey: 1910, Gabled Ell



Background: Greater Prospect Hill Historic District

Request: Removing the vinyl/aluminum siding, applying cement board to any portions of the facade that do not have siding, painting, applying cement board to any portions of the facade that do not have siding, removing the wrought iron front porch railing and replacing with colonial style pillars, replacing soffit, repairing insulation-foamed roof gable with proper flashing, replace gutters with those that align with the desired look of the historic preservation program

Guidelines: Greater Prospect Hill Historic District Guidelines

- In general, original material refers to the material and elements first used on the structure, but may also include materials used in subsequent updates to the house. (Note that some, many, or all original materials may already have been removed from the structure, while in other cases, some original materials may exist but remain hidden under more recently added materials.)
- 1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end
- shingles.

- 2. Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.
- 3. Regarding removal of original siding, we encourage flexibility. If the homeowner wishes to use another material, then it should be consistent with the appearance of the original material.

Staff recommends conditional approval of COA 21-66:

- **Conditional to the recommendation of materials for wall, column, gutter**
- **The proposal seeks to restore the house to return closer to the historic patterning of the neighborhood.**

C. REMOVAL OF ORIGINAL MATERIALS

The following Removal of Original Materials guidelines are new and were not found in the 2008 Prospect Hill Conservation District Guidelines. The addition of these guidelines is necessary to address the elevation of the Prospect Hill Conservation District to a Historic District.

Removal of original materials shall be reviewed for COA (Certificate of Appropriateness) approval by HAND (Housing and Neighborhood Development) staff. Either the homeowner or HAND staff may appeal to the BHPC (Bloomington Historic Preservation Commission) for further review.

The following guidelines relate to the above actions and they are enforceable by the BHPC.

Definition: In general, **original material** refers to the material and elements first used on the structure, but may also include materials used in subsequent updates to the house. (Note that some, many, or all original materials may already have been removed from the structure, while in other cases, some original materials may exist but remain hidden under more recently added materials.)

1. Retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.
2. Avoid removing or altering historic material or distinctive architectural features, like those listed. If materials are original and in good shape, means with which to keep them intact should be explored. If the existing material cannot be retained because of its condition, document the material and its condition and apply for a COA. If the desire is to restore or renovate to a certain design or style, provide a replacement plan and apply for a COA.
3. Regarding removal of original siding, we encourage flexibility. If the homeowner wishes to use another material, then it should be consistent with the appearance of the original material.
 - Horizontal fiber cement siding with identical lap reveal is appropriate. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
 - Brick, limestone, clapboard, cement board, wood, shingles, stucco are recommended materials.
 - Vinyl or aluminum may be used as the primary exterior siding, although if underlying original materials remain (e.g., door and window trim, clapboard), care should be taken during installation of newer materials to protect them from cuts and removal (to preserve for possible future restoration). Vinyl and aluminum siding are also acceptable if used as a continuation of what is currently on the structure.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 21-66 _____

Date Filed: _____ 9/24/2021 _____

Scheduled for Hearing: _____ 10/14/2021 _____

Address of Historic Property: _____ 1017 W Howe St, Bloomington, IN 47403 _____

Petitioner's Name: _____ Daniel & Whitney Sullivan _____

Petitioner's Address: _____ 1017 W Howe St, Bloomington, IN 47403 _____

Phone Number/e-mail: _____ 773-858-5891/daniel.sully.sullivan@gmail.com _____

Owner's Name: _____ Daniel & Whitney Sullivan _____

Owner's Address: _____ 1017 W Howe St, Bloomington, IN 47403 _____

Phone Number/e-mail: _____ 773-858-5891/daniel.sully.sullivan@gmail.com _____

Instructions to Petitioners

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

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

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

1. A legal description of the lot. Single story home 1000sqft / lot 5,401 sqft

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

The objective of these proposed modifications is to align with the goals of the Prospect Hill neighborhood's historic preservation projects. This project proposes the following:

Removing the vinyl/aluminum siding from 1017 W Howe St, covering the ground with drop cloth, scraping loose, cracked, peeling and blistered paint from siding, feathering edges and dulling gloss with sandpaper, disposing of chips properly, rinsing all surfaces, caulking and filling holes, applying cement board to any portions of the facade that do not have siding, then applying spot prime and top coat with owner’s choice of premixed acrylic latex paint. applying cement board to any portions of the facade that do not have siding, Removing the wrought iron front porch railing and replacing with colonial style pillars
Replacing soffit, repairing insulation-foamed roof gable with proper flashing
Replace gutters with those that align with the desired look of the historic preservation program

All work desires to maintain integrity of the historic nature of the home in accordance with district guidelines, retain historical character-defining architectural features and detailing, and retain detailing on the public way façade such as brackets, cornices, dormer windows, and gable end shingles.

3. A description of the materials used.

Wood, cement board, insulation, flashing, brick, caulk, drop cloth, gutters, brackets, primer, acrylic latex, sandpaper, paint.

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.















1

Current porch soffit



Photos by John Hewitt (HAND)

Current porch soffit



Photos by John Hewitt (HAND)

Wall under the siding in newer addition



Photos by John Hewitt (HAND)

Paneled wall in main part of house



Photos by John Hewitt (HAND)

Neighboring column and precedent



Photos by John Hewitt (HAND)

COA: 21-67

Address: 807 S. Rogers St

STAFF RECOMMENDATIONS

Petitioner: Terry Bradbury

Parcel #: 53-08-05-100-092.000-009

Rating: CONTRIBUTING

Survey: Filling Station, Prairie, c. 1927 BHD



Background: The property is located in the McDoel Historic District

Request: Renovate Historic Gas Station and an addition behind the building, sympathetic in scale and roof form. Existing beauty shop located in 807 S. Rogers St will be moved to the historic gas station.

Guidelines: McDoel Historic District Guidelines, Pg. 7-11

Materials in Existing Buildings:

Preferred

If underlying original materials are in good condition, match with the same materials.

Acceptable

Use materials that will provide a similar look. This may include vinyl or aluminum or cement-board siding of comparable dimension. Match the house trim details.

Windows:

Preferred

Retain and restore character-defining windows on Notable homes. Original windows should be insulated with storm sashes.

Acceptable

Replacement windows should leave the size of the opening substantially unaltered and should retain the original configuration and character of the original window.

Doors:

Preferable

Keep doors that are original to the house in place and add storm doors for weatherization. Replacement doors should closely match the design of original doors.

Acceptable

Replacement doors should be the same style and size as the originals. When retrofitting for accessibility, entries may be enlarged.

Additions:

Preferable

Additions should be scaled to the size of the existing house. The larger McDoel houses are roughly 1500 square feet on the first floor. Additions should be placed where visibility from the street is minimized. The roof slope should be compatible with the existing house and the peak should be equal in height or lower than the peak of the house gable. Windows should reflect the number, placement and pattern of windows on the house elevations. Materials should closely match those on the existing structure.

Acceptable

Additions should maintain the style and massing of contributing property in the area. Where no other expansion is possible and nearby contributing structures have second floors, a second floor addition may be considered. An addition should be scaled to the existing structure and integral to the design of the original structure.

Staff recommends APPROVAL of COA 21-67 with the following comments and conditions:

- The staff recognizes that the structure in question is commercial rather than residential, therefore the owner's needs vary from the domestic architecture based recommendations.
- Staff commends using the Secretary of the Interiors Standards for Rehabilitation and recommends careful reading through the Standards' recommendations regarding power washing as it is considered too abrasive for many wall materials.
- *Submit the new construction plans to the McDoel Neighborhood Association and to the BHPC when they are more formalized for a second round of approval.*

McDoel Gardens Neighborhood Assn. meeting-Thursday, October 7, 2021
807 S Rogers St

C of A on 807 S Rogers St owned by Robert (Bob) Shaw, Architect Terry Bradbury of Indianapolis. Neither Bob Shaw or Terry Bradbury attended the meeting so the neighborhood had to look at the plans to determine what was to be done. This property is considered a contributing structure & is a 1927 historic gas station on the lot and Bob is wanting to add an addition on the back to make it a commercial space. Questions from the residents were about the fuel tanks, had they been removed? They should have been as this is a requirement from the State of Indiana. Materials and placement of the addition is appropriate for a historic structure. The neighbors approved the addition to the gas station along with the caveat that if the storage tanks are found under the structure, then there would be an EPA supervised cleanup and disposal of the tanks and surrounding soil.

AMENDED / RESUBMITTED AS
3 SEPARATE APPLICATIONS
PER HEARING COMMENTS
APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 21-67

Date Filed: 7-29-21

9-21-21

Scheduled for Hearing: ~~AUG 12, 2021~~

TBD 10/14/2021

**#1 GAS STATION ADDITION

RENOVIATION**

Address of Historic Property: 805/7 S. ROGERS ST.

Petitioner's Name: TERRY BRADBURY AIA - ARCHITECT

Petitioner's Address: 335 N. EAST ST - INDIANAPOLIS IND

Phone Number/e-mail: 317-634-3366 tbradbury48@gmail.com

Owner's Name: SHAW FAMILY LLC.

Owner's Address: 2065 S. ROGERS ST - BLOOMINGTON - 47403

Phone Number/e-mail: 812-340-0617 BOB@SHAW@BLUEMARBLE.NET

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 1:00 PM 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.

| HISTORIC GAS STATION - ADD/RENOVAT

A "Complete Application" consists of the following:

1. A legal description of the lot. SURVEY - EXHIBIT 'B'
2. A description of the nature of the proposed modifications or new construction:

EXTERIOR RENOVATION OF HISTORIC GAS STATION
@ 307 S. ROGERS ST.
ADDITION TO EAST (REAR) OF EXIST. BLDG
DESIGN TO BE SIM. IN SCALE AND MATERIALS

3. A description of the materials used.

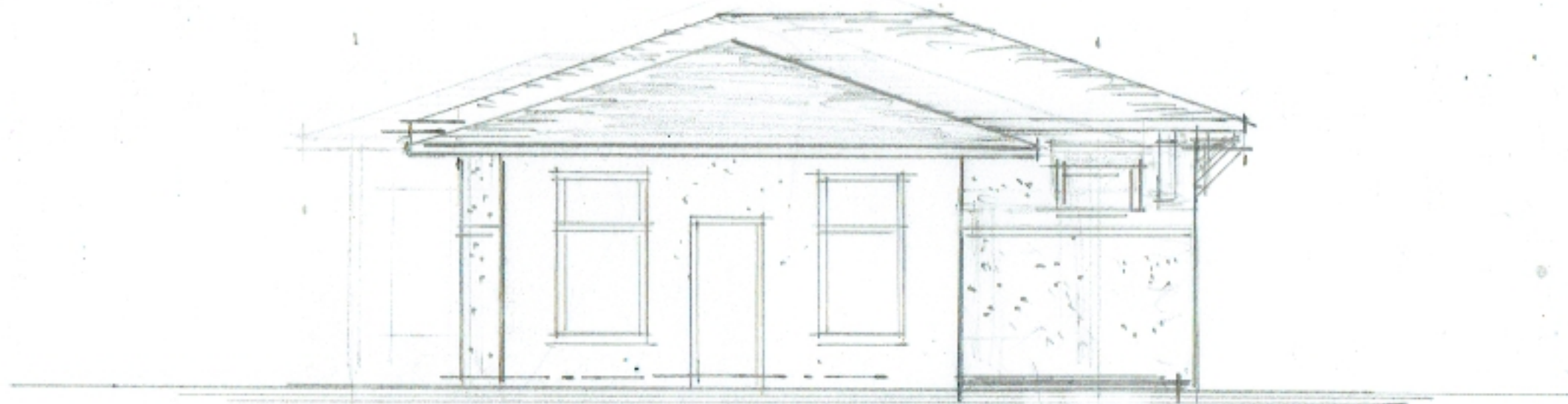
EXT. OF BLDG TO BE RENOVATED PER
SEC. OF INTERIORS STANDARDS FOR REHABILITATION
EXT. STUCCO WALLS TO PRESSURE WASHED & PAINTED
EXIST. WOOD SOFFIT & WOOD TRIM TO BE REPAIRED
& PAINTED - NEW ASPHALT ROOF SHINGLES
ADDITION TO BE BRICK & EIFS EXT. & HIP
ROOF SIM. TO EXIST. ROOF

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

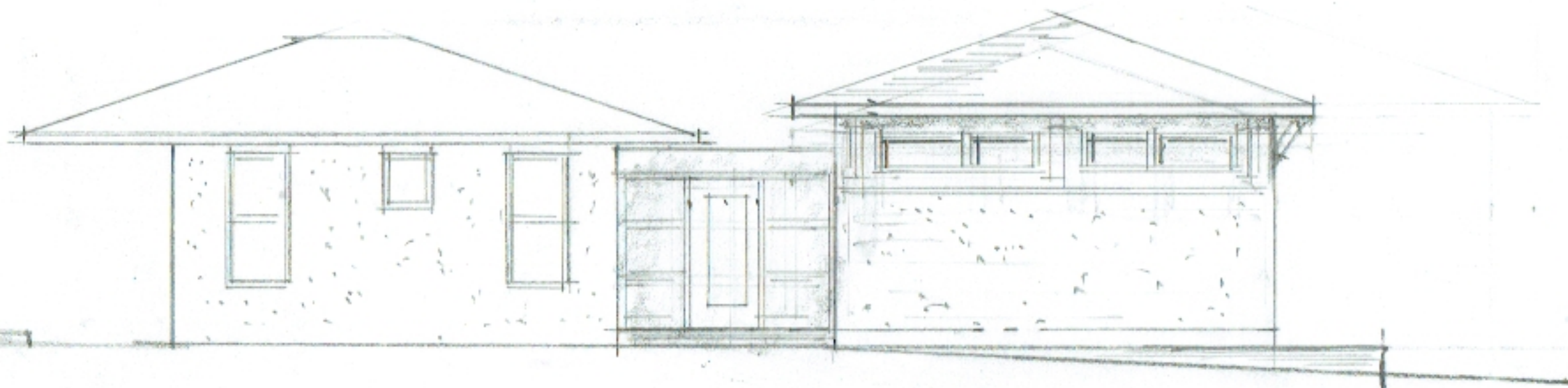
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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



FRONT ELEV.



CONCEPT "SOUTH ELEVATION"

7-28-21



FRONT ELEV.



CONCEPT SOUTH ELEVATION

7-28-21

EXHIBIT "D"

McDoel Gardens Neighborhood Assn. meeting-Thursday, October 7, 2021
807 S Rogers St

C of A on 807 S Rogers St owned by Robert (Bob) Shaw, Architect Terry Bradbury of Indianapolis. Neither Bob Shaw or Terry Bradbury attended the meeting so the neighborhood had to look at the plans to determine what was to be done. This property is considered a contributing structure & is a 1927 historic gas station on the lot and Bob is wanting to add an addition on the back to make it a commercial space. Questions from the residents were about the fuel tanks, had they been removed? They should have been as this is a requirement from the State of Indiana. Materials and placement of the addition is appropriate for a historic structure. The neighbors approved the addition to the gas station along with the caveat that if the storage tanks are found under the structure, then there would be an EPA supervised cleanup and disposal of the tanks and surrounding soil.

COA: 21-68
STAFF RECOMMENDATIONS

Address: 805 S. Rogers St

Petitioner: Terry Bradbury

Parcel #: 53-08-05-100-092.000-009

Rating: CONTRIBUTING

Survey: Commercial, Vernacular, C. 1927 BHD



Background: The property is located on S. Rogers St in the McDoel Historic District

Request: Full Demolition

Guidelines: McDoel Historic District Guidelines, Pg. 8

In general, all houses within the neighborhood should be kept and maintained.

If the structure is contributing*, that is, it is fifty years old or older and not significantly altered from the original form, and is in good or repairable condition (that is if restoration would cost less than replacement), then a certificate of appropriateness for demolition of the structure will not generally be given. Exceptions may be made if demolition of this structure contributes to the public good of the neighborhood.

If a structure is non-contributing, but is a part of the neighborhood's residential context, a certificate of appropriateness may be given if demolition contributes to the public good of the neighborhood.

If a structure is non-contributing, but is a part of the neighborhood's residential context, a certificate of appropriateness may be given if demolition contributes to the public good of the neighborhood.

Staff DOES NOT RECOMMEND APPROVAL of COA 21-68 with the following comments:

- The study for the McDoel Garden Historic District at a Federal level elevated the property to Contributing. It has recently come to my attention that the State level SHAARD maps regarding above ground historic properties in Indiana has been updated to reflect the survey change to Contributing.



231 805 South Rogers Street (c.1925). Commercial building (Contributing)

Constructed to accommodate retail on the first floor and housing on the second, the two-story stuccoed masonry building has a low front-gable roof and a two-story rear gabled addition. The wider eave of the south elevation provides shelter over the exterior wood stairway to the second floor. The ground floor of the west (primary) elevation has a centered entryway altered with a single-light metal frame door surrounded with wood infill. A plate glass window is to either side of the doorway. Four brick pillars support a second-floor porch across the facade that shelters the first-floor entrance. While at the second-floor level the corner brick pillars have been extended to the hipped roof, the two center pillars retain the original battered wood posts. A replacement wood railing is across the porch and extends down the stairway. A single-light door accessing the second floor is off-center to the north. A one-over-one vinyl window is to the north of the door and two additional units are to the south. Both the north and south elevations have three-light, fixed-sash horizontal windows near ceiling height of the first floor and single unit one-over-one vinyl windows on the second floor. Aside from the low gable roof and new balcony railing, this building remains much as it was originally (compare to Figure 1.)

By 1927, the building was occupied as the home and grocery business of Fred Odell and Alta Livingston. By 1929, Talmadge Hawkins, who lived with his wife, Ruth, at 610 W. Wylie Street, was the grocer. The second floor was rented to Daniel and Cora D. Gray. He was employed as a well driller. The grocery store was later owned for many years by Roy Burns. The Norman Upholstery and Furniture business was also located in the building.

805 S Rogers St.

3) C of A on 805 S Rogers St owned by Bob Shaw, Architect Terry Bradbury of Indianapolis. The structure is listed as a non-contributing which is incorrect. According to the corrected 2014 SHAARD which was voted and approved by City Council. This property is listed as Contributing. It was originally a grocery store on the lower level with a residential apartment on the upper level. At one time it housed an upholstery shop and currently the lower level houses a hair salon. The upper level has always been a residential rental. Both of these units are occupied now. Bob is wanting to tear down this historic structure to build four sets of rental townhouses on the lot. Since McDoel Gardens first became a Historic Conservation District, now a Full Historic District (21 years) we have approved four demolition requests. All of these have either been condemned by the City or a structural engineer report accompanied the request showing the property as unsafe for habitation. Bob's request does not include a structural engineer report showing that the structure cannot be occupied. Furthermore, this property is occupied by a residential renter and the hair salon below. The vote was taken and all residents voted to deny the request. Further discussion was made that if Bob brought back a proposal to add onto the existing structure, that the neighbors would find this a better solution than the tear down. Furthermore, if Bob renovated 805 S Rogers St along with 807 S Rogers St, he would be eligible in getting a 20% tax break on his federal tax returns since McDoel Gardens is a National Register District.

AMENDED / RESUBMITTED AS
3 SEPARATE APPLICATIONS
PER HEARING COMMENTS
APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 21-68

9-21-21

Date Filed: 7-29-21

Scheduled for Hearing: ~~AUG 12, 2021~~ TBD 10/14/2021

2 DEMOLITION OF
***** ***** 805 S. ROGERS

Address of Historic Property: 805/7 S. ROGERS S

Petitioner's Name: TERRY BRADBURY AIA - ARCHITECT

Petitioner's Address: 335 N. EAST ST - INDIANAPOLIS IND

Phone Number/e-mail: 317-634-3366 tbradbury48@gmail.com

Owner's Name: SHAW FAMILY LLC.

Owner's Address: 2005 S. ROGERS ST - BLOOMINGTON - 47403

Phone Number/e-mail: 812-340-0617 BOB@SHAW@BLUEMARBLE.NET

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

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.

#2 DEMOLITION OF
BLDG @ 805 S. ROGERS

A "Complete Application" consists of the following:

1. A legal description of the lot. 805 S. ROGERS - EXHIBIT "B"
2. A description of the nature of the proposed modifications or new construction:

EXIST. FRAME STRUCTURE TO BE REMOVED
COMPLETELY INCLUDING FOOTING - GRADED
& PREPARED FOR NEW TOWNHOUSES
EXIST. BLDG IN POOR REPAIR

3. A description of the materials used.

EXIST. BLDG IS WOOD FRAMED - STUCCO EXTERIOR
1ST FLOOR - COMMERCIAL - 2ND FL - APARTMENT
NEW BLDG WILL BE DESIGNED TO BE
COMPATIBLE WITH HISTORIC NEIGHBORHOOD

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.



S. ROGERS STREET

79.34'
00°29'45" W

52.02'
S 00°28'36" E

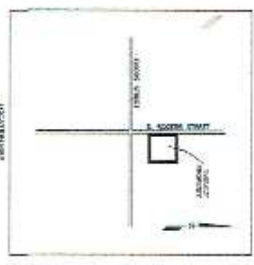
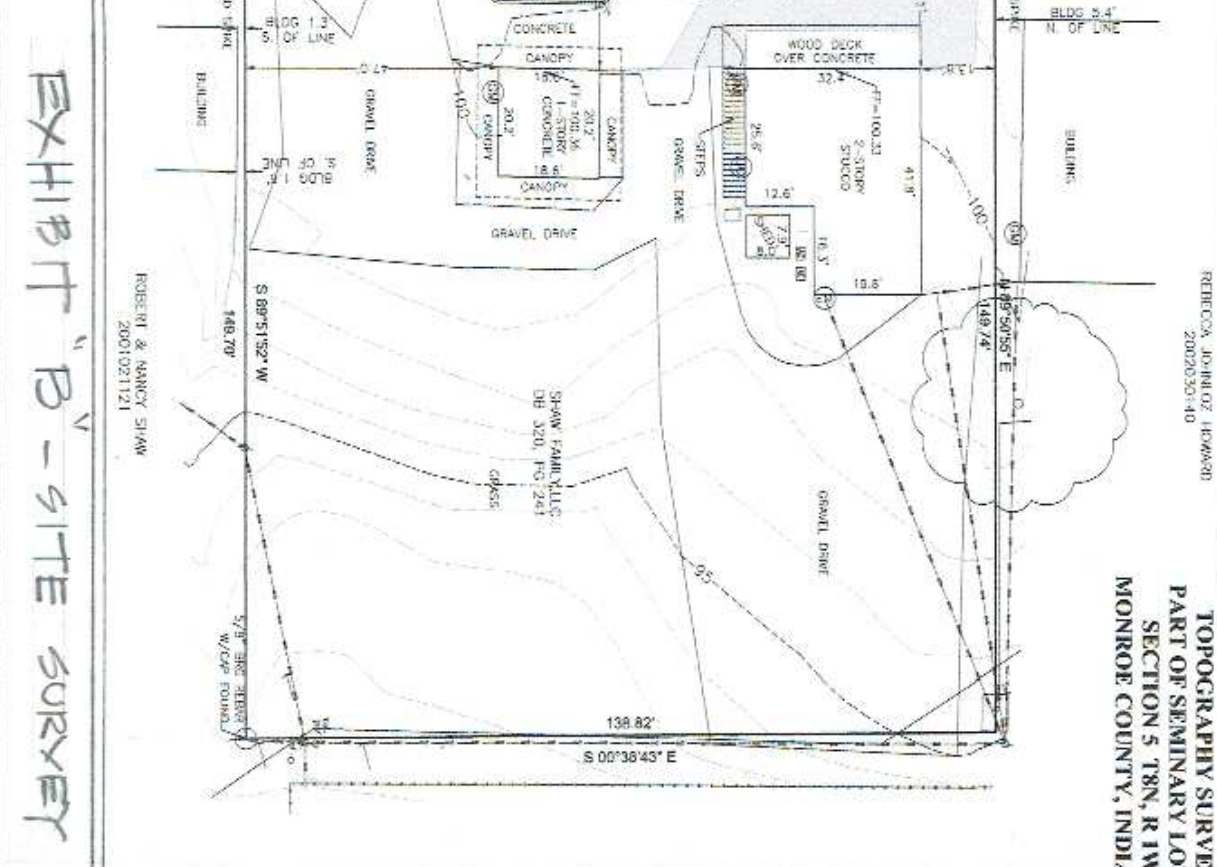
EXHIBIT "B" - SITE SURVEY

805-804 S. ROGERS

ROBERT & RANCY SHAW
2001021121

REBECCA JOHNSON HOWARD
2002030140

TOPOGRAPHY SURVEY
PART OF SEMINARY LOT 38
SECTION 5 T8N, R 11W
MONROE COUNTY, INDIANA



LEGEND

1" = 100'	CONCRETE	5" = 10'	GRAVEL DRIVE
1" = 200'	WOOD DECK	5" = 5'	WOOD DECK OVER CONCRETE
1" = 500'	WOOD	5" = 2.5'	WOOD DECK OVER GRAVEL DRIVE
1" = 1000'	CONCRETE WALK	5" = 1.25'	WOOD DECK OVER CONCRETE WALK
1" = 2000'	GRAVEL DRIVE	5" = 0.625'	WOOD DECK OVER CONCRETE WALK AND GRAVEL DRIVE
1" = 4000'	WOOD DECK	5" = 0.3125'	WOOD DECK OVER CONCRETE WALK, GRAVEL DRIVE, AND WOOD DECK
1" = 8000'	WOOD DECK OVER CONCRETE	5" = 0.15625'	WOOD DECK OVER CONCRETE WALK, GRAVEL DRIVE, WOOD DECK, AND WOOD DECK OVER CONCRETE
1" = 16000'	WOOD DECK OVER GRAVEL DRIVE	5" = 0.078125'	WOOD DECK OVER CONCRETE WALK, GRAVEL DRIVE, WOOD DECK, WOOD DECK OVER CONCRETE, AND WOOD DECK OVER GRAVEL DRIVE
1" = 32000'	WOOD DECK OVER CONCRETE WALK	5" = 0.0390625'	WOOD DECK OVER CONCRETE WALK, GRAVEL DRIVE, WOOD DECK, WOOD DECK OVER CONCRETE, WOOD DECK OVER GRAVEL DRIVE, AND WOOD DECK OVER CONCRETE WALK
1" = 64000'	WOOD DECK OVER CONCRETE WALK AND GRAVEL DRIVE	5" = 0.01953125'	WOOD DECK OVER CONCRETE WALK, GRAVEL DRIVE, WOOD DECK, WOOD DECK OVER CONCRETE, WOOD DECK OVER GRAVEL DRIVE, WOOD DECK OVER CONCRETE WALK, AND WOOD DECK OVER CONCRETE WALK AND GRAVEL DRIVE
1" = 128000'	WOOD DECK OVER CONCRETE WALK, GRAVEL DRIVE, AND WOOD DECK OVER CONCRETE	5" = 0.009765625'	WOOD DECK OVER CONCRETE WALK, GRAVEL DRIVE, WOOD DECK, WOOD DECK OVER CONCRETE, WOOD DECK OVER GRAVEL DRIVE, WOOD DECK OVER CONCRETE WALK, WOOD DECK OVER CONCRETE WALK AND GRAVEL DRIVE, AND WOOD DECK OVER CONCRETE WALK, GRAVEL DRIVE, AND WOOD DECK OVER CONCRETE

TOPOGRAPHY SURVEY
S. ROGERS STREET
FOR
BOB SHAW

Rebecca Johnson Howard
221 West Topo Road
Bloomington, Indiana 47404
P 317-332-5111
F 317-332-0617

NO. 1	DATE

TOPOGRAPHY SURVEY
1 OF 1
6485

COA: 21-69

Address: 805/7 S. Rogers St

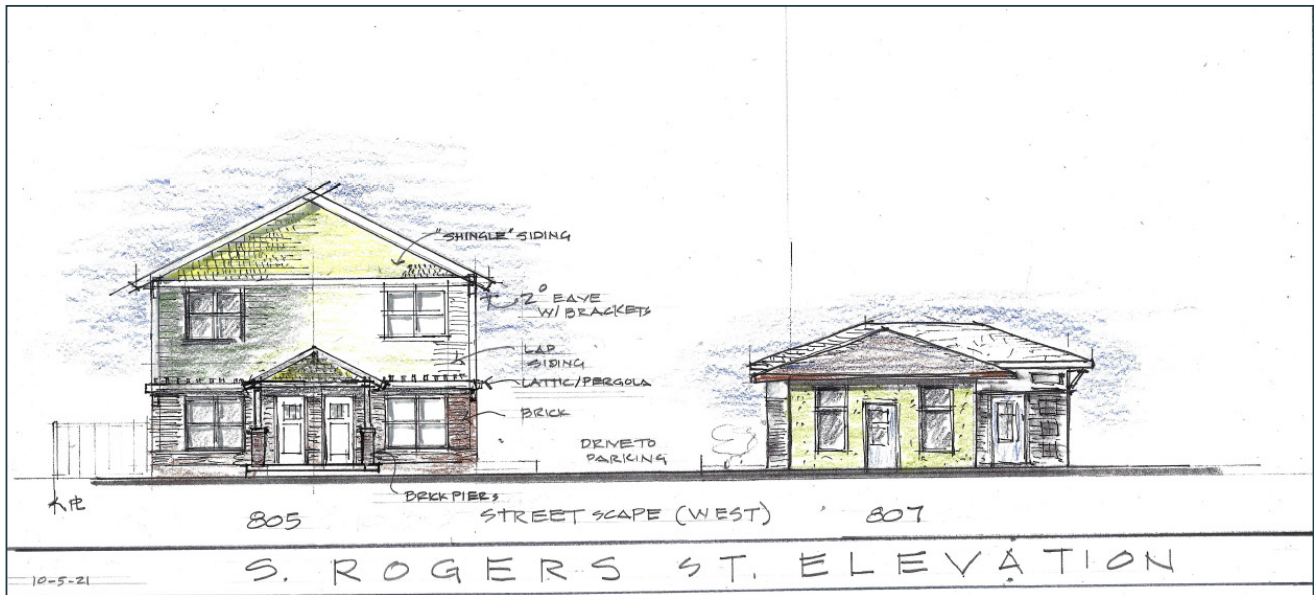
STAFF RECOMMENDATIONS

Petitioner: Terry Bradbury

Parcel #: 53-08-05-100-092.000-009

Rating: **NON CONTRIBUTING**

Survey: Commercial, Vernacular, C. 1927 BHD



Background: The property is located on S. Rogers St in the McDoel Historic District

Request: Construction of New Structure

Guidelines: McDoel Historic District Guidelines, Pg. 9-10

Guiding principles

New construction of residential structures should be visually compatible with contributing house types found in the neighborhood.

Definition of principal residential structures

A principal residential structure is the residential structure on the lot.

Placement on the lot

The contributing houses in McDoel are generally (although not exclusively) placed in the center of the lot in the side-to-side dimension, and somewhat forward of center in the front-to-back dimension, creating two approximately equal side yards, and a front yard smaller than the back yard. Where feasible this pattern is encouraged in placing new residential structures on their lots. New residential structures should be set back from the street a distance consistent with the set-back depths of contributing houses (that is, within the minimum and maximum set-back ranges; see illustration).

Staff recommends partial Approval with the following comments:

- Maintain the front facade of 805 S Rogers St.
- Resubmit a partial demolition.
- The new structure on the south east corner of the property is acceptable.

AMENDED/RESUBMITTED AS
3 SEPARATE APPLICATIONS
PER HEARING COMMENTS

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: _____

Date Filed: ~~7-29-21~~ _____

9-21-21

Scheduled for Hearing: ~~AUG 12, 2021~~ _____

TBD

#3 BUILD 2 UNIT T.H.
ON 805 SITE

Address of Historic Property: _____

805/7 S. ROGERS ST.

Petitioner's Name: _____

TERRY BRADBURY AIA - ARCHITECT

Petitioner's Address: _____

335 N. EAST ST - INDIANAPOLIS IND

Phone Number/e-mail: _____

317-634-3366 tbradbury4@gmail.com

Owner's Name: _____

SHAW FAMILY LLC.

Owner's Address: _____

2005 S. ROGERS ST - BLOOMINGTON - 47403

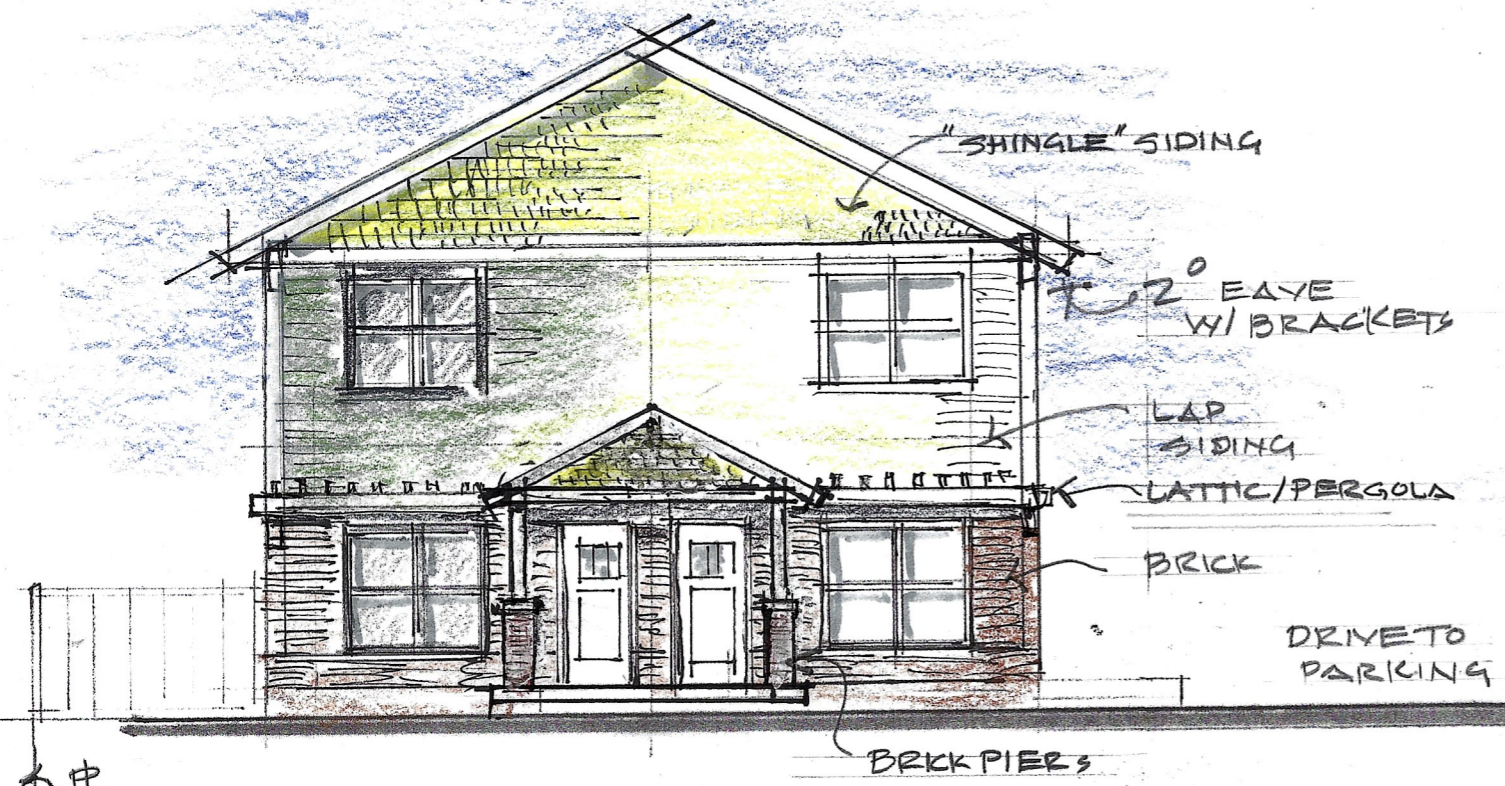
Phone Number/e-mail: _____

812-340-0617 BOB@BLUEMARBLE.NET

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

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.



NE

805

STREET SCAPE (WEST)

807

S. ROGERS ST. ELEVATION

10-5-21

S. ROGERS STREET



51



ROGER ST. REDEVELOPMENT SCALE 1"=200'

ROBERT & NANCY SHAW
2001021121

SHAW FAMILY, LLC
DB 320, PG 24

9-21-21

COA: 21- 70
STAFF RECOMMENDATIONS

Address: 1302 E 2nd St.

Petitioner: Noah Rogers

Parcel #: 53-08-03-208-054.000-009

Rating: CONTRIBUTING

Survey: C. 1940 Tudor Revival



Background: Elm Heights Historic District

Request: Construct a new screened and covered porch where the existing deck is located.

Guidelines: Elm Heights Historic District Guidelines (pg. 26)

“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.”

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

Staff recommends approval of COA 21-70:

- **The proposed covered porch is visible from the right of way, but it intends to match the house’s existing color scheme and most of the materials.**

4.5 Windows and Doors

Windows and doors are important character-defining features of a building. They present the public “face” of the building and lend texture, movement, and color changes that create interest. Those windows and doors with unusual shapes, colors, or glazing patterns or which are of an unusual material are particularly important character-defining features that generally cannot be replicated.

Although many types of windows are found in Elm Heights’ homes, a majority of those found in early houses are wooden double-hung windows and metal casement windows. Each sash, depending on the style and the age of the house, may be divided, usually by muntins that hold individual lights (panes) in place. Large multi-paneled, metal frame windows are common in the larger limestone and brick homes. The introduction of mass-produced metal windows and doors contributed to the variety of configurations (like picture windows and clerestories) found in postwar architecture, such as the Lustron houses in Elm Heights.

Doors with various panel configurations as well as a combination of solid panels and glazing are found throughout the neighborhood. Of special note are the round-topped entrance doors, many with distinctive glass inserts and detailing. Decorative stained, beveled, and etched glass is sometimes found, often in entry sidelights and transoms or individual fixed sash.



Preservation Goals for Windows and Doors

To retain and restore the character-defining windows and doors with their original materials and features through cleaning, repair, painting, and routine maintenance.

Guidelines for Windows and Doors

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. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.**
 - If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.**
 - Replace missing elements based on accurate documentation of the original.
 - Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
 - New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
 - Inappropriate treatments of windows and doors, particularly in the primary facades, include:
 - a) creation of new window or door openings
 - b) changes in the scale or proportion of existing openings
 - c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors
 - d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.
 - Install shutters only when they are appropriate to the building style and are supported by evidence of previous existence. Proportion the shutters so they give the appearance of being able to cover the window openings, even though they may be fixed in place.
 - Install awnings of canvas or another compatible material. Fiberglass or plastic should generally be avoided; however, metal may be appropriate on some later-era homes.
- III. Installation of new storm windows or doors visible from the public right-of-way.**
 - Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 21-70 _____

Date Filed: _____ 9/28/2021 _____

Scheduled for Hearing: _____ 9/14/2021 _____

Address of Historic Property: 1302 East Second Street

Petitioner's Name: Noah Rogers

Petitioner's Address: 830 W 17th St, Bloomington, IN 47404

Phone Number/e-mail: 812-822-1135 / office@buildwithrogers.com

Owner's Name: John and Ingrid Wiebke

Owner's Address: 1302 East Second Street, Bloomington, IN 47401

Phone Number/e-mail: johnrwiebke@gmail.com

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 015-21850-00 PARKVIEW LOT 1

2. A description of the nature of the proposed modifications or new construction:
Construct a new screened and covered porch where the existing deck is located. See attached plans and description for more details.

3. A description of the materials used.
A detailed material list is attached.

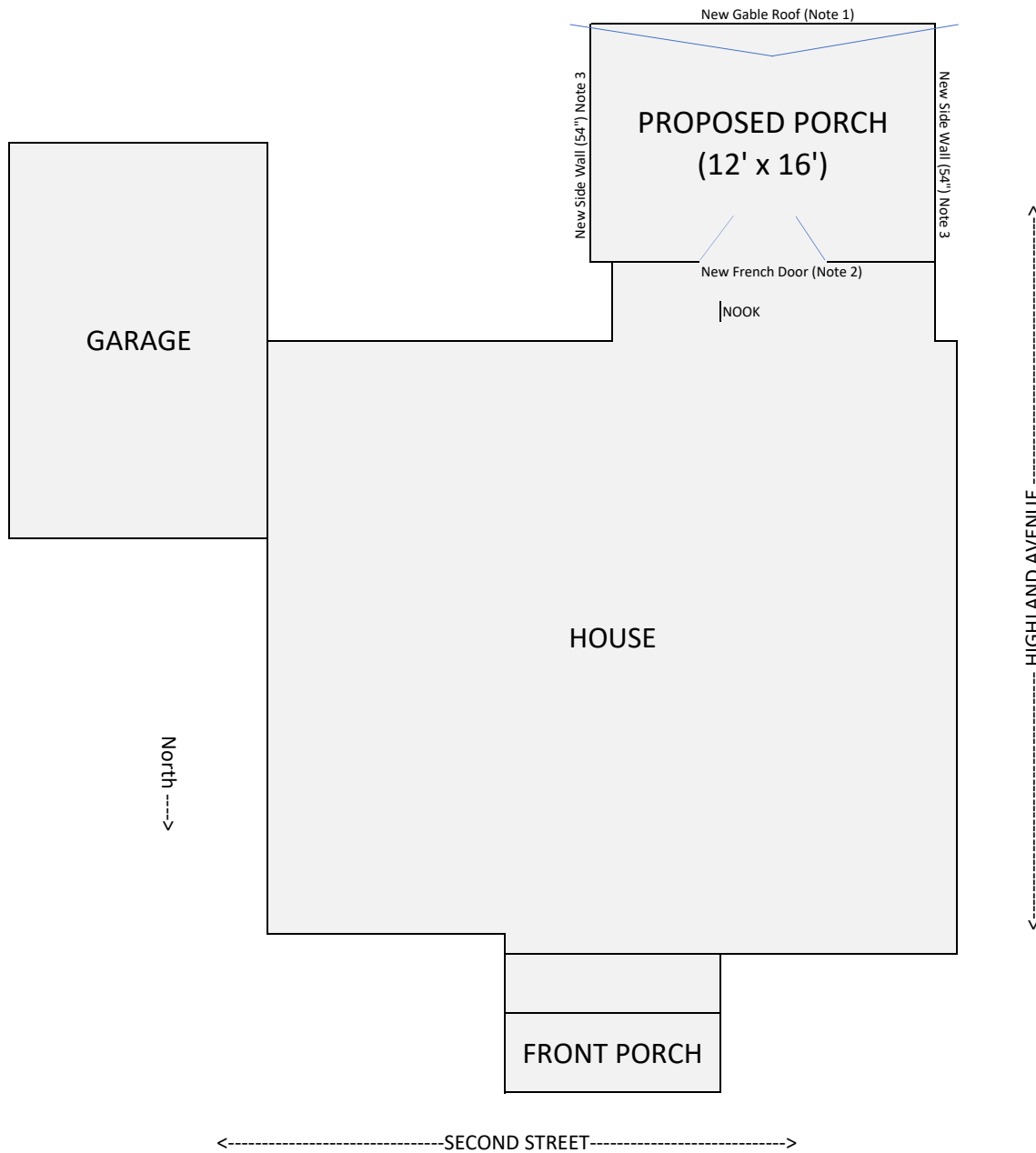
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

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.

PROPOSED FLOOR PLAN
 Wiebke
 1302 E Second Street



PROJECT SUMMARY:

- Note 1: We are using the existing deck footprint on which to build a new covered porch. The porch will be covered with a gable roof, with pitch, overhang, shingles, fascia and soffit to match existing house.
- Note 2: We are cutting an opening in the nook in order to install a 72" double french door. The door is a Pella fiberglass door with dark wood finish and full view glass.
- Note 3: The east and west walls (facing Highland Avenue) will be 54" high to provide some privacy. Above the wall will be open to the roof. The walls will be faced on the exterior with fiber cement siding with a color complimentary to the limestone exterior of the existing house. The south side of the porch will be open floor to ceiling.



Current deck



Sample screened porch

COA: 21-71
STAFF RECOMMENDATIONS

Address: 1208 E. 1st St.

Petitioner: Jim Rosenbarger

Parcel #: 53-08-04-115-017.000-009

Rating: CONTRIBUTING

Survey: 1955, mid-century ranch



Background: Located in the Elm Heights Historic District

Request: Construction of a new front porch

Guidelines: Elm Heights Historic District Guidelines

- pg. 32 Reconstruction of missing, or the installation of new, functional or decorative porch or portico elements that are integral components of the building or site and visible from the public right-of-way, such as doors, steps, balustrades, pilasters, entablatures, and trim work.
- Replace missing elements based on accurate documentation of the original or use a compatible new design.
- Consider compatible new materials only if using original materials is inadvisable or unfeasible. Porches or porticos that are not original but have gained historical or architectural significance in their own right should be retained. However, new porch or portico elements should not be introduced that create a false historical appearance.
- Refer to the guidelines for Additions and New Construction, Section 5.1, for design assistance when constructing new porches or porticos.

Guidelines for Additions and New Construction

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.

Staff recommends approval of COA 21-71 Preferred Option:

- **The proposal does partially obscure the front facade**
- **However, its scale does not take away from the building**
- **The materials are in accordance with the Elm Heights Historic District requirements.**
- **It does not look the same as the historic structure.**

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 21-71

Date Filed: _____ 9/29/2021

Scheduled for Hearing: _____ 10/14/2021

1208 E. 1st St. 47401

Address of Historic Property: _____

Jim Rosenbarger

Petitioner's Name: _____

1303 E. University St 47401

Petitioner's Address: _____

812 334 8932 jrosenbarger@sbcglobal.net

Phone Number/e-mail: _____

Heather Scherschel and Charles Morgan

Owner's Name: _____

1208 E. 1st St. 47401

Owner's Address: _____

317 370 4727

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. . 015-55220-00 OUTLOOK LOT 19, PT LOT A & VAC ALLEY

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

3. A description of the materials used.
See separate text

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.

1208 E. First Street

DESCRIPTION OF THE NATURE OF THE PROPOSED MODIFICATIONS OR NEW CONSTRUCTION:

The project is a new front porch extending across the house front and around the northeast house corner to an existing side entry.

Two sets of design drawings are included for review.

The Preferred Design removes an existing metal column and beams.

The Optional Design includes the existing metal column and beams

EXISTING HOUSE STYLE

Except for the garage, the front entry, and other details, the house style fits the 'Neo Colonial' style described in A Field Guide to American houses , 2000, page 489. Photo below.

Style traits include an overhanging second floor. Roof slopes, window spacing, and details typically diverge from the earlier, more detailed, Colonial Revival style.



While Neo Colonial houses generally lack design attributes, 1208 E. First St., designed in 1955 by Bloomington architect William Strain, stands out with its modernistic flat roof garage and its wrap around eave leading to the house entry. This integrated detail reflects mid-century modern architecture. The flat roof continues around the west side and rear of the house. A cantilevered flat roof canopy over the east side kitchen door rings another modern note.



DESIGN INTENT

The owners want to add a tall, broad front porch for outdoor living and to create a social connection with neighbors using the 1st St. sidewalk.

The new tall porch is intended to mitigate the squashed appearance of the first floor.

Here is another porch addition designed to alleviate a depressed first floor:



The modern style of the proposed porch is also intended to unify the house's existing divergent styles. The Neo-Colonial house style is devoid of traditional trim, and windows and its clean lines seem to fit well with a unified modern approach.

MATERIALS

Porch columns and beam: clad with wood, poly ash trim (Boral), or cement board. Smooth, painted finish. The beam profile is to match the garage eave.

Limestone sitting wall: limestone to match house with cap of cut limestone.

Low slope membrane roof: Appears flat to reiterate existing flat roofs. It also allows for a taller porch roof without disturbing second floor windows.

Existing metal beam and columns: The owners and the architect agree that these elements are not compatible with the house's modern, clean-lines or with the Neo-Colonial style. We think the house would be better without them.

(Jim note: I can almost hear the original architect, who was clearly trying to include modern features, groan when the clients said they wanted the ornate the metal beam and columns.)

Historic Architectural Metals in Elm Heights are referenced in Section 4.3 of the Design Guide. Many uses of metal are listed, but structural elements are not specifically included. Columns and beams could be included under "...decorative features" on page 22. The lack of specificity opens a question about the intent of the Guide.

Page 9 of the Guide:

“The Guidelines are not inflexible rules, regulations or laws.”

“The Guidelines reflect a value of preserving the features, architecture, and ambiance that define the Elm Heights neighborhood.”

Does a poor design choice made in 1955 reflect those values?

Is a frilly steel column and beam that are esthetically out of place with all other house elements something we must preserve?

A nearby Neo-Tudor with inappropriate metal column





E.1st ST

7.00'

66.00'

66.00'

840

844

838

842

840

838

836

66.00'

836

57.00'

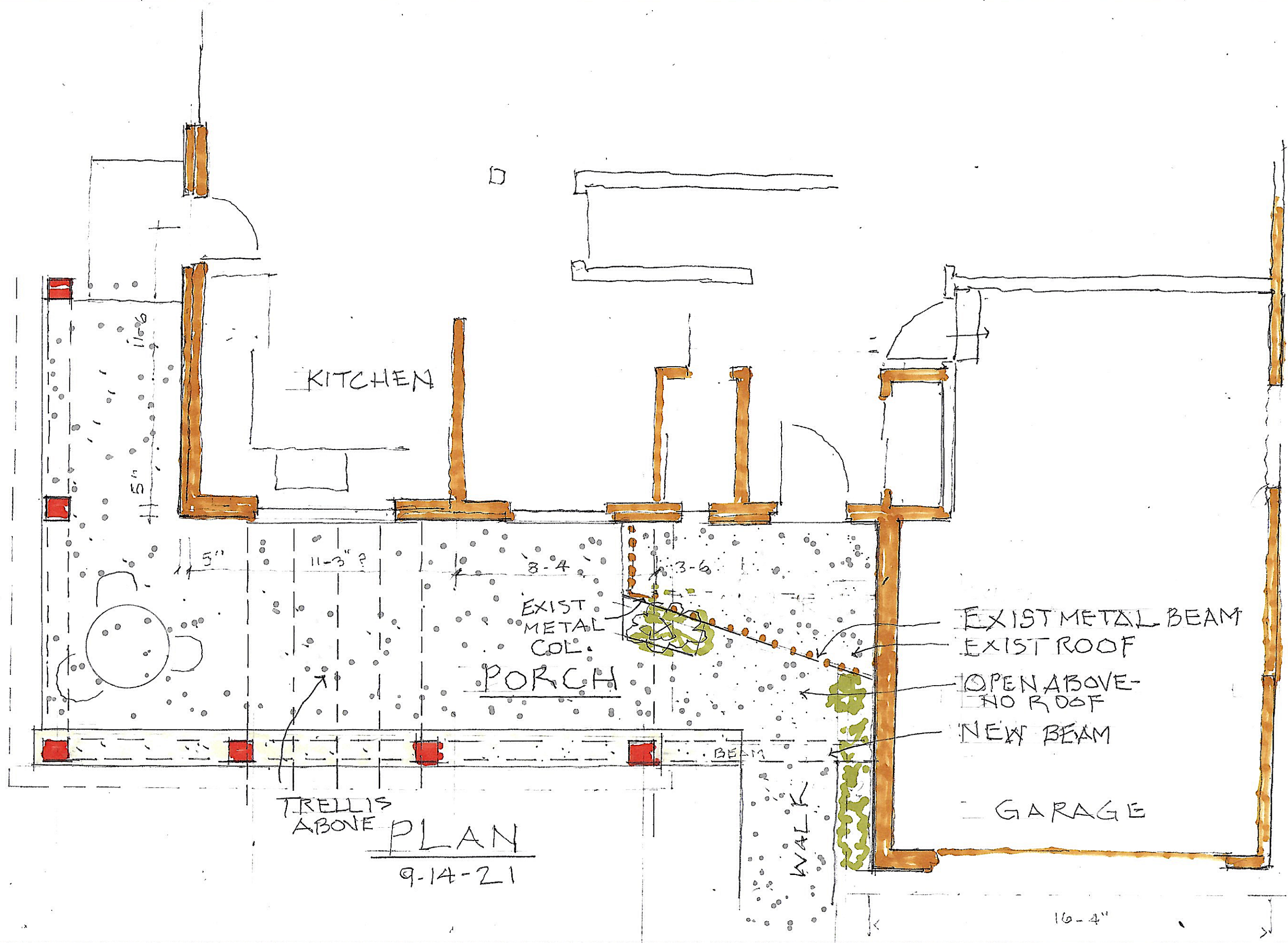
826

119

Optional

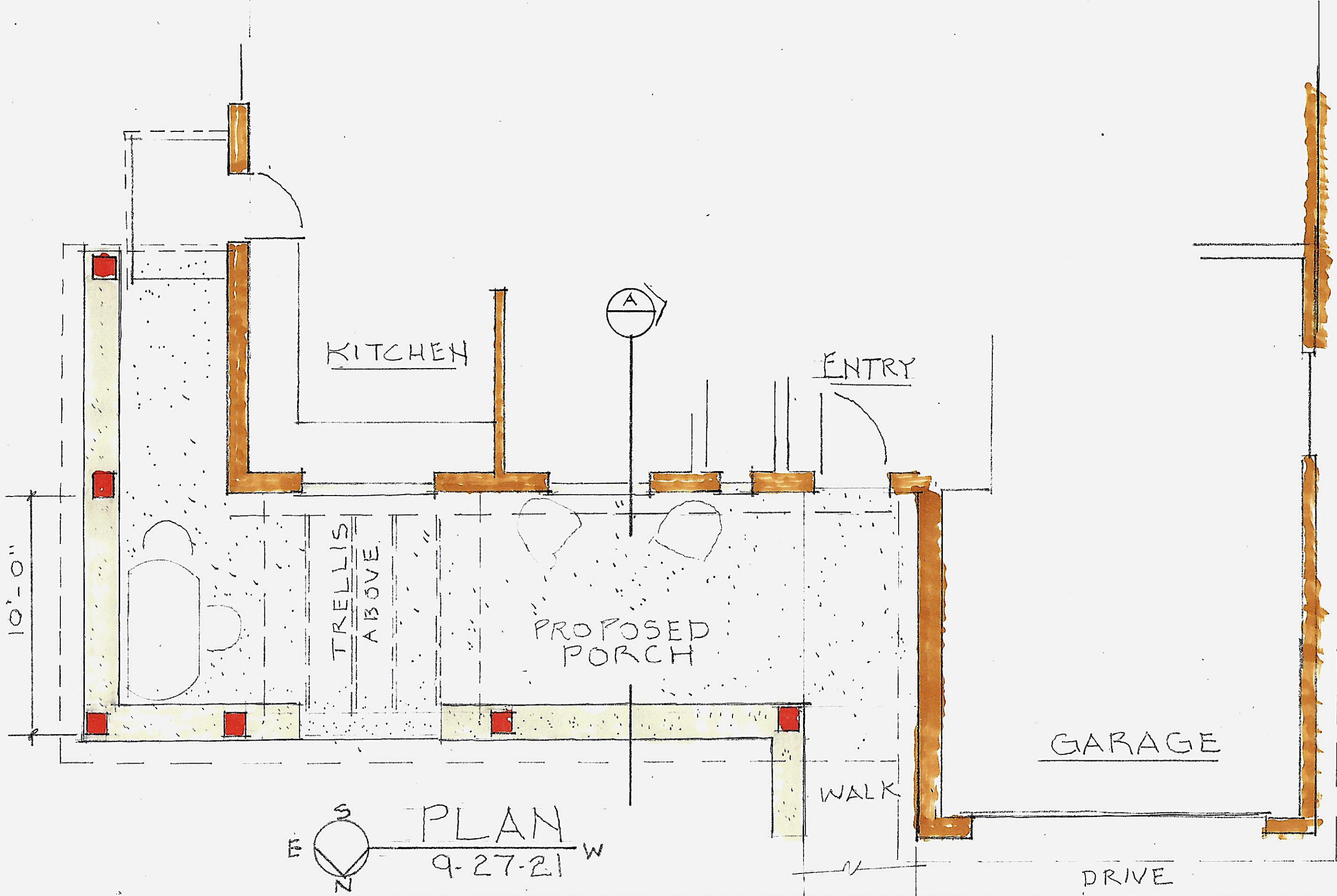


9-14-21



TRELLIS
ABOVE
PLAN
9-14-21

Preferred



KITCHEN

ENTRY

TRELLIS
ABOVE

PROPOSED
PORCH

GARAGE

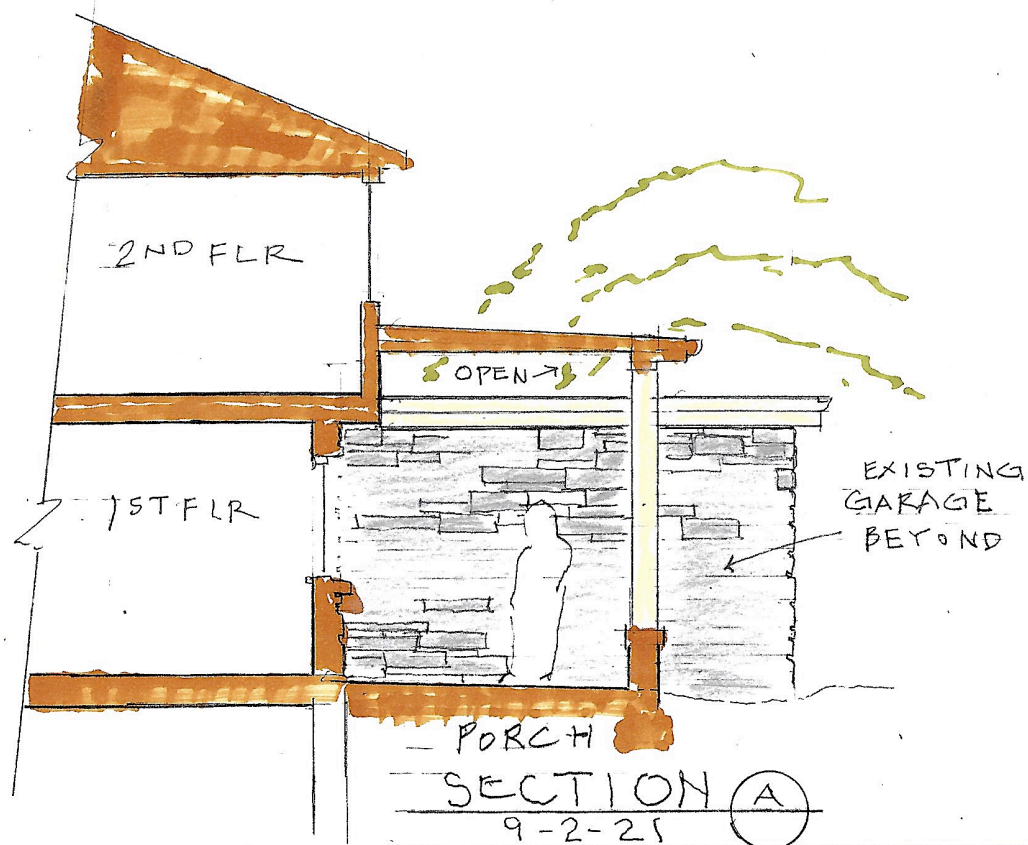
WALK

DRIVE

PLAN
9-27-21



9-27-21
-1/4" = 1'-0"



COA: 21-72

STAFF RECOMMENDATIONS

Address: 106 W 6th St.

Petitioner: Project Corporate

Parcel #: 53-05-33-310-145.000-005

Rating: NON-CONTRIBUTING

Survey: 1870/1950 Modernist



Background: Courthouse Square Historic District

Request: Signage

Guidelines: Courthouse Square Historic District Guidelines (pg. 14)

1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.
2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper facade. Changes to the primary facade should maintain this separation and be made apparent.
4. The placement and architectural treatment of the front entrances shall differentiate the primary retail entrance from the secondary access to the upper floors.
5. The treatment of the secondary appointments such as graphics and awnings should be as simple as possible in order to avoid visual clutter to the building and its streetscape.

Staff recommends approval of COA 21-72.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: 21-72

Date Filed: 9/30/2021

Scheduled for Hearing: 10/14/2021

Address of Historic Property: 106W Sixth Street

Petitioner's Name: Project corporate

Petitioner's Address: 106 W sixth Street

Phone Number/e-mail: 812.345.5615

Owner's Name: Mike ross

Owner's Address: 106 w sixth street

Phone Number/e-mail: mross@projectcorporate.com

Instructions to Petitioners

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

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

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

1. A legal description of the lot. 33-t09n-r01w

2. A description of the nature of the proposed modifications or new construction:
new sign and awning. restuarant name is changing

3. A description of the materials used.
all aluminum channel letters with led lighting. awning is all welded aluminum frame and heavy duty vinyl covering

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.

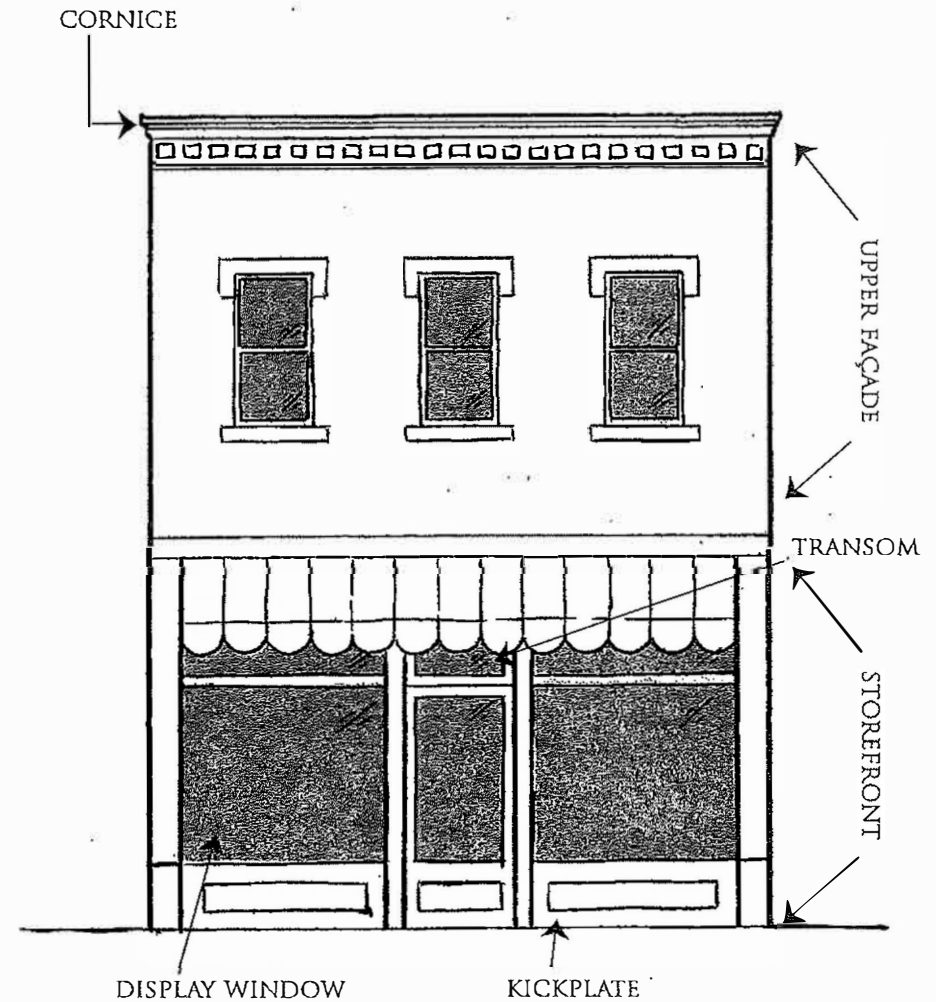
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

2. GUIDELINES FOR REHABILITATION AND MAINTENANCE

A. Primary Façade

a) Storefronts

1. The scale and proportion of the existing building, including the recognition of the bay spacing of the upper stories, should be respected in the storefront.
2. The selection of construction materials should be appropriate to the storefront assemblage. New materials are permissible especially when they mimic historic fabric in use and material.
3. The horizontal separation of the storefront from the upper stories should be articulated. Typically, there is horizontal separation between the storefront and upper façade. Changes to the primary façade should maintain this separation and be made apparent.
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5. The treatment of the secondary appointments such as graphics and awnings should be as simple as possible in order to avoid visual clutter to the building and its streetscape.





**106 W 6th Street - 40 feet of frontage - Overall sign dimension is 46" x 185"
59.10 Square Feet**

"Che Bello" is a lighted channel letter sign. Tag line is cut out, painted aluminum

Awning is 40 feet wide, 6 feet of projection and 8 feet of clearance to the bottom.

DD: 21-15

STAFF RECOMMENDATIONS

Address: 518 E 2nd St.

Petitioner: Lyndsi Thompson

Parcel #: 53-08-04-200-055.000-009

Rating: NOTABLE

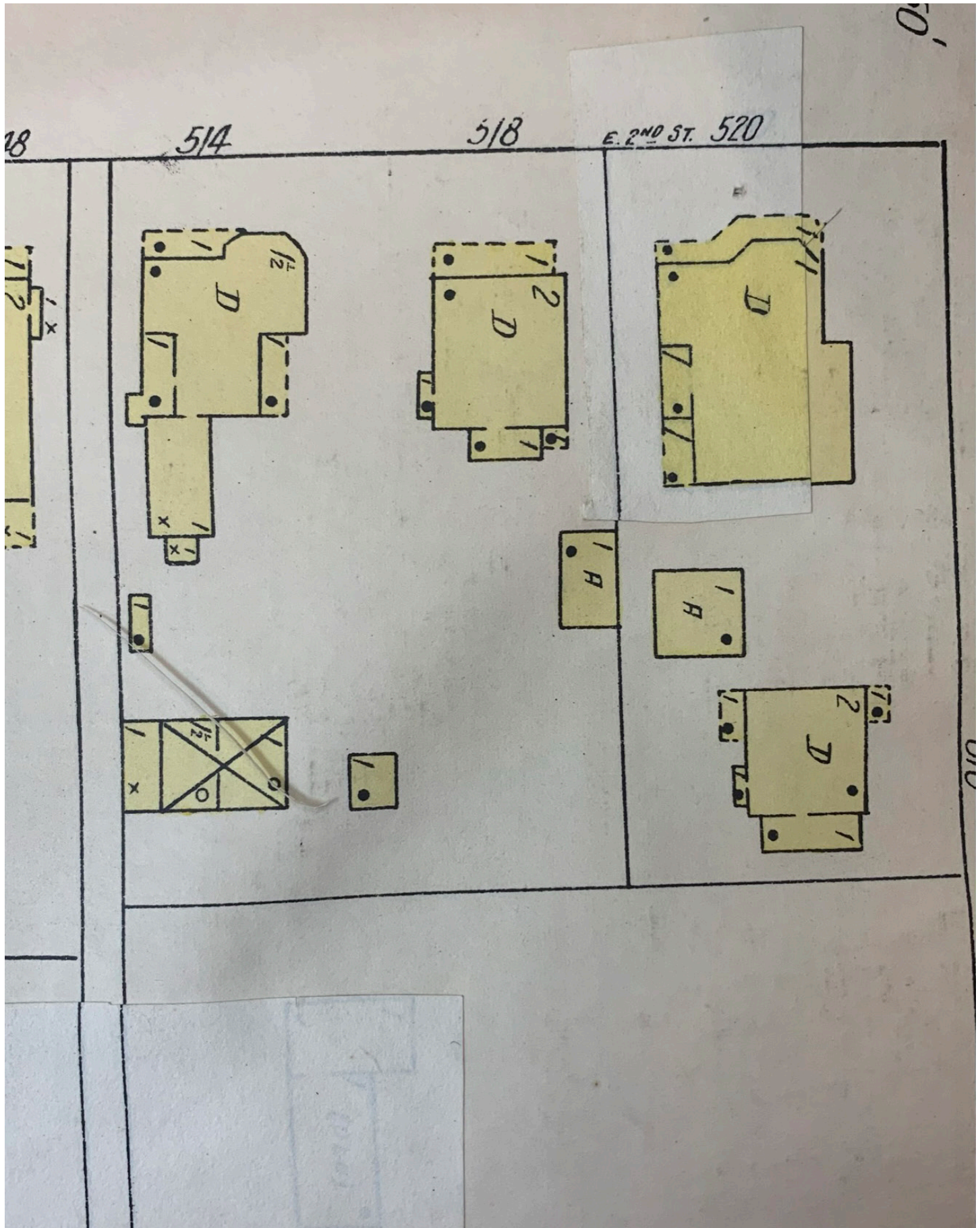
Survey: C. 1920 American Foursquare, shed



Background: Detached garage is in disrepair. HAND inspection in Summer 2021 recommended repairs. This American Foursquare structure and the detached garage date from the 1920's according to Bloomington's survey of historic sites and structures. The garage appears on the 1927 Sanborn maps and is made of wood lath covered in 4" clapboard. It has a pyramid roof covered in shingles and moss. The structure is missing its front doors and is in disrepair.

Request: Full demolition of the detached garage.

Staff recommends release.









The property at 2001 East Hillside Drive, Lot 8, Bloomington, IN 47401, qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a // (2) e, g.

- (1) Historic:
 - a) **Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or**
 - b) Is the site of an historic event; or
 - c) **Exemplifies the cultural, political, economic, social, or historic heritage of the community.**

- (2) Architectural:
 - a) Embodies distinguishing characteristics of an architectural or engineering type; or
 - b) Is the work of a designer whose individual work has significantly influenced the development of the community; or
 - c) Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
 - d) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
 - e) **Contains any architectural style, detail, or other element in danger of being lost; or**
 - f) Owing to its unique location or physical characteristics, represents an established and familiar visual feature of the city; or
 - g) **Exemplifies the built environment in an era of history characterized by a distinctive architectural style**

Background: The proposed single-property district 2001 East Hillside Drive, Lot 8 consists of two buildings in a lot measuring less than one acre. The main house is a two story brick, federal style I-House was built in 1852 by James Faris.

The house is currently owned by William Bianco and Regina A. Smyth. They have restored, the house and had the property listed on Indiana's register of Historic Sites.

The Faris house sits in the middle of the Steir Park neighborhood. This small neighborhood was the product of a subdivision of the remaining lands around the Faris house in the 1970's into 10 equally divided lots.

Historical Significance:

(A) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history.

James Faris was born in South Carolina in 1791. He moved to Bloomington, Indiana in 1826 and became the first Pastor of the Bloomington Reformed Presbyterian church in 1827. Members of the Faris family have continued to live in Bloomington to this day. [INSERT 1]

James Faris was known for his abolitionist ideals and along with Thomas Smith, was purported to be part of the Underground Railroad.

Architectural Significance:

(E) Contains any architectural style, detail, or other element in danger of being lost.

[INSERT 2]

(G) Exemplifies the built environment in an era of history characterized by a distinctive architectural style.

Built in 1853, the James Faris House is a remarkably intact example of the I-House form in Bloomington. The I-House was constructed by gentleman farmers and was symbol of economic prosperity and was traditionally two-stories tall, two rooms wide, and one room deep. The style was prominent in Indiana from 1820 to 1890. The house is built from handmade brick which means that it was dug and fired on site. The flat brick arches over the first floor windows are characteristic of early houses in Monroe County, such as the Glassie/Henderson House which was built in the 1830s.

Despite such a high degree of original architectural detailing on the home, there have been several additions to the original I-House. The twentieth century kitchen wing sits atop the former exterior kitchen.

[INSERT 3]

Recommendation: Approval

Staff recommends property parcel 53-08-03-300-001.000-009 (The James Faris House) be designated as a local historic district. After careful consideration of the application and review of the Historic District Criteria as found in Ordinance 95-20 of the Municipal Code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.

The property meets Criteria 1(a) because of its association with James Faris, a member of the early Covenanter Church in Bloomington, community leader, and a purported conductor on the Underground Railroad.

The property meets Criteria 2 (e) because the home is only one of a handful of Covenanter brick farmhouses from the early settlement period of Bloomington that still stands.

The property meets Criteria 2(g) because it one of the few brick I-house form buildings in Bloomington and maintains a high level of historic integrity due to the unaltered state of the original portion of the house.

List of Figures

Figure 1: Map of the property

Figure 2: Sketch by Bob Rhode

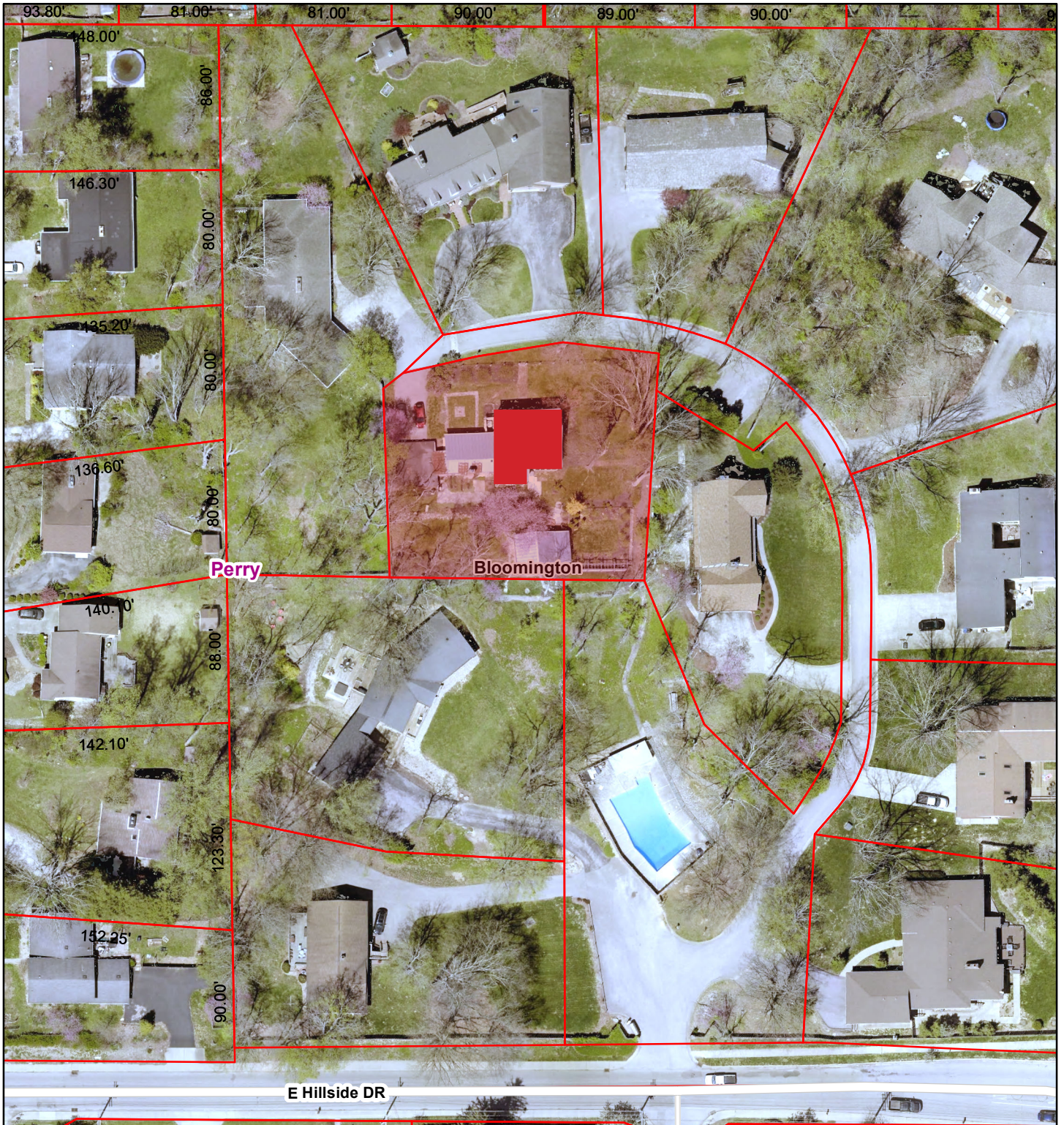
Figure 3: Walter F. Woodburn in front of the Faris House, (1961 or earlier)





Figure 4: Southeast Elevation

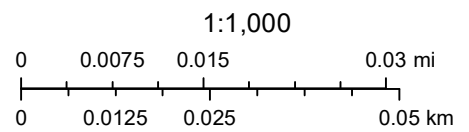
Figure 5: North elevation

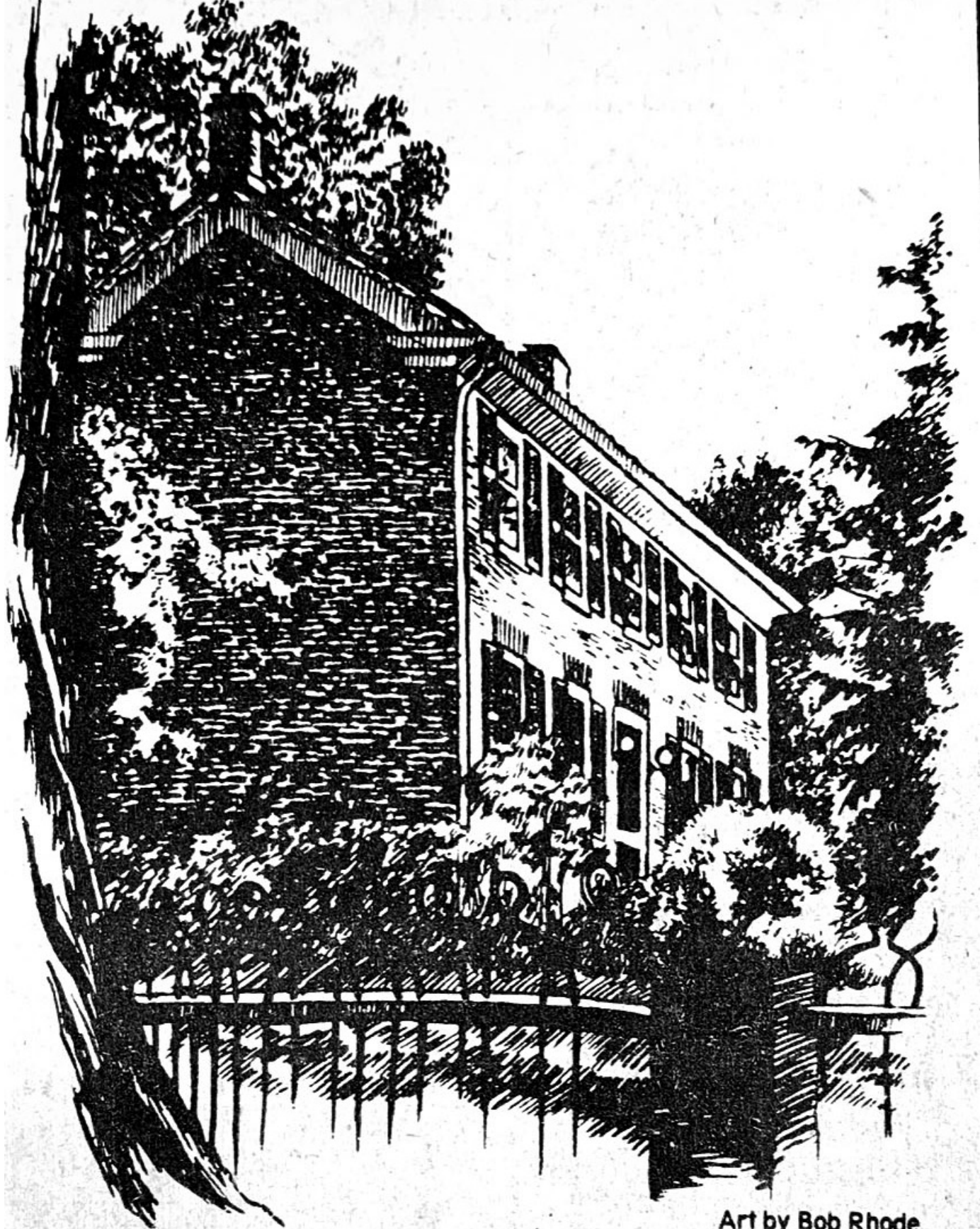
Figure 6: Southwest elevation of the house.

James Faris House



-  Townships
-  Parcels
-  Site
-  Historic Structure





Art by Bob Rhode

Bicentennial sketch:

Faris house







