



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**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=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

+13126266799,,95852185508# US (Chicago)

+19292056099,,95852185508# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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# 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=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

**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](mailto: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=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

**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)

## Guests Present

Russ Lyons  
Chelsea Overbeck  
CATS

### 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.**

<b>STAFF APPROVAL</b>	Address: 818 E 3rd St.
<b>COA 22-34</b>	Petitioner: Matthew Imaizumi/ Cameo Tarver
	Parcel: 53-08-04-104-033.000-009
<b>RATING: OUTSTANDING</b>	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.



## MEMORANDUM FOR TREE REMOVAL

### DELTA DELTA DELTA - INDIANA

#### STATEMENT FOR DDD TREE REMOVAL

Dear Sirs:

We are writing for permission to remove two trees at the property address 818 E. 3<sup>rd</sup> 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



Delta Delta Delta

IU Army ROTC /  
IU Air Force ROTC







<b>STAFF RECOMMENDATIONS</b>	Address: 110 N Walnut St.
<b>COA 22-35</b>	Petitioner: Nate Trueblood, Everywhere Signs
	Parcel: 53-01-34-320-001.000-005
<b>RATING: NOTABLE</b>	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 shrunk 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.



**CITY OF BLOOMINGTON**  
**Planning and Transportation Department**  
**401 N. Morton St., Bloomington, Indiana 47404**



Phone: 812-349-3423

Fax: 812-349-3520

Email: [planning@bloomington.in.gov](mailto:planning@bloomington.in.gov)

**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 BLM. IN 47404  
 Business Phone: 706 543 1910  
 Alternative Phone/Fax: \_\_\_\_\_  
 Name of Applicant: NATE TRUEBLOOD EVERYWHERE  
 Applicant Phone: 812-323-1471 signs

(OFFICE USE ONLY)	
Application #:	_____
Permit Fee:	<u>\$125.00 per sign</u>
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.

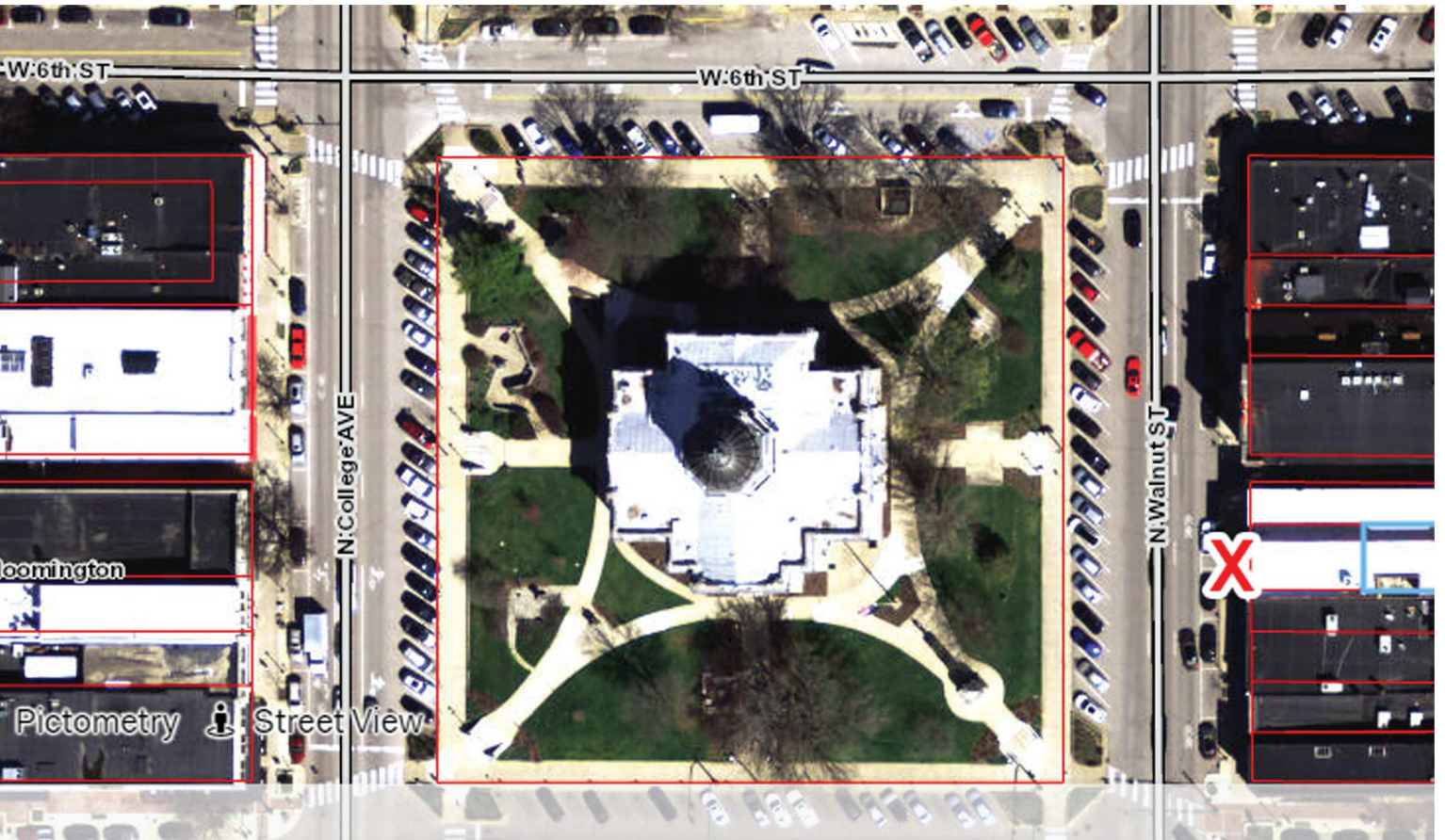
**CERTIFICATION**

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 Nate Trueblood 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**

<b>STAFF RECOMMENDATIONS</b>	Address: 201 E State Rd. 45/46 Bypass
<b>COA 22-36</b>	Petitioner: Derk Brewer
	Parcel: 53-05-28-200-013.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1951 highly altered, modified ranch



**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 \_\_\_\_\_

**Instructions to Petitioners**

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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. NW qtr sec 28, twshp N, rng 1 west(lot 1)

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

rear garage addition to existing house  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. A description of the materials used.  
typical wood framimg 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.

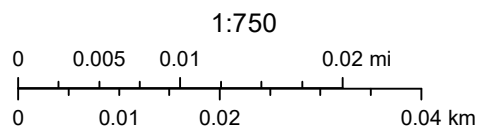
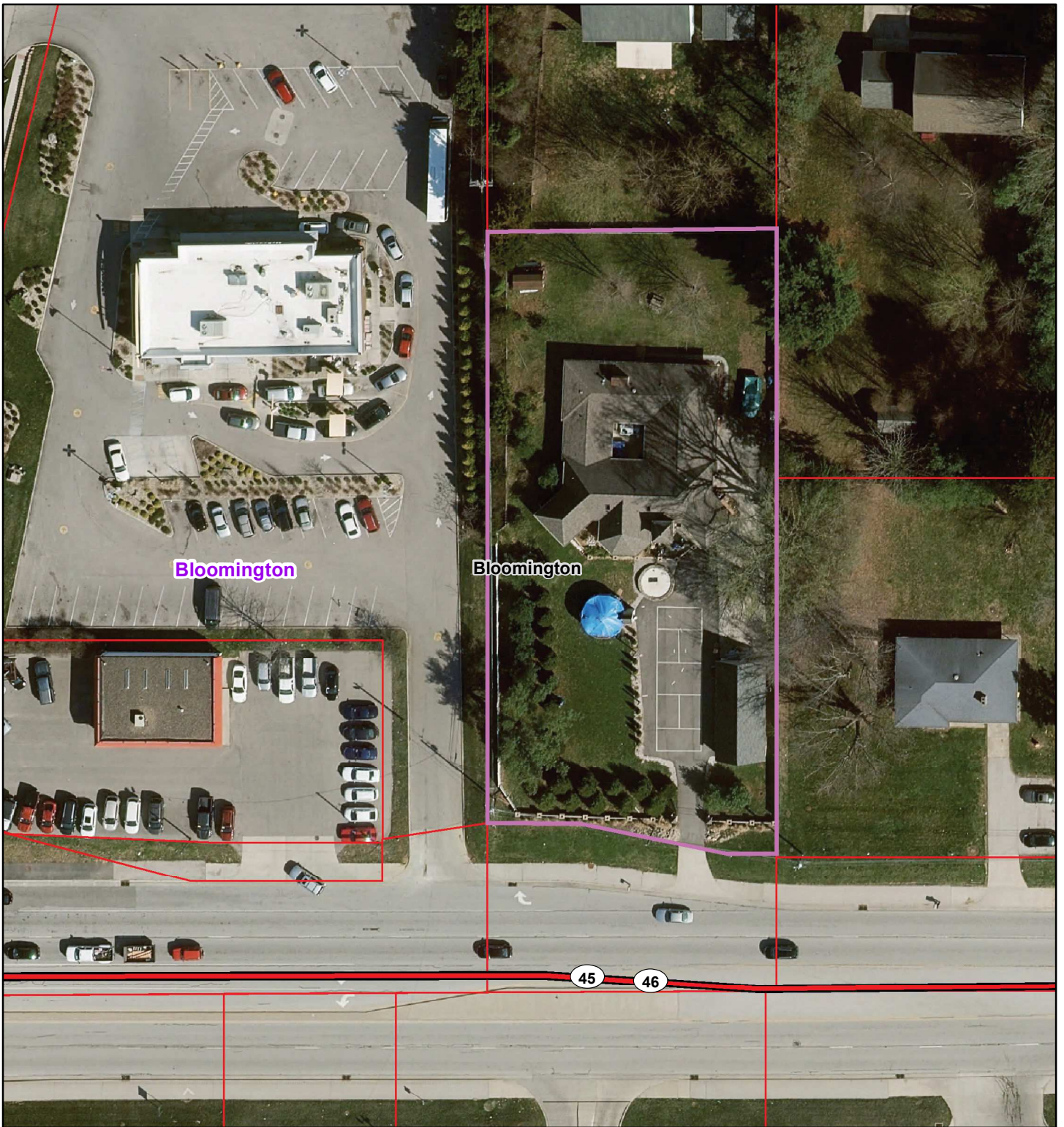
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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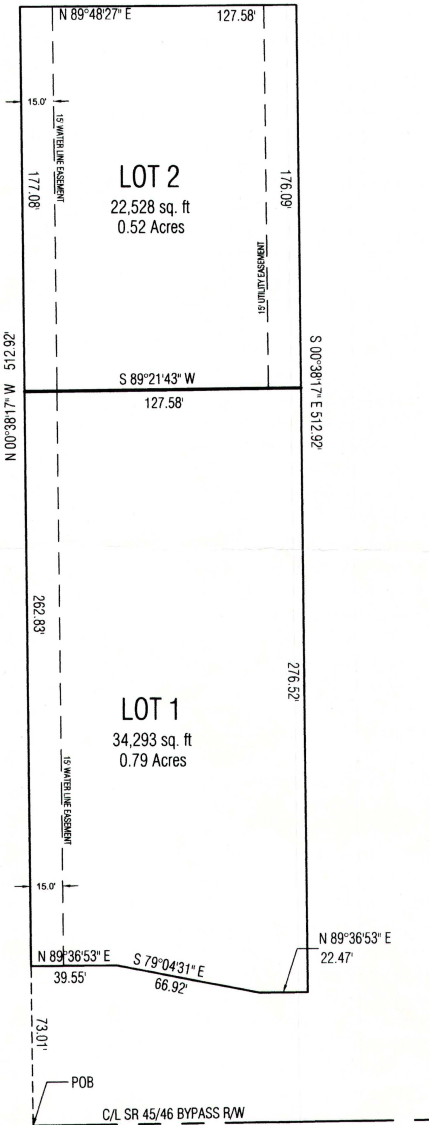
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.



# 201 E Street Bypass



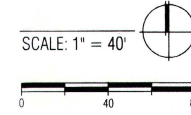
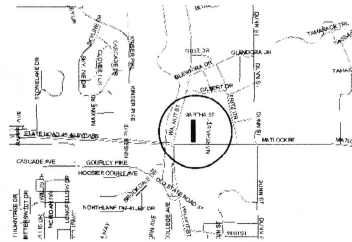
MARTHA DRIVE - 50' R/W



# BREWER MATLOCK SUBDIVISION

A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST  
 CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA

## LOCATION MAP



### OWNER INFORMATION

DERK BREWER  
 P.O. BOX 5913  
 BLOOMINGTON, IN 47407

RECORD INFORMATION:  
 INSTRUMENT NUMBER: IN 2006021023

### NOTES:

- 5/8" rebar with yellow cap set at all lot corners. Caps are stamped "BRG PC50920004".
- No permanent structure shall be constructed within any easement.
- It shall be the responsibility of the builder of Lot 2 to maintain uninterrupted utility service to Lot 1 during construction. All costs associated with maintaining and relocating utility service lines and laterals shall be the responsibility of the builder.

### OWNERS CERTIFICATE

The undersigned, Derk Brewer, being the owner of the above described real estate, does hereby layoff and plat the same into two (2) lots, Lots 1 and 2, in accordance with the plat and certificate.

This plat shall be known and designated as Brewer Matlock Subdivision. All rights-of-way dedications shown and not heretofore dedicated, are hereby dedicated to the public.

There are strips of ground shown on this plat and marked "Easement", reserved for the use of public utility service connections for the installation of water and sewer service lines, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures now to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the utilities, and to the rights of the owners of other lots in this subdivision.

In Witness Whereof Derk Brewer, has executed this instrument and caused his name to be subscribed thereto,

this 21<sup>st</sup> day of MARCH, 2007

*Derk Brewer*  
 Derk Brewer

State of Indiana )  
 County of Monroe )

Before me, a Notary Public for said County and State, Derk Brewer, personally appeared and acknowledged the execution of this instrument this 21<sup>st</sup> day of MARCH, 2007

*Amy May*  
 Notary Signature

Amy May  
 Printed Name

My commission expires: Oct. 26, 2011

County of Residence: Monroe

CERTIFICATE OF APPROVAL OF  
 PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947 enacted by The General Assembly of the State of Indiana and ordinance adopted by The Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

Approved by the Board of Public Works at a meeting held: Feb. 20<sup>th</sup>, 2007

Beth Hollingsworth

*Charlotte P. Zedler*  
 Charlotte Zedler

*Frank N. Hironomakis MD*  
 Frank N. Hironomakis, M.D.

Approved by the City Plat Committee at a meeting held: January 2, 2007

*Tom Micuda*  
 Tom Micuda, AICP, Director

*Bill Stuebe*  
 Bill Stuebe, President

### Description:

A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West bounded and described as follows:

Beginning at a point 399.5 feet East of the center of the old State Road Number 37 on the South Section line of said Northwest Quarter of said Section 28, Township 9 North, Range 1 West, thence North 512.92 feet, thence East 127.58 feet, thence South 519.92 feet, thence West 127.58 feet, thence South 512.92 feet, thence West 127.58 feet to the place of beginning containing one and one-half (1 1/2) acres more or less.

EXCEPTING THEREFROM a part of the Northwest Quarter of Section 28, Township 9 North, Range 1 West, and being that part of the grantors' land lying with the right-of-way lines depicted on the attached right-of-way parcel plat marked Exhibit "B" described as follows: Commencing at the intersection of the South line of said quarter and the centerline of Old S.R. 37, thence SOUTH 89 degrees 48 minutes 15 seconds East 406.20 feet (124.420 meters) (399.5 by Deed Record 120, Page 75) along said South line to the West line of the grantor's land; thence NORTH 0 degrees 03 minutes 10 seconds West 49.19 feet (14.933 meters) along said West line to the North boundary of S.R. 46 and the point of beginning of this description, thence NORTH 0 degrees 03 minutes 10 seconds WEST 23.82 feet (7.260 meters) along said West line to point "1299" designated on said plat; thence SOUTH 89 degrees 48 minutes 00 seconds EAST 39.55 feet (12.054 meters) to point "1300" designated on said plat; thence SOUTH 78 degrees 29 minutes 24 seconds EAST 66.92 feet (20.396 meters) to point "1304" designated on said plat; thence SOUTH 89 degrees 48 minutes 00 seconds EAST 22.04 feet (6.718 meters) to the East line of the grantors' land; thence SOUTH 0 degrees 10 minutes 45 seconds WEST 10.70 feet (3.260 meters) along said East line to the North boundary of said S.R. 46; thence NORTH 89 degrees 48 minutes 00 seconds WEST 127.10 feet (38.740 meters) along the boundary of said S.R. 46 to the point of beginning and containing 0.053 acres (0.0215 hectares) more or less.

Subject to any and all easements, conditions, and restrictions of record.

This survey was executed according to survey requirements contained in Sections 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 21<sup>st</sup> day of March, 2007

*Ben E. Bledsoe*  
 Ben E. Bledsoe  
 Registered Land Surveyor No. S0559  
 State of Indiana



DULY ENTERED  
 FOR TAXATION  
 MAR 21 2007

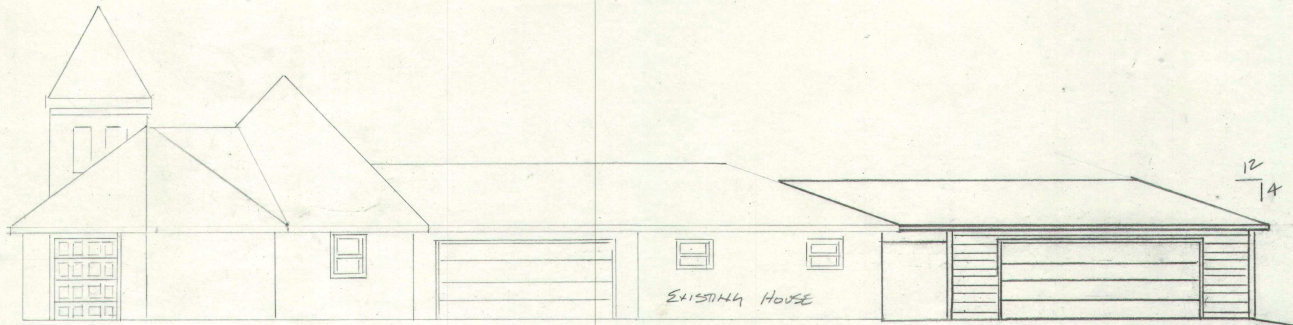
*Bill Stuebe*  
 Bill Stuebe, 13  
 Attorney, Monroe County, Indiana

I affirm under penalties of perjury, that I have taken reasonable care to reflect each social security number in this document, unless required by law.

*Amy May*  
 Name

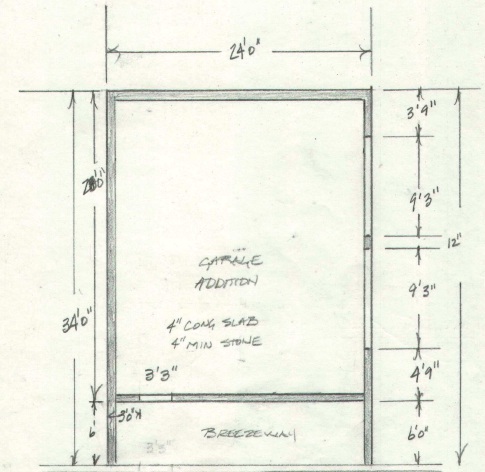
**Bledsoe Riggert Guerrettaz**  
 LAND SURVEYING - CIVIL ENGINEERING  
 1351 WEST TAPP ROAD, BLOOMINGTON, IN 47403; P 812-336-8277 F 812-336-0817

JOB NO. 5786  
 PLAT DATE: FEBRUARY, 2007  
 SHEET 1 OF 1

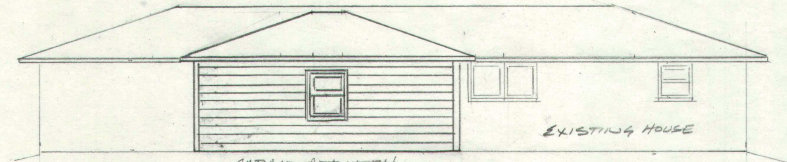
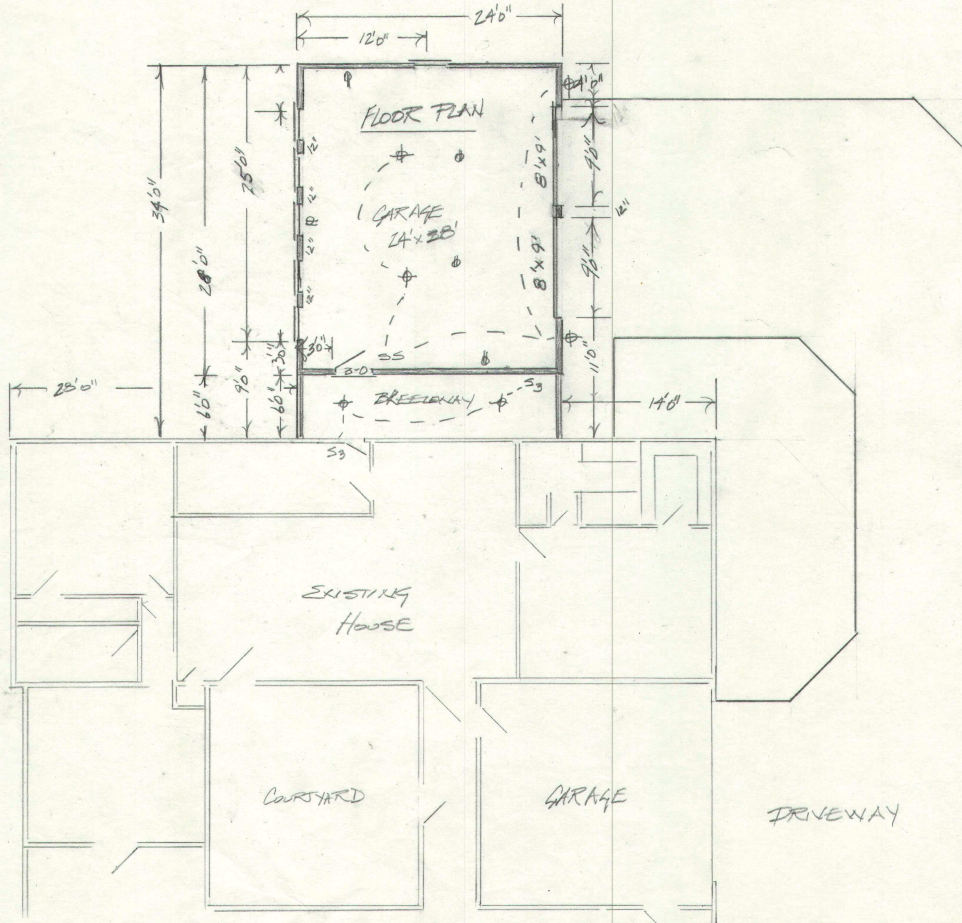


RIGHT ELEVATION

GARAGE ADDITION



EXISTING HOUSE  
FOUNDATION



REAR ELEVATION

201 E ST RD 45/46 BYPASS		
SCALE:	APPROVED BY:	DRAWN BY DB
DATE: 9/10/18	1/8" = 1'	REVISED
GARAGE ADDITION - BREWER		
24' x 28' 67L	27	DRAWING NUMBER

2303  
N. MARTHA ST.

127.58'

230

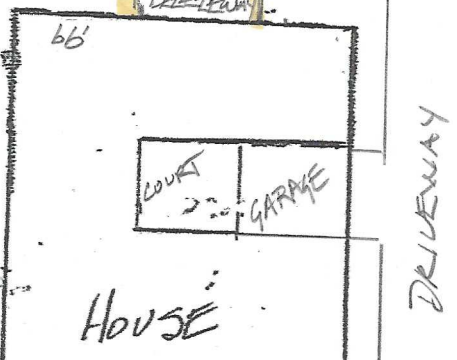
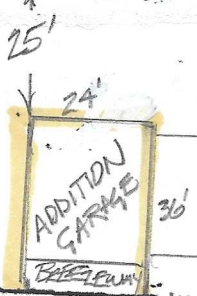
STUDENT RENTAL

SITE PLAN

NOT TO SCALE

LOT#1

201



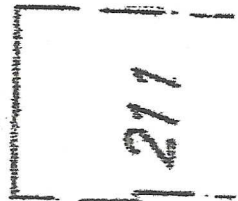
262.83'

20'

20'

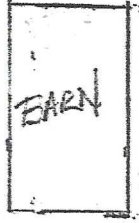
276.52'

STUDENT RENTAL



CAR RENTAL

DRIVE



39.55'

66.92'

22.47'

E STATE ROAD

S. ST RD 45/46 BYPASS







## **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.)

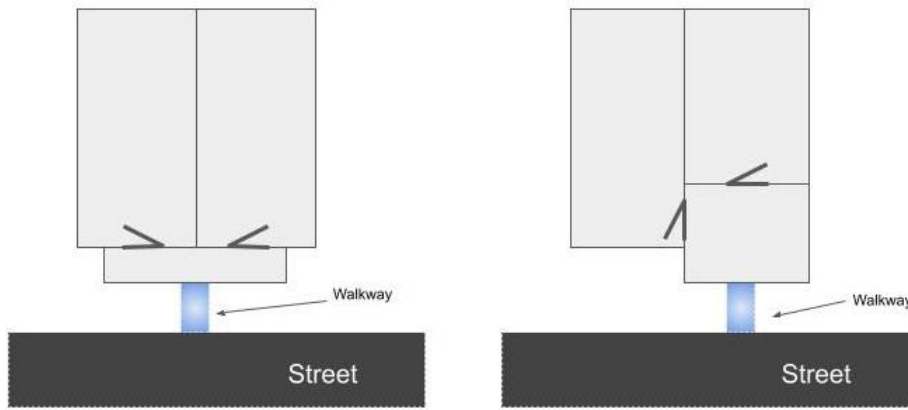
An exception to the foregoing can be made for duplexes on corner lots, where entrances to separate living units can be accessed from different streets, provided neither entrance is accessed from an alley.

## **Recommended:**

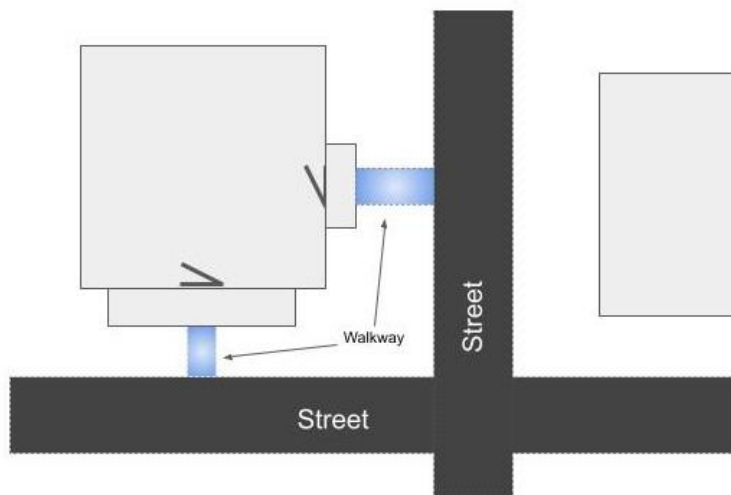
- Entry doors to both units front facing
- Entry doors oriented at 90 degree angle relative to one another but both accessed from the same front porch

## **Not Recommended:**

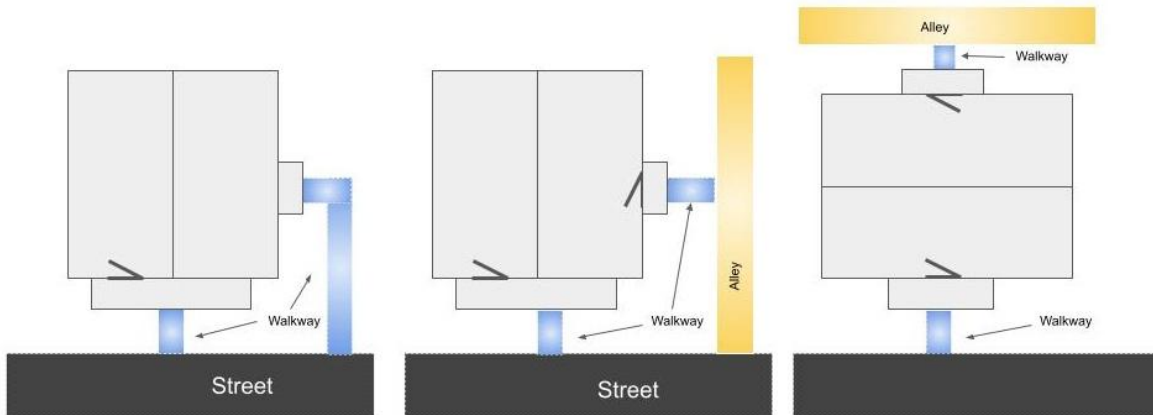
- Entry doors accessed from two different porches (except for duplexes on corner lots)
- Unit accessed from an alley
- Upper floor unit of a two-story duplex accessed from an exterior staircase



**Recommended**



**Acceptable**



**Not Recommended**