



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday August 25, 2022

5:00 p.m. EST

Prepared by HAND Staff

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

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

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

+13126266799,,95852185508# US (Chicago)

+19292056099,,95852185508# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

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+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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Bloomington Historic Preservation Commission Meeting

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

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

Thursday August 25, 2022, 5:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. July 28, 2022

IV. **CERTIFICATES OF APPROPRIATENESS**

Staff Approval

A. COA 22-67

1100 E 2nd St. (Elm Heights Historic District)

Petitioner: Marcia Baron and Frederick Schmitt

The installation of two wrought iron rails on exterior steps.

Commission Review

B. COA 22-65

308 S Maple St. (Greater Prospect Hill Historic District)

Petitioner: Kayle St. Denis and Jim Higgins

Restore the Front Porch of the Property.

C. COA 22-66

520 S Hawthorne Dr. (Elm Heights Historic District)

Petitioner: Barre Klapper

Modify a 1980's addition.

D. COA 22-67

2301 N Fritz Dr. (Matlock Heights Historic District)

Petitioner: Bryan and Sara Absher

Window change, landscaping to allow for water drainage, replacing porch roof and railings, replacing lamp post, installing wood fence.

E. COA 22-69 (Appealing 22-63)

206 S Maple St. (Greater Prospect Hill Historic District)

Petitioner: Derek Flynn

Full Demolition Garage (Appeal)

V. **DEMOLITION DELAY**

A. DD 22-13

1504 W Arlington Rd. (Contributing)

Petitioner: Robert Iatarola

Full demolition, garage

B. DD 22-14

416 E Cottage Grove Ave. (Contributing)

Petitioner: Ryan Strauser

Full Demolition

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

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, human.rights@bloomington.in.gov.

Next meeting date is September 8, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 8/18/2022

Bloomington Historic Preservation Commission Meeting

Zoom:

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

Meeting ID: 958 5218 5508 Passcode: 082945

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

MINUTES

I. CALL TO ORDER

Meeting was called to order by **Vice Chair Sam DeSollar @ 5:00 p.m.**

II. ROLL CALL

Commissioners Present:

Sam DeSollar (Present)

Daniel Schlegel (Present)

Reynard Cross (Present)

Elizabeth Mitchell (Present)

Matthew Seddon (Present)

Marleen Newman (Electronic) Entered Meeting @ 5:03 p.m.

Advisory Members Present:

Ernesto Castaneda (Electronic)

Chris Sturbaum (Electronic)

Staff Present:

Gloria Colom (Present) HAND

Brent Pierce (Electronic) HAND

Dee Wills (Electronic) HAND

Daniel Dixon (Electronic) City Legal Department

Gabriel Holbrow (Present) City Planning Department

Guests Present:

Teresa Hull (Present)
Gretchen Knapp (Electronic)
Derek Flynn (Electronic)
Lisa Freeman (Electronic)
Richard Lewis (Electronic)
Noah Rogers (Electric)
Jerry Sinks (Present)
Brook Reiman (Present)
Tim Cover (Present)

III. APPROVAL OF MINUTES

A. July 14, 2022

Matthew Seddon made a motion to approve **July 14, 2022 Minutes** with the caviat that **Sam DeSollar** was present at the meeting.

Elizabeth Mitchell seconded.

Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Mithcell, Cross), 0 No, 0 Abstain

IV. CERTIFICATES OF APPROPRIATENESS

Commission Review

A. COA 22-54

642 N Madison St. (Showers Brothers Furniture Complex Local Historic District)
Petitioner: Gretchen Knapp, Dimension Mill
BUEA Funds - Repairs to light fixtures

Gloria Colom gave presentation. See packet for details.

Matthew Seddon made a motion to approve **COA 22-54**.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

B. COA 22-59

521 W 4th St. (Greater Prospect Hill Historic District)
Petitioner: Jerry Sinks & Anita Bracalente
Solar Panels

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked how thick the panels were and how far from the roof would the panels be mounted.

Matthew Seddon made a motion to approve **COA 22-59**.

Elizabeth Mitchell seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

C. COA 22-60

405 N Rogers St. (Cochran Helton Lindley House Historic District)

Petitioner: Teresa Hull, CFC Properties

Sidewalk replacement

Gloria Colom gave presentation. See packet for details.

Teresa Hull with **CFC Properties** gave presentation. See packet for details.

Marleen Newman asked if any of the salvageable pieces would be saved for repairs to the front sidewalk. **Teresa Hull** stated that they were storing them for future repairs. **Daniel Schlegel** asked about the unevenness of the current sidewalk. **Reynard Cross** asked what the aim of this consultation that is recommended. **Gloria Colom** gave details. See packet for details. **Ernesto Castaneda** asked the **Petitioner** to speak more about the way they plan on taking the old sidewalks out and installing the new. **Chris Sturbaum** asked for clarification on the stamping and installation of the new sidewalk. **Sam DeSollar** asked who approved the stamp.

Marleen Newman commented that **COOK** has always been a really strong supporter of preservation projects, and thinks this will be a good project. **Matthew Seddon** commented that he thought this was a good compromise.

Sam DeSollar commented that he was a little leery of the stamped sidewalk because it is representing something that is not. **Elizabeth Mitchell** commented that she was glad that the sidewalk is being repaired for safety. **Reynard Cross** commented that he would like the **Petitioner** to consult with the city. More discussion ensued. See packet for details. **Matthew Seddon** commented that a date stamp in the concrete would be nice.

Daniel Schlegel made a motion to approve **COA 22-60**.

Matthew Seddon seconded.

**Motion Carries: 6 Yes (Newman, Schlege, DeSollar, Seddon, Mitchell, Cross),
0 No, 0 Abstain.**

D. COA 22-61

208 E 16th St. (Garden Hill Historic District)

Petitioner: Lisa Freeman

Addition to the house

Gloria Colom gave presentation. See packet for details.

Lisa Freeman described the details of the changes to the plans for the project.

Sam DeSollar asked the **Petitioner** if they would be interested in applying for A variance to go with the original design. The **Petitioner** stated that the **City Planning Department** would deny a variance. **Gabriel Halbrow** explained the **Planning Departments** position for the variance. See packet for details. **Noah Rogers** explained that they had been speaking with **Karina Pazos** in the **City Planning Department** and explained the details of the variance and why they would deny it.

Ernesto Castaneda asked if the **Historic Preservation Commission** could make a recommendation in support of a variance. **Lisa Freeman** stated that she would appreciate a recommendation if she chooses to go that path.

Sam DeSollar made a motion to approve **COA 22-61** with the caveat that the **HPC** supports a a variance for the last iteration which was previously approved bythe **HPC** that is contingent on the variance being denied **COA 22-19**.

Reynard Cross seconded.

**Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross),
0 No, 0 Yes.**

E. COA 22-62

336 S Maple St. (Greater Prospect Hill Historic District)

Petitioner: Brook and Corey Rieman

Window Change

Gloria Colom gave presentation. See packet for details.

Brook Rieman gave the background and details of the property and the proposed project. Discussion ensued about which rooms were considered bedrooms and which rooms they wanted to make into a bedroom. See packet for details.

Reynard Cross asked how many of the windows were being replaced.

Chris Sturbaum asked if the windows being replace were with old replacement windows. More discussion ensued. See packet for details.

Ernesto Castaneda commented that it would be interesting to see the actual dimensions for that window. The **Petitioner** stated that she had taken pictures of similar windows in the neighborhood, and measured the opening of the large window in the front and it is 45.5 inches wide and 70 inches tall. More discussion ensued about changing the proportions of the front window. See packet for details. Discussion ensued about using a French opening window or to leave the window as is.

Matthew Seddon made a motion to approve **COA 22-62** allowing the front window to be double hung replacement.

Elizabeth Mitchell seconded.

Motion Denied: 3 Yes (Schegel, Seddon, Mitchell), 3 No (Newman, DeSollar, Cross), 0 Abstain.

Sam DeSollar made a motion to approve **COA 22-62** as is with the caveat that the two front slender double hung windows remain as is.

Marleen Newman seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

F. COA 22-63

206 S Maple St. (Greater Prospect Hill Historic District)

Petitioner: Derek Flynn

Full Demolition Garage

Gloria Colom gave presentation. See packet for details.

Derek Flynn stated that this property has been in a dilapidated state for over 20 years, and stated that the way the rafters are constructed at the top have caused some of them to snap and become unsafe. Also that there is a lot of weight on top of the structure.

Matthew Seddon asked the **Petitioner** how long has the **Owner** owned this property. **Derek Flynn** stated that the **Owner** had been a client of his for four years. **Reynard Cross** stated that he has not seen any kind of engineers report or expert opinion of the condition of the structure.

Marleen Newman commented that she would have to go with the council of our **Staff** members. **Matthew Seddon** commented that he would be willing to support the **COA**. **Elizabeth Mitchell** commented that guidelines did not support the demolition, and agrees with **Reynard Cross** in that there is no professional recommendation. **Ernesto Castaneda** asked if there was a structural report, and that it would be good to have something from a structural engineer. **Chris Sturbaum** commented that structure was in terrible shape and would probably be cheaper to build new instead of fixing this back up.

Reynard Cross made a motion to deny **COA 22-63**.

Daniel Schlegel seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

G. COA 22-64

200 E Kirkwood Ave. (Bloomington National Savings and Loan Association Historic District)

Petitioner: Tim Cover

Addition

Gloria Colom gave presentation. See packet for details.

Tim Cover gave presentation. See packet for details.

Marleen Newman commented that this process has been fantastic and appreciate the willingness of the **Petitioner** to work with the **HPC**. **Sam DeSollar** commented that he also really appreciated the willingness to negotiate.

Ernesto Castaneda asked what kind of sustainability process the **Petitioner** has done for the project. **Tim Cover** explained this process. See packet for details. **Elizabeth Mitchell** asked about the green space on the upper level. More discussion ensued about the drive through portion of the project.

Matthew Seddon made a motion to approve **COA 22-64**.

Reynard Cross seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Seddon, Mitchell, Cross), 0 No, 0 Abstain.

V. DEMOLITION DELAY

A. DD 22-13

1504 W Arlington Road (Contributing)

Petitioner: Robert Iatarola

Full demolition, garage

Withdrawn from Agenda.

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by **Sam DeSollar @ 7:40 p.m.**

END OF MINUTES

Video record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 1100 E 2nd St.
COA 22-68	Petitioner: Marcia Baon and Frederick Schmitt
Application Date: 8/10/2022	Parcel:
RATING: CONTRIBUTING	Survey: c. 1900, American Foursquare



Background: Elm Heights Historic District

Request: The installation of two wrought iron rails on exterior steps

Guidelines: Elm Heights Historic District Guidelines (pg 22)

Architectural Metals: A Certificate of Appropriateness (COA) is required for the following bolded, numbered items. The bullet points that follow each numbered item assist applicants with the COA process.

- Removal, replacement, or restoration of existing architectural metal elements including roofing and gutter applications, steel windows, casement windows and industrial sash, storm doors, vents, grates, railings, fencing, and all decorative features of architectural metal elements that are integral components of the building or site and visible from the right-of-way.
 - Replace missing elements based on accurate documentation of the original or use a compatible new design. Consider compatible substitute materials only if using the original material is not technically feasible.
- Addition of permanent metal features including but not restricted to: buildings, roofs, doors, windows, trim, fencing, and other architectural elements.
 - The installation of new metal garden artwork or decorative item(s) does not require a COA.

Staff Approved COA 22-68

- The request was for one wrought iron rail on the left side of the steps from the front porch to the front garden path and another identical rail on the left side of the steps connecting the front path to the sidewalk.

- The materials and design are in keeping with the district guidelines and the historical structure's era of construction.
- The top steps are made of wood and the bottom steps are made of concrete, no historical material is being impacted by the installation of the railings.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-68

Date Filed: August 8, 2022

Scheduled for Hearing: August 25, 2022

Address of Historic Property: 1100 E. 2nd St.

Petitioner's Name: Marcia Baron and Frederick Schmitt

Petitioner's Address: 1100 E. 2nd St.

Phone Number/e-mail: 812-325-2951; 812-361-6723; mbaron@indiana.edu

Owner's Name: Marcia Baron and Frederick Schmitt

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 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. Seminary Point Lot 100; Parcel Number is 53-08-04-100-078.000-009.

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

Two railings will be installed, for safety for those going up or down the steps. One is next to the four steps leading from the public sidewalk up to the front walk to our house. Currently there is no railing there. The second one is alongside the four porch steps. Currently there is a wooden railing there.

We are copying, with her permission, the design of railings installed a few years ago at another house in Elm Heights. We will attach a photo, but note that she opted for railings on both side of her steps, whereas we plan on a railing only on the left side of each set of steps.

3. A description of the materials used.

Wrought iron and cast iron. Work will be done by Paul Chambers, <https://www.bloomingtonhistoricmasonry.com/>

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.

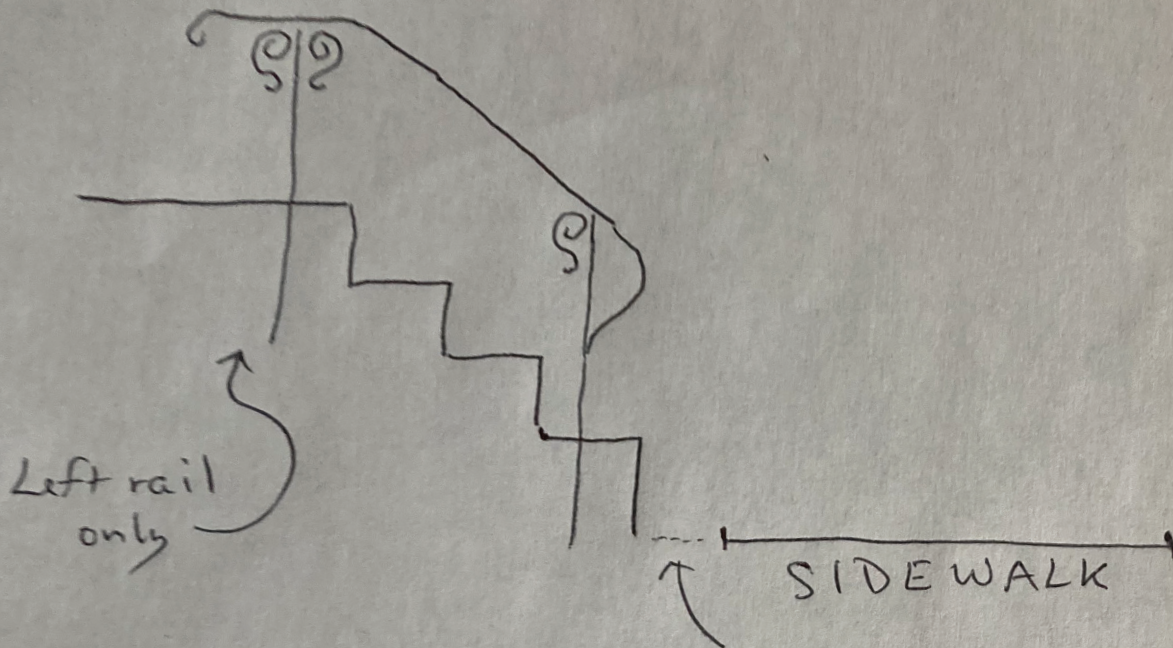






PRECEDENT


LOWER STAIRS



4 inch gap between
the bottom stair
and the sidewalk
(gap is a concrete slab
level with sidewalk)

UPPER STAIRS

About the same
(there are also 4 steps on this)

STAFF RECOMMENDATIONS	Address: 308 S Maple St.
COA 22-65	Petitioner: Kayle St. Denis and Jim Higgins
Application Date: 7/28/2022	Parcel: 53-08-05-100-134.000-009
RATING: NOTABLE	Survey: c. 1860, Gothic Revival
	
Background: Greater Prospect Hill Historic District	
Request: Restore the historic front porch (north facing) of the Property.	
Guidelines: Greater Prospect Hill Historic District Guidelines pg. 18	
<p>NEW CONSTRUCTION OR RECONSTRUCTION OF PORCHES</p> <ul style="list-style-type: none"> ● Appropriate: Reconstruct missing porches based on photographs, written documentation or existing physical evidence of their existence. Reconstructed porches must conform to present zoning setback requirements. In the absence of documented or physical evidence, reconstructed porches should be simple in design and ornamentation, following the guidelines for new construction. ● Inappropriate: Enclosed front porches and decks that are visible from public view are inappropriate. 	
<p>Staff Recommendation: recommends approval of COA 22-65</p> <ul style="list-style-type: none"> ● The petitioners have been researching the history of the building and have proposed rebuilding the north facing porch using information provided by the building itself (subtle changes in materials) and the precedent set by the east facing porch. 	

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-65

Date Filed: 7/28/2022

Scheduled for Hearing: 8/11/2022

Address of Historic Property: 308 S Maple; Bloomington, IN

Petitioner's Name: Kayle St Denis/Jim Higgins

Petitioner's Address: 7175 S Lucas Rd, Bloomington, IN

Phone Number/e-mail: 812-322-4532

Owner's Name: Kayle St Denis/Jim Higgins

Owner's Address: 7175 S Lucas Rd, Bloomington IN

Phone Number/e-mail: 812-322-4532

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. 015-20660-00 Seminary pt lot 49

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

We would like to restore the front porch of the property. The original front door and porch was previously moved from the north side to the east side and enlarged. Ben Sturbaum has recreated the door sidelights and these have been installed and match the original. Although we cannot find pictures of the original porch, from the siding and structure (see pics) we believe that the porch was approximately 6' by 9' and contained the curve noted in the pic of the current east side structure. See pic of approximate size and weight of structure

3. A description of the materials used.

We will use wood materials with the exception of the footers which will be concrete and stone to match the original porch now on the east side of the building. Lighting will be period appropriate.

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.

Design Review Committee Comments

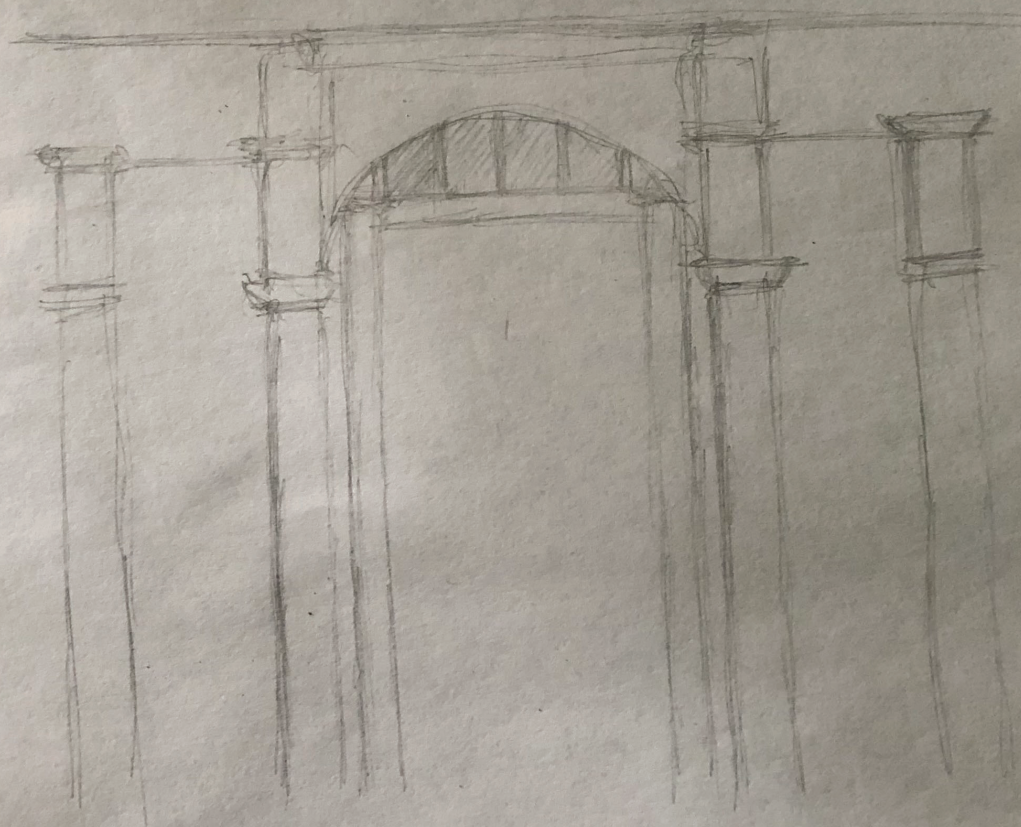
Richard Lewis

Hello and good afternoon. Thanks for providing the information and materials for next Thursday's (Aug. 11) HPC meeting. Regarding COA 22-65, 308 S. Maple Street in the Greater Prospect Hill Historic District (GPHHD): I had a chance to meet and chat with the petitioners about their house (ca. 1860 Gothic farmhouse). The work that they have done to date (interior and exterior) has been very thoughtfully planned and executed and is exciting to see. Their proposal for restoration of the north-facing porch (probably the original main/front porch location of the house) is proportional to the space, makes good design sense, echoes aspects of the east-facing porch on the house, and reflects the period of the home's construction. I am supportive of their efforts and of this COA request.

John Vitello

Yes, Kayle and Jim have done a great job restoring this home. please approve this COA.

















STAFF RECOMMENDATIONS	Address: 520 S Hawthorne Dr.
COA 22-66	Petitioner: Barre Klapper
Application Date: 7/28/2022	Parcel: 53-08-04-102-046.000-009
RATING: CONTRIBUTING	Survey: c. 1915, Mission/Spanish Colonial Revival, Prairie School



Background: Elm Heights Historic District

Request: Modify a 1980's addition by adding windows

Guidelines: Elm Heights Historic District Guidelines

- pg. 28 (regarding additions) To harmonize with adjacent and neighborhood buildings in terms of height, scale, mass, materials, spatial rhythm, and proportion when designing additions and buildings.
- 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 recommends approval of COA 22-66

- The proposal would only impact an area that had been turned into an addition in the 1980's.
- The window and board panel patterning is designed to harmonize with the rest of the building. The boards visually indicate a difference from the rest of the house.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-66

Date Filed: 7/28/2022

Scheduled for Hearing: 8/11/2022

Address of Historic Property: 520 S. Hawthorne Street, Bloomington, IN 47401

Petitioner's Name: Barre Klapper, Springpoint Architects

Petitioner's Address: 522 W. 2nd Street, Bloomington, IN 47403

Phone Number/e-mail: 812-322-4491

Owner's Name: John and Amy Applegate

Owner's Address: 520 S. Hawthorne Street, Bloomington, IN 47401

Phone Number/e-mail: 812-322-5340 / aga@indiana.edu

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.



WEST



SOUTH



EAST

A PHOTOGRAPHS

SCALE: NTS

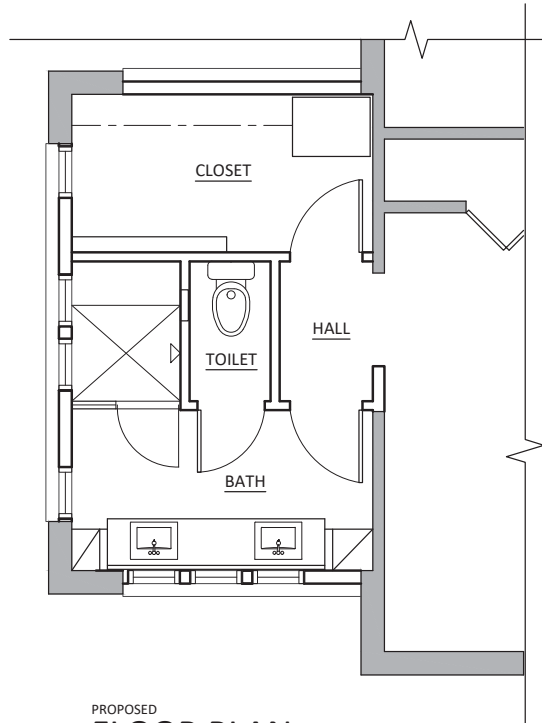
springpoint
ARCHITECTS
520 WEST 2ND STREET
BLOOMINGTON, INDIANA 47403
812.338.2930
www.springpointarchitects.com

APPLEGATE RESIDENCE
BATHROOM RENOVATION
520 S. HAWTHORNE STREET
BLOOMINGTON, INDIANA

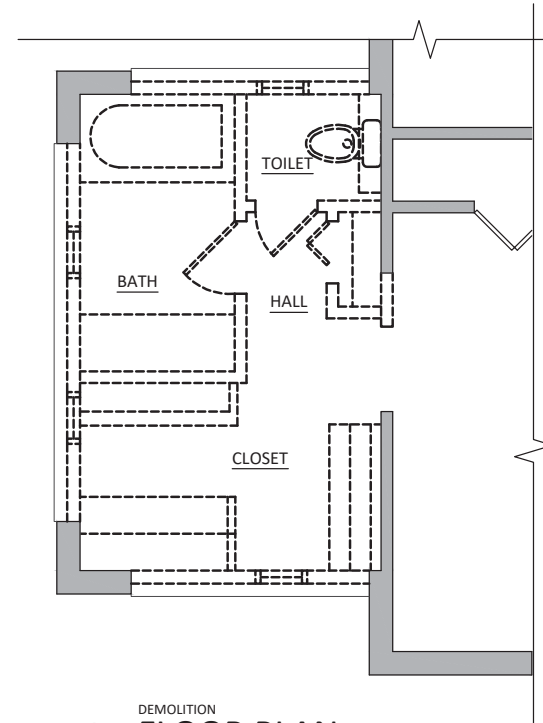
PROJECT NO: 22-09
DATE: 07.27.2022

PHOTOGRAPHS

A1



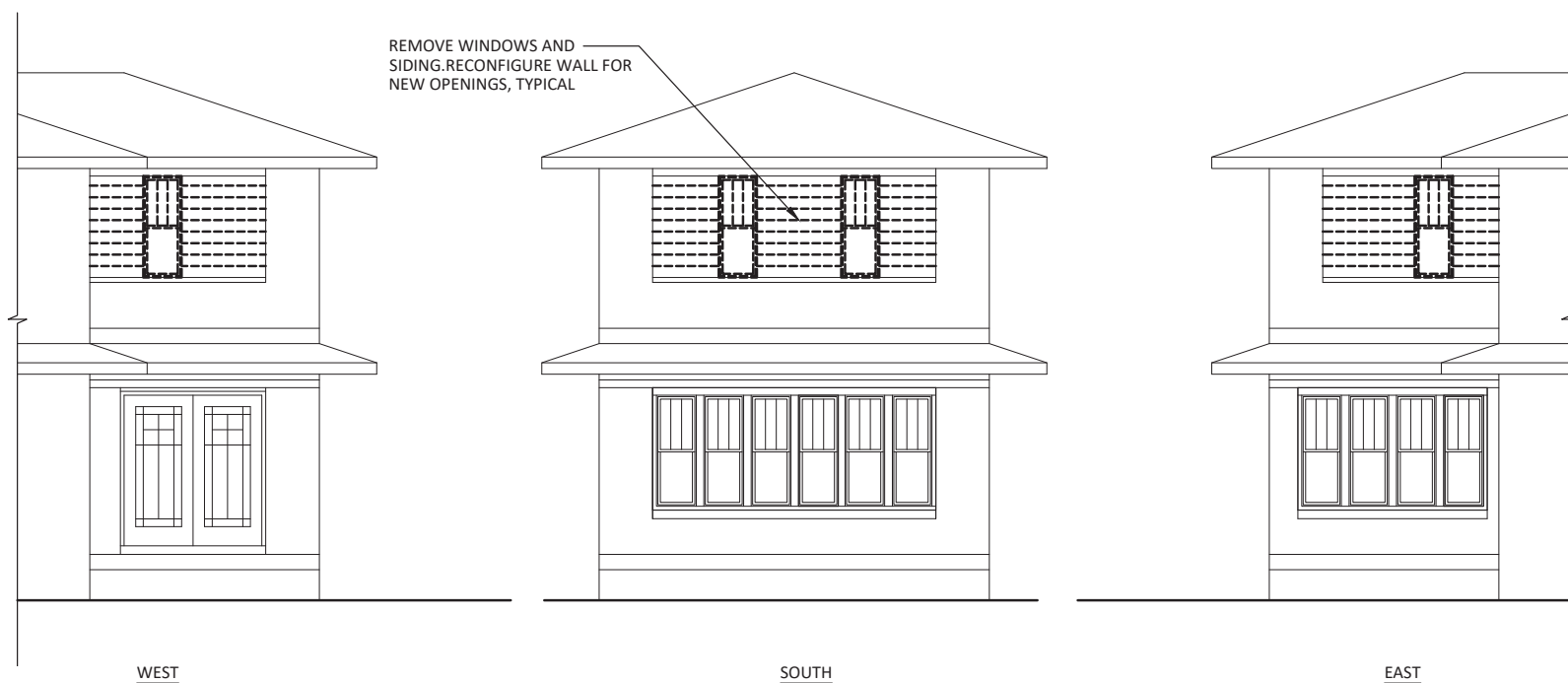
B PROPOSED
FLOOR PLAN
SCALE: 1/4" = 1'-0"



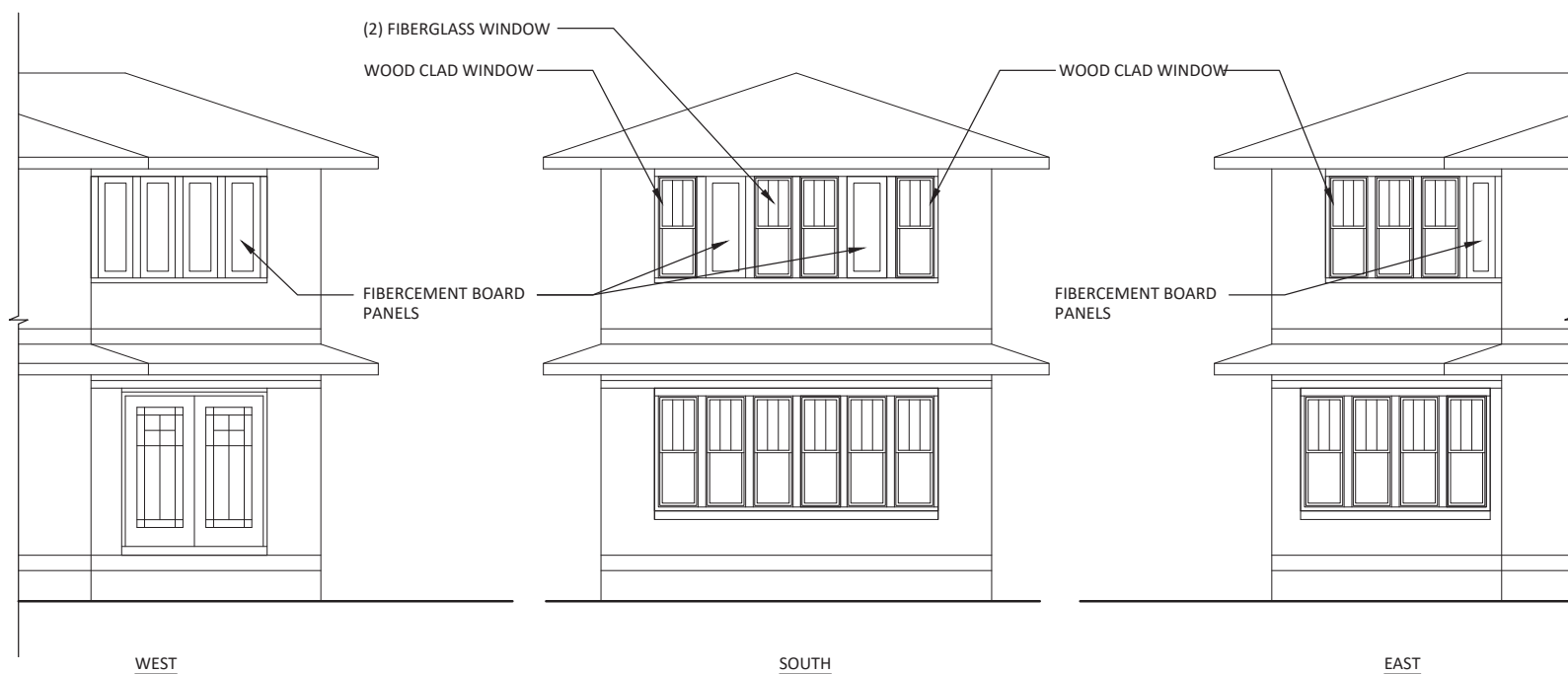
A DEMOLITION
FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

- EXISTING WALL
- DEMOLISH WALL
- PARTIAL HEIGHT WALL



DEMOLITION
A PARTIAL ELEVATIONS
SCALE: 3/16" = 1'-0"



PROPOSED
A PATIAL ELEVATIONS
SCALE: 3/16" = 1'-0"

STAFF RECOMMENDATIONS	Address: 2301 N Fritz Dr.
COA 22-67	Petitioner: Bryan and Sara Absher
Application Date: 7/8/2022	Parcel: 53-05-28-200-001.001-005
RATING: NOTABLE	Survey: c. 1850, Greek Revival double pile



Background: Matlock Heights Historic District

Request: Window change, landscaping to allow for water drainage, replacing porch roof and railings, replacing lamp post, installing wood fence.

Guidelines: Matlock Heights Historic District Guidelines

pg. 31 B. WINDOWS AND DOORS

- "Recommended": Existing architectural details for windows and doors shall be retained or replaced in the same style or in a design appropriate to the house or its context.
- "Acceptable": Retain the proportions of original openings. Replacement of windows and doors determined to be original should duplicate the original in size and scale.

pg. 36 FENCES

- "Recommended" If possible, locate fences in the rear, not to extend beyond the front of primary facade. Fences should have an open horizontal orientation and wood is the preferred material. Decorative concrete may also be an appropriate application.
- "Acceptable" Privacy fences between property lines. Vinyl or chain link fences with an open feel.
- Front yard fences will be considered on a case-by case basis for height and compatibility. Color and style should not detract from the primary facade.

- Consideration is given for fences that pertain to special needs, children, and dogs.

Staff Recommends approval of COA 22-67

- The guidelines are aimed mainly towards mid-century modern buildings, however the same principles can be applied to the nineteenth century property.
- The guidelines don't reference roofing materials The proposed roofing material on the main building would be shingles while the proposed roof for the porch would be seam metal, both of which have been used on 19th century buildings of similar style and scale.
- The current windows are replacements. The dark windows reference documentation from 1947 and maintain the proportions.
- The proposed wrought iron rails are more typical of historic buildings, and although new, would harmonize with the property.
- Lamp post and water diversion- the guidelines don't delve into landscape. The proposed lamp post would suit the overall look of the property. The proposed landscaping does not detract from the historic building and would ensure that water is diverted from the foundation.
- wood fence - the wood fence would use traditional building techniques found in the location and be located far from the front of the house.

Neighborhood Association Comments:

- We sent this out and we have no objections to the proposal for Fritz Drive.
- "Hi Neighbors
- I received today the following COA regarding some changes to the "Farmhouse" by the new owners Bryan & Sara Absher. This was sent by Gloria, Manager, Historic Preservation Program. Our task is to review the proposal and ask questions, make suggestions or comments of approval. Please refer to pages 30-42 which is the COA for the " Farmhouse". Please click on the Packet to see the COA. You are not expected to attend the upcoming Historic Commission meeting. You do not have to comment on each design item. We do need your recommendation of approval and why or not to approve and why. Please send your comments to all of us and I will forward on to Gloria but will not use anyone's name.
- Since they meet next Thursday, Aug. 11, please send your responses to our committee no later than Wednesday, Aug. 10 by noon. I will need to compile our comments and send them to Gloria by Thursday morning.
- Thanks much for reviewing and responding!!"

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: _____ COA 22-67

Date Filed: _____ 7/28/2022

Scheduled for Hearing: _____ 8/11/2022

Address of Historic Property: 2301 North Fritz

Petitioner's Name: Bryan and Sara Absher

Petitioner's Address: 2104 Woodstock Place 47401

Phone Number/e-mail: 317-460-0896\Bryan@steelcorebuilt.com

Owner's Name: Bryan and Sara Absher

Owner's Address: 2104 Woodstock Place, 47401

Phone Number/e-mail: 317-460-0896\Bryan@steelcorebuilt.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. o 13 43 a o o o -----

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

Power wash and paint trim and siding, correct drainage issue on east side, install landscaping drains and stone for water diversion, stone patio.

Remove and replace 1952 windows with Marvin Ultimate series windows, same size and pattern black as they were before the remodel.

Remove old 3 tab shingle porch roof, replace with locking seam metal roof, remove and replace main roof with shingle roof.

Remove vinyl rails, install forged metal rails, replace lamp post with wood post and copper light, copper porch lights.

Install 3 line wood fence by Fritz drive down to the corner as shown on the site plan.

3. A description of the materials used.

Drainage system for subsurface, limestone and flagstone walking paths as illustrated.

Pressure treated wood posts and fence, to be painted white or black after the wood cures.

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

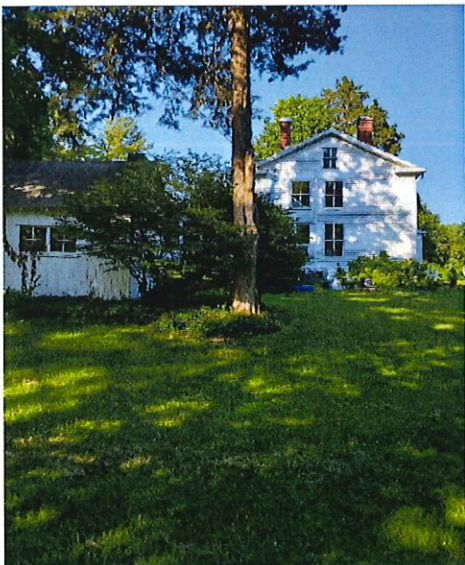
5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether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

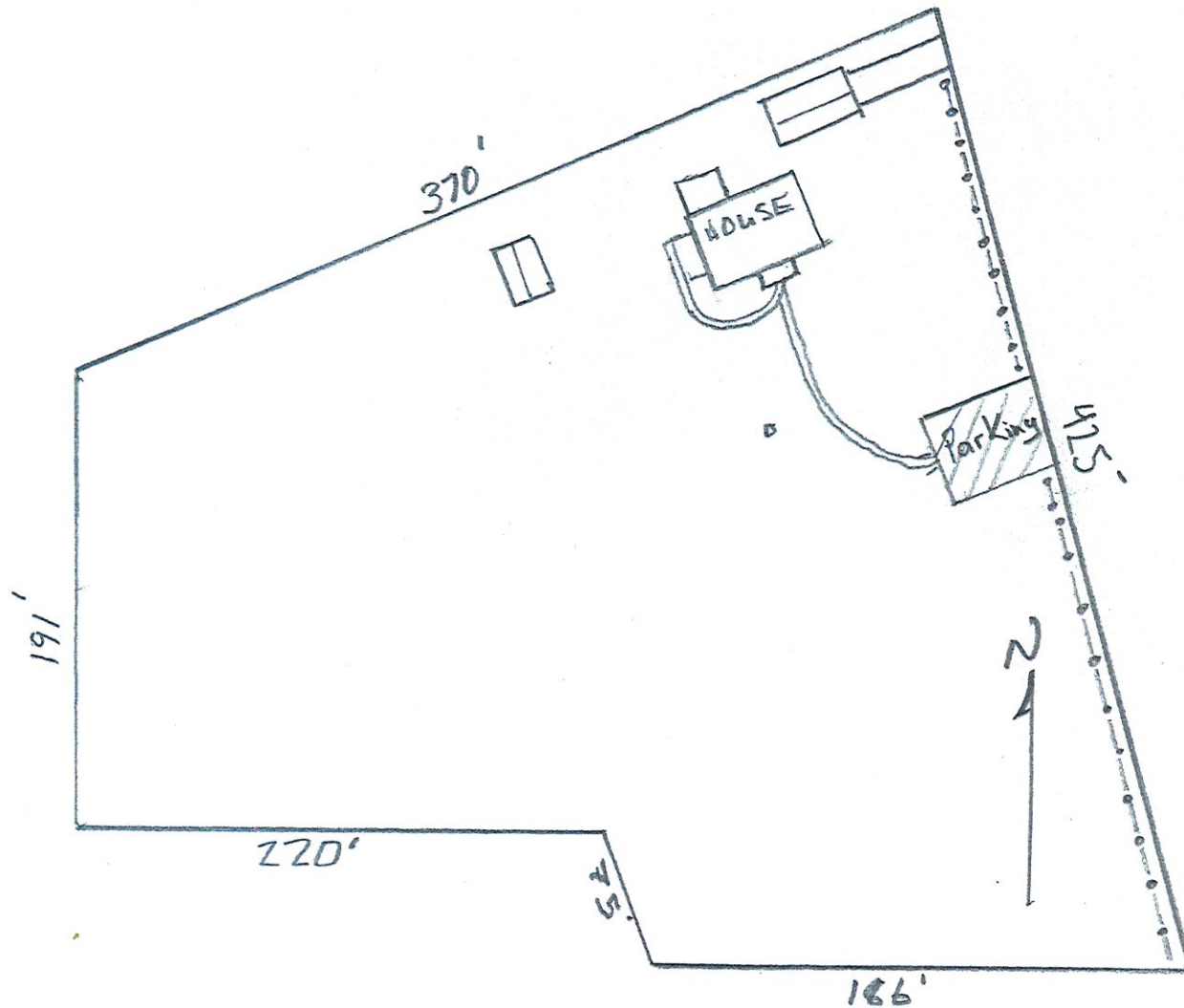
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.

2301 Fritz

Elevations





2301 Fritz

Parcel # 53-05-28-200-001.001-005

Local Parcel # 013-43880-00

2301 Fritz, Bloomington In 47408

- Paint Color, Sherwin Williams , Trim Extra White, Siding Sherwin Williams, Reflection, front door Fine Paints of Europe\Coach Green #3088
- Windows, Same size, Mullion same and Marvin Ultimate Series, Black
- Porch Roof, standing seam\panel lock metal roof.
- Copper porch lights
- Forged metal handrails.
- Wood AG fence on the street side of Fritz
- Wood light pole with copper light



ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at 1 1/8 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH
Allows easy access to exterior glass for cleaning and maintenance.



EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY
Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

2301 Fritz

& Remove broken vinyl rail

& Install traditional period
Iron handrails / forged





2301 Fritz

The wood fences have been long gone as seen in the photo from 1947. To bring back the former character as a farm, we would like to reinstall a 3-line wood fence on the side of the Fritz Road.

It is illustrated on the site plan and a sample of the style is shown here.

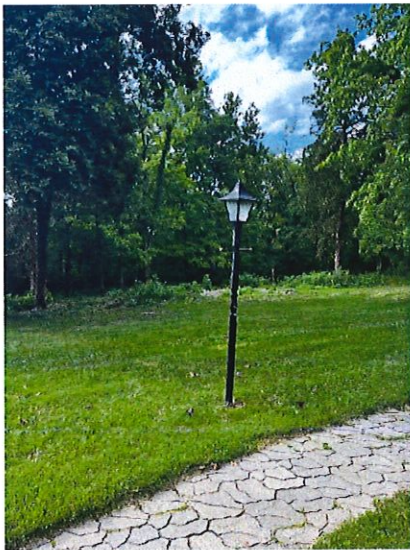


2301 Fritz

Change old aluminum coach light.

The existing yard light looks to be 6 feet tall and from the 70's likely.

We would like to remove it and install a large wood post with copper lantern as illustrated below.



2301 Fritz

Drainage and water issue.

The east slope of the yard by the road has slowly moved down to a point where the siding on the corner is now underground. The inside craw space remains wet as a result.

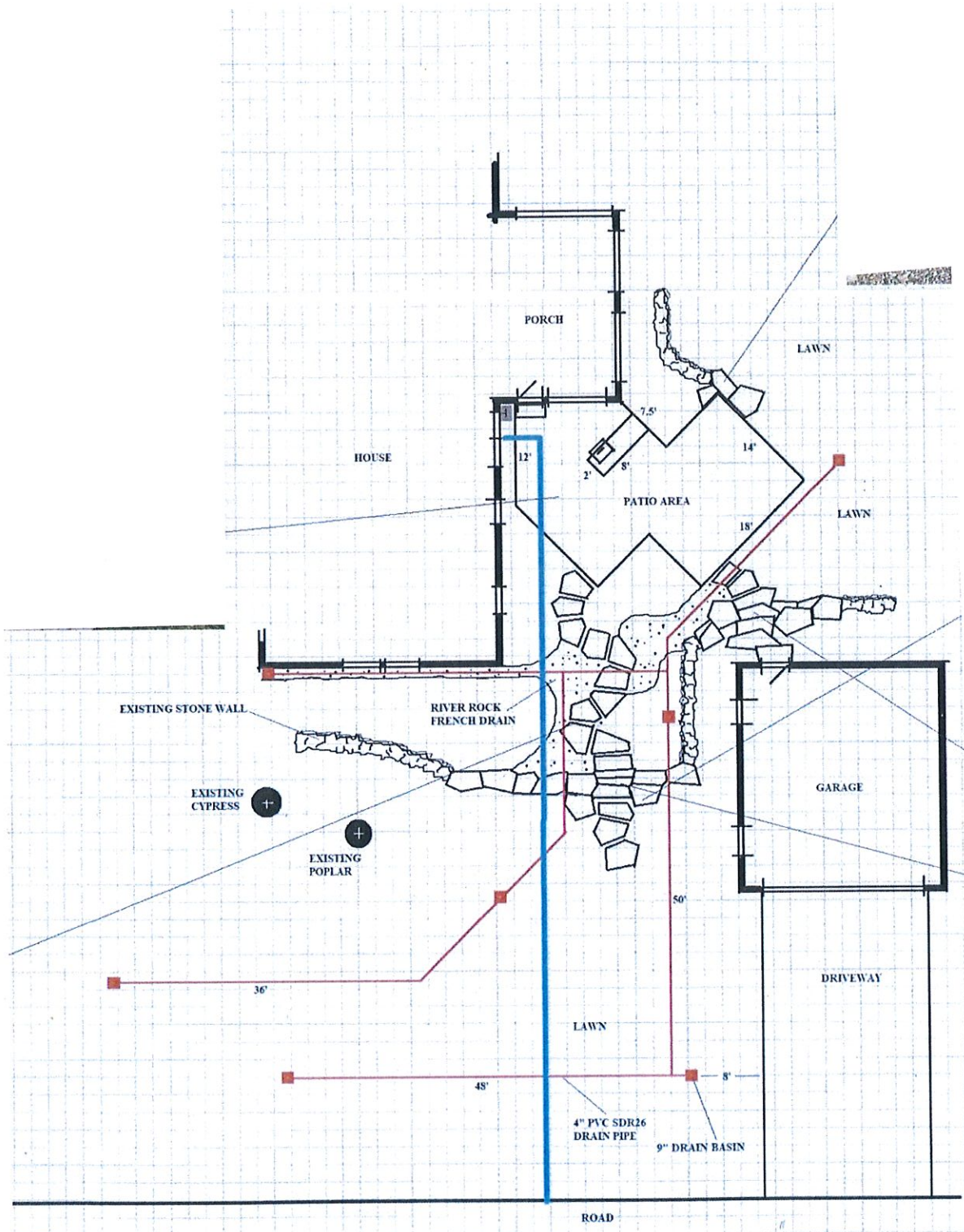
We consulted Chris Garrow\ Landscape Architect as to how to divert the water and stop the damage from water. Attached is the grading and drainage plan. The limestone is used to closely match the existing dry stack walls and overall character of the property. Water accumulation at the screened in porch area needs to be diverted away from the entry door. Below is the drain and landscape plan for possible future improvements.



This area has moved down to the point that the blocks no longer show and cover the siding. Proper grading and drainage needs to be addressed.

2301 Fritz

Design by Chris Garrow
Landscape Architecture



STAFF RECOMMENDATIONS	Address: 206 S Maple St.
COA 22-69 (Appeal COA 22-63)	Petitioner: Derek Flynn
Application Date: 8/10/2022	Parcel: 53-05-32-412-024.000-005
RATING: CONTRIBUTING	Survey: c. 1905 gabled ell
	
Background: Greater Prospect Hill Historic District	
Request: Full demolition of garage	
Neighborhood Comments: Yes, tear down that garage. It has absolutely no redeeming qualities. It was falling down 20 years ago. It is not economically feasible to rebuild it. It does not adhere to current setbacks. It likely encroaches on the alley. It will likely fall over soon and is dangerous.	
Guidelines: Greater Prospect Hill Historic District Guidelines <ol style="list-style-type: none"> 1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition. 2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district. 3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought. 	

4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.
5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

Title 8.12.010(c)(2)

State of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition;

Staff Recommendation:

- The petitioner provided the following additional information: a structural report and a statement from the owner as having owned the property since 2017, after the historic district had already been established. However, there are still questions about the extent of the damage down to the foundation.
 - There are additional questions regarding the owner's knowledge of the the structure being out of compliance when he acquired the property which had already been in a historic and before that conservation district since 2008.
- According to the SHAARD survey "Garage (c. 1940) has asphalt shingled gable roof and vinyl siding. Limestone retaining wall."
- The neighborhood subcommittee favors the full demolition of the accessory structure due to its state.
- However, the structure has been falling apart over a long period of time, deterioration that should have been mitigated or avoided through repair and maintenance. According to Title 8.12.010(c)(2) neglect is not considered grounds for demolition.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-63

Date Filed: July 14, 2022

Scheduled for Hearing: July 28, 2022

Address of Historic Property: 206 S. Maple St. Bloomington, IN 47404

Petitioner's Name: Derek Flynn

Petitioner's Address: 1355 W. Bloomfield Rd. Suite 1 Bloomington, IN 47403

Phone Number/e-mail: 812-272-9271 derekflynn.ssc@gmail.com

Owner's Name: Chris Gudal

Owner's Address: 206 S. Maple St. Bloomington, IN 47404

Phone Number/e-mail: 812-360-6552

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. Approximate 1/4 Acre Lot with 1 Primary Structure & 1 Detached Garage Structure
2. A description of the nature of the proposed modifications or new construction:
The detached garage structure is dilapidated and caving in on itself (walls and roof). The structure has at least 4 layers of asphalt shingles that can be seen creating excessive weight on the roof structure. The weight of the roof has already cause 2-3 2x4 rafters to snap and cave in. With that being said the weight of the roof and caved in rafters are pushing the weight to the exterior walls causing them to bow out. There are also at least 2 visible layers of siding on the side walls adding even more weight to the structure. This structure only sits 13' away from the neighboring property, 13' from the primary structure and 2' from the alley way. This causes extreme concern for the well being of any persons near or in the structure, potential neighboring property/primary property damage, blocked road/alley way, etc.
3. A description of the materials used.
The project is strictly demolition and disposal. This should only require us using demolition equipment/tools and dump trailers to haul away the debris.
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.

Ownership of the house

I gained ownership of the 206 South Maple Residence in 2018. At the time the garage (specifically the roof) was already severely damaged by rain/hail and a general lack of repairs. Other than placing a tarp on the roof to offer some protection of the items inside, I have not been in position to have real work done on the structure and thus the garage has not been worked on in the time that I have owned the property.

-Christopher William Gudal
206 South Maple Street
Bloomington, IN 47404

POTTER ENGINEERING
Structural Engineering
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

August 8, 2022

Derek Flynn
DerekFLynn.SSC@gmail.com

Re: 206 South Maple Street

Per your request, we recently performed a structural inspection for a detached garage located at 206 South Maple Street, Bloomington, IN. This garage is 12 feet by 22 feet in area and is wood framed construction. An overhead door exists in the west end wall of the garage and a service door exists in the east end wall of the garage. The results of this inspection are summarized as follows:

1. The roof is framed with 2 x 4 rafters. Several rafters have broken resulting in extreme sagging of the roof. The roof sagging has caused the side walls of the garage to lean out several inches at the top of the walls. The roof failure is the result of the weight of at least 4 layers of asphalt shingles and leaking of the roof over a period of time.
2. The perimeter walls of the garage are framed with 2 x 4 wood studs. The studs are not uniformly spaced. Damage to some of the studs has occurred due to the outward thrust on the walls from the roof collapse. An extreme amount of things are stored in the garage which makes complete inspection of the wall framing not feasible.
3. Vinyl siding matching the house siding exists on the garage walls. There are some gaps in the vinyl siding at the top of the walls where the "insul-brick" siding below is exposed.

SUMMARY

- a. In our opinion, the subject garage structure is beyond repair and is not safe. We recommend placement of orange construction fencing or two rows of yellow caution tape around the entire perimeter of the garage as well as placement of no trespassing signs. No one should enter this structure in its current condition.
- b. We recommend removal of this entire structure down to the foundation as soon as possible since the side walls and roof and the existing structure are subject to complete collapse. The probability of collapse would increase in the winter due to the additional weight of snow on the roof which has already partially collapsed.

- c. A new similar garage structure could possibly be rebuilt on the existing garage foundation.

Please contact us if there are questions.

A handwritten signature in black ink, appearing to read "Kevin B. Potter". The signature is fluid and cursive, with the first name "Kevin" written in a smaller, more compact script than the last name "Potter".

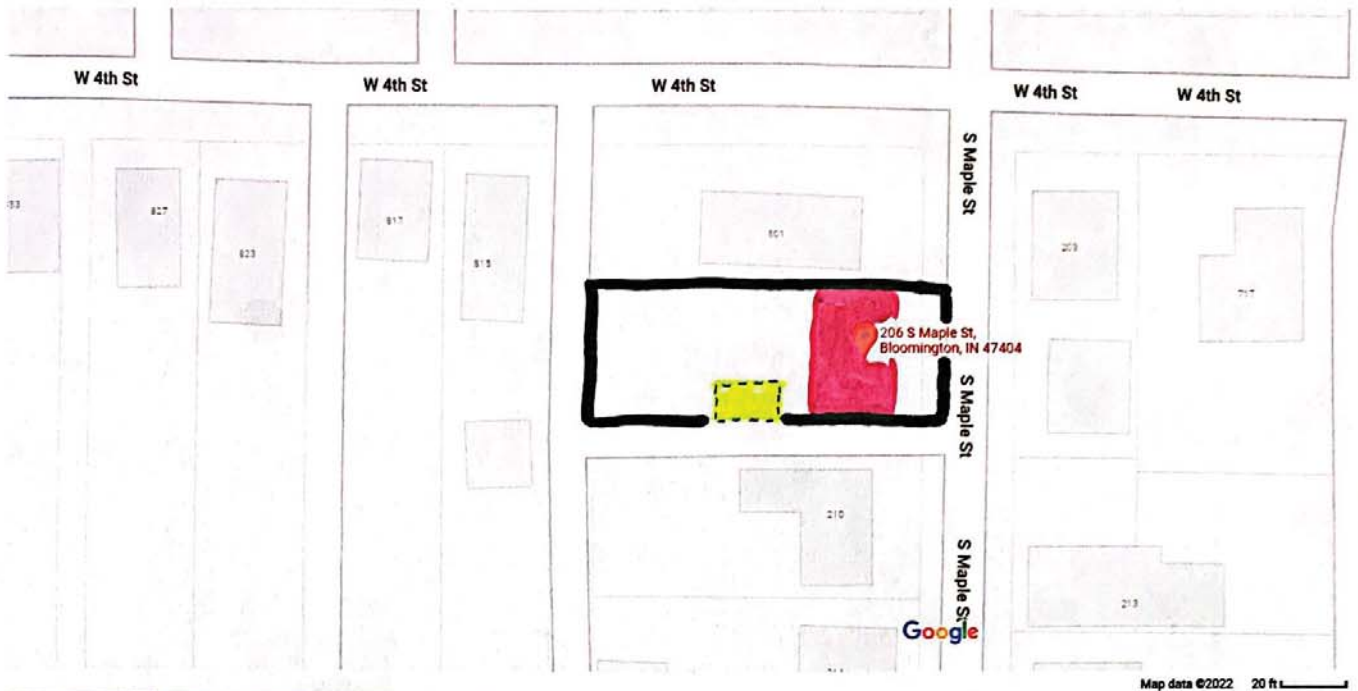
Kevin B. Potter
Structural Engineer/ Inspector

Aerial photo 1949



Images of the structure using Google Street View from August 2014





206 S Maple St
Building



Directions



Save



Nearby



Send to
phone



Share



206 S Maple St, Bloomington, IN 47404

Photos



- Lot



- Primary Structure



- Detached Garage Structure

206 S Maple St, Bloomington, IN 47404-5073

Report: 46710803

REPORT DETAILS


Roof #1 Area: **20 Squares**

Roof #2 Area: **4 Squares** (Structure #2 is 24x10 Single story structure to be demolished)

Predominant Pitch: **12**

This report includes up to two structures on a residential property and one structure on a multi-family property. The pitch has been factored into the calculation with no waste. Please upgrade to a Premium Report to receive measurements for additional structures and for any lower roof areas that may be obscured from view in the top-down image, as they are not included in the totals on this report.


Satisfaction Guaranteed
www.eagleview.com/Guarantee

Upgrade Your Report!

QuickSquares is a report used to estimate the overall size of the roof; for material-ordering accuracy, contractors should upgrade to a Premium Report. The price of your QuickSquares report will be deducted from your upgrade.

A Premium Report includes:

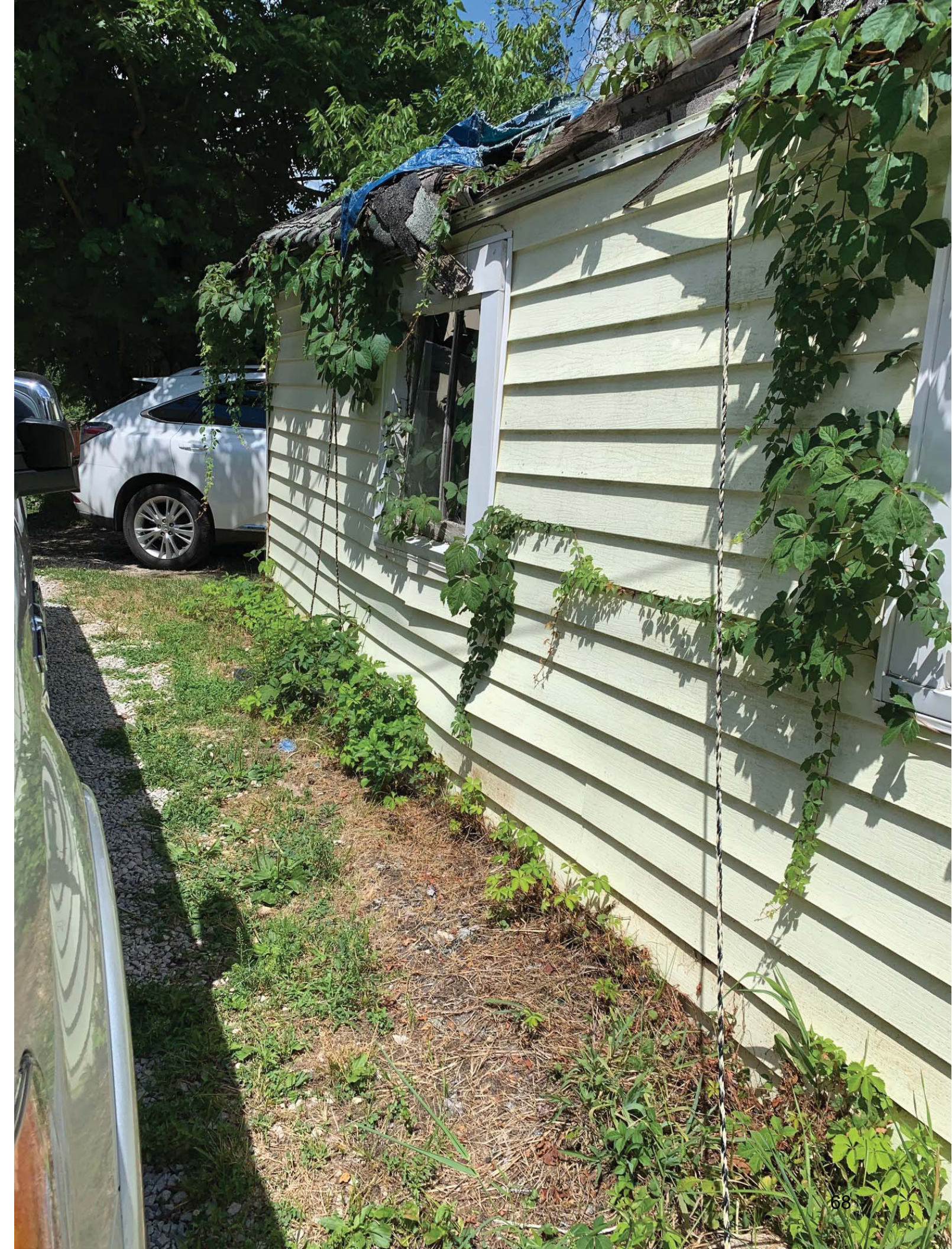


- 3D Roof Diagram
- Aerial Images (Top, N, S, E & W)
- Waste Calculation Table
- Square Footage Pitch Table
- Length Diagram
- Notes Diagram
- Report Summary
- Area Diagram
- Pitch Diagram
- Customizable Report




































STAFF RECOMMENDATIONS	Address: 1504 W Arlington Rd.
DD 22-13	Petitioner: Robert Iatarola
Start Date: July 15, 2022	Parcel: 53-05-29-300-028.000-005
RATING: CONTRIBUTING	Survey: c. 1899/1950 Bungalow
	
Background: The property appears on the City's historic property database and has a SHAARD survey number. However, it does not appear on SHAARD. The principle building is a bungalow hat has been expanded and altered over time. The Elevate tax map indicates that structures were built on the lot in 1899 and modified in 1950 and 1970.	
Request: full demolition of the detached garage	
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 recommends release of DD 22-13 <ul style="list-style-type: none"> The structures on the property on their own do not meet the criteria laid out by the Secretary of the Interior for nomination as a historic district. 	



Monroe County, IN

P&T Received
04/25/22
C22-204
C - '18 No Rental

04/25/2022

R-22-491

Residential Demolition Permit

Status: Active

Date Created: Apr 25, 2022

Applicant

Robert Iatarola
robertiatarola@gmail.com
1504 W Arlington Rd
Bloomington, IN 47404
8123182005

Location

1504 W Arlington Rd
Bloomington, 47404 IN

Owner:

Iatarola, Robert F
1504 W Arlington Rd Bloomington, IN 47404

Project Information

Owner Name

Robert Iatarola

Number of Structures to be removed

1

Brief description of proposed work and list all Hazardous Materials to be removed

tear down garage and flooring

Number of Underground Storage Tanks

0

Is the property owner doing the work?

Yes

What type of structure are you demolishing?

Detached Accessory Structure

Certification

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.

Robert Iatarola

04/25/2022

Staff Use

Planning Staff Review



STAFF RECOMMENDATIONS	Address: 416 E Cottage Grove Ave.
DD 22-14	Petitioner: Ryan Strauser
Start Date: July 28, 2022	Parcel: 53-05-33-210-050.000-005
RATING: CONTRIBUTING	Survey: c. 1920, Pyramid roof cottage



Background: The structure is slightly altered and maintains multiple original windows according to the SHAARD survey. The property is located in the Cottage Grove neighborhood, which has many Contributing and various Notable structures. Although the neighborhood is not a historic district, a walking tour had been prepared by HAND that highlights the history of multiple structures and the people who inhabited them, mostly crafts persons who lived in Bloomington 100 years ago.

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 Recommends release of 22-67

- The structures on the property on their own do not meet the criteria laid out by the Secretary of the Interior for nomination as a historic district. That said, staff is concerned that this neighborhood with many remaining contributing buildings continues to be chipped away through the demolition of individual structures such as this one.



Monroe County, IN

P&T Received
7/19/22
C22-336
C - '18 Yes Rental

07/19/2022

C-22-175

Commercial Demolition Permit

Status: Active

Date Created: Jul 12, 2022

Applicant

Ryan Strauser
rmstrauser@strausercci.com
453 S. Clarizz Blvd.
Bloomington, IN 47401
812-336-3608

Location

416 E Cottage Grove AVE
Bloomington, 47408-3609 IN

Owner:

Khans Village LLC
3500 E Homestead Dr Bloomington, IN 47401

Project Information

Owner Name

Khans Village

Number of Structures to be removed

1

Brief description of proposed work and list all Hazardous Materials to be removed

Remove existing residential structure from site to prepare site for future development

Number of Underground Storage Tanks

0

Is the property owner doing the work?

No

Use Group

R-2

Construction Type

VB

Primary Contractor

Contractor's Name

Strauser Construction Co., Inc.

Business Name

Strauser Construction Co., Inc.

Address of Business

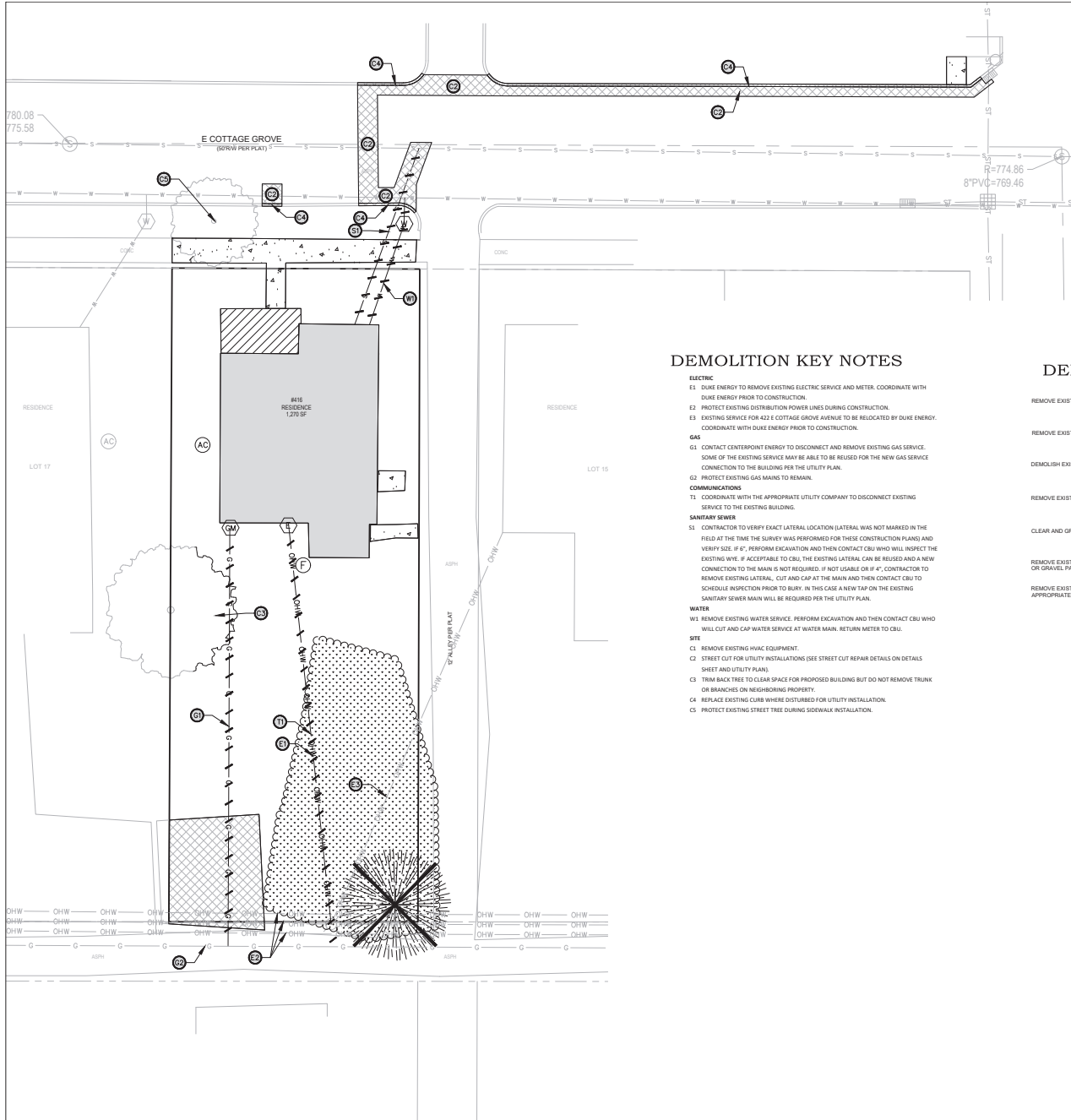
453 S. Clarizz Blvd., Bloomington, IN 47401

Phone #

812-336-3608

Contractor Email

rmstrauser@strausercci.com



DEMOLITION KEY NOTES

- ELECTRIC**
- E1. DUKE ENERGY TO REMOVE EXISTING ELECTRIC SERVICE AND METER. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
 - E2. PROTECT EXISTING DISTRIBUTION POWER LINES DURING CONSTRUCTION.
 - E3. EXISTING SERVICE FOR 422 E COTTAGE GROVE AVENUE TO BE RELOCATED BY DUKE ENERGY. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
- GAS**
- G1. CONTACT CENTERPOINT ENERGY TO DISCONNECT AND REMOVE EXISTING GAS SERVICE. SOME OF THE EXISTING SERVICE MAY BE ABLE TO BE REUSED FOR THE NEW GAS SERVICE CONNECTION TO THE BUILDING PER THE UTILITY PLAN.
 - G2. PROTECT EXISTING GAS MAINS TO REMAIN.
- COMMUNICATIONS**
- C1. COORDINATE WITH THE APPROPRIATE UTILITY COMPANY TO DISCONNECT EXISTING SERVICE TO THE EXISTING BUILDING.
- SANITARY SEWER**
- S1. CONTRACTOR TO VERIFY EXACT LATERAL LOCATION (LATERAL WAS NOT MARKED IN THE FIELD AT THE TIME THE SURVEY WAS PERFORMED FOR THESE CONSTRUCTION PLANS) AND VERIFY SIZE. IF 4", PERFORM EXCAVATION AND THEN CONTACT CBU WHO WILL INSPECT THE EXISTING WYE. IF ACCEPTABLE TO CBU, THE EXISTING LATERAL CAN BE REUSED AND A NEW CONNECTION TO THE MAIN IS NOT REQUIRED. IF NOT USABLE OR IF 4", CONTRACTOR TO REMOVE EXISTING LATERAL, CUT AND CAP AT THE MAIN AND THEN CONTACT CBU TO SCHEDULE INSPECTION PRIOR TO BURY. IN THIS CASE A NEW 16" ON THE EXISTING SANITARY SEWER MAIN WILL BE REQUIRED PER THE UTILITY PLAN.
- WATER**
- W1. REMOVE EXISTING WATER SERVICE. PERFORM EXCAVATION AND THEN CONTACT CBU WHO WILL CUT AND CAP WATER SERVICE AT WATER MARK. RETURN METER TO CBU.
- SITE**
- C1. REMOVE EXISTING HVAC EQUIPMENT.
 - C2. STREET CUT FOR UTILITY INSTALLATIONS (SEE STREET CUT REPAIR DETAILS ON DETAILS SHEET AND UTILITY PLAN).
 - C3. TRIM BACK TREE TO CLEAR SPACE FOR PROPOSED BUILDING BUT DO NOT REMOVE TRUNK OR BRANCHES ON NEIGHBORING PROPERTY.
 - C4. REPLACE EXISTING CURB WHERE DISTURBED FOR UTILITY INSTALLATION.
 - C5. PROTECT EXISTING STREET THRU DURING SIDEWALK INSTALLATION.

DEMOLITION NOTES

- REMOVE EXISTING TREE, STUMP, AND ROOTS
- REMOVE EXISTING CONCRETE WALKS AND GRAVEL BASE
- DEMOLISH EXISTING STRUCTURE
- REMOVE EXISTING PORCHES, STAIRS, AND AWNINGS
- CLEAR AND GRUB EXISTING VEGETATION
- REMOVE EXISTING ASPHALT PAVEMENT AND GRAVEL BASE OR GRAVEL PARKING AREA
- REMOVE EXISTING UTILITY LINE. COORDINATE WITH APPROPRIATE UTILITY COMPANY

DEMOLITION NOTES

- 1. CALL IN UTILITY LOCATES PRIOR TO CONSTRUCTION TO CONFIRM THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO DIGGING.
- 2. PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AN ON-SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
- 3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
- 4. ANY SIGNS REQUIRING REMOVAL TO EXECUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
- 5. USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY R/W.
- 6. WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
- 7. FOR PUBLIC ROADS, SIDEWALK CLOSURE SIGNAGE IS REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SIDEWALK CLOSURE.
- 8. BUILDINGS, FOOTINGS, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
- 9. BURNING OF DEMOLITION MATERIALS ON SITE IS NOT PERMITTED.
- 10. THOUGH AN IDEM NPDES STORM WATER NOI IS NOT REQUIRED FOR THIS SITE, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON-SITE EROSION CONTROL DEVICES DURING CONSTRUCTION.
- 11. IF TRACKING OF MATERIAL ONTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
- 12. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED SINCE TOPOGRAPHIC SURVEY WAS COMPLETED. CONTACT ENGINEER IF ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.
- 13. REMOVE EXISTING PARKING BLOCKS AND SIGNS ON SITE.
- 14. CLEAR EXISTING SIGNAGE AND UNDERPINNING ON SITE.
- 15. PRIOR TO CONSTRUCTION, CONTACT THE DUKE ENERGY SERVICE CENTER AT 800-774-3406 TO SCHEDULE THE DISCONNECTION AND REMOVAL OF EXISTING ELECTRIC SERVICE.
- 16. PROTECT ALL UTILITIES NOT CALLED OUT TO BE REMOVED.
- 17. COORDINATE ANY ON-SITE TEMPORARY POWER NEEDS DURING CONSTRUCTION WITH DUKE ENERGY.



416 E COTTAGE GROVE
APARTMENTS
BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

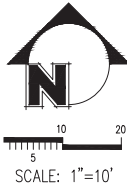
DESIGNED	KCK
CHECKED	KCK
DATE	

JOB NUMBER
6390

SHEET
C200

DATE
07/11/2022

DEMOLITION PLAN



Certification

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.

Ryan M. Strauser

07/12/2022

Staff Use

Planning Staff Review

Cottage Grove Tour Sites

1. Angelika Apartments 111 East Tenth c. 1928

The Angelika Apartments were the homes of four families in 1929. The men were employed by the Indiana Bell Telephone Co., the Hook Drug Co., the Monon railroad, and as the deputy county clerk. Two flats per floor, each with separate entrance, balcony and basement-level garage, gave the residents many of the conveniences of single family homes, at lower cost and greater efficiency. The brown brick craftsman style building presents a utilitarian impression that befits its function of housing middle-class, professional workers.



2. 612 North Walnut c. 1890

Stone quarry owners Mr. & Mrs. John Hunter were the residents of this late 19th century Queen Anne style brick house at the turn of the century. The next resident, Julia Evans, widow of James, proprietor of the Evans Electric Co., lived in the house until the 1940s. Textual complexity is created by the recessed panels in the brick and fish scale shingles and ornate scrollwork vents in the gables. Compare this Queen Anne brick cottage with the larger contemporary wood frame Morgan House in the next block at 532.



3. 700 North Walnut c. 1928

Roy and Ethel Burns were the first owner residents of this Craftsman style bungalow in 1929 and lived there until the 1940s. Mr. Burns was a grocer, with a store five blocks to the south. The tapestry brick in two tones and the large knee braces are distinctive features of this handsome bungalow.



4. 804 North Walnut c. 1924

This large brick Craftsman style bungalow has a characteristic deep front porch the width of the house and under the cover of the main, low-pitched roof of the house. Cecil Robinson, who owned an auto-mobile garage three blocks to the north, lived in the house in 1927.



5. 201 East Twelfth c. 1924

Built between 1922 and 1925, this wood frame, Craftsman style cottage is distinguished by its windowed central tower that rises above the pyramidal roof and is capped by its own pyramidal roof. The first owner resident of the house was Darrell Adams, a stenographer at the Showers Brothers Co., and his wife Katherine.



6. 812-814 North Washington c. 1928

This craftsman style duplex with two-toned brown tapestry brick veneer was the home of Norwell Jacobs, the manager of the Evansville Morris Plan Co. at 109 South College, his wife, Esther and Paul Latourette, an employee of the Showers Brothers Co. and his wife, Orlou, in 1929. The residents over the years included many who were similarly employed. The pergola construction connecting the two front entrances, the compact overall form and matching garage at the rear give this duplex a decidedly residential feel.



7. 811 North Washington c. 1926

Ralph Figg, draftsman with the Indiana Limestone Co., and his wife, Eva, lived in this house until the 1940s. The otherwise simple Craftsman bungalow boldly announces itself with an open truss front porch roof supported by battered porch posts atop large brick piers and a delicate slatted wood balustrade. The solid structure of the house is further emphasized by large cut limestone foundation blocks.



8. 808 North Washington c. 1926

Lancelot Kell, foreman at the Indian Hill Stone Co. of Victors, and his wife, Josephine, lived in this Craftsman style bungalow in 1927. The brick house with limestone details has classic bungalow features such as the low pitched roof, wide overhanging eaves with large brackets, wide front porch and multi-paned upper sash. Reportedly built from a Sears, Roebuck and Company kit, the house is similar to the "Bedford" plan offered by Sears in the 1920s.



9. 712 North Washington c. 1926

The president of the Harding & Cogswell Stone Co., Percy Cogswell, built this house and lived here with his wife, Nell, in 1927. The house has elements of the Tudor Revival style evidenced by the multi-paned upper sash. The Craftsman style is also evidenced by the solid massing, and the lower pitched roof. Both styles were popular in the 1920s.



10. 706 North Washington c. 1930

This limestone Tudor Revival house has a storybook quality with its winding front walk, shuttered windows, prominent chimney and two front gables. Lancelot and Josephine Kell, who were the first owners of 808 one block north, lived here in the 1930s.



11. 213 East Cottage Grove c. 1926

A switch-man for the Monon railway, John Hendrix, and his wife, Ellen, lived in this simple wood frame bungalow in 1927. The position of the house on the side of a hill provides the full height necessary for a basement level garage on the east side.



12. 622 North Washington c. 1905

The use of rock-faced ashlar limestone gives this simple pyramid-roof cottage a solid, stately form. It was the home of laborer, Rollie Branam, his wife, Lulu, and Anna Goodwin, a widow, in 1909. Other Branams lived nearby and worked at the Showers Brothers Co. The co-owner of the Diana Sweet Shop at 112 North Walnut, Gus Lycas, lived here with his wife, Eustathis, in 1927. Finally in 1934, the Moore Products Co.



13. 612 North Washington c. 1928

The manager of the Interstate Public Service Co., Fred Miller, and his wife, Gertrude, built this wood frame, colonial revival bungalow between 1927 and 1929. By 1931 and until the 1940s, Elsworth and Elizabeth King of the King Petroleum Corp., at 203 S. Walnut made this their home. The King Corp. owned three service stations in town.



14. Seward House 615 North Washington c. 1922

Fred Seward of the Seward and Co. foundry, machine shop, and supply house, and his wife, Dorothy, built this American four-square house in 1922 and lived here until 1962. Fred, along with his brother William Austin, and his mother, Jenny Lind Seward, ran the family business, started by great-grandfather, Austin Seward, in 1921 and located four blocks west 408 W. 8th from 1907 until 1972. The large brick house has wide, overhanging eaves, a square floor plan, heavy limestone lintels, and multi-paned sash.



15. 611 North Washington c. 1928

A draftsman, Stanlet Crowe, and his wife, Amy, built this Tudor revival house in the late 1920s. The dressed ashlar stone of variously sized rectangular shapes is a striking feature of the house, as is the half timbered, asymmetrical gables. The tiered buttress at the front corner, multi paned steel casement sash and black iron lantern are also characteristic of this imaginative 1920s style



16. 217 East Tenth c. 1860

This simple wood frame house is among the oldest homes in the district. It is a traditional vernacular "Hall-and-Parlor" house consisting of a rectangular floor plan with a central front door opening into the larger of two rooms. This early house probably dates from between the 1853 Read Addition and the 1896 Cottage Grove Addition. Its simple form is a reminder of the time when small farms adjoined the city and the "grove of cottages" was an unimaginable development.



17. 610 North Lincoln c. 1915

Cut limestone side walks laid by the WPA workers in the 1930s adorn this block of the North Lincoln. This Craftsman style American foursquare duplex included Moses Graves, an insurance agent, his wife, Anna, and Elmer Dunn, a timekeeper, and his wife, Florence, in 1916.



18. 301+307 East Cottage Grove, 317 East Tenth c. 1905

The three hundred block of East Cottage Grove is tree-lined with herringbone-patterned sidewalks and cut limestone retaining walls. The small, wood frame cottages are vernacular in style with some Queen Anne and Anne and Classical Revival details-- a common building practice at the turn of the century when they were built. The L-shaped house at 307 East Cottage Grove has Queen Anne decorative scrollwork in the front-facing gable. These simple forms and details are found repeatedly among the houses on this and surrounding streets and on the west side of town. Several variations of the pyramid-roof cottage are found on East 10th. One is the house at 317 East 10th. The early residents of these cottages were plumbers, grocers, stone men, and factory workers.



19. 711 North Lincoln c. 1905

A retired couple, Aquilla and America Huff, and a student, Louis Hastell, are listed as the first residents of this concrete block pyramid roof cottage in 1909. East and south facing gables and massive cut limestone blocks in the south retaining wall further distinguish the limestone blocks in the south retaining wall further distinguish the property. A clerk at the Henry & Kerr bakery and an oiler at the Showers Brothers Co. were residents of the house in the 1920s.



20. 801 North Lincoln c. 1905

Also built in the first decade of the 20th century, this wood frame, pyramid-roof cottage with a classical porch column and fancy cut roof rafters is sited high above the street with an attractive limestone retaining wall. There is a matching carriage house at the rear. Stone contractor Charles Woolery and his wife, Mabel, lived here from 1916 to the 1920s, when they moved to the newly fashionable Elm Heights neighborhood.



21. 805 North Lincoln c. 1905

J.C. Allen, a carpenter at the Showers Brothers Co., lived here with his wife, Martha, in 1909. The two-story, wood-frame house with Queen Anne and Classical Revival detailing is in keeping with the traditional style of building in this older, eastern part of the district, but it is executed at a grander scale.



Please respect the privacy of the owners by viewing all private buildings from the street 90



Cottage Grove Historic District



the houses in this eastern half of the district were constructed by 1909. These frame cottages are vernacular in style with some Queen Anne and Classical Revival details.

Max Lade, and executive at the Showers Brothers Co., lived with his wife, Martha, in the former Hunter House at 644 North Walnut in the early 1920s. Bloomington architect John Nichols renovated the house for them in 1922, adding a large two-story classical porch. (The house was demolished in the mid-1970's.) In 1923, the Lades platted a large addition, which encompasses most of the western half of the Cottage Grove district. The majority of houses in the Lades' Addition were built of masonry in the Craftsman style between 1923 and 1929. Occupants of these brick and limestone houses over the years were professionals and businessmen involved in the limestone industry, local businesses, banking and medicine.



(Completed on back panel)

The Craftsman style, championed by the Atlantic coast designer and publisher Gustaf Stickley, was influenced by Medieval architecture and sought to celebrate the honest craftsmanship and basic structure of the home. Characteristic features are wide overhanging eaves with knee braces, exposed roof rafters and trusses, multi-paned upper window sash and pergolas. This versatile style was adapted in wood brick and limestone for bungalows, duplexes and apartment buildings. Sears, Roebuck & Co. offered many house plans and kits in this style, prolific in Bloomington in the 1920s. At least one Sears home was built in this neighborhood.

Additional information on this historic area is available in the Indiana Room of the Monroe County Public Library.



In Appreciation:

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Research and design assistance by William Coulter, Nancy Hiestand, Ellen M. Campbell. Updates and photographs taken by Stacy Hardy. A special thanks to Bethany Emenhiser for her assistance.

The vernacular cottages found along Cottage Grove, North Lincoln, East Eleventh and East Twelfth were home to working class Bloomingtonians. Residents worked at the Showers Brothers Co. furniture factory, on the Monon railroad at downtown shops, all located within blocks of this district. The Cottage Addition was expanded to the north in 1902 and again in 1903, ultimately bounded by Dunn, Tenth, Lincoln and the Illinois Central railroad on the north. Samuel Rhorer platted the Rhorer Subdivision along the west side of Lincoln between Cottage Grove and Eleventh in 1905. Most of



The southwest quadrant of the area was platted by Daniel Read and others in 1853 as an addition to the city. The oldest houses in the district are located in a remaining segment of the Read Addition along East Tenth and were probably constructed between 1853 and the platting of the Cottage Grove Addition by Ira and Mary Bateman in 1896.

Character of the area. The southwesterly limestone retaining walls, add to the historic some with brick or cut limestone sidewalks and century Bloomington society. Tree-lined streets, homes. The builders and residents of these cottages and 1920s Craftsman style masonry of turn-of-the-century, vernacular, wood frame Cottage Grove Avenue runs through this district

Cottage Grove

A Walk Through the Cottage Grove Historic District

Historic Tour Guide No. 6



City of Bloomington, Indiana

