



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday May 26, 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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COA Staff Recommendations

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C. **COA 22-39** 508 W 3rd St. (Prospect Hill Historic District).....30

Bloomington Historic Preservation Commission Meeting

Zoom: <https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrdjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday May 26, 2022, 5:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. May 12, 2022
- IV. CERTIFICATES OF APPROPRIATENESS**
- V. Commission Review**
 - A. COA 22-37**
601 W 4th St. (Greater Prospect Hill Historic District)
Petitioner: Lindsey and Daniel Muller
Sidewalk Change
 - B. COA 22-38**
312 S Euclid Ave. (Brummett House Local Historic District)
Petitioner: Ella Heckman and John Laskey
Door to a Window
 - C. COA 22-39**
508 W 3rd St. (Prospect Hill Historic District)
Petitioner: Richard M. Judd
Landing and staircase to be added to existing deck
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS ANNOUNCEMENTS**
- X. 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 June 9, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 5/19/2022

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.

MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners Present:

Sam DeSollar (Present)

Allison Chopra (Present)

Daniel Schlegel (Present)

John Saunders (Present)

Matthew Seddon (Present)

Elizabeth Mitchell (Electronic) Entered meeting @ 5:01 p.m.

Advisory Members Present:

Chris Sturbaum (Electronic)

Staff Present:

Gloria Colom (Present) HAND

Dee Wills (Electronic) HAND

Daniel Dixon (Electronic) City Legal Department

Guests Present:

Derk Brewer

Nate Trueblood

III. APPROVAL OF MINUTES

A. April 28, 2022

Allison Chopra made a motion to approve **April 28, 2022 Minutes**.

Daniel Schlegel seconded.

Motion Carries: 5 Yes (Schlegel, DeSollar, Saunders, Mitchell, Seddon)

0 No, 1 Abstain (Chopra)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 22-34

818 E 3rd St. (Tri-Delta House Historic District)

Petitioner: Matthew Imaizumi/ Cameo Tarver

Tree Removal

Gloria Colom gave presentation. See packet for details.

V.

Commission Review

A. COA 22-35

110 N Walnut St. (Courthouse Square Historic District)

Petitioner: Nate Trueblood, Everywhere Signs

New Signage

Gloria Colom gave presentation. See packet for details.

Nate Trueblood stated that they were using an aluminum sign and they are using existing holes.

Elizabeth Mitchell asked if the new sign was covering anything else.

Allison Chopra made a motion to approve **COA 22-35**.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Schlegel, Seddon, Mitchell, DeSollar, Chopra, Saunders), 0 No, 0 Abstain

B. COA 22-36

201 E State Rd. 45/46 Bypass (Matlock Heights Historic District)

Petitioner: Derk Brewer

Rear garage addition

Gloria Colom gave presentation. See packet for details.

Sam DeSollar made a motion to approve **COA 22-36**.

Matthew Seddon seconded.

Motion Carries: 6 Yes (Schlegel, Seddon, Mitchell, DeSollar, Chopra, Saunders), 0 No, 0 Abstain

VI. NEW BUSINESS

- A. **WITHDRAWN**-Near West Side Conservation District Guideline Proposed Amendment

VII. OLD BUSINESS

Gloria Colom announced that the Near West Side opposition period for a Conservation district starts on June 07, 2022 and ends on October 04, 2022. See packet for details. **Gloria Colom** gave an update on the new **Instagram Account**. See Packet for details.

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by **John Saunders @ 7:18 p.m.**

END OF MINUTES

Video record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 601 W 4th St.
COA 22-37	Petitioner: Lindsey and Daniel Muller
	Parcel: 53-05-32-418-001.000-005
RATING: NOTABLE	Survey: c. 1905 Pyramid roof cottage



Background: Greater Prospect Hill Historic District

Request: Sidewalk Change

Guidelines: Greater Prospect Hill Historic District Guidelines

- Although the maintenance and replacement of sidewalks are not directly referenced in the guidelines, the WPA sidewalks represent a prominent fixture of Bloomington’s historic landscapes.

Staff Recommendation: Approval of COA 22-37

- The sidewalks are deteriorating with stone tiles spalling and/or crumbling completely.
- The proposal would call for the replacement of most of the blocks with concrete but would rebuild a five foot portion using salvaged WPA stone blocks.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-37

Date Filed: 5/11/2022

Scheduled for Hearing: 5/26/2022

Address of Historic Property: 601 W. 4th Street

Petitioner's Name: Lindsey & Daniel Muller

Petitioner's Address: 601 W. 4th Street

Phone Number/e-mail: (812) 322-4924 lindsey.kinder@gmail.com

Owner's Name: Lindsey & Daniel Muller

Owner's Address: (same as above)

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 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. Parcel # 53-05-32-418-001.000-005

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

Replace the deteriorating replica W.P.A stones along the Jackson street side of property. The damaged stone/pavers are nearly the entire length of our property. The deterioration has lead to trip/safety hazard.

Would like to obtain salvaged thick/durable WPA stones for a 15 ft. length to be set at the north corner to maintain a portion of the historic look. This was also done at 820 W. Howe St.

3. A description of the materials used.

Standard concrete for sidewalk installed by city. 15 ft length of salvaged WPA also to be set by city.

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.

Excerpt from the Greater Prospect Hill Neighborhood Association Minutes (Monday, May 2, 2022)

Design Review Committee:

1. Patrick Murray brought up the deterioration of the old WPA limestone sidewalks on Jackson Street. Patrick emailed the Design Review Committee and HAND. This repair/restoration could be a HAND grant application for the next grant round.
 1. The historic preservation committee has review authority over any type of repair, including sidewalks.
 2. The replica stones seem to be in the worse shape, as the replacement stones are thinner than the original limestone stones.
 3. This is currently a problem in front of Lindsay and Danny Muller's property. Joe and Meridee LaMonte went through a similar process previously with their property.
 4. It would be helpful for the City to develop a step-by-step procedure for this repair process.
 5. Richard Lewis moved that as a neighborhood that we support Lindsay and Danny Muller in their efforts to repair the sidewalk in front of their property in a style similar to what the LaMonte did. Binyan Li seconded and the motion was unanimously approved.





601 w 4th street

Show All X

W:4th ST

S-Jack



Bloomington

S-Jackson ST









**PRECEDENT: 820 W
Howe St.
WPA sidewalk**

BEFORE

1939

PRECEDENT: 820 W Howe St. WPA sidewalk - DURING





**PRECEDENT: 820 W
Howe St.**

WPA sidewalk

AFTER

STAFF RECOMMENDATIONS	Address: 312 S Euclid Ave.
COA 22-38	Petitioner: Ella Heckman and John Laskey
	Parcel: 53-08-05-108-007.000-009
RATING: NOTABLE	Survey: c. 1895, Queene Anne, Gabled ell



Background: Brummett House Local Historic District
Request: Convert a back door to a window
Guidelines: The Secretary of the Interior’s Standards for the Treatment of Historic Properties
Staff Recommendation: Approval of COA 22-38 <ul style="list-style-type: none"> • “The house has two shed roof additions to the rear (SHAARD report).” • The proposed door to window change would be located on the back of the house, not viewable from the main right of way, in an addition built at some point in the mid-twentieth century.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-38

Date Filed: 5/12/2022

Scheduled for Hearing: 5/26/2022

Address of Historic Property: 312 S Euclid Ave

Petitioner's Name: Ella Heckman

Petitioner's Address: 312 S Euclid Ave

Phone Number/e-mail: (812) 202-0178 / heckmanef@gmail.com

Owner's Name: Ella Heckman/John Laskey

Owner's Address: 312 S Euclid Ave

Phone Number/e-mail: (812) 202-0178 / heckmanef@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. 015-23280-00 Prospect Park 2nd Lot 4

2. A description of the nature of the proposed modifications or new construction:
We would like to change one of our exterior doors to a window. We made this plan when replacing rotten joists in the 1940s addition of our house. We realized we had an opportunity to take away part of our bedroom and add in a laundry room and powder room. In order to maximize space in the laundry room,

we would like to replace the existing door with a window. There are currently two backdoors to the home. The one we are looking to replace has not been used since owning the home.

3. A description of the materials used.
Wooden window frame consistent with other windows in the home.

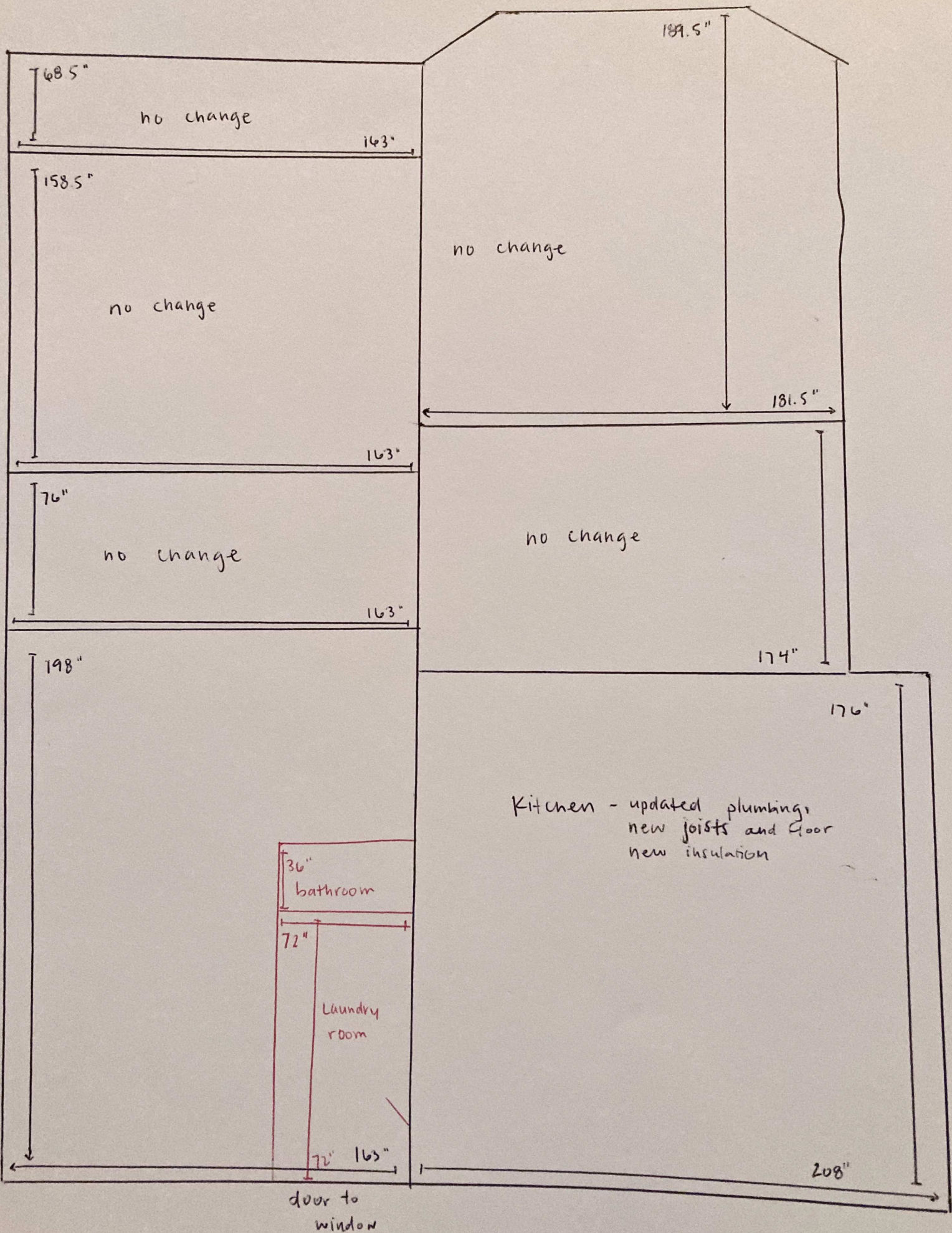
4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer’s brochures if appropriate.

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.







3
1
2





STAFF RECOMMENDATIONS	Address: 508 W 3rd St.
COA 22-39	Petitioner: Richard M. Judd
	Parcel: 53-05-32-413-016.000-005
RATING: CONTRIBUTING	Survey: c. 1895, gabled ell



Background: Prospect Hill Historic District

Request: Add a new landing and steps to the back deck

Guidelines: Prospect Hill Historic District Guidelines

- Appropriate design considerations
 - Additions should be compatible to the original building in height, scale, mass, proportion, and materials. Roof form and style should be similar to those found in the neighborhood. Design guidelines for new construction are applicable for additions.
- It is desirable, when constructing an addition to an historic building, to retain as much of the existing building fabric as possible so that future removal of the addition could be achieved without significant damage to the original structure
- Avoid additions that add new dimensions or radically change the original scale and architectural character of a building.
- BLENDED NEW AND OLD
- Contemporary design and architectural expression in new construction which follow the preceding guidelines are appropriate and strongly encouraged.
- Do not seek to reproduce historic styles with the intent of creating a false impression of the building's age.

Staff Recommendation: Approval of COA 22-39, with a recommendation for a setback variance

- The proposed staircase would provide access to the lower level.
- Although visible from the main right of way, the addition would be visually subdued and minimally impact the building's facades.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-39

Date Filed: 5/12/2022

Scheduled for Hearing: 5/26/2022

Address of Historic Property: 508 W. 3RD ST.

Petitioner's Name: RICHARD M JUDD

Petitioner's Address: 508 W. 3RD ST., BLOOMINGTON IN 47404

Phone Number/e-mail: 916-704-3364, Richard4Veterans@gmail.com

Owner's Name: Richard & Linda Judd

Owner's Address: 508 W. 3RD ST., BLOOMINGTON IN 47404

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 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. Parcel # 53-05-32-413-016.000-005

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

ADD ON Rear Landing Steps from Back Deck
to BASEMENT/GARAGE - for Rear EXIT in case
of Emergency / Weather etc.

3. A description of the materials used.

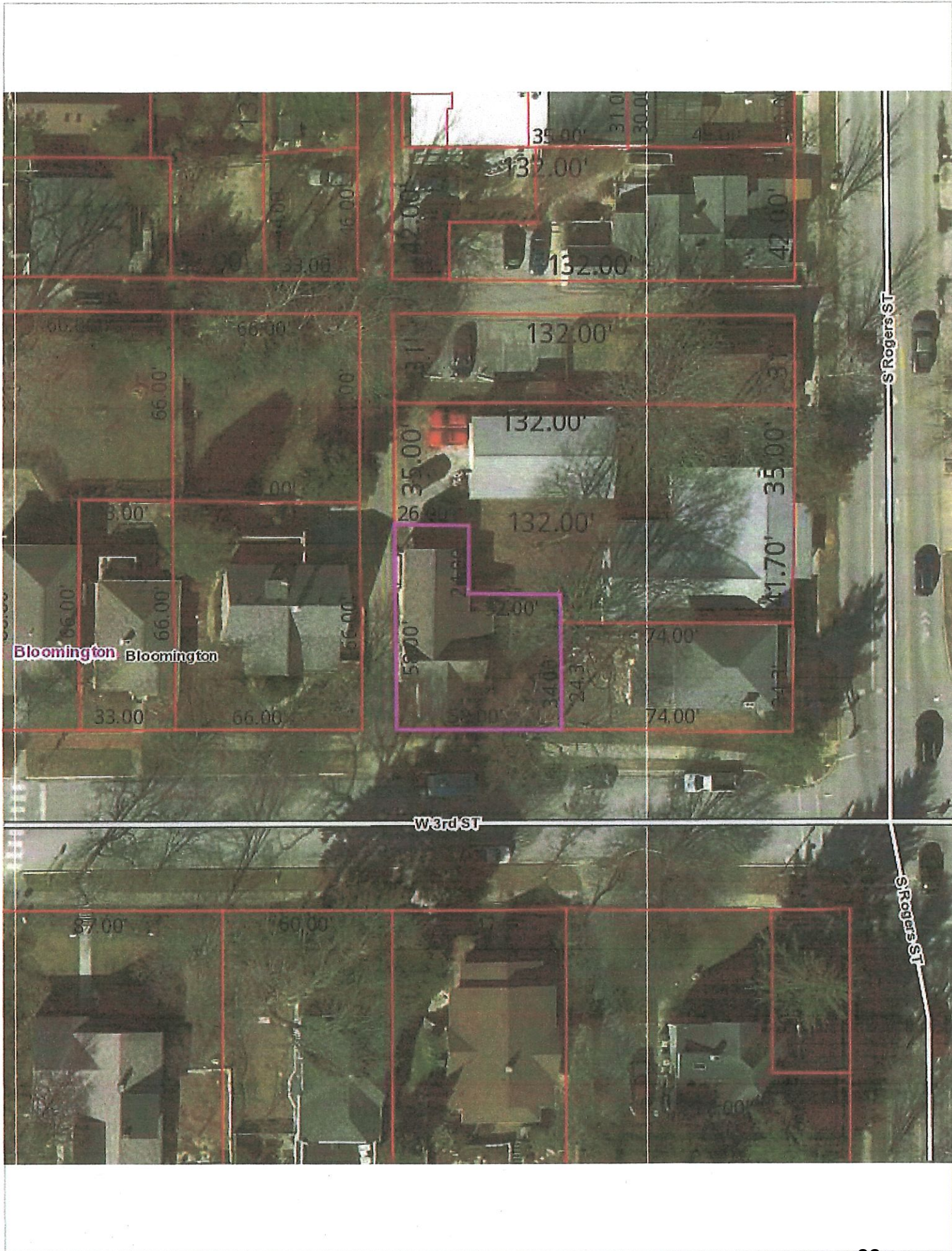
Same as previous - Deck Railing & Deck
to be built by Chris Valiant
Rula Onufel

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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Bloomington Bloomington

S Rogers St

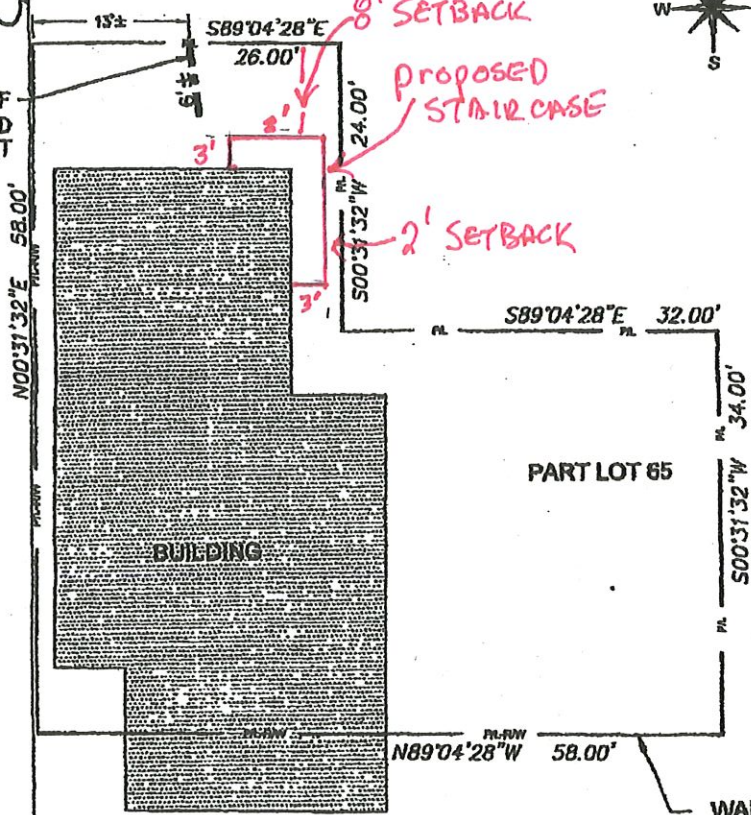
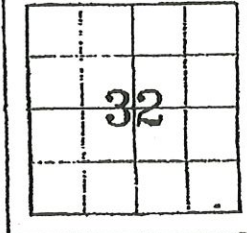
Ward St

S Rogers St

THIS IS NOT A SURVEY. LOCATIONS SHOWN ARE APPROXIMATE. THE ACTUAL CENTERLINE LOCATION OF THE UTILITY LINE IS THE CENTERLINE OF THE EASEMENT.

Duke
electricity

CENTERLINE OF
15' UNDERGROUND
EASEMENT



PART LOT 65

BUILDING

WARRANTY DEED
COLIN T. MCGRATH
INSTRUMENT #2014012823
TOWN OF BLOOMINGTON
PLAT BK: 1, PG: 4
RECORDED 10/06/2014
PARCEL #53-05-32-413-016.000-005
SURVEY INSTRUMENT #2014016529
RECORDED 12/29/2014

3RD. ST.

NOTE: PROPERTY LINES AS SHOWN WERE
PLOTTED FROM INSTRUMENT #2014012823
AND SITE IMPROVEMENTS FROM GIS DATA

MONROE COUNTY, INDIANA

SITE NAME: BLOOMINGTON TOWNSHIP SECTION 32 TOWNSHIP 9N RANGE 1W

<p>DUKE ENERGY.</p>	DR. AM	EXHIBIT MAP OF: UNDERGROUND EASEMENT		
	CK. MT	EXHIBIT MAP FOR: COLIN T. MCGRATH		
	DATE 11/17/2015	LOCATION 508 W 3RD. ST., BLOOMINGTON, IN		EXHIBIT 'A'
		SITE #102824	LU #1679129	MAP #102824-451141

14-22







