



**CITY OF  
BLOOMINGTON**  
HOUSING AND NEIGHBORHOOD DEVELOPMENT

# **BHPC MEETING PACKET**

**Thursday June 9, 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

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## **Bloomington Historic Preservation Commission Meeting**

**In Person:** 401 N Morton St., Rm. 135, Bloomington, IN 47408

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

**Meeting ID:** 958 5218 5508 **Passcode:** 082945

**Thursday June 9, 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**

#### **Staff Approval**

**A. COA 22-40**

108 E 6th St. (Courthouse Square Historic District)

Petitioner: Mike Ross

*Temporary Sign*

#### **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*

**B. COA 22-42**

605/ 607 W 4th St. (Greater Prospect Hill Historic District)

Petitioner: Marilyn Patterson

*Window Change*

**C. COA 22-43**

811 W Kirkwood Ave. (Greater Prospect Hill Historic District)

Petitioner: Roy Campbell

*Window change, siding change, closing one window and door on the back facade*

**V. DEMOLITION DELAY**

**A. DD 22-11**

714 E 1st St. (Contributing)  
Petitioner: James McAllister  
*Partial Demo, garage Roof*

**B. DD 22-12**

1306 S. Grant St (Contributing)  
Petitioner: Kris Floyd  
*Full Demo*

**VI. NEW BUSINESS**

- A. Photo Competition
- B. Nomination - Bethel AME Church
- C. Window repair and replacement concerns

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

Next meeting date is June 23, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

**Posted: 2/18/2022**



**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.**

<b>STAFF RECOMMENDATIONS</b>	Address: 108 E 6th St.
<b>COA 22-40</b>	Petitioner: Mike Ross
	Parcel: 53-05-33-310-048.000-005
<b>RATING: NOTABLE</b>	Survey: c. 1905, Mission, Spanish Colonial Revival



**Background:** Courthouse Square Historic District

**Request:** Temporary Sign

**Guidelines:** Courthouse Square Historic District Guidelines

**Staff Approval:** COA 22-40 for a 16 square foot temporary sign

The temporary sign complies in size and placement with the guidelines

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

**Case Number:** COA 22-40

**Date Filed:** May 28, 2022

**Scheduled for Hearing:** June 9, 2022

\*\*\*\*\*

**Address of Historic Property:** 108 w 6th street

**Petitioner's Name:** Function Brewing

**Petitioner's Address:** 108 w 6th street

**Phone Number/e-mail:** (812) 676-1000

**Owner's Name:** Mike Ross

**Owner's Address:** 3802 E. Third Street

**Phone Number/e-mail:** 812-727-3555

**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. 108 W 6th street

2. A description of the nature of the proposed modifications or new construction:  
temporary banner for new owner  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. A description of the materials used.  
16 Square foot vinyl banner  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.



**106 E 6th Street Temporary Banner  
21.5" x 106" 15.83 Square Feet**





**108 E 6th Street Temporary Banner  
21.5" x 106" 15.83 Square Feet**



<b>STAFF RECOMMENDATIONS</b>	Address: 601 W 4th St.
<b>COA 22-37</b>	Petitioner: Lindsey and Daniel Muller
	Parcel: 53-05-32-418-001.000-005
<b>RATING: NOTABLE</b>	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. 4<sup>th</sup> Street

Petitioner's Name: Lindsey & Daniel Muller

Petitioner's Address: 601 W. 4<sup>th</sup> 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.

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

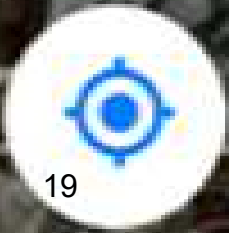
W:4th ST

S-Jack



Bloomington

S-Jackson ST















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

**BEFORE**





# PRECEDENT: 820 W Howe St. WPA sidewalk - DURING



EMERGENCY  
**NO PARKING**  
DATE 10-23-19 TO 10-25-19  
TIME 7:00 am TO 3:00 pm





**PRECEDENT: 820 W  
Howe St.**

**WPA sidewalk**

**AFTER**



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



<b>Background:</b> Brummett House Local Historic District
<b>Request:</b> Convert a back door to a window
<b>Guidelines:</b> The Secretary of the Interior’s Standards for the Treatment of Historic Properties
<b>Staff Recommendation: Approval of COA 22-38</b> <ul style="list-style-type: none"> <li>• “The house has two shed roof additions to the rear (SHAARD report).”</li> <li>• 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.</li> </ul>

**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.

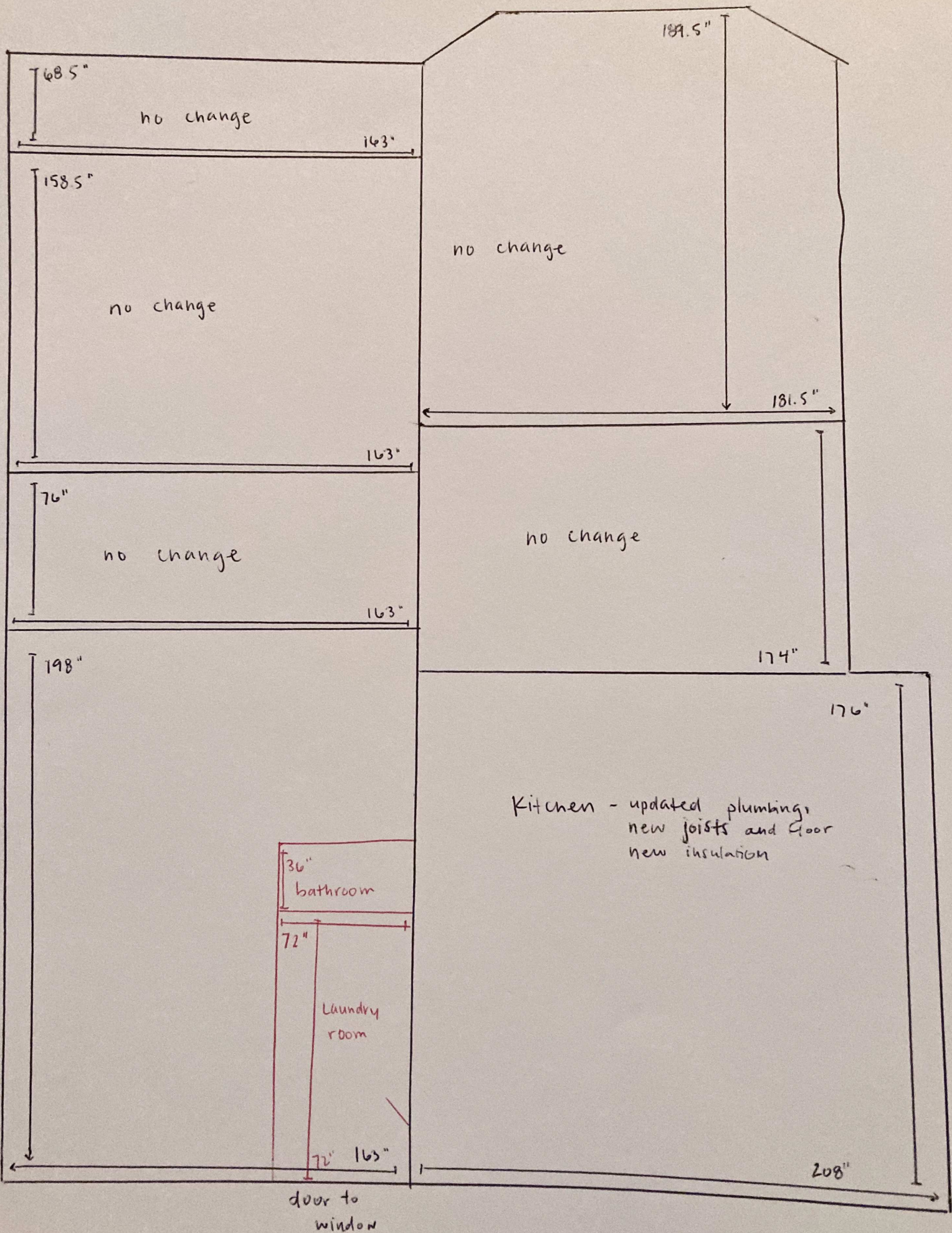
\*\*\*\*\*

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.























<b>STAFF RECOMMENDATIONS</b>	Address: 605/ 607 W 4th St.
<b>COA 22-42</b>	Petitioner: Marilyn Patterson
	Parcel: 53-05-32-420-010.000-005
<b>RATING: CONTRIBUTING</b>	Survey: c. 1905, Free Classic, pyramid roof cottage



**Background:** Greater Prospect Hill Historic District

**Request:** *Window Change*

**Guidelines:** Greater Prospect Hill Historic District Guidelines (pg. 25)

Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house. (For issues regarding accessibility, see Section VII, Safety and Access, found on page 27.)

**Staff Recommendation: approval of COA 22-42**

The window openings would retain their scale and the proposed windows maintain the general patterning of the neighborhood.

APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 22-42

Date Filed: 5/25/2022

Scheduled for Hearing: 6/09/2022

\*\*\*\*\*

Address of Historic Property: 605/607 W 4th Street

Petitioner's Name: Marilyn Patterson

Petitioner's Address: 605 W 4th St.

Phone Number/e-mail: 716-868-9311 glassbuffalo@gmail.com

Owner's Name: Marilyn Patterson

Owner's Address: 605 W 4th St.

Phone Number/e-mail: 716-868-9311 glassbuffalo@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. Steele L-5

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

3. A description of the materials used.  
Flat 400 Series Woodwright Double Hung windows  
Full Flat Screen Aluminum

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.

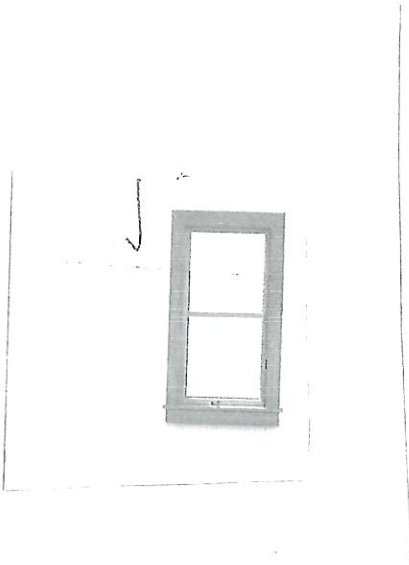
\*\*\*\*\*

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.



# TRADITIONAL DESIGN

Traditional home design remains true to the history, authenticity and character of home styles that date back decades or even centuries. The classic design of Andersen® 400 Series windows and patio doors complement traditional style homes.



Double-hung windows have two operating sash (glass panels) that move up and down allowing for ventilation on the top, bottom or both.

## DOUBLE-HUNG WINDOWS

Bring fresh air in while not interfering with patios or walkways. Plus, with tilt-in features, cleaning double-hung windows from inside your home is easy. Woodwright® double-hung windows are built with authentic craftsmanship to help replicate the look of classic architecture. They allow you to retain or add charm to your home with beautiful wood interiors and an array of style options. Tilt-wash double-hung windows offer classic styling with thinner profiles and the perfect balance of modern and traditional design. Their classic blend of engineering and craftsmanship, along with energy efficiency, makes them our best-selling double-hung window.

- Low-maintenance exterior cladding protects the unit while wood interiors offer beauty and warmth
- Dual layer weatherstrip helps seal out dust, wind and water
- Available in custom size insert windows for easy replacement or full-frame windows for new construction and remodeling projects

605 w 4<sup>th</sup> St.



605 W 4th St



38 2D















<b>STAFF RECOMMENDATIONS</b>	Address: 811 W Kirkwood Ave.
<b>COA 22-43</b>	Petitioner: Roy Campbell
	Parcel: 53-05-32-411-018.000-005
<b>RATING:</b>	Survey:



**Background:** Greater Prospect Hill Historic District

**Request:** Window change, siding change, closing one window and door on the back facade

**Guidelines:** Greater Prospect Hill Historic District Guidelines pg. 25

Existing architectural details (specifically original historic elements) for windows, porches, doors and eaves on the public way façade shall be retained or replaced in the same style or in a design appropriate to the character of the house or streetscape.

1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house. (For issues regarding accessibility, see Section VII, Safety and Access, found on page 27.)
2. Retain siding determined to be original. If using alternative materials as siding, the homeowner should use material that is compatible with the original material's character. For example, 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.

3. Vinyl and aluminum siding may be used, although care should be taken during installation to retain original materials where they exist (e.g., door and window trim and underlying siding if it is original).

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. (See Section C, Removal of Original Materials, found on page 26).

**Staff Recommendation: Recommends approval of COA 22-42**

- The house suffered extensive damage due to a fire that destroyed many of the windows, including the loss and damage of many original windows.
- The proposed siding is allowable as long as the original material underneath is not damaged.
- The proposed windows are allowable as long as the openings maintain the size and scale, and the proposed windows are in keeping with the forms traditionally found in the district.
- The proposed windows to be eliminated completely are located on the back of the house, only visible from an overgrown alley and on a later addition to the building.

**APPLICATION FORM  
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-43  
Date Filed: 5/26/2022  
Scheduled for Hearing: 6/9/2022

\*\*\*\*\*

Address of Historic Property: 811 W Kirkwood  
Petitioner's Name: Roy Campbell  
Petitioner's Address: 1646 Pottersville Rd Spencer 47460  
Phone Number/e-mail: 812-219-6165 rcampbel@homefinder.org  
Owner's Name: Same  
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. Waldon lot 23

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.

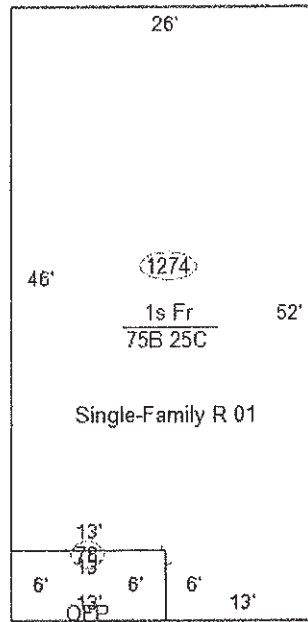
Certificate of Appropriateness

For 811 West Kirkwood St

- A exterior façade on the street side to have no changes
- B aluminum siding to be removed, and replaced with Vinyl double 4 siding similar to other homes on the street
- C new vinyl windows of the same size and design will be installed, similar trim around the windows will be retained
- D a new vinyl window will be installed in the master bath on the driveway side, if space is available.
- E original materials such as door and window trim will be carefully removed as necessary and reattached where possible.
- F an exterior door and one window on the rear façade will be removed for the building of a new bedroom
- G the garage aluminum siding will be removed and a vinyl double 4 siding similar to the main house will be installed.
- H a new shingle roof of architectural shingles will be installed on the house



Detached Garage R 01



Parcel Information



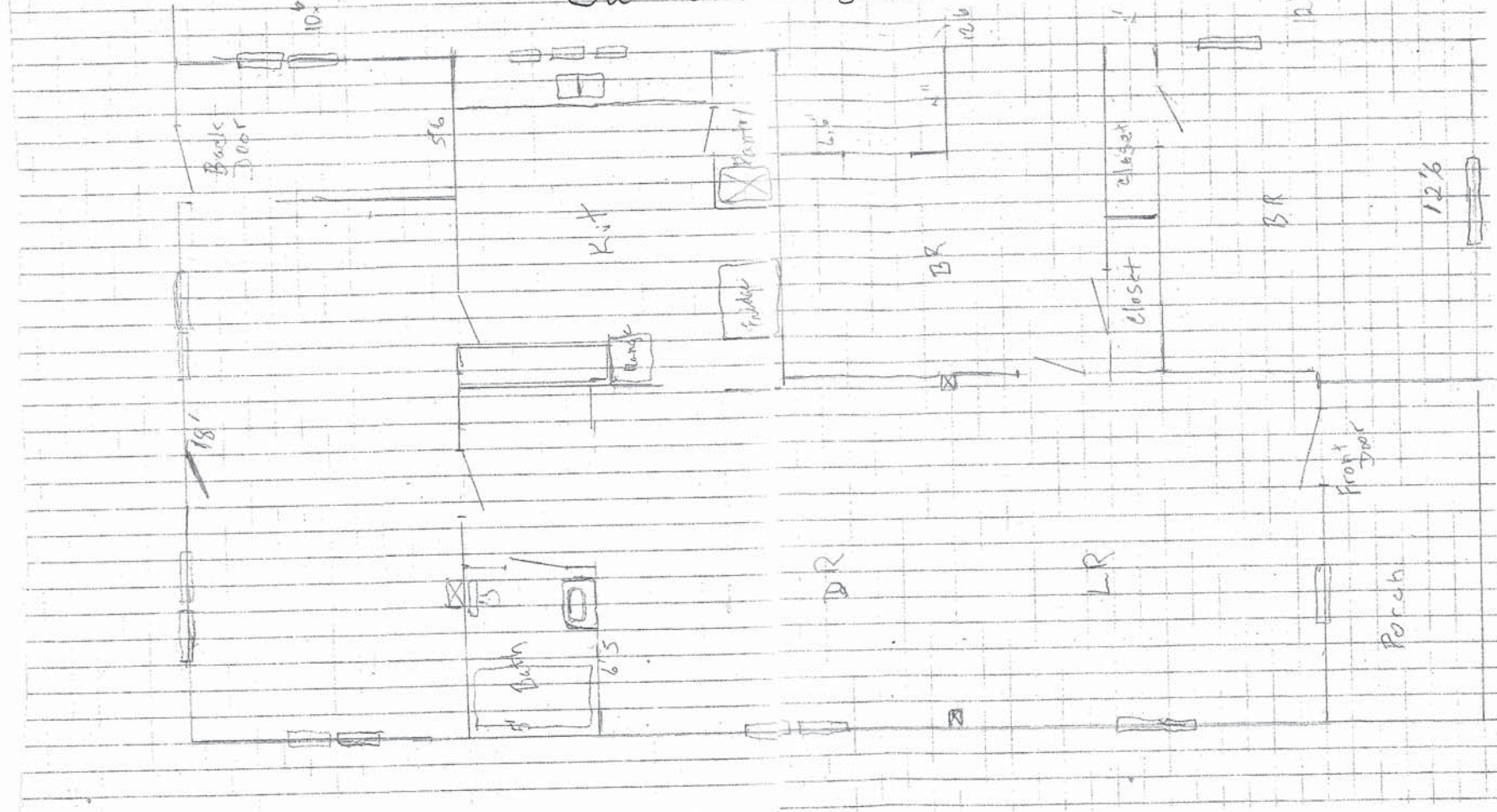
811 West Kirkwood



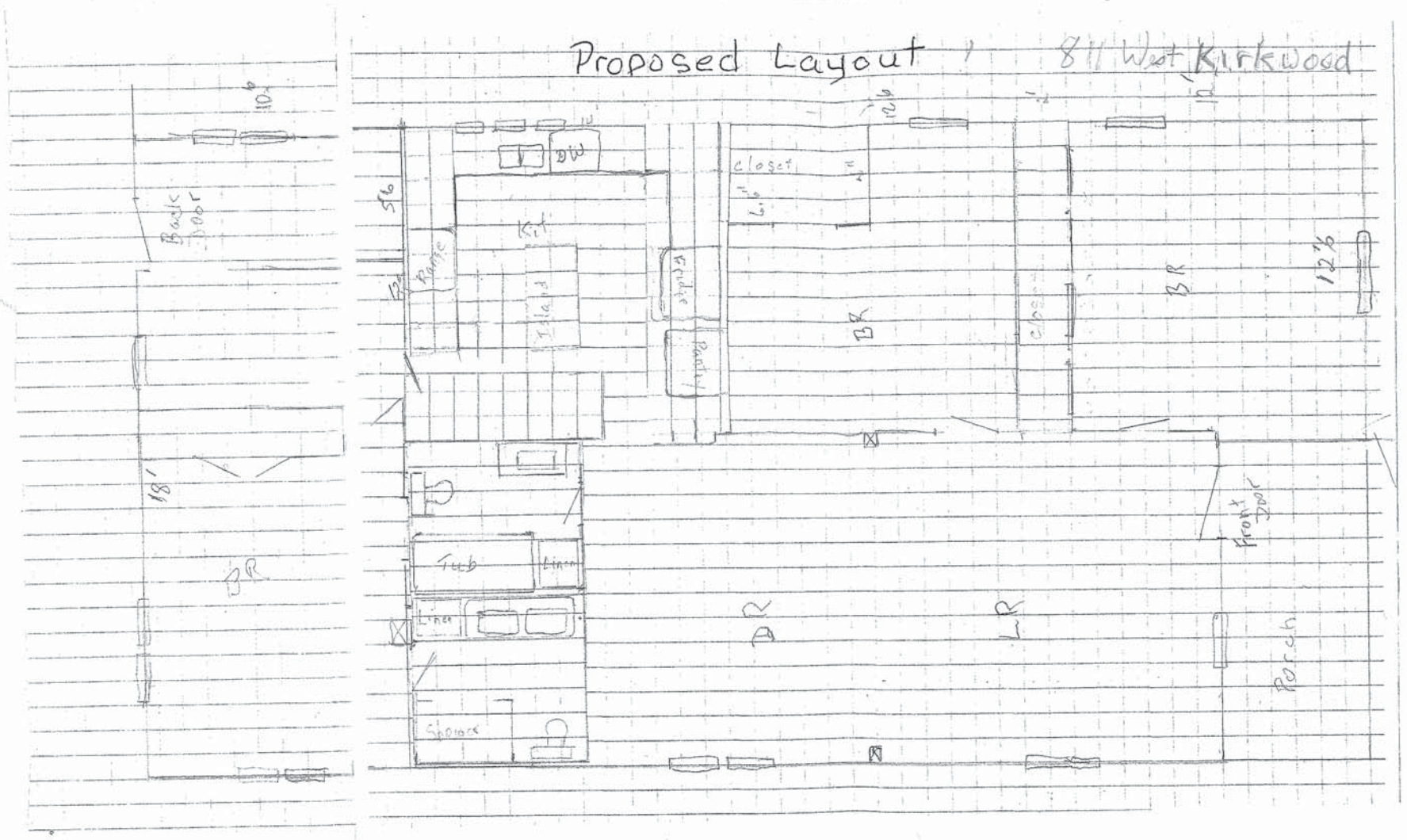


# Current Layout

811 West Kirkwood



Proposed Layout 1 811 West Kirkwood





811 W Kirkwood Ave







# 2100 SERIES

## 2100 SERIES

The ViWinTech 2100 is the premier new construction option.

Our 2100 series is available in all window styles and matching geometric shapes. Built with long-term home insulation in mind, this window is a no-brainer for homeowners looking for energy-efficient, high quality window options for their newest project.

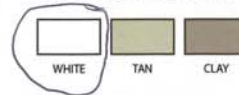
- 3" overall frame size
- Composite cam locks and keepers for added strength and security
- Window Opening Control Devices available upon request

Our windows can be ordered in 11 ColorTech™ coatings to match the trim of almost any home!

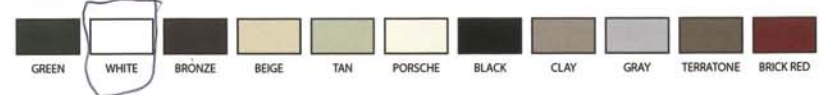
### Available Styles:

Single Hung, Double Hung, Picture, Single Glider, 3-Lite Glider, Geometric Shapes

### Interior Color Options:



### Exterior Color Options:



### Grid Options:

Flat 3/8", Contour 3/4", Simulated Divided Lite (SDL) 7/8", 6 Lite Prairie, 9 Lite Prairie

### Glass Options:

Clear, Emax®, Advanced Emax®, Emax 4®, Tempered Glass, Obscured Glass, Gray, Bronze

ViWinTECH  
WINDOWS & DOORS

## 2100 SERIES

## 2100 SERIES

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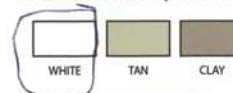
- 3" overall frame size
- Composite cam locks and keepers for added strength and security
- Window Opening Control Devices available upon request

Our windows can be ordered in 11 ColorTech™ coatings to match the trim of almost any home!

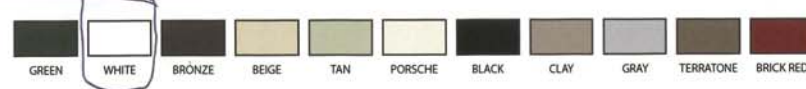
### Available Styles:

Single Hung, Double Hung, Picture, Single Glider, 3-Lite Glider, Geometric Shapes

### Interior Color Options:



### Exterior Color Options:



### Grid Options:

Flat 5/8", Contour 3/4", Simulated Divided Lite (SDL) 7/8", 6 Lite Prairie, 9 Lite Prairie

### Glass Options:

Clean, Emax®, Advanced Emax®, Emax 4®, Tempered Glass, Obscured Glass, Gray, Bronze

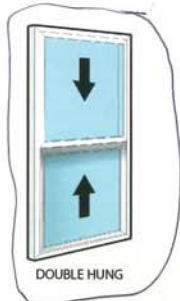


# REFERENCE GUIDE

## Style Options:



SINGLE HUNG



DOUBLE HUNG



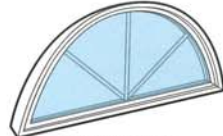
AWNING



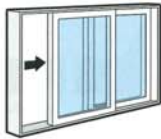
CASEMENT



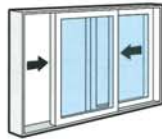
PICTURE



GEOMETRIC SHAPES



SINGLE GLIDER



DOUBLE GLIDER



3-LITE GLIDER

## Grid Options:

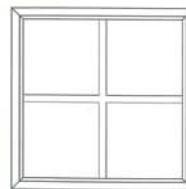
Flat 5/8", Contour 3/4", Simulated Divided Lite (SDL) 7/8", 6 Lite Prairie, 9 Lite Prairie



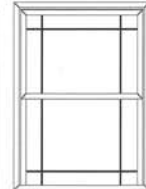
FLAT 5/8"



CONTOUR 3/4"



SIMULATED DIVIDED LITE (SDL) 7/8"



6 LITE PRAIRIE



9 LITE PRAIRIE

## Emax® Glass

Emax® High Performance Glass is a specially formulated, Low-E clear double-coating on the interior surface of your window's insulating glass unit. This coating blocks heat radiation by reflecting light and heat energy back at its source.

## Advanced Emax® Glass

Our Advanced Emax® Performance Glass is the ultimate choice for energy-savings and year-round comfort, no matter where you are. Advanced Emax® Performance Glass sports the same specially formulated, Low-E coating as our standard Emax® glass, but is triple coated for superior protection in southern climates, where solar heat gain is more of an issue.

## Emax 4®

Our Emax 4 glass is specially designed to withstand the cold from Northern regions. Sporting our time-tested Low-E coating, Emax 4 glass offers you the same energy savings technology, no matter the climate.

## Impact

ViWinTech Impact glass is for homeowners who want peace of mind in the middle of the storm. These windows withstand debris picked up by the wind that would shatter non-Impact glass options.

## Energy Star

Which glass is right for you? That all depends on where you are.

Your region determines your window options for things like tax rebates. For more information, visit [www.energystar.gov/](http://www.energystar.gov/).

## Argon fill

Argon fill is an industry-standard gas fill used between the panes of insulated glass units. Unlike air, argon gas enhances soundproofing and, most importantly, doesn't retain moisture, leading to a more impressive thermal performance rating and reduced condensation on your interior window pane.

## SuperSpacer® TrueWarm® Edge Glass System

Most window units use a metal spacer bar to separate the interior and exterior glass panes. Indoor heat escapes through your windows metal frame. Cool air slips into your home and energy savings literally fly out the window.

The SuperSpacer® TrueWarm® Edge Glass System's 100% foam design keeps outside temperatures out and indoor temperatures in. The SuperSpacer® bounces back against winds, temperature fluctuation, rain, snow and UV light, while always returning to its original shape. On top of all of that, this technology withstands the industry's toughest durability test – the P1 Chamber: 140-degree Fahrenheit temperatures, 100 percent humidity and constant UV bombardment.

## Intercept® Stainless Steel Spacer System

The Intercept® Stainless Steel Spacer System is designed to keep your window unit's argon fill between each glass pane for as long as possible. Less argon escapes, more heat stays inside and more savings find their way into your pocket.

The Intercept® spacer system was built for durability and long-lasting performance. Its metal, U-Shaped design is flexible enough to move with your window and strong enough to keep your window seal as airtight as possible. This spacer looks good, is strong enough for the tightest of seals and keeps homeowners' long-term energy savings steady for years to come.

<b>STAFF RECOMMENDATIONS</b>	Address: 714 E 1st St.
DD 22-11	Petitioner: James McAllister
Start Date: May 23, 2022	Parcel: 53-08-04-113-101.000-009
<b>RATING: CONTRIBUTING</b>	Survey: c. 1925, Dutch Colonial



**Background:** The garage has a flat roof which is in a deteriorated state. The owners want to replace the roof with a pitched roof.

**Request:** Partial demolition, garage roof

**Guidelines:** According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

**Staff Recommendation: Release demolition Delay**





Monroe County, IN

P&T Received  
04/27/22  
C22-211  
C - '18 Yes Rental

04/27/2022

## R-22-504

Residential Accessory Structure Permit

**Status:** Active

**Date Created:** Apr 27, 2022

### Applicant

James McAllister  
outlic1747@att.net  
8816 bean blossom  
Trafalgar , In 46181  
317-439-5522

### Location

714 E 1st ST  
Bloomington, 47401-4902 IN

### Owner:

College Rentals Inc  
3330 Dundee Road Ste C4 Northbrook, IL  
60062

### Project Information

#### Remodel



#### Remodel Sq ft

550

#### Type of Structure

Garage

#### Estimated Project Cost (Do not include the dollar symbol [\$].)

28,000

#### Intended use of Accessory Structure

Garage

#### Will this structure have plumbing?

No

#### Will the structure have electricity?

Yes

#### Electrical Code

Indiana Residential Electrical Code

#### Is the property owner doing the work?

No

### Primary Contractor

**Contractor Name**

**Contractor Email**

**Contractor Phone #**

8123271994

**I certify that the information on this application is true and complete.**



**New Accessory Structure Square Feet**

**1st Floor sq.ft**

550

**2nd Floor sq.ft**

0

**Height**

8

**Width**

22

**Length**

25

**Total sq.ft**

550

**Site Specifications**

**Is there a driveway existing on the property?**

Yes

**Is this property on sewer?**

Yes

**Certify Application**

**The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.**

Don Edwin Waltman

04/27/2022



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**Staff Use**

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**Staff Use - Planning**

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<b>STAFF RECOMMENDATIONS</b>	Address: 1306 S Grant St.
DD 22-12	Petitioner: Kristopher Flloyd
Start Date: 5/25/2022	Parcel: 53-08-04-310-157.000-009
<b>RATING: CONTRIBUTING</b>	Survey: c. 1930, California Bungalow



**Background:** The property is located in the Bryan Park neighborhood surrounded by a scattering of surveyed contributing buildings. The SHAARD survey indicates that the house is in good condition, describes the following openings: “1/1, 3/1, and 4/1 double hung wood windows with metal storms, rectangle wood windows, glazed wood panel door with metal storm” and architectural description: “Front porch across main elevation, hip roof, wood half columns, asbestos sided half walls, concrete floor.”

**Request:** Full Demolition

**Guidelines:** According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

**Staff Recommendation:** Release demolition Delay

The house is contributing to the neighborhood patterning through its scale, front porch, and setbacks. It is a very small house, measuring 480 square feet, there are few contributing houses on the street. However, staff is concerned about the greater implications to the Bryan Park neighborhood and the long term impact to the patterning in the region.



## May Historic Preservation Month 2022 Photo Contest:

### Recap of the Rules:

1. Take a photo of a historic site or place within Bloomington, Indiana.
2. Email photos directly to **gloria.colom@bloomington.in.gov** or post on your Instagram account and tag **@historicbloomington**
3. Up to 3 photographs per contestant.
4. These must be original, unedited photographs taken in Bloomington, Indiana during the month of May 2022 by the contestant.
5. Photos must be posted between May 1st and May 31st.
6. Eligibility: Residents of Bloomington, Indiana with an address within the city limits ages 12 and up.
7. Winners will be chosen by June 15, 2022.
8. You retain your rights to your photograph; however, by entering the contest, you grant the City of Bloomington a royalty-free, world-wide, perpetual, non-exclusive license to publicly display, distribute, reproduce and create derivative works of the photograph, in whole or in part, in any media now existing or later developed, for any purpose. Any photograph reproduced will include a photographer credit as feasible.
9. The winners will be contacted via direct messaging on Instagram and might be requested to send a larger copy format of the image and share their mailing address so that the images can be printed and mailed. The prints can take between 2 to 6 weeks to process and send.

### Prizes:

- 1st - 20"x20" Canvas Print + Featured on @HistoricBloomington
- 2nd – 8"x10" Canvas Print+ Featured on @HistoricBloomington
- 3rd – 5"x7" Canvas Print + Featured on @HistoricBloomington
- Runners up - Featured on the @HistoricBloomington Instagram Account

### Sponsored by:

HAND Department, City of Bloomington, Indiana and the Bloomington Historic Preservation Commission (BHPC)

### Choosing the winners and runners up:

- Community response (Instagram likes)
  - 10 pts. (most likes 10 pts, second most 8 pts, third 6 pts)
- HPC Subcommittee
  - 10 pts. - Technical competence
  - 10 pts. - Clarity of theme
  - 10 pts. – Creativity
  - 10 pts. – Originality

TOTAL: 50 pts.

**Point Sheet:**

<b>PHOTO #</b>	<b>Technical Competence (10 Pts)</b>	<b>Clarity of Theme (10 pts)</b>	<b>Creativity (10 pts)</b>	<b>Originality (10 pts)</b>	<b>Total Points (_/40)</b>
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

The sheet should be filled out by the Historic Preservation Commissioners and handed to HAND Staff before June 15, 2022.





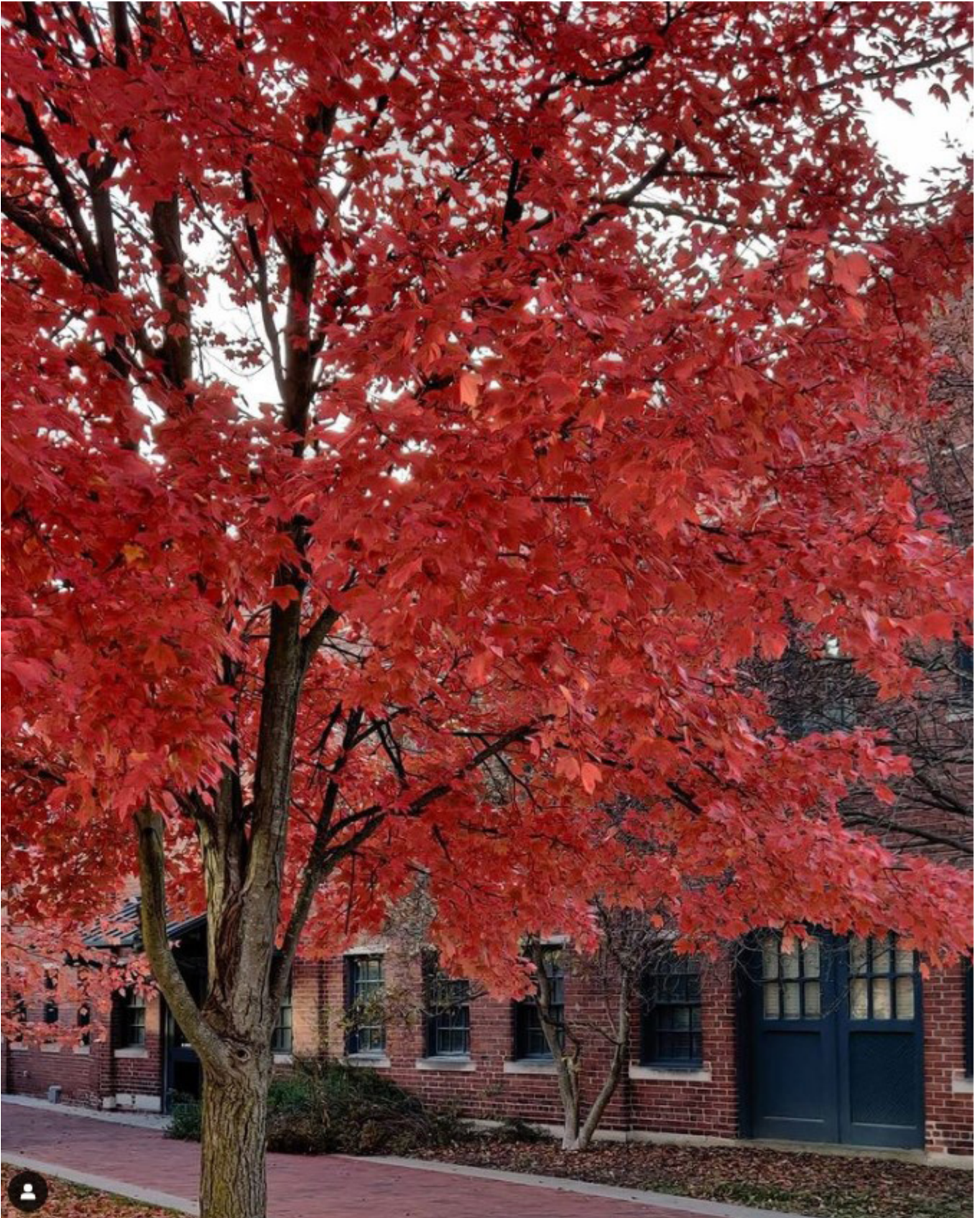
**MAY HISTORIC PRESERVATION MONTH PHOTO CONTEST  
ENTRY #1**





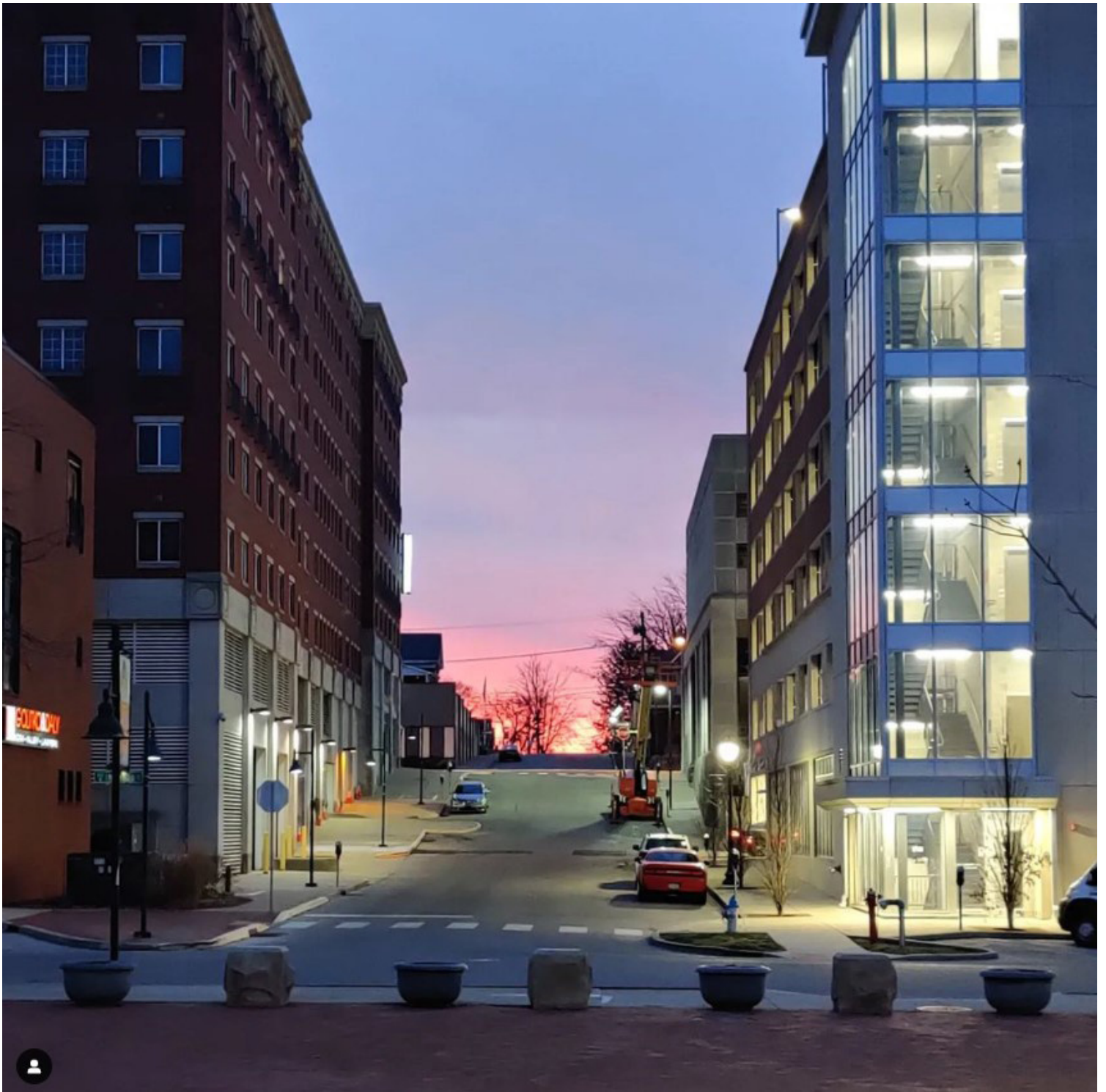
**MAY HISTORIC PRESERVATION MONTH PHOTO CONTEST  
ENTRY #2**





**MAY HISTORIC PRESERVATION MONTH PHOTO CONTEST  
ENTRY #3**





**MAY HISTORIC PRESERVATION MONTH PHOTO CONTEST  
ENTRY #4**





**MAY HISTORIC PRESERVATION MONTH PHOTO CONTEST  
ENTRY #5**





**MAY HISTORIC PRESERVATION MONTH PHOTO CONTEST  
ENTRY #6**





**MAY HISTORIC PRESERVATION MONTH PHOTO CONTEST  
ENTRY #7**





**MAY HISTORIC PRESERVATION MONTH PHOTO CONTEST  
ENTRY #8**





**MAY HISTORIC PRESERVATION MONTH PHOTO CONTEST  
ENTRY #9**





**MAY HISTORIC PRESERVATION MONTH PHOTO CONTEST  
ENTRY #10**