



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday June 23, 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

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Bloomington Historic Preservation Commission Meeting

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

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday June 23, 2022, 5:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. JUNE 9, 2022
- IV. **NEW BUSINESS**
 - A. 200 E Kirkwood Ave.
Petitioner: Tim Cover
Design concept feedback
- V. **CERTIFICATES OF APPROPRIATENESS**
Commission Review
 - A. **COA 22-44**
701 W 4th St. (Greater Prospect Hill Historic District)
Petitioner: Peter Haralovich
Move the house and new construction
 - B. **COA 22-45**
1210 W 6th St. (NWS Conservation District)
Petitioner: Susan and Kevin Kirchhoff
New Construction of a Detached Garage
 - C. **COA 22-46**
108 E 6th St. (Courthouse Square Historic District)
Petitioner: Bruce Norton, Station 43 Design
Permanent Sign
 - D. **COA 22-47**
916 E University St. (Elm Heights Historic District)
Petitioner: Jayne H. Spencer
Screened In Back Porch
 - E. **COA 22-48**
521 W 4th St. (Greater Prospect Hill Historic District)
Petitioner: Jerry Sinks & Anita Bracalente
Solar Panels

VI. **HISTORIC DISTRICT NOMINATION**

A. **HD 22-03**

702 & 708 N Rogers St. (Bethel AME Church)

Petitioner: Bethel AME

VII. **NEW BUSINESS (CONTINUED)**

A. 400 W 7th St. (Johnson's Creamery Historic District)

Petitioner: Mike Cordaro

BUEA Facade Grant and BHPC Consulting Grant

B. 723/ 725 W Kirkwood Ave. (Greater Prospect Hill Historic District)

Petitioner: Thomas G. Gallagher

Partial demolition and new construction (tentative)

VIII. **OLD BUSINESS**

A. Update on the Photo Contest

B. Updates on continuing education and BHPC funding opportunities

IX. **COMMISSIONER COMMENTS**

X. **PUBLIC COMMENTS ANNOUNCEMENTS**

XI. **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 July 14, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 6/16/2022 (amended 6/22/2022)

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.

MINUTES

I. CALL TO ORDER

Meeting was called to order by Chair **John Saunders @ 5:09 p.m.**

II. ROLL CALL

Commissioners Present:

John Saunders (Present)

Matthew Seddon (Present)

Elizabeth Mitchell (Present)

Sam DeSollar (Present)

Allison Chopra (Present)

Advisory Members Present:

Duncan Campbell (Electronic)

Chris Sturbaum (Electronic)

Staff Present:

Gloria Colom (Present)

John Zody (Present)

Daniel Dixon (Electronic)

Dee Wills (Electronic)

Guests Present:

Janice Sorby (Electronic)

Lindsey Muller (Electronic)

Ella Heckman (Electronic)

John Laskey (Electronic)
Antonia Matthew (Electronic)
Nate Lattimer (Electronic)
Richard Lewis (Electronic)
Jim Shelton – Chambers (Electronic)
Marilyn Patterson (Present)
Roy Campbell (Present)
Kristopher Floyd (Present)
Judy Witt (Present)

III. APPROVAL OF MINUTES

A. May 12, 2022

Sam DeSollar made a motion to approve **May 12, 2022 Minutes**.

Matthew Seddon seconded.

**Motion Carries: 4 Yes (DeSollar, Seddon, Saunders, Mitchell), 0 No,
1 Abstain (Chopra)**

IV. CERTIFICATES OF APPROPRIATENESS

Staff Approval

A. COA 22-40

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

Petitioner: Mike Ross

Temporary Sign

Gloria Colom gave presentation. See packet for details.

Commission Review

A. COA 22-37

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

Petitioner: Lindsey and Daniel Muller

Sidewalk Change

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if the **Petitioner** knew where they were putting the 3 x 5 section was being placed. **Lindsey Muller** stated that it would probably be in front of the stairs on the **Jackson Street** side. On the entry way up to the home. **Duncan Campbell** asked about the **City** and stockpiling of old historic sidewalk tiles.

Sam DeSollar commented that he appreciated the owner's idea of putting these in the front of the stairs. **Allison Chopra** addressed the issue of the **City** and stockpiling of historic tiles. **Chris Sturbaum** commented that he was involved with the short section of sidewalk repair. See packet for details.

Janice Sorby commented that their neighborhood has experienced this as well. **Richard Lewis** commented that he lived in the **Prospect Hill Neighborhood** and stated that he thought the **Muller's** were doing a very nice job and support their request for this petition.

Allison Chopra made a motion to approve **COA 22-37**.

Matthew Seddon seconded.

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

0 No, 0 Abstain.

B. COA 22-38

312 S Euclid Ave. (Brummett House Local Historic District)

Petitioner: Ella Heckman and John Laskey

Door to a Window

Gloria Colom gave presentation. See packet for details.

Allison Chopra asked if there was a picture of the window. **Gloria Colom** stated that there was a drawing of the window.

Matthew Seddon made a motion to approve **COA 22-38**.

Elizabeth Mitchell seconded.

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

0 No, 0 Abstain.

B. COA 22-42

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

Petitioner: Marilyn Patterson

Window Change

Gloria Colom gave presentation. See packet for details.

Marilyn Patterson stated that the replacement would be for all windows.

Sam DeSollar asked if the exterior was currently covered in vinyl. **Marilyn Patterson** stated that it was aluminum. **Sam DeSollar** asked if the windows being replaced were original to the house and if they were wood. **Marilyn Patterson** stated that the new windows will look exactly like the picture in the packet. **Allison Chopra** asked if these were not the same material as the current windows. **Sam DeSollar** stated this was correct. **Allison Chopra** asked why the **Commission** would be allowing these windows to be replaced with materials that are not the exact same materials. **Gloria Colom** explained that it has to do with the specific guidelines for each individual **Neighborhood District**. More discussion ensued about the guidelines. See packet for details. **Duncan Campbell** stated that he did not hear that anything was wrong with the current original windows. **Chris Sturbaum** commented that the windows at the house next door to him were replaced, and that he thought it did not affect the character of the house as much as he would have expected. **Allison Chopra** asked the **Petitioner** what was the reason for replacing the windows. **Marilyn Patterson** Stated that she has lived in this house for 44 years and it has come to the point that some of the storms are nailed or screwed in, and she is not able to open and close the windows. **Richard Lewis** stated that their guidelines were designed so home owners could afford to repair their homes.

Matthew Seddon made a motion to approve **COA 22-38**.

Elizabeth Mitchell seconded.

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

0 No, 0 Yes.

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 façade

Gloria Colom gave presentation. See packet for details.

Matthew Seddon asked if the siding was imitation wood grain, and if it was supposed to be imitating wood. **Allison Chopra** asked the Petitioner if it was possible to make the siding smooth instead. The **Petitioner** stated that the texture of the siding was very minimal. More discussion ensued about the siding. **Chris Sturbaum** asked if this was 4 inch siding. **Roy Campbell** stated that it was.

Matthew Seddon commented that the guidelines stated that no products are to imitate grain. **Sam DeSollar** commented that he agreed with what **Matthew Seddon** said. Both **Allison Chopra** and **John Saunders** agreed.

Sam DeSollar made a motion to approve **COA 22-43** with the caveat the **Petitioner** uses smooth surface siding, including the garage door.

Allison Chopra seconded.

Motion Carries: 5 Yes (DeSollar, Seddon, Saunders, Mitchell, Chopra), 0 No, 0 Abstain.

V. DEMOLITION DELAY

A. DD 22-11

714 E 1st St. (Contributing)

Petitioner: James McAllister

Partial Demo, garage Roof

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if there were any drawings to view before they vote.

Matthew Seddon stated that this was a **Demo Delay** and that they don't have purview for anything more.

John Saunders made a motion to approve **Demolition Delay DD 22-11**.

Allison Chopra seconded.

Motion Carries: 5 yes (DeSollar, Seddon, Saunders, Mitchell, Chopra), 0 No, 0 Abstain.

B. DD 22-12

1306 S. Grant St (Contributing)

Petitioner: Kris Floyd

Full Demo

Gloria Colom gave presentation. See packet for details.

Elizabeth Mitchell asked the **Petitioner** why he was tearing down the house. **Kris Floyd** stated that the intent is that he intends this to be his personal single family home. There is only 480 square feet which does not work. It is on piers not a substantial foundation. **Sam DeSollar** asked if there were any materials that were salvageable. **Allison Chopra** asked **John Zody** how he thought that this proposal aligns with the **Cities** concern for affordable housing and single family homes at an affordable price, densities, ADU's etc. **John Zody** stated that our guidelines provide that you, when considering a Demo Delay, you have to think about the **Historic Guidelines** as it surrounds the house and whether it is worthy of designation. **Allison Chopra** asked **Gloria Colom** to speak about the historic significance of this home. See packet for details. **Nate Lattimer** stated that he lives next door to this house and that he did not think that demolishing this house and building new would affect the integrity of the neighborhood. **Janice Sorby** agreed that this house could not be elevated on its own for designation. **Kris Floyd** commented that the lot was a very small lot and that he is sensitive to the neighborhood and that the character of the new house will be in the bungalow style.

John Saunders made a motion to approve **Demolition Delay 22-12**.

Matthew Seddon seconded.

Motion Carries: 5 Yes (DeSollar, Seddon, Saunders, Mitchell, Chopra), 0 No, 0 Abstain.

VI. NEW BUSINESS

A. Photo Competition

Gloria Colom spoke about the rules of the competition. Also that people were having trouble sending in entries on Instagram, so they were allowed to submit them via email. See packet for details.

B. Nomination - Bethel AME Church

Gloria Colom announced that the Nomination for the Bethel Church would be at the next meeting.

Gloria Colom announced that June 14, 2022 the **Near West Side Opposition Period Orientation** with the community is happening.

C. Window repair and replacement concerns.

- VII. OLD BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS ANNOUNCEMENTS**
- X. ADJOURNMENT**

Meeting was adjourned by John Saunders @ 6:39 p.m.

END OF MINUTES

Video record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 701 W 4th St.
COA 22-44	Petitioner: Peter Haralovich
	Parcel: 53-05-32-420-005.000-005
RATING: CONTRIBUTING	Survey: 1935, American Small House



Background: Greater Prospect Hill Historic District

Request: Move the structure and new construction

Neighborhood Comments:

"I have been in this house. In my opinion the existing structure has very little historical value.

I think that the design Peter has presented looks good at 1st glance. The aesthetic of the front facing façade appears to conform to our guidelines. I say yes." (John Vitello)

"Regarding Peter Haralovich's petition for 701 W. 4th Street:

- I appreciate the thoughtful design that has gone into this project. Per HPC guidelines, I believe that moving the original structure counts as a demolition – which never fully makes sense to me, but I believe we have had that come up before. At any rate, I appreciate the idea of moving and preserving the original structure and repurposing it for a studio elsewhere on the parcel. I support that effort as long as it falls within setback requirements.

- I like the 4th Street façade of the new construction quite a bit – reflecting a Craftsman esthetic with some nice detail. There is a Craftsman bungalow 2 doors to the west, so this new project would echo something with similar style within the

streetscape on that block. I also like the newer, shallower setback from the street, which is more in keeping with the neighboring houses.

· My main issue/concern is the Fairview Street façade. (Since this is a corner lot, we have to consider both public-way facades.) For me, the rooflines are in conflict with one another and fall out of the “period” of the front façade. The gable-end roofline height for the rear portion (facing Fairview) is quite shallow (low) and broad and there is a weird connector roof from the main (front) bungalow portion to the rear of the house. I believe Marc Cornett is the architect for this project and his work is always thoughtful, but this one puzzles me. To me, it almost makes more sense to rotate the rear roofline/gable by 90 degrees so that all 3 major rooflines (front porch, front section, rear section) are in the same direction/alignment. I say all that acknowledging that I am not an architect.

In general, however, I am supportive of the plans assuming the new construction meets setback requirements. (Same questions as raised by John Vitello in earlier emails.)” (Richard Lewis)

Guidelines: Greater Prospect Hill Historic District Guidelines

(pg. 14) DEVELOPED SITE - This is usually a site upon which there already exists a historic primary structure. New construction usually involves the construction of an accessory building such as a garage.

(pg. 24) Moving a Building - Existing historic buildings in the Prospect Hill Conservation Area should not be moved to other locations in the district. The moving of a historic structure should only be done as a last resort to save a building. It may be considered when its move is necessary to accomplish development so critical to the neighborhood’s revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance, its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

New Construction - (attached)

Staff Recommendation: Recommends approval of COA 22-44

- The proposed solution allows for the existing structure to remain on the property and be given a use. The new building would provide accessibility for the owner to age in place and comply with the massing, outline, and fenestrations found in the neighborhood.
- Staff would note that because this is a completely new building, it should not imitate the neighbors so much as to confuse passersby. The design can be craftsman inspired but it can take some license so as not to look completely historic.

IV. GUIDELINES FOR NEW CONSTRUCTION

The following New Construction guidelines were copied directly from the 2008 Prospect Hill Conservation District Guidelines that were approved by over 51% of the neighbors who voted. They have not been modified in any way.

STANDARDS FOR NEW CONSTRUCTION

The purpose of these guidelines is to present flexible approaches to appropriate design in the Greater Prospect Hill Historic District. The goal is to harmonize new buildings with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set-up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result.

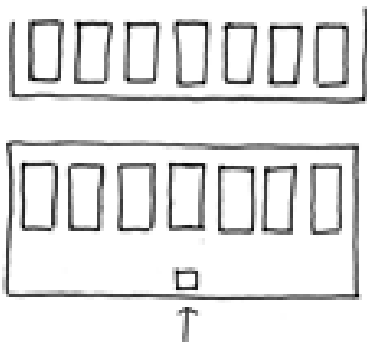
CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context. Therefore, the most important first step in designing new construction in any conservation district is to determine just what the context is. “Contributing” properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable. You can find out more in the City of Bloomington Interim Report, on pages 34-41. Each property in the Prospect Hill Study Area is described.

Every site will possess a unique context. This will be comprised of the “contributing” buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

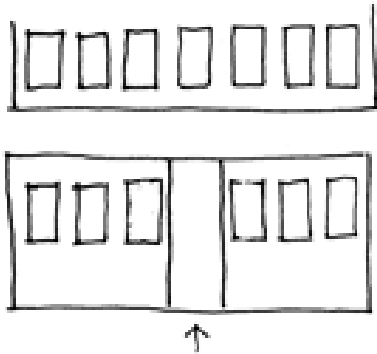
Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. DEVELOPED SITE - This is usually a site upon which there already exists a historic primary structure. New construction usually involves the construction of an accessory building such as a garage.



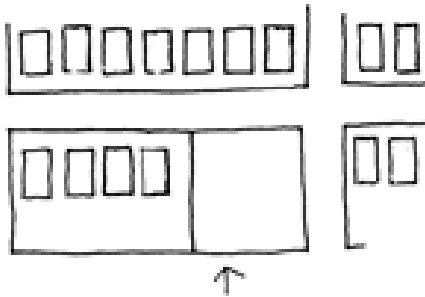
Context: New construction must use the existing historic building as its most important, perhaps only, context.

2. ISOLATED LOT - This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.



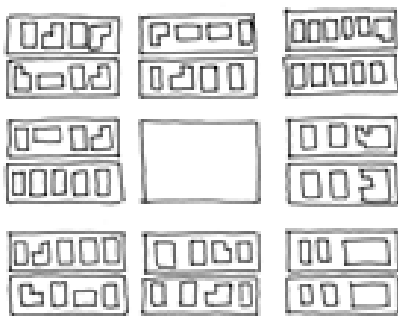
Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

3. LARGE SITE - This is usually a combination of several vacant lots, often the result of previous demolition.



Context: Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

4. REDEVELOPMENT SITE - This site may consist of four or more contiguous vacant lots. Often there is much vacant land surrounding the site.



Context: The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

PRIMARY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL:

All construction of primary buildings in the Greater Prospect Hill Historic District is subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).

Definition: A **primary building** is a building or accessory structure occupying a lot. Buildings less than 80 square feet need no approval.

The following guidelines relate to the construction of any new primary building. They are enforceable by the BHPC and are subject to its “Review and Approval” by application for a certificate of appropriateness. These guidelines are less comprehensive and less restrictive than for a Historic District.

MATERIALS

Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.

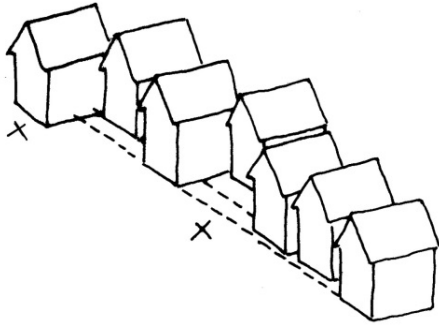


RECOMMENDED

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
2. 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.
3. Brick, limestone, clapboard, cement board, wood, shingles, stucco

SETBACK

Definition: The distance a building is set back from a street, alley or property line.

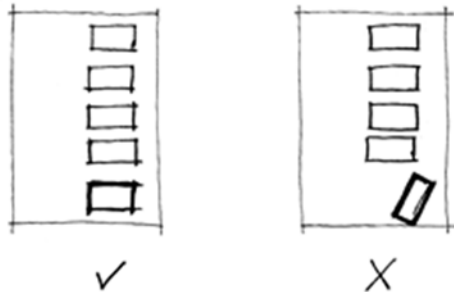


RECOMMENDED

1. A new building's setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed
2. On corner sites, the setbacks from both streets must conform to the context
3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

ORIENTATION

Definition: The direction that a building faces.



RECOMMENDED

New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for information about the traditional forms in the neighborhood.)

BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

RECOMMENDED

Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

SPACING

Definition: The distance between contiguous buildings along a block face.

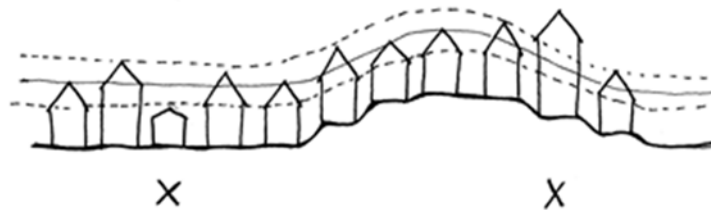
RECOMMENDED

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

BUILDING HEIGHTS

Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

NOTE - In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

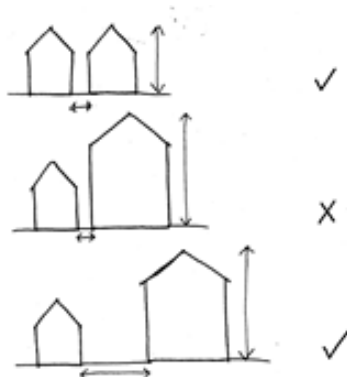


RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

BUILDING HEIGHT/ SIDE SETBACK

Definition: The relationship between the height of the house and the distance between them.



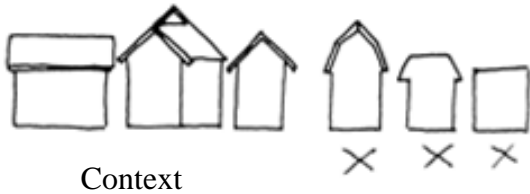
RECOMMENDED

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

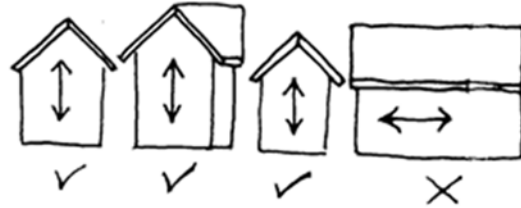
BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

Roof Shape



Directional Orientation

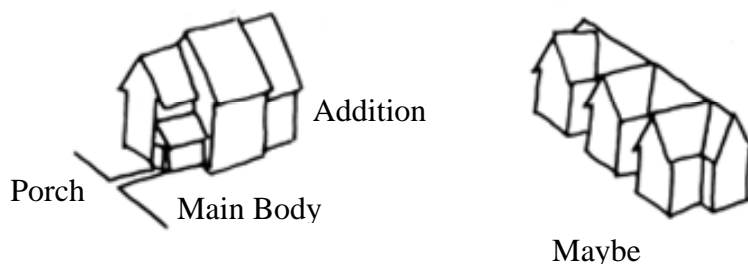


RECOMMENDED

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

MASS

Definition: The three dimensional outline of a building. Depending on the block face, buildings in Prospect Hill may reflect the traditional horizontal mass of the gabled-ell or the more vertical projection of the bungalow form. See the architectural description of traditional forms provided in the *Homeowner's Guide to Living in a Historic District*.

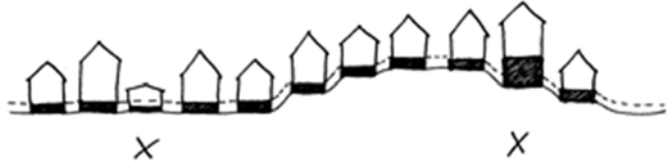


RECOMMENDED

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the first floor living space.



RECOMMENDED

New construction first floor elevation and foundation height should be consistent with contiguous buildings.

FENESTRATION

Definition: The arrangement, proportioning, and design of windows, doors and openings.



RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 22-44 _____

Date Filed: _____ 6/3/2022 _____

Scheduled for Hearing: _____ 6/23/2022 _____

Address of Historic Property: _____

Petitioner's Name: _____

Petitioner's Address: _____

Phone Number/e-mail: _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff 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. _____

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

3. A description of the materials used.

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

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

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

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





Peter P Haralovich
335 S Lincoln St
Bloomington, IN 47401

Gloria Colom
Historic Preservation Program Manager
Housing and Neighborhood Development
City of Bloomington, Indiana

June 16, 2022

Re: COA Application, 701 W 4th St

I am the owner of the property noted above and in the Application for Certificate of Compliance. As noted in the application, I have hopes of constructing a home on the property with which to age in place.

Although I have owned the existing house and it has been in my family since 2006, until recently I was unaware it was listed as Contributing on the Federal Registry of Historic Places. The designation presents challenges to the construction of a dwelling for my retirement. Over the past many weeks and months, I developed numerous concepts. My conclusion is the existing house doesn't serve my housing needs as is, and there are no practical or aesthetic improvements I can make to the house to serve my requirements. Simply stated, improvements and additions to the existing house would be very difficult and expensive. Considering the circumstances, I propose to relocate the historic house to one end of the lot and construct a new house on the other end.

Index of supporting documents:

1. Photographs of the historic site.
2. Drawings.
 - a. Existing site plan
 - b. Proposed site plan
 - c. Site west elevation
 - d. North elevation
 - e. West elevation
 - f. South elevation
 - g. East elevation
 - h. Site dimensions

Builder: Chris Valliant

House Design, traditional bungalow.

My design is consistent with Arts and Craft houses of the neighborhood and much of downtown Bloomington. The scale is consistent with neighboring houses. The location of the new house is consistent with the existing street scape.

Building Materials

I propose using building materials which are available locally. Every effort will be made to rely upon local craftsman and artisans for architectural components following the traditions of builders of the Arts and Crafts era including turnings, moldings, trim, lighting and others.

Energy efficiency and sustainability.

The new house and existing houses will collect solar electrical energy. We will use the LEED Rating System for guidance with respect to thermal efficiency and the use of renewable building material. If achievable under the present difficult inflationary and supply chain conditions we endeavor to apply for a LEED Certification upon completion.

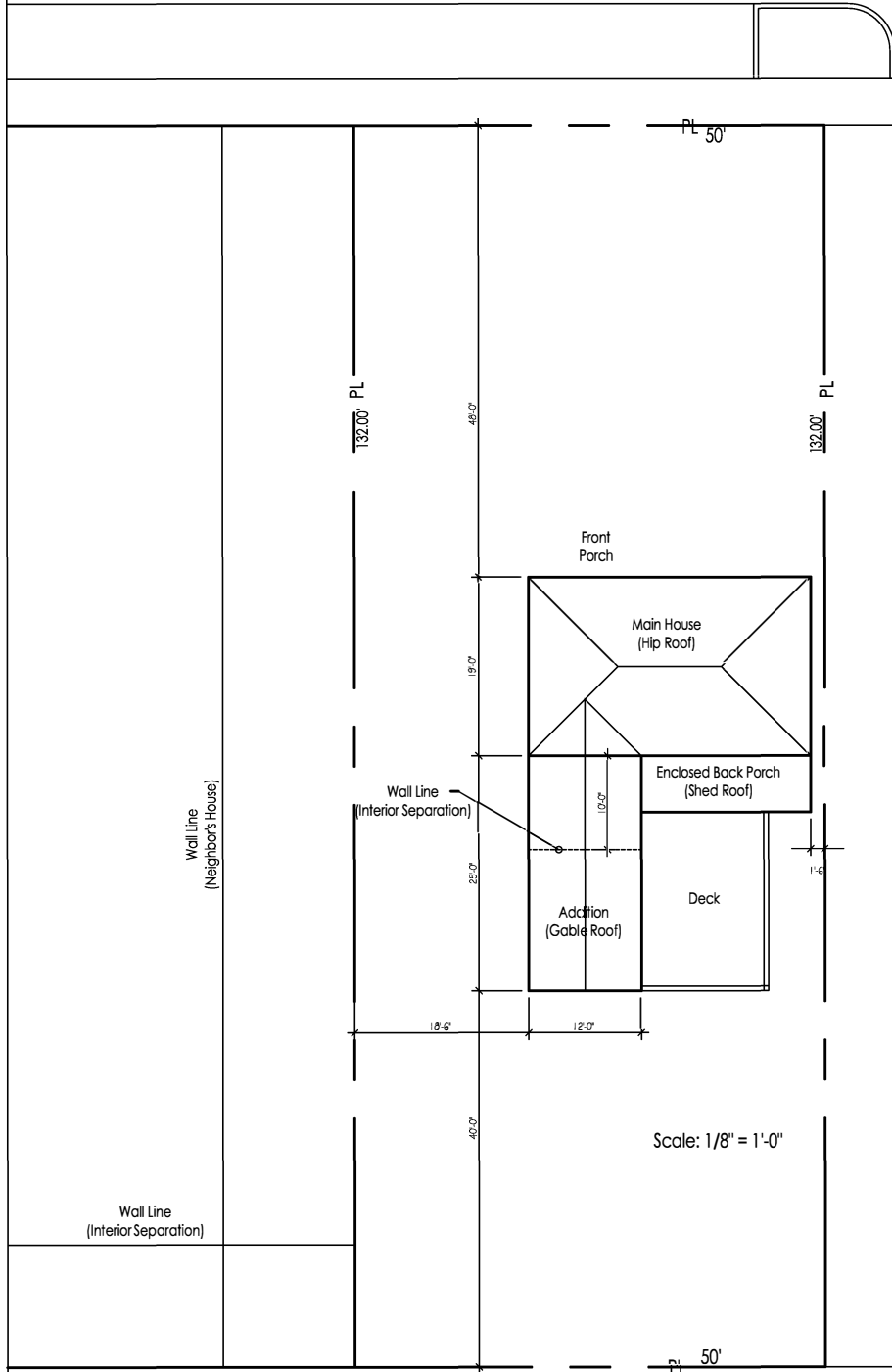
I hope this document serves to provide the information you need for your purposes. I look forward to meeting and presenting to the committee. I feel strongly that what I propose will result in I believe to be an interesting addition to one of the cities most valued neighborhoods.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter P Haralovich", is written over a light blue horizontal line.

Peter P Haralovich

W. 4th. St. R.O.W.
(54')



S. Fairview St. R.O.W.
(40')

Alley R.O.W.
(12' Unimproved)

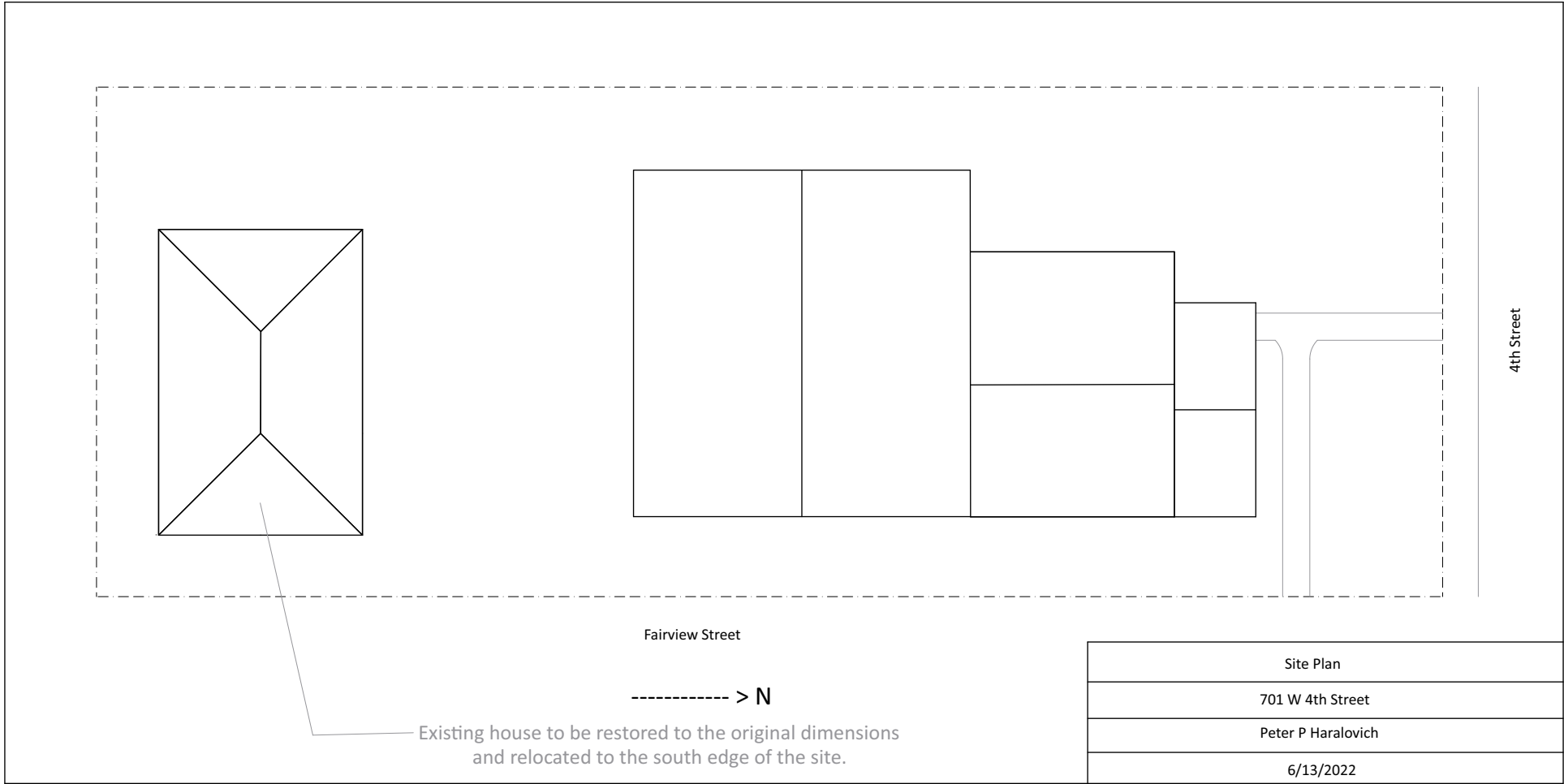
Site Plan - Existing

701 W. 4th. St.

Owner: P. Haralovich Architect: M C A architecture + urbanism



Scale: 1" = 20'-0"
Date: 2022-3-10



Site Plan
701 W 4th Street
Peter P Haralovich
6/13/2022

Proposal for COA Application



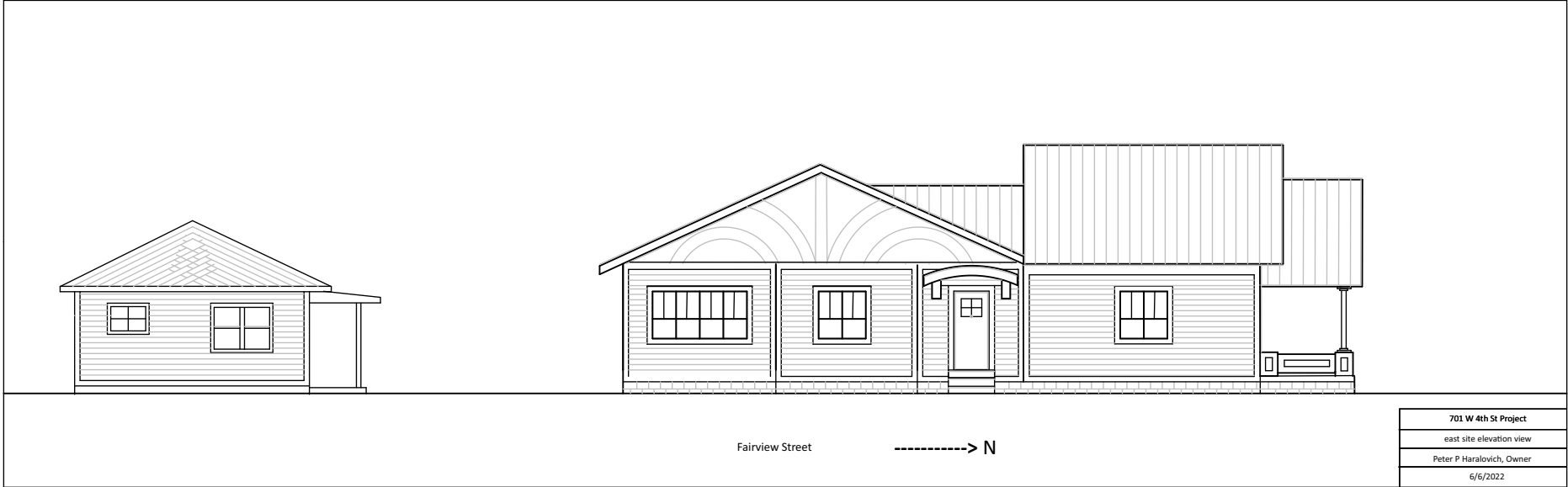
Fourth Street

701 W 4th St Project
north elevation view
Peter P Haralovich, Owner
5/25/2022



Fourth Street

701 W 4th St Project
north elevation view
Peter P Haralovich, Owner
5/25/2022





Fairview Street

-----> N

701 W 4th Street Project
West elevation view
Peter P Haralovich, Owner
6/16/2022

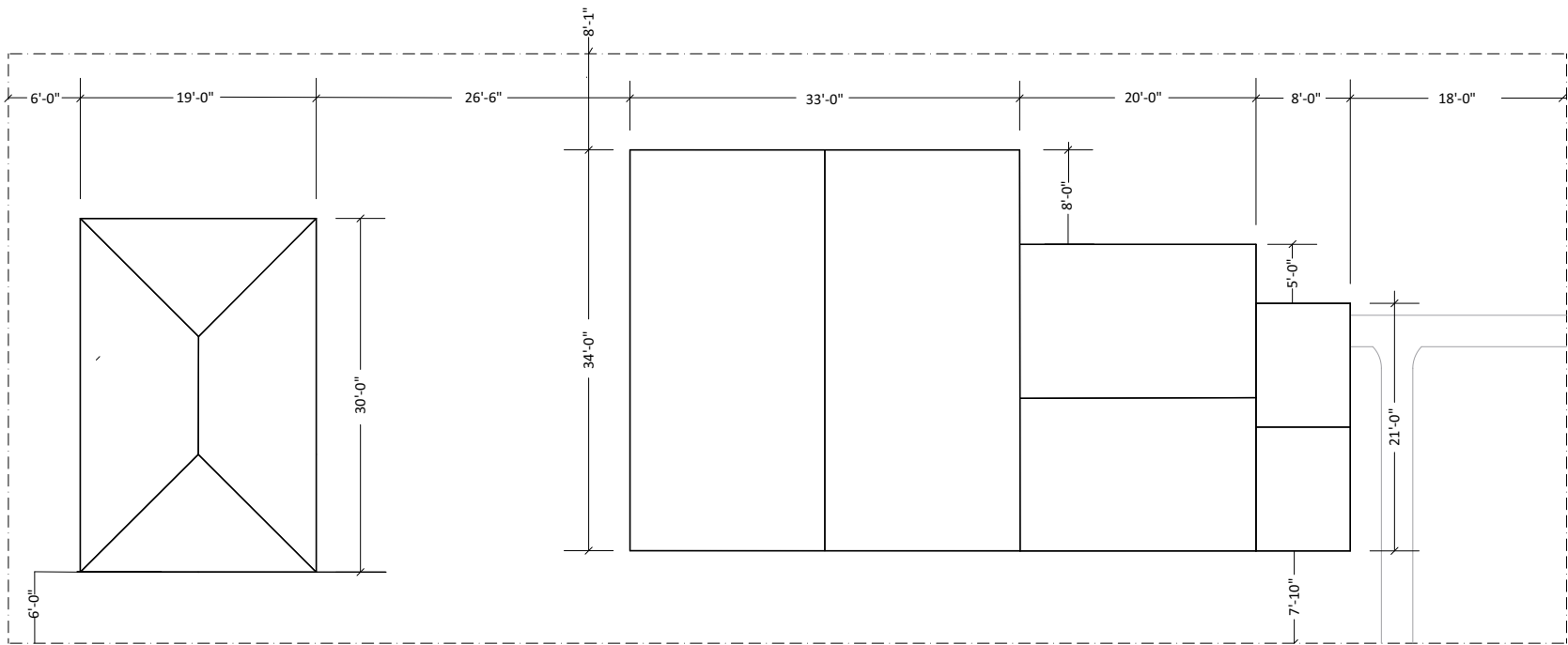


701 W 4th St Project
south elevation
Peter P Haralovich, Owner
5/23/2022



N ←-----

701 W 4th St Project
east elevation
Peter P Haralovich, Owner
5/22/2022



Fairview Street

4th Street

701 W 4th Street Project
Site Plan - 701 W 4th Street
Peter P Haralovich, Owner
6/16/2022

STAFF RECOMMENDATIONS	Address: 1210 W 6th St.
COA 22-45	Petitioner: Susan and Kevin Kirchhoff
	Parcel: 53-05-32-313-016.000-005
RATING: NOT SURVEYED	Survey: c. 2021



Background: Near West Side Conservation District

Request: New Construction of a Detached Garage

Neighborhood Comments:

"The Near West Side Design Review Committee met on June 6, 2022, with the owners of the property at 1210 West 6th Street regarding their CoA application for a proposed garage.

The committee has no objection to the project as proposed.

However, the committee would like to call attention to the exception it is making to its general opposition to the use of vinyl siding within the Conservation District. On page 20 of

the District's Design Guidelines, vinyl siding is specifically called out as "Not Recommended." The house at 1210 W. 6th is new; the CoA for its initial construction was granted after the Near West Side was locally designated but before our Design Guidelines were completed or the Design Review Committee established. Had we gotten the opportunity to review the CoA application for the house, this committee probably would have recommended against the use of vinyl. However, in the present

case, because the applicant proposes to use siding that matches the house, and because the accessory structure is small and located at the rear of the lot, we chose not to object.

This decision should not be construed as a general acceptance of vinyl siding as an appropriate material in the Near West Side Conservation District. (Near West Side Design Review Committee)

Guidelines: Near West Side Conservation District Guidelines (pg. 35)

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
3. The scale, height, size, and mass of an accessory structure should be subordinate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.

Staff Recommendation: Recommends approval of COA 22-45

- The proposed structure conforms to the guidelines in scale and location.
- The vinyl siding is not recommended, however the neighborhood subcommittee made an exception as the garage would be located away from the main throughway.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-44

Date Filed: 6/7/2022

Scheduled for Hearing: 6/23/2022

Address of Historic Property: 1210 W6th St

Petitioner's Name: Kevin and Susan Kirchhoff

Petitioner's Address: 1210 W6th St.

Phone Number/e-mail: Kkirchho@gmail.com,susan214marketing@gmail.com

Owner's Name: Kevin and Susan Kirchhoff

Owner's Address: 1210 W6th St.

Phone Number/e-mail: Kkirchho@gmail.com,susan214marketing@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. New Single family home

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

3. A description of the materials used.
Wood framed, asphalt shingle roof vinyl siding to match house

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

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

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

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

The NWS Design Review Committee Statements

The Near West Side Design Review Committee met on June 6, 2022, with the owners of the property at 1210 West 6th Street regarding their CoA application for a proposed garage. The committee has no objection to the project as proposed.

However, the committee would like to call attention to the exception it is making to its general opposition to the use of vinyl siding within the Conservation District. On page 20 of the District's Design Guidelines, vinyl siding is specifically called out as "Not Recommended." The house at 1210 W. 6th is new; the CoA for its initial construction was granted after the Near West Side was locally designated but before our Design Guidelines were completed or the Design Review Committee established. Had we gotten the opportunity to review the CoA application for the house, this committee probably would have recommended against the use of vinyl. However, in the present case, because the applicant proposes to use siding that matches the house, and because the accessory structure is small and located at the rear of the lot, we chose not to object.

This decision should not be construed as a general acceptance of vinyl siding as an appropriate material in the Near West Side Conservation District.

Near West Side Design Review Committee:

William Baus

Peter Dorfman

Karen Duffy

Robert Meadows

Jennifer Stephens

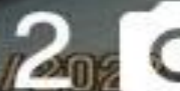
**Presentation for
Certificate of
Appropriateness
And
Building Permit**





1210 W 6th ST
Bloomington, IN 47404

01/05/202





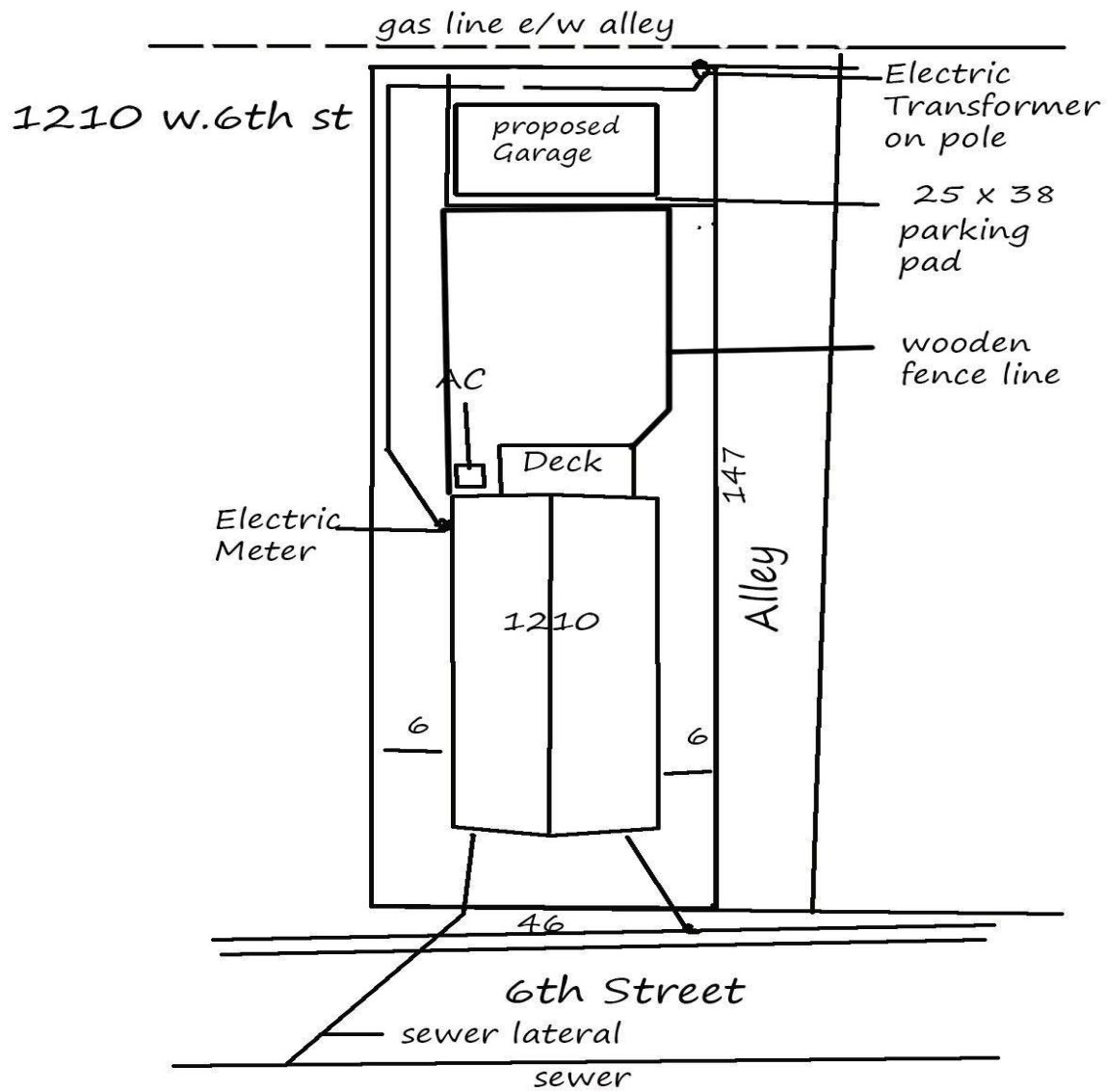
01/05/2022













Proposed
Garage

Bloomington

W. 6th ST

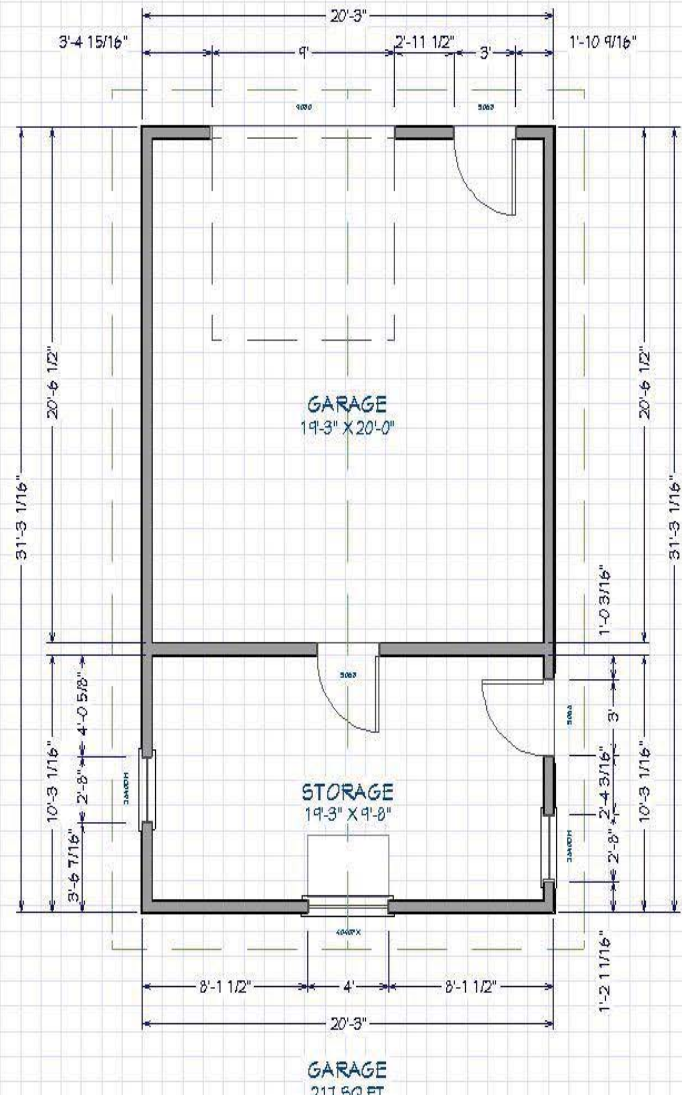
N. Pine ST

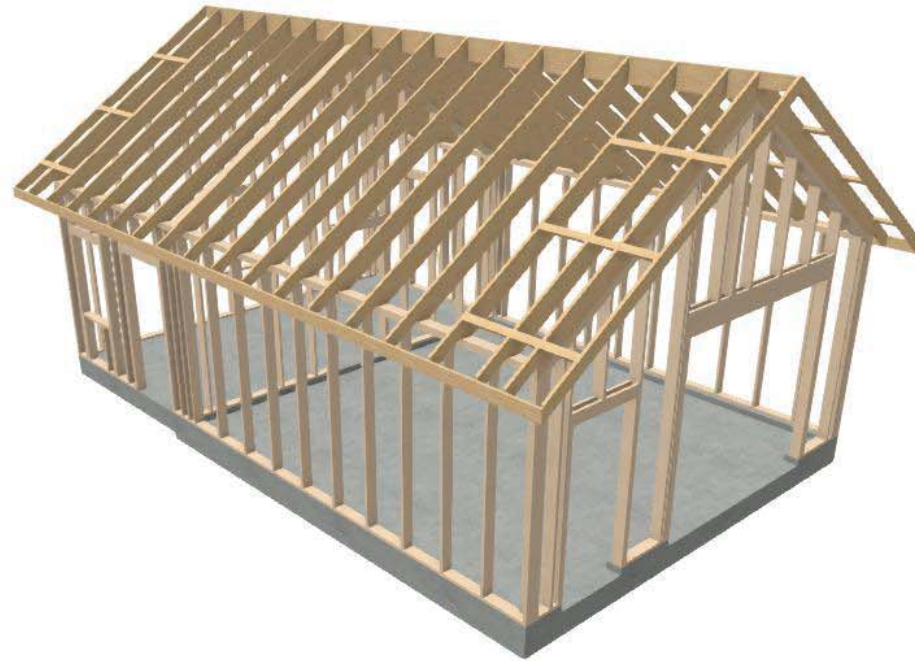
W. 6th ST





Perspective view

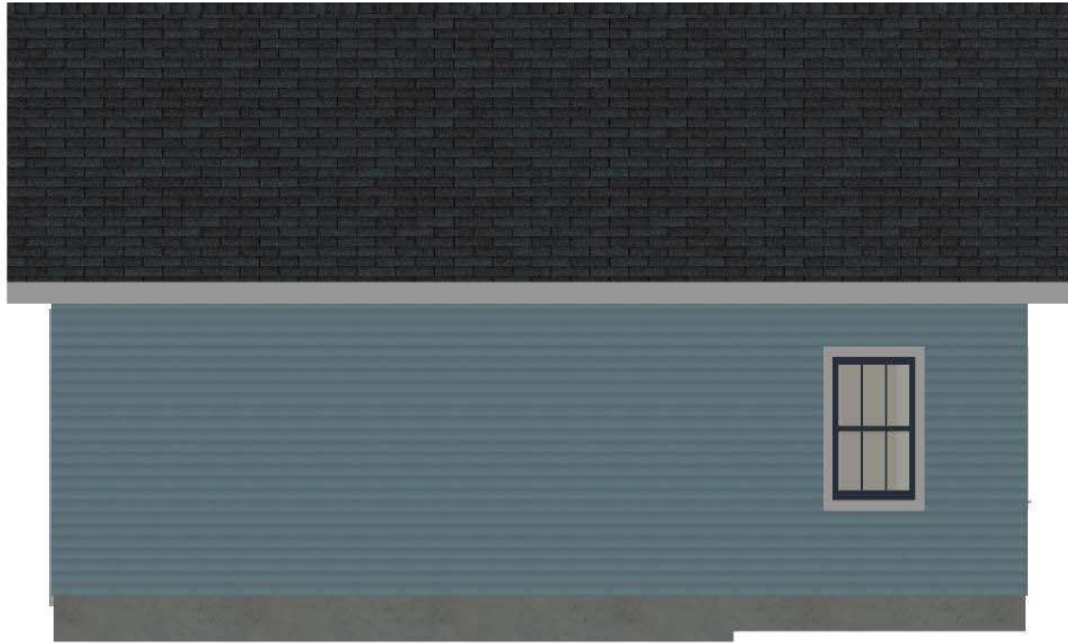




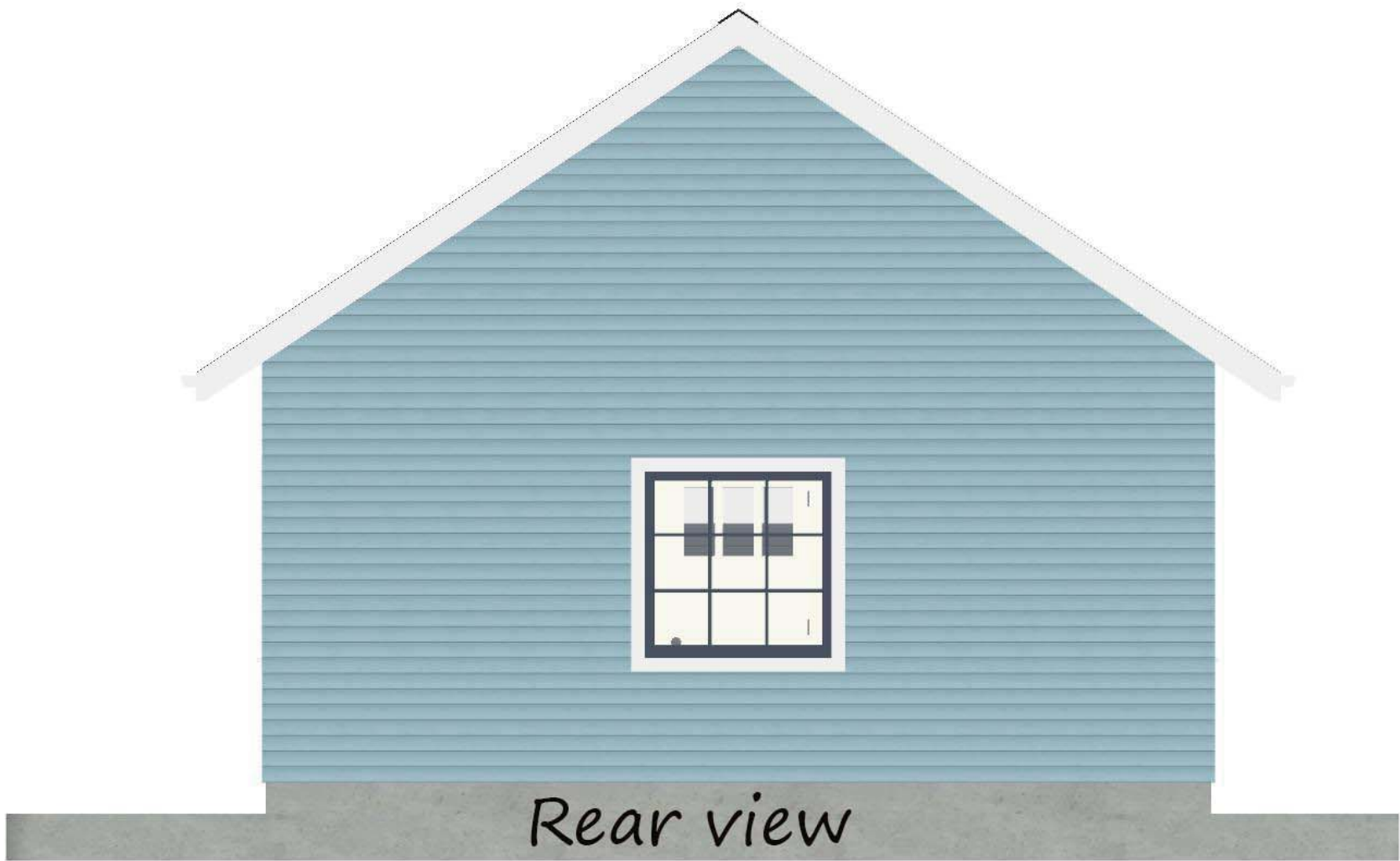
Framing perspective



Front view

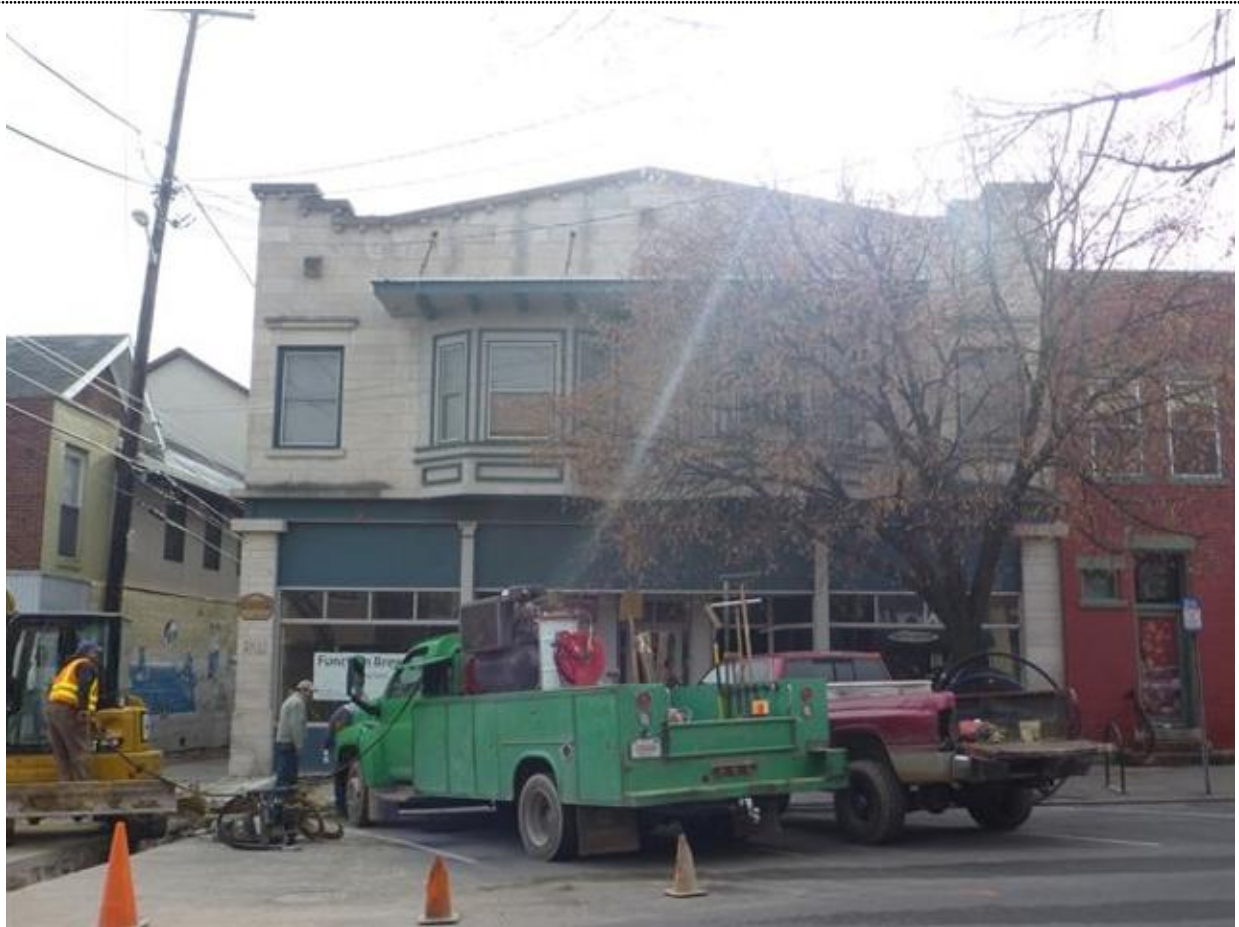


Side view



Rear view

STAFF RECOMMENDATIONS	Address: 108 E 6th St.
COA 22-46	Petitioner: Bruce Norton, Station 43 Design
	Parcel: 53-05-33-310-048.000-005
RATING: NOTABLE	Survey: C. 1905, Mission/Spanish Colonial



Background: Courthouse Square Historic District

Request: New Signage

Guidelines: Courthouse Square Historic District Guidelines (pg. 22)

As a general rule, new signs should preserve, complement, and enhance, rather than compete with, the character of historic buildings and the surrounding district. Careful consideration should be given to historic context, building forms, and site layout when selecting, designing, and reviewing new signage. Not all allowed signage types, by the UDO, are appropriate for the district.

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.

B. Wall Signs

1. Building-mounted signage should be of a scale and design so as not to compete with the building's historic character.
2. Wall signs should be located above storefront windows and below second story windows.
3. Signs in other locations will be reviewed on a case-by-case basis.

Staff Recommendation: Staff recommends approval of COA 22-46

- The sign complies with the guidelines in location, scale, and materials.
- The sticker signs do not detract from the historic building.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-46

Date Filed: 6/7/2022

Scheduled for Hearing: 6/23/2022

Address of Historic Property: 108 East 6th Street

Petitioner's Name: Detour Brewing Company

Petitioner's Address: 4647 W Johanna Dr

Phone Number/e-mail: 812.340.5015 station43design@gmail.com

Owner's Name: Mike Ross

Owner's Address: 3275 East Rhorer Road

Phone Number/e-mail: 812-345-5615

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. 53-05-33-310-145.000-005

2. A description of the nature of the proposed modifications or new construction:
New lighted LED reverse channel letter permanent sign for Metal Works
Brewery. Same type of sign that Function Brewery has now. Removing
Function Brewery and install Metal Works Brewery. All within the city
allowable square footage for permanent sign.

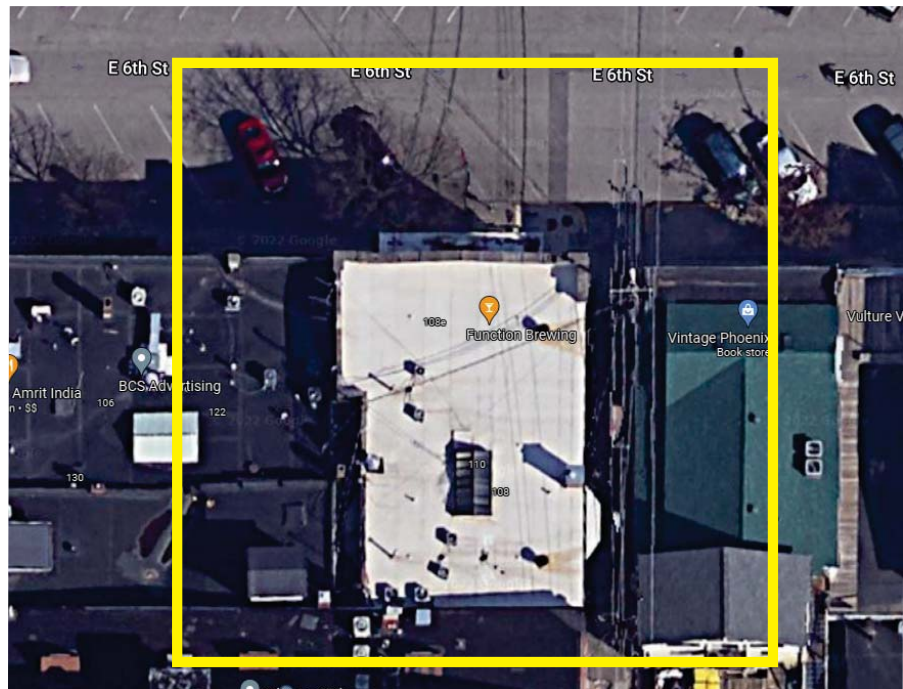
3. A description of the materials used.
All aluminum construction and LED lighting.

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

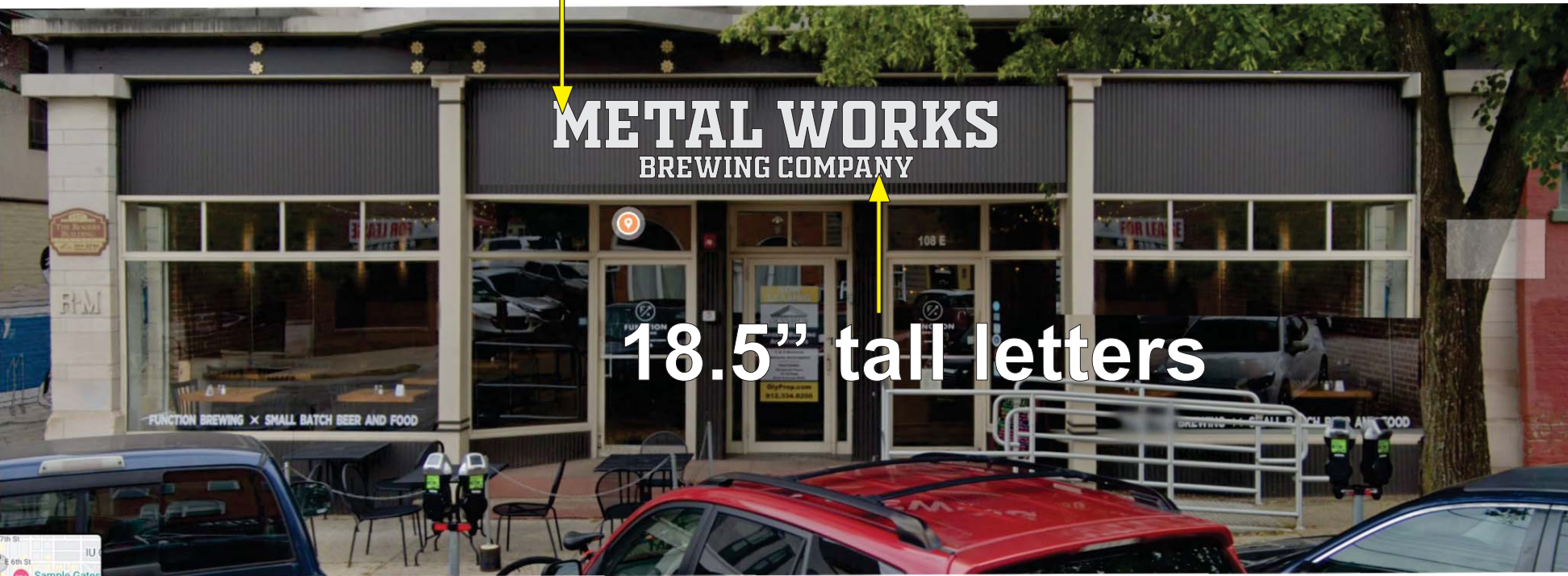
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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



18.5" tall letters



18.5" tall letters



STAFF RECOMMENDATIONS	Address: 916 E University St.
COA 22-47	Petitioner: Jayne H. Spencer
	Parcel: 53-08-04-116-006.000-009
RATING: CONTRIBUTING	Survey: c.1930, Tudor Revival



Background: Elm Heights Historic District

Request: Replace back deck and add screened in door

Guidelines: Elm Heights Historic District Guidelines (pg. 29)

Construction of additions

- Locate additions so as not to obscure the primary facade of the historic building.
- Retain significant building elements and site features, and minimize the loss of historic materials and details.
- Size and scale of additions should not visually overpower the historic building or significantly change the proportion of the original built mass to open space.
- Select exterior surface materials and architectural details for additions that are complementary to the existing building in terms of composition, module, texture, pattern, and detail.
- Additions should be self-supporting, distinguishable from the original historic building, and constructed so that they can be removed without harming the building's original structure.
- Protect historic features and large trees from immediate and delayed damage due to construction activities.

• Sensitive areas around historic features and mature trees should be roped off before demolition or construction begins.

Staff Recommendation: Recommends approval of COA 22-47

- The porch replacement faces the back of the property and is technically visible from a right of way due to an unvacated overgrown alleyway.
- The design is compatible with the house and provides a functional second story deck for an existing doorway.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-47

Date Filed: 6/9/2022

Scheduled for Hearing: 6/23/2022

Address of Historic Property: 916 E University St.

Petitioner's Name: JAYNE H SPENCER

Petitioner's Address: 916 E University St.

Phone Number/e-mail: 812-325-8039 / jhammer-spencer@gmail.com

Owner's Name: same

Owner's Address: same

Phone Number/e-mail: same

Instructions to Petitioners

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

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

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-13920-00 Lynn Lewis L4

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

I propose screening in the back porch without changing the footprint. I have lived here since 1982 and the porch is dry-rotted and in need of attention. The pillar wood is falling off the metal pylons original to the house and they will be replaced with the same treatment. The second floor roof will be shored up and a wooden railing, gone since the 1950s, will be reinstalled so that the area may be used as a porch, entrance through original

3. A description of the materials used. door w bedroom. (pix)
(The footprint is 8x10.)

All materials will be pressure treated wood with cedar stain, including two rolling screen doors and wooden floor which will level the porch and draw rain away as well as being safer for elderly petitioner. Gutters of metal will be installed the same color of rest of house. Wrought iron railings, original to the 1928 Tudor Revival home, will be installed. I would like to reinstall the wrought iron to the front porch entrance as well. They were original to the house as well.

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

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.



Current back porch



precedent for back porch, screen doors, and second floor railings... disregard the columns.

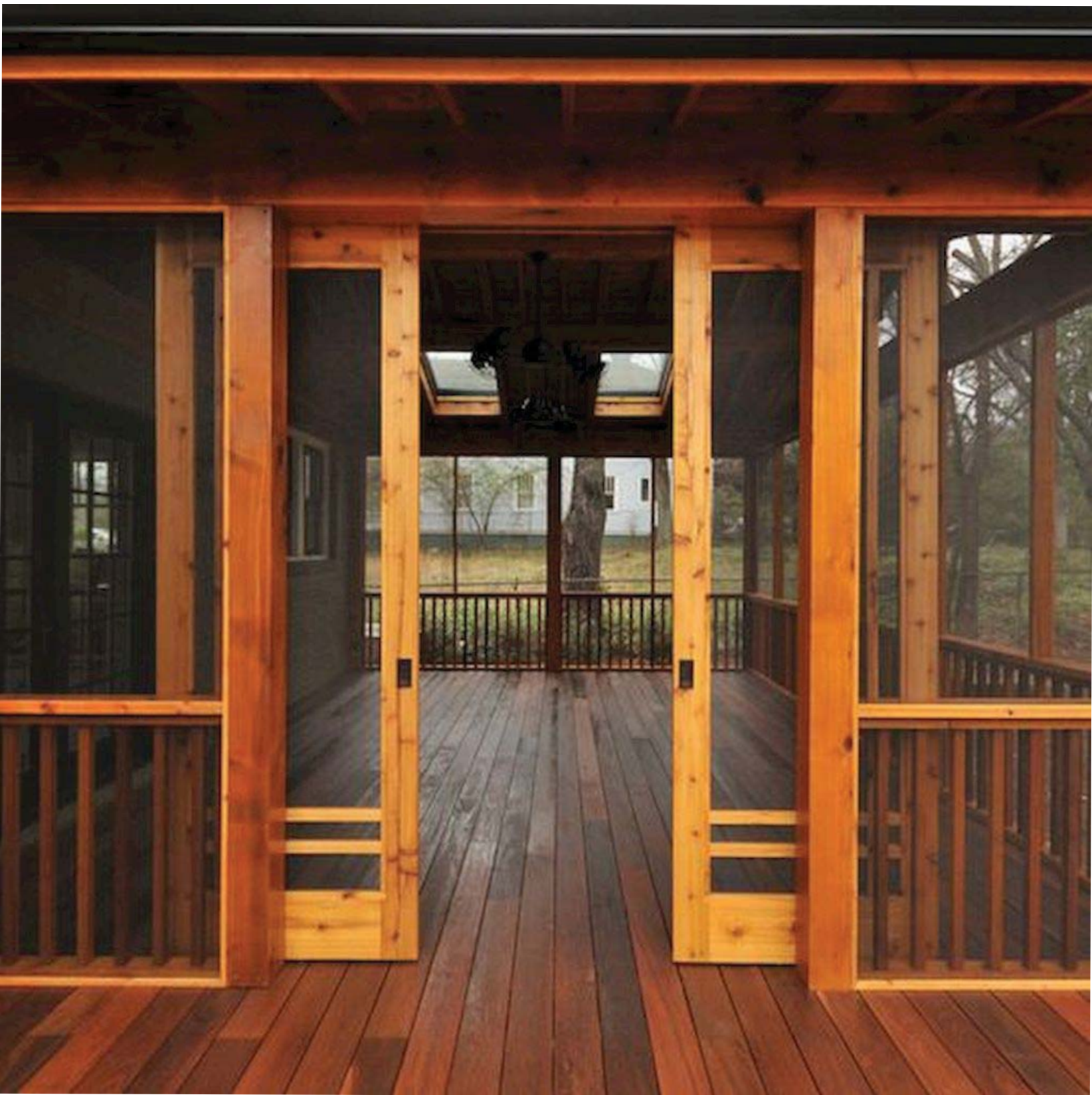




Railing design for the back steps.



The exit door onto the second-floor roof/
balcony





STAFF RECOMMENDATIONS	Address: 521 W 4th St.
COA 22-48	Petitioner: Jerry Sinks & Anita Bracalente
	Parcel: 53-05-32-413-021.000-005
RATING: NOTABLE	Survey: c. 1898, Queen Ann Double Pen



Background: Greater Prospect Hill Historic District

Request: Solar Panels

Neighborhood Comments:

"I have reviewed the proposal for solar panels at 521 W. 4th Street. I believe this is a good project, not only environmentally but the placement of the panels is on roof surfaces that are generally not visible from the street.

In addition, there are several other houses in this historic district and immediate neighborhood that have been approved for solar panels.

I am recommending approval for this project." (Patrick Murray"

"I agree with Patrick" (Jeff Goldin)

"And good afternoon. I support this request as well. Panels on the main structure (residence) are not visible from either public-way view (4th St. or Jackson) and the view of panels on the garage/secondary structure from Jackson Street would be negligible.

Prospect Hill is going solar – good to see." (Richard Lewis)

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

Public way facade:

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).

Prioritize the retention of the roof's original shape as viewed from the public way façade.

Chimneys may be removed unless they are an outstanding characteristic of the property.

Staff Recommendation: Recommends approval of COA 22-48

- The GPHHD guidelines do not address sustainability initiatives such as solar panels. The proposed panel does comply with the policies regarding public way facade with only a minimal portion visible from Jackson Street due to their location on the back of the accessory structure.
- The neighborhood construction subcommittee supports this project.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 22-48

Date Filed: _____ 6/9/2022

Scheduled for Hearing: _____ 6/23/2022

Address of Historic Property: _____

Petitioner's Name: _____

Petitioner's Address: _____

Phone Number/e-mail: _____

Owner's Name: _____

Owner's Address: _____

Phone Number/e-mail: _____

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff 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. _____

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

3. A description of the materials used.

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

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

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

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



521 West Fourth Street front view east



521 West Fourth Street Street view North



521 West Fourth Street street view west carriage house



521 West Fourth Street -street view west



GPHHD Neighborhood Construction Subcommittee

Patrick Murray

"I have reviewed the proposal for solar panels at 521 W. 4th Street. I believe this is a good project, not only environmentally but the placement of the panels is on roof surfaces that are generally not visible from the street.

In addition, there are several other houses in this historic district and immediate neighborhood that have been approved for solar panels.

I am recommending approval for this project."

Jeffrey A Goldin

"I agree with Patrick."

Richard M. Lewis

"And good afternoon. I support this request as well. Panels on the main structure (residence) are not visible from either public-way view (4th St. or Jackson) and the view of panels on the garage/ secondary structure from Jackson Street would be negligible.

Prospect Hill is going solar – good to see."

The property at 302 and 308 N Rogers Street qualifies for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a, c // (2) b, g

(1) Historic:

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

(2) Architectural:

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

Case Background

The proposed district consists of two buildings on the lot legally recorded as 013-50530-00 ORIG PLATS 289 & 290. The area is zoned as Zoning MC-DC Mixed Use Downtown. The Bethel African Methodist Episcopal Church (AME) was built in 1922 as a permanent and dedicated home to the Bethel AME congregation. The architect John Nichols, known for designing many of Bloomington's notable buildings designed the church in the classical revival, Tudor style (SHAARD 2014). The parsonage consists of a bungalow style cottage and is dated to 1925.

Historic surveys rating and designations:

The two buildings are currently included in the Bloomington West Side Historic District in the National Register of Historic Places. This historic district features a combination of residential, commercial, industrial, and institutional buildings that were centered around the Showers Brothers furniture factory. Both the Bethel AME Church and the Second Baptist Church located across the street towards the north end of the block served and continue to serve Bloomington's Black community, many who lived in the West Side neighborhood and worked at the Showers Brothers Factory, Johnson's Creamery, Indiana University, and other industries. Although the Bethel AME Church is included in the West Side Historic District (at a federal level), it is not included in any of the local historic districts that currently surround it such as The Near West Side Conservation District, The Showers Brother Factory Historic District, or the Johnson's Creamery Historic District, amongst others.

The main church is listed in both the Indiana Historic Sites & Structures Inventory and the Bloomington Historic Sites and Structures List as "Outstanding." The parish house on the north of the property is listed as "Contributing". Neither of the two buildings within the property are located within a local historic or local conservation district under the jurisdiction of the Bloomington Historic Preservation Commission.

Historical Significance, 1 (a): Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or

The Bethel African Methodist Episcopal church has existed in Bloomington since September 17, 1870 when it was organized by Reverend John. W. Malone and has served as one of the main religious institutions for Bloomington's Black community since then. The church doubled as a social cultural unifier, providing a space for creativity, social cohesion, and a place where Indiana University's Black students could find community as well. Bloomington's Bethel AME. The congregation was originally housed in a former Presbyterian church located on 6th Street just west of the city square (Halsell Gilliam 1985,30). When the congregation grew to about 64 members, they purchased the current lot on the north east corner of 7th and Rogers Street, and hired John L. Nichols, one of Bloomington's early architects to design a new building. The congregation was seeking a new space as the old church suffered from "lack inside plumbing, central heat, and rowdiness in the neighborhood by derelicts (Henning Byfield)." The new building cost \$35,000, measured 42 by 97 feet and was two stories high (Halsell Gilliam 1985,30)).

Mrs. Mattie Jacobs Fuller, an accomplished singer and organ player, as well as a

founding member of the church, raised money to buy the lot by performing (Image 2). Mrs. Fuller's incessant work and contribution to the community cannot be understated. Playing her portable organ, Mrs. Fuller raised more than \$13,000 that went to the church (Herald Times 2006). Additional money was acquired from selling the old Presbyterian church to the Smallwood Brothers (World Telephone 1945, 1). Stone was donated from several of the local quarries.

The paying off of the mortgage was done through extensive community collaboration, including constant fundraisers through meals and community bonding events. When Reverend J. E. Reddick was appointed to Bethel AME Church in Bloomington in 1940, the church had a congregation of 102 people and the mortgage debt was \$7,500. Through a consistent campaign, more than half of that money was paid off by 1945. On Sunday July 29, 1945 the congregation raised \$3,515.81 which was enough to pay off the remaining \$2,700 and have money left over to make additional repairs. Paying off the mortgage was a significant event and celebrated by burning the mortgage papers on August 26, 1945 (The World Telephone 1945).

The parsonage located on 308 N Rogers Street, just north of the main church structure is made of wood and was originally built for a foreman who worked for Nurre Glass (Krause 2014, D2). The bungalow is reminiscent in scale and massing to many of the working class homes built at that time in the Near West Side Neighborhood. A huge effort with the collaboration of multiple non-profit organizations and community members was done in 2014 to restore and save the bungalow.

Historical Significance, 1 (c): Exemplifies the cultural, political, economic, social, or historic heritage of the community.

The current Bethel AMC building represents the story of a community, where many members of Bloomington's Black community met to fulfill spiritual needs, but also found community in other ways such as singing, cooking, eating, putting on plays, and hosting Indiana University's small but growing Black student population. Many of the large and small events were recorded on the "Among the Colored People" news section within the *Daily Telephone* newspaper. Members of Bethel AME worked together with the other two major Black congregations from the Second Baptist Church and Taylor Chapel ME at different times. In 1912 the social announcement for Bethel was canceled when Mrs. William Montgomery, a prominent member of Second Baptist Church died unexpectedly (Daily Telephone 1912). This is just one instance out of a myriad of examples of the close knit community that worked together across denominations within Bloomington's Black community.

Architectural Significance, 2(b): Is the work of a designer whose individual work has significantly influenced the development of the community; or

John L. Nichols, the architect who designed Bethel AME, was one of Bloomington's earliest prolific trained architects. Nichols designed many of Indiana University's prominent buildings such as Wylie Hall and the observatory as well as over two hundred

houses, and institutional buildings. Nichols experimented with the different architectural styles available at the time including neoclassical, Queen Anne, eclectic, and romanesque amongst others.

Architectural Significance, 2(g): Exemplifies the built environment in an era of history characterized by a distinctive architectural style

The main church structure exemplifies the Classical revival style, using locally sourced Indiana Limestone. With a clean and symmetrical design, the building features a large opening consisting of ten windows on the front elevation. The side elevations each have five bays with original wood windows. The windows conform to the land gradation. Storm windows were installed to protect the stained glass windows.

“The side elevations are composed of five bays. Each of these bays have stained-glass windows placed in triplets with pentagonal windows above. Below, six-over-six wood sash windows vary in size responding to the grade of the land. The rear wing has eight-over-eight wood sash windows on the upper floor and four-over-four wood sash windows on the lower, as well as a pair of replaced doors and a six-paned transom. The side elevations mirror each other, except for the presence of the doors only on the south elevation (SHAARD 2014).”

Recommendation: Approval

Staff recommends property parcel 53-05-32-413-099.000-005 (The Bethel AME Church and Parsonage) be designated as a local historic district. After careful consideration of the application and review of the Historic District Criteria as found in Ordinance 95-20 of the Municipal Code, staff finds that the property not only meets, but exceeds the minimum criteria listed in the code.

The property meets Criteria 1(a) because the church provided a safe communal space for many members of Bloomington's Black community in the early twentieth century. Prominent members such as Mrs. Mattie Jacobs Fuller raised a considerable amount of money to make sure that the congregation owned the land and the building.

The property meets Criteria 1(c) because it has served as one of the main socio-cultural hubs for Bloomington's Black community, as a social hub for congregants and Indiana University students alike.

The property meets Criteria 2(b) because this is an exemplary example of John L. Nichols, perhaps Bloomington's earliest architect of renown's work.

The property meets Criteria 2(g) because the building itself through its elegant design provides a solid example of the late Classical revival style.

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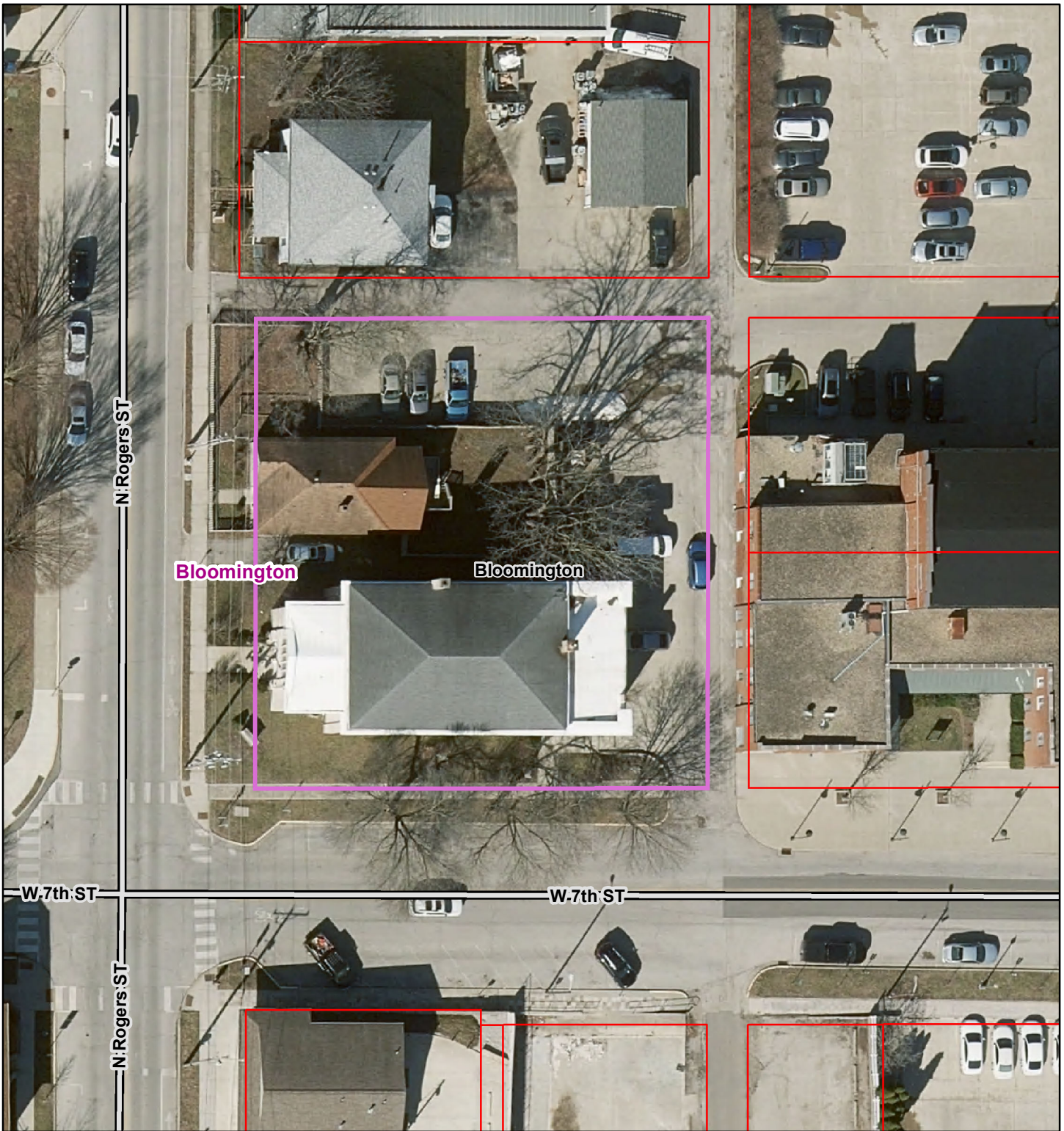
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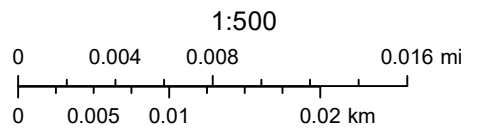
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302 and 308 N Rogers Street (Bethel AME Church and Parsonage)



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT



 **Boundary Line**

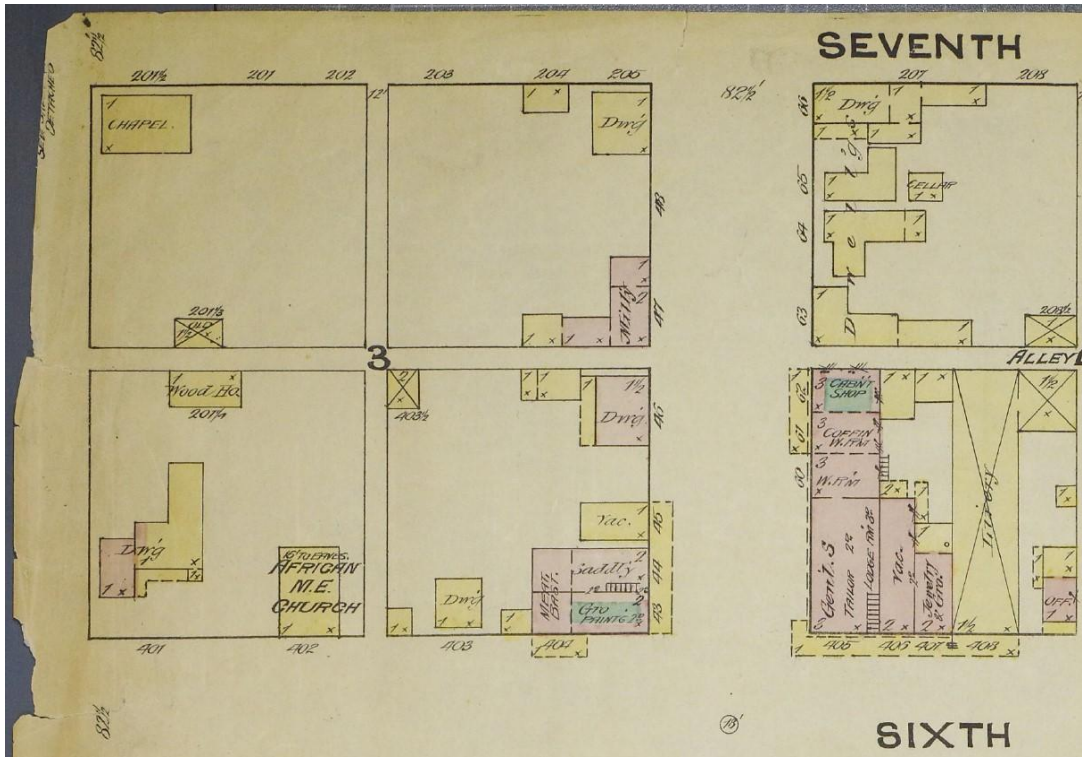


Image 1: Sanborn Map 1833 Original Location of Bethel AME on 6th Street



Image 2: The steeple of the original Bethel AME location is visible at the of the row of buildings on the north side of the Square in this undated photo (Courtesy of the Monroe County History Center)



Figure 3: Bethel AME with congregation standing in front of the building, (1945?) (City of Bloomington)



Image 4: Mattie Jacobs Fuller, acclaimed singer and organ player and prominent member of the community helped raise money to buy the land where the current church is located with her musical performances, undated (Courtesy of the Monroe County History Center)



Image 5: "Mortgage Burning for Bethel AME, center left Rev & Mrs. Reddick, center right Rev & Mrs. Porter," Undated although most likely August 26, 1945 (Courtesy of the Monroe County History Center)



Image 6: Front of the church structure facing west, 2022 (photo by staff)



Image 7: Southern facade, showcasing six rows of windows, 2022 (photo by staff)



A.M.E.

CHURCH

BETHEL A.M.E. CHURCH

Image 8: Front of the church structure facing west, stone lintel with the name carved, 2022 (photo by staff)



Image 9: Original windows facing southward, 2022 (photo by staff)



Image 10: Back of the church facing eastward, 2022 (photo by staff)



Image 11: Northwest of the parsonage, bungalow, 2022 (photo by staff)



Image 12: West facade with the front entrance of the parsonage, bungalow, 2022 (photo by staff)