Thursday May 12, 2022
5:00 p.m. EST
Prepared by HAND Staff

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

**Zoom:** https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdxWh1QUN3eWRYThKQT09
Meeting ID: 958 5218 5508
Passcode: 082945

One tap mobile
+13126266799,95852185508# US (Chicago)
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Dial by your location
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+1 253 215 8782 US (Tacoma)
TABLE OF CONTENTS

Agenda - May 12, 2022 Meeting.................................................................3

Minutes - April 28, 2022 Meeting.............................................................4

COA Staff Approvals
   A. COA 22-34  818 E 3rd St. (Tri-Delta House Historic District)..............7

COA Staff Recommendations
   B. COA 22-35  110 N Walnut St. (Courthouse Square Historic District).........15
   C. COA 22-36  201 E State Rd. 45/46 Bypass (Matlock Heights Historic District)22

New Business
   A. Near West Side Conservation District Guidelines Proposed Amendment.....32
BLOOMINGTON HISTORIC PRESERVATION COMMISSION MEETING

In person: 401 N Morton St, McCloskey Room, #130  Bloomington, IN 47404
Zoom: https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjXaWh1QUN3eWRKYThKQT09
Meeting ID: 958 5218 5508 Passcode: 082945
Thursday May 12, 2022, 5:00 P.M.

AGENDA

I. CALL TO ORDER
II. ROLL CALL
III. APPROVAL OF MINUTES
   A. April 28, 2022
IV. CERTIFICATES OF APPROPRIATENESS
   Commission Review
   A. COA 22-35
      110 N Walnut St. (Courthouse Square Historic District)
      Petitioner: Nate Trueblood, Everywhere Signs
      New Signage
   B. COA 22-36
      201 E State Rd. 45/46 Bypass (Matlock Heights Historic District)
      Petitioner: Derk Brewer
      Rear garage addition
V. NEW BUSINESS
   A. Near West Side Conservation District Guideline Proposed Amendment
VI. OLD BUSINESS
VII. COMMISSIONER COMMENTS
VIII. PUBLIC COMMENTS ANNOUNCEMENTS
IX. 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 May 26, 2022 at 5:00 P.M. and will be a teleconference via Zoom.
Posted: 5/5/2022
Bloomington Historic Preservation Commission Meeting

Hybrid Meeting

In person: The McCloskey Room #135, 401 N Morton ST Suite 135, Bloomington IN 47404

Zoom:
https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjXaWh1QUN3eWRKYTEKQT0

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday April 28, 2022, 5:00 P.M.

MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners Present

John Saunders (Present)
Reynard Cross (Present)
Matthew Seddon (Present)
Sam DeSollar (Present)
Marleen Newman (Present)
Elizabeth Mitchell (Electronic), (Entered meeting @ 5:05 p.m.)
Daniel Schlegel (Electronic)

Advisory Member Present

Ernesto Castaneda (Electronic)

Staff Present

Gloria Colom (Present)
John Zody (Electronic)
Brent Pierce (Electronic)
Dee Wills (Electronic)
III. APPROVAL OF MINUTES
   A. April 14, 2022 Minutes

   Sam DeSollar made a motion to approve April 14, 2022 Minutes. Marleen Newman seconded. Motion Carries: 5 Yes (Newman, Schlegel, DeSollar, Saunders, Cross), 0 No, 1 Abstain (Seddon)

IV. CERTIFICATES OF APPROPRIATENESS
   Commission Review
   A. COA 22-31

   912 E University St / 910 E University St. (Elm Heights Historic District)
   Petitioner: Russell Lyons / Joan Lauer
   Installation of a backyard fence.

   Gloria Colom gave presentation. See packet for details.

   Sam DeSollar asked which was privacy fence and which is trellis fence on the north and west sides. Russ Lyons stated that it was all trellis fence except for the south portion of 910. Sam DeSollar asked if the fence by the step would encapsulate the sidewalk as well. Russ Lyons stated that this will be a gate only, for humans to use the steps, but to keep out deer. Sam DeSollar asked how the gate would be installed. Russ Lyons explained how the gate would be installed. See packet for details. Sam DeSollar asked if the trellis fence would be on the inside or outside of the wall along the drive.

   Daniel Schlegel commented that if both the HOA or the Historic District and the Staff both like the plan, that is good to know. Sam DeSollar commented that he thinks this plan follows the guidelines more closely, and will be in favor of this proposal. Elizabeth Mitchell stated that she was at the meeting and that she had no questions or comments.

   Sam DeSollar made a motion to approve COA 22-31.
Matthew Seddon seconded.
Motion Carries: 7 Yes (Newman, Schlegel, DeSollar Seddon, Saunders, Mitchell, Cross), 0 No, 0 Abstain

V. NEW BUSINESS

Gloria Colom announced that May Historic Preservation Month would be starting this weekend. See packet for details.

Gloria Colom discussed information she received from the O’Brien Lecture Series Fund. See packet for details.

Gloria Colom introduced Chelsea Overbeck from Zionsville, Indiana who is working with the creation of an HPC for the community of Zionsville.

VI. OLD BUSINESS

Gloria Colom announced that the owners of 605 S. Fess Avenue has provided a receipt of the back order of Spanish Tiles they ordered, and should be shipping in late October.

VII. COMMISSIONER COMMENTS
VIII. PUBLIC COMMENTS
IX. ANNOUNCEMENTS
XII. ADJOURNMENT

Meeting was adjourned by John Saunders @ 5:25 p.m.

END OF MINUTES

Video record of meeting available upon request.
STAFF APPROVAL

Address: 818 E 3rd St.

COA 22-34

Petitioner: Matthew Imaizumi/ Cameo Tarver

Parcel: 53-08-04-104-033.000-009

RATING: OUTSTANDING

Survey: c. 1930, Tudor Revival

Background: Tri-Delta House Historic District

Request: Tree removal of an ash and sugar maple tree

Guidelines: BHPC Commissioner Manual Article IV: COA (E)(1)(b), pg. 9
  ● Staff has approval authority regarding changes to trees (removal)

Staff APPROVAL

  ● Both trees are mature but have been in health decline, posing danger to both the historic structure and passersby with the potential of falling limbs. The ash suffers from the emerald ash borer blight and the maple has begun shedding large limbs.
APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-34

Date Filed: 4/19/2022

Scheduled for Hearing: 5/12/2022

***************

Address of Historic Property: 818 E. Third St., Bloomington, Indiana 47406

Petitioner’s Name: Matthew Imaizumi

Petitioner’s Address: 14951 Dallas Pkwy #500, Dallas, TX 75254

Phone Number/e-mail: 817-513-3041/ mimaizumi@trideltaeo.org

Owner’s Name: Tri Delta Housing

Owner’s Address: 14951 Dallas Pkwy #500, Dallas, TX 75254

Phone Number/e-mail: 817-633-8001 / housing@trideltaeo.org

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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. 015-63690-00 College Place Section 04 Lots 1 & 2

2. A description of the nature of the proposed modifications or new construction:
   Removal of the two front trees near the property to ensure safety of all members and for the physical structure of the property.

3. A description of the materials used.
   Fowler Tree Service has been contracted for the removing of the two trees in the front and the stump removal.

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.
Dear Sirs:

We are writing for permission to remove two trees at the property address 818 E. 3rd Street. This house is owned by Delta Delta Delta Sorority and is currently occupied by the Delta Epsilon Phi Sorority.

There are two large trees in the front of the house that are diseased and dangerous. One is very close to the front of the house, and the other is in the front yard. We have had the trees inspected by Fowler Tree Service. They reported:

“IT should be pretty straightforward as one is an ash tree that has already started falling apart from the emerald ash borer infestation, and the sugar maple tree is in decline also. These are both massive trees in high traffic locations that will kill somebody if they fall and someone is walking or driving by when it happens.”

We would like to contract to have these removed as soon as possible due to the safety issues and potential for property damage.

We appreciate your prompt review of this request.

Regards,

Cameo
STAFF RECOMMENDATIONS

Address: 110 N Walnut St.

COA 22-35

Petitioner: Nate Trueblood, Everywhere Signs

Parcel: 53-01-34-320-001.000-005

RATING: NOTABLE

Survey: c. 1930, Neoclassical, beaux arts

Background: Courthouse Square Historic District

Request: New Signage

Guidelines: Courthouse Square Historic District Guidelines

I. Guidelines for Signage and Awnings

   A. Signage General

      1. Care should be taken with the attachment of signage to historic buildings.
      2. The scale of signage should be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
      3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
      4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.
5. In situations where signage is directly attached to historic fabric, it should be installed in a manner which allows for updates and/or new tenant signage without additional drilling into stone, brick, or even mortar. If signage or signage parts must be attached directly to the building, it should be attached to wood or to mortar rather than directly into stone or brick. It is encouraged that signage be placed where signage has historically been located.

6. Signage which is out of scale, boxy or detracts from the historic facade is discouraged.

7. Care should be taken to conceal the mechanics of any kind from the public right of way.

Staff Recommends approval of COA 22-35

- The proposed sign would be located on the exact location of the previous sign.
- Staff would recommend that the “S” be shrunken to avoid covering some of the historic awning’s decorative trim. However, this would change the whole sign design.
APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-35

Date Filed: 4/19/2022

Scheduled for Hearing: 5/12/2022

***********************

Address of Historic Property: 110 N WALNUT ST Bloomington IN 47404
Petitioner’s Name: NATE TRUEBLOOD EVERYWHERE SIGNS
Petitioner’s Address: 2630 N. WALNUT ST. Bloomington IN 47404
Phone Number/e-mail: 812-323-1471 everywhere signs@ gmail.com

Owner’s Name: CHRIS SMITH
Owner’s Address: 3695 S. SARE RD. Bloomington IN 47401
Phone Number/e-mail: 812-219-3030 cdsmith3030@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 at least twelve (12) 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 (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). 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. **013-43200-02 BEAUX ARTS UNIT 2**

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

   ALUM. COMPOSITE SIGN MOUNTED TO EXISTING AWNING
   FOR LEASING OFFICE

3. A description of the materials used.

   ALUMINUM COMPOSITE / PRINTED VINYL

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.
APPLICATION FOR PERMANENT SIGN PERMIT

*MAKE CHECKS PAYABLE TO THE CITY OF BLOOMINGTON*

Date Applied: 4/19/22
Name of Business: The Standard
Type of Business Use: Leasing Office
Address of Business: 110 N. Walnut Street, Bloomington, IN 47404
Business Phone: 706-543-1910
Alternative Phone/Fax:
Name of Applicant: NATE TRUEBLOOD EVERYWHERE
Applicant Phone: 812-332-1471

(Office Use Only)
Application #: __________________
Permit Fee: $125.00 per sign
Total Fee: __________________
Date Issued: __________________
Permit Reviewer: __________________

A SCALED SITE PLAN IS REQUIRED WITH YOUR APPLICATION.
In order to receive a permanent sign permit, the applicant shall submit a site plan containing the following elements:
1. Scale and North arrow;
2. Location of building(s), driveway(s), and parking area(s);
3. Location and size (in square feet) of all existing sign(s);
4. Indicate type of existing sign(s): wall, pole, or ground signage;
5. Location and dimensions of proposed sign(s);
6. Distance between building and proposed sign location(s);
7. Name and location of adjacent street frontage(s), if applicable; and
8. Distance between curb edge and sign location.

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

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, and occupancy.
3. Any changes made to sign dimensions or location shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.
5. No sign installation is allowed until a permit has been issued by the Planning and Transportation Department.

Applicant's Signature ___________________________ Date 4/19/22

If you have questions about sign ordinance requirements, please call the Bloomington Planning and Transportation Department @ 812-349-3423.
28"x90" flat non lit sign panel
<table>
<thead>
<tr>
<th>STAFF RECOMMENDATIONS</th>
<th>Address: 201 E State Rd. 45/46 Bypass</th>
</tr>
</thead>
<tbody>
<tr>
<td>COA 22-36</td>
<td>Petitioner: Derk Brewer</td>
</tr>
<tr>
<td></td>
<td>Parcel: 53-05-28-200-013.000-005</td>
</tr>
<tr>
<td>RATING: CONTRIBUTING</td>
<td>Survey: c. 1951 highly altered, modified ranch</td>
</tr>
</tbody>
</table>

**Background:** Matlock Heights Historic District

**Request:** Rear garage addition

**Guidelines:** Matlock Heights Historic District Guidelines

**Staff Recommends approval of COA 22-36**

- This proposal was approved as a COA in 2018 but the petitioner was not able to build before it expired.
- The proposed garage would be located at the back of the building and would not impact the rest of the structure.
APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number:_________________________ COA 22-36

Date Filed:__________________________ 4/20/2022

Scheduled for Hearing:____________________ 5/14/2022

Address of Historic Property: 201 e st rd 45/46 bypass

Petitioner’s Name: derk brewer

Petitioner’s Address: same

Phone Number/e-mail: 812-360-4195

Owner’s Name: same

Owner’s Address: same

Phone Number/e-mail: dermax@aol.com

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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. \textit{NW qtr sec 28, twshp N,rng 1 west(lot 1)}

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

   \textit{rear garage addition to existing house}

3. A description of the materials used.

   \textit{typical wood framing with trusses 4/12 pitch to match the house. matching vinyl siding and roof materials.}

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.
Staff Report - Near West Side Conservation District Guideline proposed amendment

Staff recommendations:

After much internal consultation among HPC staff, the Planning and Transportation Department, and the City's legal counsel, the City can not support the current proposed amendment. This is because the proposed amendment to the Near West Side Conservation District Guidelines titled “Duplexes” limits regulation based upon use of a structure as a duplex and is not a uniform standard that would apply to similar structures that are not being used as duplexes. Guidelines should be district-wide and not limited based upon specific use. The HPC has purview over the exterior of historic properties and should not be applying differing standards to otherwise similar structures based upon what is happening on the inside. Doing so crosses the jurisdiction of historic preservation into planning and Title 20 of the Bloomington Municipal Code. Because the proposed standards are unique to duplexes, this proposal goes into zoning regulation and such decisions are for the Plan Commission and the City Council.
**DUPLEXES**

Construction of a residential duplex in the District is subject to all of the specifications contained in these Guidelines for compatible development.

Entrances for the two separate living units should be accessed from the same front porch, whose entryway and steps should face the street on which the house is fronted, maintaining compatibility with the tradition in the neighborhood of houses typically featuring two front entry doors. (The doors need not both face the street as long as both are accessed from the same front porch.)

An exception to the foregoing can be made for duplexes on corner lots, where entrances to separate living units can be accessed from different streets, provided neither entrance is accessed from an alley.

**Recommended:**
- Entry doors to both units front facing
- Entry doors oriented at 90 degree angle relative to one another but both accessed from the same front porch

**Not Recommended:**
- Entry doors accessed from two different porches (except for duplexes on corner lots)
- Unit accessed from an alley
- Upper floor unit of a two-story duplex accessed from an exterior staircase