



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday September 8, 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)

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Dial by your location

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+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 September 8, 2022, 5:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. August 25, 2022
- IV. **CERTIFICATES OF APPROPRIATENESS**
 - Commission Review**
 - A. **COA 22-70**

1006 E Atwater Ave. (Elm Heights Historic District)
Petitioner: Anne and Doug Findlay
Installation of fencing between 1006 and 1002 E Atwater
 - B. **COA 22-71**

642/600 Block N Madison St. (Showers Brothers Furniture Complex Local Historic District)
Petitioner: The Kiln Collective
Resubmittal of COA 20-13 for restoration and vertical expansion
 - C. **COA 22-72**

1304 E 2nd St (Elm Heights Historic District)
Petitioner: Terry Cole
Window Replacement (Post action)
- V. **DEMOLITION DELAY**
 - A. **DD 22-14**

416 E Cottage Grove Ave. (Contributing)
Petitioner: Ryan Strauser
Full Demolition
 - B. **DD 22-15**

301 W Country Club Dr. (Contributing)
Petitioner: Chris Bomba
Full Demolition
- VI. **NEW BUSINESS**
 - A. Commissioner Photo
- 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 22, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 9/1/2022

Bloomington Historic Preservation Commission Meeting

Zoom:

<https://bloomington.zoom.us/j/95852185508?pwd=M3J2aDgrjdXaWh1QUN3eWRKYThKQT09>

Meeting ID: 958 5218 5508 Passcode: 082945

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

AGENDA

I. CALL TO ORDER

Meeting was called to order by **Chair John Saunders @ 5:03 P.M.**

II. ROLL CALL

Commissioners Present:

John Saunders (Present)

Marlene Newman (Electronic)

Matthew Seddon (Present)

Daniel Schlegel (Present)

Sam DeSollar (Present)

Reynard Cross (Present)

Elizabeth Mitchell (Electronic), Left meeting @ 6:05 p.m.

Allison Chopra (Present), Entered meeting @ 5:08 p.m.

Advisory Members Present:

Chris Sturbaum (Electronic)

Staff Present:

Gloria Colom, HAND (Present)

John Zody, HAND (Present)

Dee Wills, HAND (Electronic)

Daniel Dixon, City Legal Department (Present)

Mike Rouker, City Legal Department (Present)

Guests Present:

CATS

Dawn Gray (Electronic)

Patrick Murray (Electronic)

John Applegate (Electronic)

Cody Vest (Strauser Construction), (Electronic)

Sam Dove (Electronic)

Kayle St. Denis (Present)

Jim Higgins (Present)

Bryan Absher (Present)

Chris Gudal (Present)

Derek Flynn (Electronic)

III. APPROVAL OF MINUTES

A. July 28, 2022

Sam DeSollar made a motion to approve **July 28, 2022 Minutes**.

Matthew Seddon seconded.

Motion Carries: 7 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Cross), 0 No, 0 Abstain.

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.

Gloria Colom gave presentation. See packet for details.

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.

Gloria Colom gave presentation. See packet for details.

Allison Chopra asked about the materials the **Petitioner** would use and the contractor that they would use. **Sam DeSollar** asked if there was a plan included and asked about a picture that was in the packet. **Marleen Newman** asked about the siding and if it would be replaced.

Allison Chopra asked if this application conformed to what they require. **Gloria Colom** stated that the requirements are kept purposely vague by State and local law, and because each project is so different from each other that it is all very open to interpretation and the commissioners must use their best judgement, sensitive to the scope of each project. **Allison Chopra** commented that she was not entirely satisfied with this application, and did not think there was enough information. See packet for details. **John Saunders** asked **Daniel Dixon** if this application meets the criteria. **Daniel Dixon** stated that it did and explained why. More discussion ensued. See packet for details. **Chris Sturbaum** commented that the old paint lines were visible, and maybe a sight visit would help. Alison Chopra questioned if there was a conflict of interest. **Chris Sturbaum** stated that he was not the contractor of this project, that he was responding as a **Commissioner**. **Marleen Newman** commented that it would be helpful to see a scaled drawing and agreed that there needed to be conformity in their requirements. More discussion ensued. See packet for details. **Patrick Murray** from the **Neighborhood Design Committee** commented that he knew the previous owner and some history of the house, and thought what the **Petitioners** want to do is appropriate.

Sam DeSollar made a motion to approve **COA 22-65**.

Daniel Schlegel seconded.

Motion Carries: 7 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Mitchell Cross), 1 No (Chopra), 0 Abstain.

C. COA 22-66

520 S Hawthorne Dr. (Elm Heights Historic District)

Petitioner: Barre Klapper

Modify a 1980's addition.

Gloria Colom gave presentation. See packet for details.

Dawn Gray stated that what they wanted to remove was not original to the house.

Sam DeSollar asked a question about the simulated divided lights. **Chris Sturbaum** asked a question about the muttuns. See packet for details.

The **Commissioners** agreed that this was a good project.

Daniel Schlegel made a motion to approve **COA 22-66**.

Reynard Cross seconded.

Motion Carries: 8 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Mitchell, Chopra, Cross), 0 No, 0 Abstain.

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.

Gloria Colom gave presentation. See packet for details.

Reynard Cross asked if the roof would be metal. **Allison Chopra** asked if the new windows would be compatible historically. **Sam DeSollar** asked about the lamppost.

Chris Sturbaum asked the **Petitioner** if the roof was staying shingled, then why change the porch. **Bryan Absher** stated that the original porch was a two story porch that was torn down in 1952. This is what the architect of the time came up with. **Chris Sturbaum** also asked about the change of windows. See packet for details.

Sam DeSollar commented that these were huge material upgrades to the building, and is very pleased with it. **Marleen Newman** commented about the windows and also commented about the rod iron railing and how it was not appropriate as far as the style.

Brayan Absher commented that with his research that this was not a Greek style, but more of a Federal style home.

Matthew Seddon made a motion to approve **COA 22-67**.

Reynard Cross seconded.

Motion Carries: 7 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Chopra, Cross), 0 No, 0 Abstain.

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

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

Petitioner: Derek Flynn

Full Demolition Garage (Appeal)

Gloria Colom gave presentation. See packet for details.

Chris Gudal stated that he got the house in 2018 and was aware that the roof was damaged, and had planned on replacing the roof, but was not aware of the structural damage.

Matthew Seddon commented that he was really on the line with this project at the last meeting, but with the Engineers Report would support this. **Chris Sturbaum** commented that the Engineers Report really said it all.

Allison Chopra made a motion to approve COA 22-69.

Matthew Seddon seconded.

Motion Carries: 6 Yes (Newman, Schlegel, Seddon, Saunders, Chopra, Cross), 0 No, 1 Abstain (DeSollar)

V. DEMOLITION DELAY

A. DD 22-13

1504 W Arlington Rd. (Contributing)

Petitioner: Robert Iatarola

Full demolition, garage

Gloria Colom gave presentation. See packet for details.

Matthew Seddon made a motion to release **Demolition Delay DD 22-13.**

Allison Chopra seconded.

Motion Carries: 7 Yes (Newman, Schlegel, DeSollar, Seddon, Saunders, Chopra, Cross), 0 No, 0Abstain.

B. DD 22-14

416 E Cottage Grove Ave. (Contributing)

Petitioner: Ryan Strauser

Full Demolition

Gloria Colom gave presentation. See packet for details.

Alison Chopra asked why this structure would not qualify for historic designation. **Gloria Colom** explained in detail. More discussion ensued. See packet for details. **Gloria Colom** stated that the **Board** could Table this petition to the next meeting so that she could do more research. **Chris Sturbaum** stated that they could look at the district as a whole to designate. **Marleen Newman** commented that it was odd that this house was not on the Sand born map.

Cody Vest stated that he worked with **Ryan Strauser**, and was available for questions.

Reynard Cross questioned why they wanted to tear the building down. **John Saunders** asked **Cody Vest** this question. **Cody Vest** stated that the intent was to build a three story apartment. More discussion ensued about the timeline of the **Demolition Delay** and the possibility of making the entire neighborhood a local **Historic District**. **Gloria Colom** explained in more details. See packet for details. **Chris Sturbaum** suggested that they take more time. **Matthew Seddon** commented that he could not with a clear conscious say to the **Common Council** that we need to save this structure. **Allison Chopra** commented that she would like to take more time. More discussion ensued. See packet for details.

Allison Chopra made a motion to Continue **Demolition Delay DD 22-14** to the next meeting.

Reynard Cross seconded.

Motion Carries: 6 Yes (Newman, Schlegel, DeSollar, Saunders, Chopra, Cross), 1 No, (Seddon), 0 Abstain.

VI. NEW BUSINESS

John Zody announced that **Daniel Dixon** would be leaving the **City of Bloomington**.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:02 p.m.

END OF MINUTES

Vidio record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 1006 E Atwater Ave.
COA 22-70	Petitioner: Anne and Doug Findlay
Application Date: August 18, 2022	Parcel: 53-08-04-102-029.000-009
RATING: NOTABLE	Survey: c. 1920, Tudor Revival



Background: Elm Heights Historic District

Request: Installation of fencing between 1006 and 1002 E Atwater

Guidelines: Elm Heights Historic District Guidelines

- I. Installation or removal of walls or fences visible from the public right-of-way.
 - For new fences, use historically appropriate materials for Elm Heights, which, depending on the type and style of architecture, may include iron, stone, brick, or wood.
 - New retaining walls should be appropriate in height to the grade of the yard. Rear yard concrete block retaining walls may be considered depending on position, visibility, and design.
 - Install new walls or fences so the total height does not obscure the primary facade of the building.
 - Installation of rear yard fences should begin no farther forward than a point midway between the front and rear facades of the house.

- Consideration is given for fences that pertain to special needs, children, and dogs. Temporary seasonal fences for gardening are permitted and do not require a COA.
- II. Reconstruction or repair of historic walls and fences.
- Consult with staff for proper materials and methods.

Staff Recommends approval of COA 22-70

- The eight foot tall rear yard fence stops at the beginning of the building.
- The front yard fence does not obscure the front facade of the house and only extends from the front of the building to existing hedges.
- In this particular situation there are additional privacy and safety concerns regarding people entering the property and causing damage. This has already shown to be the case in the precedents presented along with the application.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22- 70

Date Filed: 8/18/2022

Scheduled for Hearing: 9/8/2022

Address of Historic Property: 1006 E. Atwater Avenue

Petitioner's Name: Anne & Doug Findlay

Petitioner's Address: 1006 E. Atwater Avenue

Phone Number/e-mail: 812-345-5611/findbink@att.net

Owner's Name: Anne Findlay

Owner's Address: 1006 E. Atwater Avenue

Phone Number/e-mail: 812-345-5611/ findbink@att.net

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff at least twelve (12) days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room (meetings are currently held via Zoom until further notice. The link is sent the week before the meeting). The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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

A "Complete Application" consists of the following:

1. A legal description of the lot. Parcel number-53-08-04-102-029.000-009

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

This proposal is for the construction of a timber fence along the west boundary line at 1006 E. Atwater Ave
Height of the fence from the south west corner of property line to the north west corner of the building's
structure is to be 8ft. high, then to a height of 4 ft. continuing approximately another 10ft. northwards along the same boundary
line where it will join up with existing boundary line shrubbery.

3. A description of the materials used.

All materials are to be of treated pine, and construction is to be of overlapping palings
to make it a privacy fence.

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.

Letter in support of fence approval at 1006 E. Atwater Avenue Bloomington

This letter is in support for the of building of a timber fence between the properties of 1006 and 1002 E. Atwater Avenue in Bloomington.

The necessity to do this by the owner of 1006 Atwater is that over many years students living at 1002 E. Atwater Avenue have caused a great deal of damage to the historically significant 1006 Atwater property by not only littering the property, but by also using both the back and front yards as a means of a shortcut from their property to the adjacent streets. In addition to the littering of drink cans and Co2 cannisters, full beer cans have been thrown on to the roof of the house and blocked the drainage gutters causing flooding into the basement.

In addition, noise pollution from loud music equipment is an ongoing issue to our premises with a new pattern of loud music commencing at 4am being added to the normal afternoons and evenings of loud noises.

The ultimate damage to our yard, however, occurred during the Spring Semester 2022 when a vehicle was driven from the compound at 1002 E. Atwater across our back yard, knocking over a 100 year old original stone birdbath before careering through the garden and ripping a hole in our original 100 year old drystone wall before hitting the sidewalk 2 feet below the top of the wall.

It's sad when it comes to the point where property owners have no choice but to pay for a very expensive fence to try to gain some control over their own property. It is believed that no less than an eight-foot fence would provide the safety and security the property owner desires.

Your review and assistance with the approval of this request is requested.

Thanks, Anne and Doug Findlay

From: Anne Binkley
Sent: Wednesday, August 17, 2022 4:12 PM
To: Anne binkley
Subject: Fwd: Bad news about neighbors

Sent from my iPhone

Begin forwarded message:

From: Arianna <r.Y.Xl.l.l.l.l.@gmi:1Jl _cg m>
Date: 15 April 2022 at 7:14:48 pm GMT-4
To: Anne Binkley <findbink@att.net>
Subject: Re: Bad news about neighbors





Here are some of the photos I have taken. The maintenance men from Brawley came and put the birdbath back upright. If you have a WhatsApp number, I could send you a video I took. I'm afraid that if I tried to send it over email, the video would be too large for the email to go through. The officer said that he would file a report of the incident and I have not heard back from the property manager of Brawley since I called him earlier.

Please let me know how to proceed and if you would like me to send a video of the damage, at your convenience.

Best,
Arianna

On Apr 15, 2022, at 18:04, Anne Binkley <findbink@att.net> wrote:

Arianna, as long as it didn't hit the house or your car and you are safe that's all that matters at this point.

I'll appraise Anne when she wakes and we'll get back.

Which area of the wall did they go over. Near the garage or in the main garden area.

They would have had to be stoned out of their mind to do that!

Is the stone wall still intact.?

Stay safe, Doug

On 16 Apr 2022, at 2:11 am, Arianna
<ray.arianna@gmail.com> wrote:

The officer said that he couldn't do anything, since the truck wasn't in the neighbor's parking lot. He recommended that I get a security camera so I could pinpoint anyone who walks/drives through the yard. I also called the property manager from Brawley, and definitely let him have it. I was wondering if you would like me to buy a security camera to document anything? I will definitely be on the lookout for a truck with tight tire tracks and front damage from hitting a birdbath. I am in such disbelief that things have escalated this far. Please let me know how you would like me to proceed.

Best,
Arianna

On Apr 15, 2022, at
11:31, Arianna
<ray.arianna@gmail.com> wrote:

Dear Mr. and Mrs. Findlay,

I am deeply sorry to inform you that someone from the neighbors house drove through the fence, hit and broke the bird bath, and drove through the garden (on top of the rocks) to get to the street. I have called authorities and I am waiting for a police dispatcher right now. I am so sorry that things had escalated this much. Someone would have had to be very drunk in order to

do that, definitely too drunk to be on the road. I will continue to update you once the police arrive.

Best,
Arianna





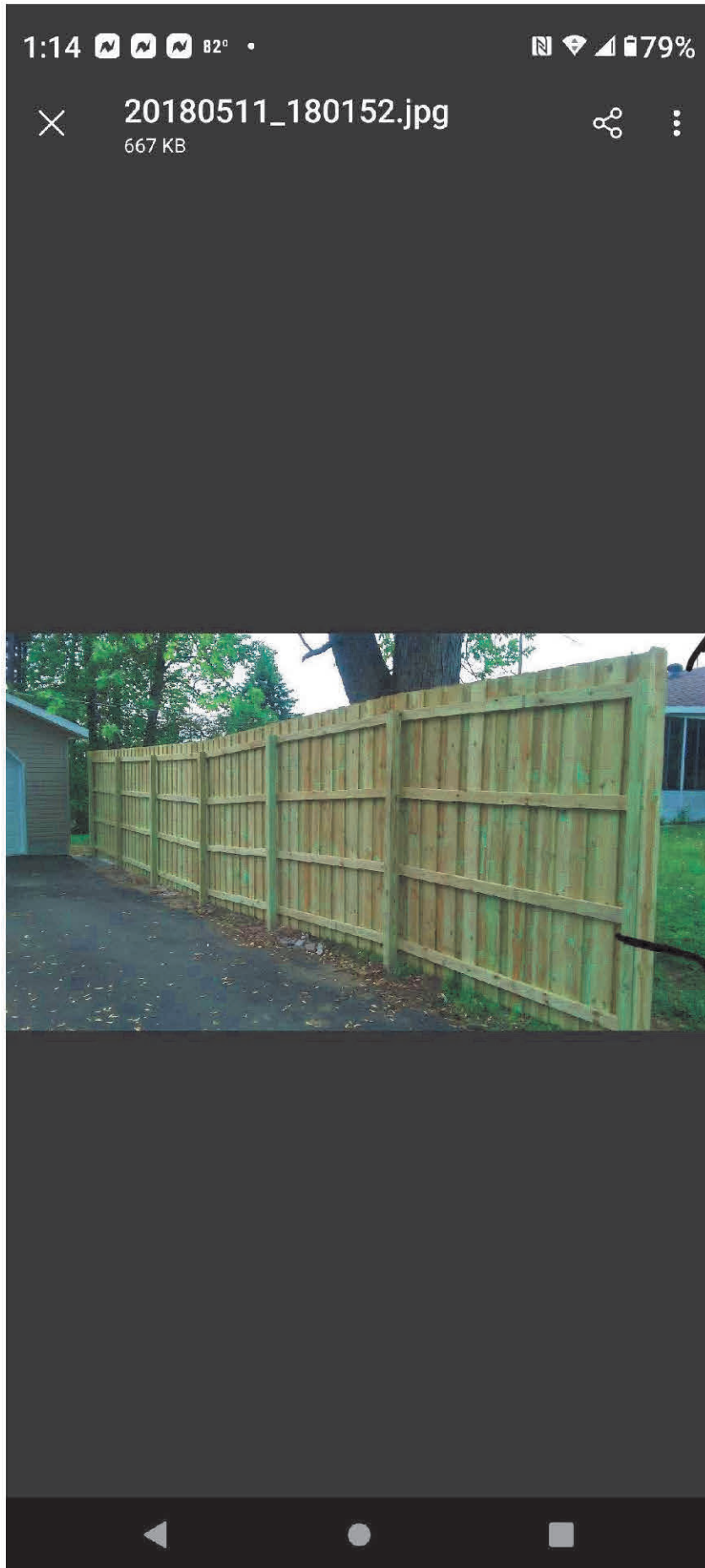


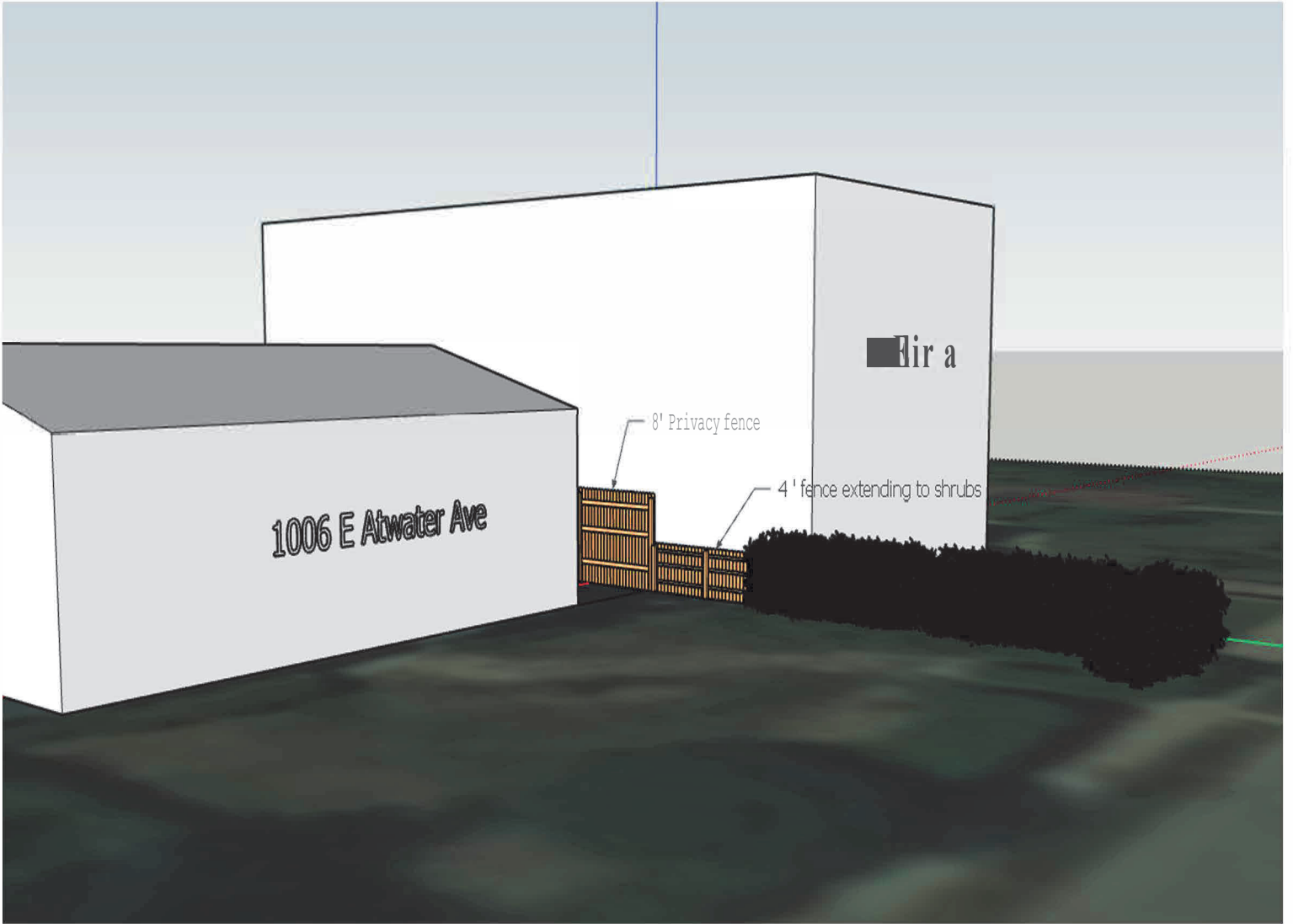






Precedent





Rendering

STAFF RECOMMENDATIONS	Address: 642/600 Block N Madison St.
COA 22-71	Petitioner: The Kiln Collective
Application Date: August 23, 2022	Parcel: 53-05-33-200-012.004-005
RATING: NOTABLE	Survey: c. 1910/c 1940, 20th Century Industrial



Background: Showers Brothers Furniture Complex Local Historic District
Request: Resubmittal of COA 20-13 for restoration of building and vertical expansion
Guidelines: Showers Brothers Furniture Complex Local Historic District Guidelines (See attached)
Staff Recommends approval of COA 22-71
<p>This project was discussed at length in 2020. Staff had issues with changes to the roofline in 2020 and the potential loss of much of the historic feel of the property with the proposed second floor.</p> <p>Concessions were made by the HPC after negotiations with the owners during the meetings of February 27 and March 12, 2022, the project was approved. The overall continual existence of the structure and promotion of active use is a benefit in the long run.</p> <p>Two years of the Covid 19 pandemic have created delays with this project.</p>

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-71

Date Filed: 8/23/2022

Scheduled for Hearing: 9/8/2022

Address of Historic Property: 600 block, North Madison St

Petitioner's Name: The Kiln Collective

Petitioner's Address: PO Box 3134, Bloomington, IN 47402

Phone Number/e-mail: 812-330-1169 / don@bailey-weiler.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 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. N/A

2. A description of the nature of the proposed modifications or new construction:
The proposed modifications include the addition of two stories on top of the existing structure, circulation spaces between the two existing buildings on the site, and restoration of the existing brick masonry.
A new entrance off the eastern alley will allow accessible access to all but one of the business spaces.
New openings will be created in the Power House and on the north side of the Kiln building facing 11th St.

3. A description of the materials used.
The primary first floor exterior will consist of corbeled red brick matching the existing brick and mortar.
The second and third floor materials will be primarily matte black standing seam and flush metal panels.
The secondary second and third floor materials will be local hardwood (ash, hickory, oak) and glazing.
There are no existing windows. The proposed windows will be black aluminum wood clad with black frame storefront.

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.

COA: 20-13

Address: 642 N. Madison Street

Petitioner: The Kiln Collective

Parcel #: 53-05-32-403-014.000-005

Rating: Contributing

Structure; Industrial, c. 1915



Background: Located in the Showers Brothers Furniture Factory Historic District, the adaptive reuse of this building is part of a larger initiative to utilize the historic Showers furniture buildings to contribute to the success of the City's Trades District.

Request: Adaptive reuse of the Kiln to convert to office/commercial space.

1. Conversion of original bay openings into glass framed entrances.
2. Two story rooftop addition.
3. Materials List: Aluminum clad Pella lifestyle windows/ standing seam metal siding/ flush panel metal siding/ wood soffit material/ reuse of original Kiln brick.

Guidelines: Showers Brothers Furniture Factory Design Guidelines, pgs. 4, 5, 8, 16-18.

National Park Service Preservation Brief 14: New Exterior Additions to Historic Buildings, pgs 15-18.

Please find applicable guidelines on the pages following the staff report.

Recommendation: On the next page.

COA: 20-13

Recommendation: DEFER to HPC with the following comments:

- Staff identifies the following character-defining features to be preserved: Use of red brick, five bays on the west wall, the outline of rectangular recessed walls that feature large pilasters and are topped by a corbelled brick cornice.
- Staff finds that the size and massing of the rooftop addition overwhelms the Kiln's proportions and profile and that rooftop additions are generally not advisable for historic one story structures, especially when the addition adds more than a story in height.
- Staff finds that the above mentioned issues are somewhat mitigated by the following:
 - The set back of the additional levels from the primary elevation of the Kiln helps soften the visual impact of the additional stories.
 - The Kiln's roof is not a character defining feature so a rooftop addition will not result in the loss of such a feature.
 - The recognition that any adaptive reuse project that seeks to utilize the building for office/commercial space is going to demand severe alterations because the Kiln was originally constructed to dry lumber, not house a modern workforce.
- Ultimately, staff finds that after review of the historic district design guidelines and federal preservation literature, the design as proposed should not be approved, however; staff also recognizes that the adaptive reuse of the Kiln is a unique and difficult challenge because of the building's design, and that any reuse of the building to meet modern commercial needs will require creative solutions that must come at the expense of its historic materials, features, and form.

3. Administration Building 1916

The Administration Building, completed in 1916, is the most elegant building in the collection. The architect of this building is J.L. Nichols, one of Bloomington's earliest native architects. *The Indianapolis Sunday Star* (August 27, 1916) described it as "...built of Oriental brick and occupies ground space of 60x114 feet. It is three stories high, counting the basement and is entirely fireproof. The cost was \$30,000." It contained an assembly hall which seated 900 people. It was called at this time, "The prettiest building in Bloomington." The building is divided into three horizontal sections: a high water table (or piano nobile) articulated with alternating brick courses and limestone caps; a mid-section with steel casement windows; and a cornice above a partial limestone frieze with several high parapets masking a bow truss roof. Brick pilasters are topped and anchored by limestone details.

4. Dry Kilns Building

The Kiln Building is located north of the Planing Mill and is a rectangular brick multi-wythe building (approx. 107' x 50'). The interior of the building is divided into five bays accessed by replacement docking doors. The west side of the building contained the loading facilities and large paired doors once lined this elevation. Other than the west side, there are few openings. The east side of the building runs along the alley at a one story level showing massive brick pilasters and blank recessed brick walls topped by a corbelled brick cornice. The reuse of this building will involve creating appropriate openings to bring light into the building, which is closed on two sides.

Character Defining Features

A large group of people, representing both current and prospective owners, participated in the discussions to develop these Showers Brothers Furniture Factory Buildings Guidelines. During this analysis period, an effort was made to identify the design linkages among the individual buildings. These elements help the area cohere as a unique place and add value to the tech park redevelopment.

The most prominent feature is the universal use of red brick which links even the high style Administration Building to City Hall's functional Plant #1. Even the most utilitarian buildings in the complex feature limestone detailing on the windows and doors, which is used to punctuate the openings.

The iconic saw tooth roof, practically designed for light and ventilation, forms the silhouette of the two remaining factory buildings (Plant #1 and the Planing Mill) and has become the hallmark of the city in 20 short years since City Hall was renovated. Just as intrinsic to the group is the use of parapet walls. Similarly interpreted, the Administration Building has decorative parapet walls around the perimeter of the roof facing all four directions. The principal features face east and west. The Planing Mill has a continuous parapet wall along the alley parallel to Morton Street.

All four buildings have walls framed by pilasters and brick corbels several wythes deep in repeating and proportionate patterns. The classical revival Administration Building displays a much more elaborate interpretation of this same pattern, with pilasters topped by limestone capitals that support a wide limestone frieze. The outline of rectangular recessed walls is repeated even on this more architecturally complex office building. The other utilitarian buildings show plainer wall framing entirely in brick, and articulated by solids (pilasters) and voids (recessed panels)



Administration Building



Kiln



Plant #1 (west side)



Plant #1 (looking south)

DESIGN GUIDELINES

1. General Prioritization of Decisions

The Commission's evaluation of an application will be based upon the degree to which proposed changes are in harmony with the character of this collection of thematic buildings in the old Showers campus. The statement of intent, or "Goals," at the beginning of each of the following sections of these Guidelines should serve to aid in identifying character-defining design features and the most sympathetic approach to proposed alterations. The following prioritized list of approaches to the Commission's decisions illustrates activities from the least amount of intervention to the greatest amount. The owner, manager or developer should follow them, in order, to ensure a successful project.

- A. *Identify, Retain, and Preserve the form and detailing of the materials and features that define the historic character of the structure, keeping in mind that the designated buildings share design elements that are enhanced by their thematic use on the old Showers campus.* These are basic treatments that should prevent actions that may cause the diminution or loss of the structure's overall historic character, or that of the old Showers campus. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.
- B. *Protect and Maintain the materials and features that have been identified as important and must be retained during the rehabilitation work.* Protection usually involves the least amount of intervention and is done before other work.
- C. *Repair the character-defining features and materials when it is necessary.* Repairing begins with the least amount of intervention possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in extremely deteriorated or missing part of features. Replacements should be based on surviving prototypes.
- D. *Replacement of entire character-defining features or materials follows repair when the deterioration prevents repair.* The essential form and detailing should still be evident so that the physical evidence can be used to re-establish the feature. If 60% of a window or parapet is intact then it should be repaired, rather than removed and replaced with new and compatible material. If there are multiple examples of a feature, or wholesale replacement is requested, then the decision will be based upon whether repair is technically or economically feasible. See Guidelines for Existing Structures (4. A. 3).
- E. *The preferred option, when replacement is necessary, is replacement of the entire feature in-kind using the same material.* Because this approach may not always be technically or economically feasible the Commission will consider the use of compatible substitute material. The Commission does not recommend removal and replacement of a feature that could be repaired.
- F. *Missing historic features should be replaced with new features that are based on adequate historical, pictorial and physical documentation.* The commission may consider a replacement feature that is compatible with the remaining character-defining features. The new design should match the scale, size, and material of the historic feature or may approximate it in simpler form.
- G. *Alterations or Additions that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character-defining spaces, materials, features or finishes.* The Commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

3. General Guidelines

- A. The design approach to the buildings should begin with the premise that the features of historical and architectural significance described within these Guidelines should be preserved. In general, this will minimize alterations.
- B. Changes and additions to the building and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes may have developed significance in their own right, and if so, this significance should be recognized and respected.
- C. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
- D. When replacement of features that define the historic character of the building is necessary, it should be based upon physical or documentary evidence of original or later contributing features.
- E. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.
- F. New additions or alterations should not disrupt the essential form and integrity of the building and should be compatible with the size, scale, color, material and character of the building and its environment.
- G. New additions or related new construction should be differentiated from the existing fabric, thus should not necessarily be imitative of an earlier style or period.
- H. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
- I. Surface cleaning shall use the mildest method possible. Sandblasting, wire brushing, power washing or other similar abrasive cleaning methods may not be permitted. Consult the following National Park Service technical reports on the appropriate treatment of historic materials. They are available online at <http://www.nps.gov/tps/how-to-preserve/briefs.htm>, including "The Dangers of Abrasive Cleaning to Historic Buildings Brief #6" and "Removing Graffiti from Historic Masonry Brief #38." Another accepted reference is "Keeping It Clean," also published by the National Park Service and available on-line at <http://www.nps.gov/tps/how-to-preserve/preservedocs/Keeping-It-Clean.pdf>.
- J. These Guidelines are not intended to prohibit the incorporation of new or existing technologies that enhance energy conservation, efficiency, or alternative energy generation for the buildings or for the Certified Technology Park.

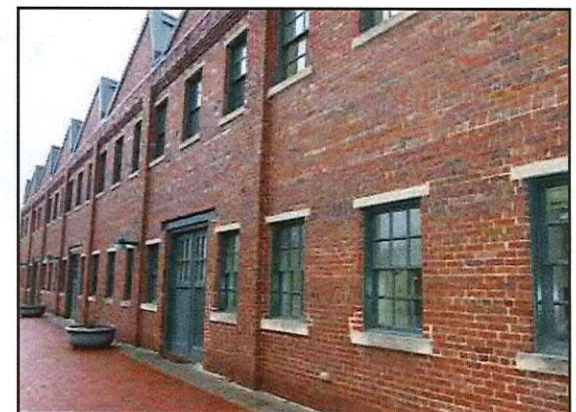
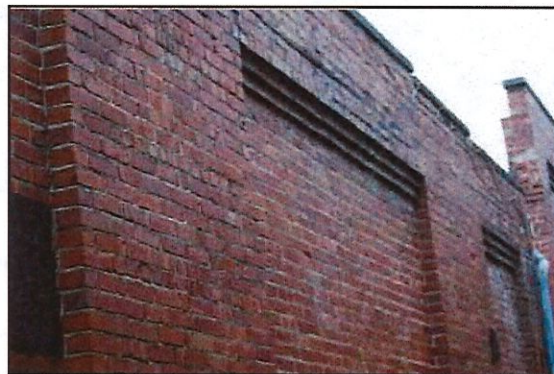
4. Guidelines for Existing Structures

Goal: Existing contributing historic structures and their character-defining architectural features shall be preserved and repaired, rather than replaced, except as otherwise permitted herein.

A. *Exterior Walls, General*

See also all following sections for Guidelines pertaining to specific features of Exterior Walls.

1. Existing character-defining elements and features (decorative and functional) of exterior walls including masonry, wood, architectural metals, cornices, parapets, shutter hardware, tie rod plates, loading hoists, and other industrial features should be retained and repaired using recognized preservation methods, rather than replaced or obscured.
2. When character-defining elements and features (decorative and functional) of exterior walls cannot be repaired, they should be replaced with materials and elements which match the original in material, color, texture, size, shape, profile and detail of installation. Any replacement design for a fixture or window that is within the thematic group and that has been previously approved for a State or Federal tax credit project may be approved at the Staff level.
3. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
4. Using existing openings is preferred, but new openings may be approved on a case-by-case basis.
5. Use of existing original openings in their original size and shape is preferred but other designs may be approved on a case-by-case basis.
- ✓ 6. Re-opening original openings which time been have over filled is encouraged.
7. New balconies or attached walkways must be made of compatible materials and may be approved on a case-by-case basis.



The Kiln, Planing Mill, and Plant #1 all have repeating patterns of corbels (built up wythes of brick), and piers (attached pilasters), the importance of these features should be kept in mind when designing new openings.

6. Guidelines for Additions to Existing Structures

Goal: The intent of these guidelines is to allow for the creation of additional space that is compatible with the massing, materials, texture, and scale of historic material; to guide the form and design of all new additions to the buildings; and, to ensure that new construction is compatible with the historic physical character of the building, allowing for contemporary expression.

A. Additions to Existing Structures

- Read All
1. These guidelines apply only to facades that are open to view from any existing or proposed street or way that is open to public travel.
 2. According to Standard 9 of the Secretary of the Interior Standards for Rehabilitation, additions should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the building.
 3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.
 4. New construction has the potential for reinforcing and enhancing the unique character of the historic buildings. Proposals for new construction will be reviewed for compatibility with the existing architecture including review of such critical factors as building materials, existing buildings, visual association and urban context.
 5. New construction that is affixed to any portion of an existing building shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new construction were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.
 6. The Commission encourages design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the buildings that are thematically linked.

B. Rooftop Additions (Including New Construction and Roofdecks)

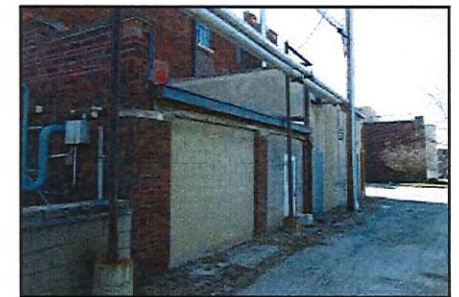
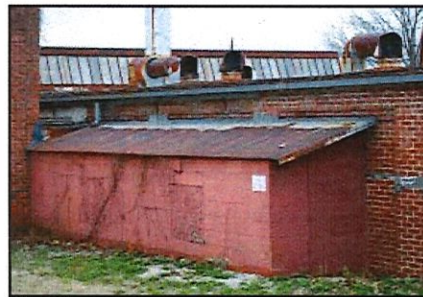
1. Rooftop additions may be considered if the underlying roof is not a character-defining feature (as in the saw tooth roofs of the Planing

Mill or Plant #1, for example).

2. Where permitted, care should be taken to make the rooftop addition minimally visible from existing or proposed streets and ways open to public travel. "Minimally visible" is defined as any rooftop addition which, when viewed from public ways, due to its placement and size does not call attention to itself nor detract from any significant architectural features.
3. All rooftop additions, including rooftop equipment and utilities, will be carefully reviewed on a case-by-case basis for their appropriateness of location and visibility. Additionally, the massing, materials, and details will be reviewed for their appropriateness and impact to the character-defining features of the thematic Showers buildings.
4. Rooftop additions that contribute to the sustainability, energy conservation and efficiency, or alternative energy generation of the building and/or of the Certified Technology Park will receive favorable consideration during the review of items in Criterion #2 above.

C. Utilities

1. The location of mechanical and/or electrical equipment, stair or elevator head houses, satellite dishes, antennas and other communication devices should be integrated into the design of the new addition so as to minimize the visibility of the utilities. When located on the roof, such equipment should be set back as to minimize visibility from an existing or proposed street or way that is open to public travel (see above Rooftop Additions section)



There are several examples of existing additions that are either non-contributing or may require redesign for more practical use.

7. Guidelines for Signage

Goal: Due to the industrial nature of the Showers Furniture Factory, Plant #1, the Kiln, and Planing Mill, the buildings were not designed with public signage in mind, as was the case for historic retail buildings on the Courthouse Square. As a result, a particularly difficult challenge in adapting the buildings for reuse is the creation of sensitive signage plans. Fortunately, the signage plans developed by CFC Properties, the City of Bloomington, and Indiana University for Plant #1 were very skillfully done. These signage guidelines seek to continue and build upon that success.

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. While some signage may be allowed under zoning ordinances, they may not be appropriate for the buildings.

This section contains guidelines for all signs as follows:

- General
- Freestanding signs
- On building signs
- Awning and canopy signs
- Window signs

General

1. The development of a master signage plan for each building or group of buildings re-developed together is encouraged. Such plans should be created at the time of restoration planning so as to guide individual sign design and location decisions, present a coordinated and harmonious appearance, and minimize damage to historic fabric. This exercise is particularly important when a building will contain multiple businesses, in which case signage should be grouped in directory signs whenever possible.
2. Preference should be given to ground signs and attachment of signage to building additions rather than directly to historic fabric.
3. The scale of signage should be in proportion to the façade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
4. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.

5. Use of natural materials such as painted wood, stone (ground signs), iron, steel, and aluminum is encouraged.
6. If signage must be illuminated, the use of indirect or bare-bulb sources that do not produce glare is the preferred method of illuminating signs. Internal illumination is discouraged.
7. Original Showers Company signage areas should be preserved and remain visible (i.e., Administration Building).

Freestanding signs

1. Freestanding signs are the most appropriate signage for the buildings. Such signs are best suited for contexts in which building forms are set back from the street, where buildings were not designed with signage in mind, or where historic Showers signage occupies logical sign locations.
2. Since the historic buildings and not the grounds are designated as historic, it is not necessary to get a Certificate of Appropriateness for new ground signs, or to change existing ground signs.

* *On building signs*

1. Attaching signage to building additions rather than historic fabric is encouraged.
2. 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 drilling into stone, brick, or even mortar. By way of example, preference should be given to signage affixed to a semi-permanent sign backer board, sign frame, or other re-usable attachment point(s) over signage that is directly affixed to the building. 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.
3. Building-mounted signage should be modest in scale and design so as not to compete with the building's historic character.
4. Wall signs should be located above storefront windows and below second story windows.

* *Awnings and Canopies*

1. Attachment of awnings and canopies to existing buildings is generally discouraged, but may be considered on a case-by-case basis.
2. Awnings or canopies should be mounted in a manner which does not damage historic building elements.
3. Awning and canopy materials should be canvas or metal, in a shape that reflects the door or window openings they cover, and any signage lettering

Commission Review

A. COA 20-9

410 W. Smith Avenue (Greater Prospect Hill Historic District)

Petitioner: Brian O'Quinn

Continuation from previous meeting. Rebuild ADU.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Chris Sturbaum suggested muntins in the windows. **Sam DeSollar** asked about the slope of the roof. **Jenny Southern** asked if there had ever been muntins in the windows. **Jenny** suggested they not make it look like a 1930's cottage, she also asked about the front door. The petitioner has not decided on a style of front door just yet. **Chris Sturbaum** suggested just horizontal muntins but no vertical. **Jenny** asked if the windows would open, petitioner stated they would crank open.

Chris Sturbaum stated they were going for compatibility. **Deb Hutton** and **Jeff Goldin** commended the petitioner on responding to the Commission's suggestions. **Sam** stated they might be missing some information but they should use caution when placing the beams. **Sam** asked if the Commission wants the Petitioner to come back for the approval on the porch. Petitioner stated he would omit the porch. **Jenny** asked about dropping the front down to step down onto the porch. She understands why they would want a porch. Petitioner stated he would omit the porch and resubmit later. **Jenny** also asked about the style of door. Petitioner mentioned using a two or five panel door with no glass.

Sam DeSollar made a motion to approve **COA 20-9**, with the omission of the porch, which will be approved at the staff level, **Chris Sturbaum** added a friendly amendment that asked petitioner to use double hung with muntins which will be staff approved. Jenny mentioned staff approval of windows, doors, and porch. Seconded by Jeff Goldin.

Motion carried 6-0-0

F. COA 20-13

642 N. Madison Street (Showers Furniture Factory Historic District)

Petitioner: Lucas Brown and Don Weiler

Continuation from previous meeting. Adaptive reuse of Kiln building. Includes substantial additions and alterations.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Conor Herterich reminded the HPC that the 30 day window for action is up next

week on March 20th, and the HPC needs to take action today either approving or denying the COA. The HPC can also ask the petitioner for an extension but the petitioner must agree to that. **Lucas Brown** gave a brief presentation stating that they have taken the Commissions comments and improved the design of the Kiln building. He explained how those suggestions have been applied to the design of the building.

Chris Sturbaum asked about how the windows work. He stated that they are hard to see on some of the drawings. **Deb Hutton** asked what the image is on the front of the building in one of the drawings. **Deb** stated that she likes how she can see the full side of the west wall but would like to see the windows cut down a little. **Sam DeSollar** asked about the operation of the upper bay windows. He also asked about the grid on the railing, the second floor set back and roof drainage. **Sam** asked about ash being used as soffit material. **Jenny Southern** suggested to downlight the sculpture as well as the parking lot, she also warned about the effects of heavy window tinting. **Jenny** likes that they have removed the awning off the front of the building. **John Saunders** asked about the dimensions of the store front doors.

Chris Sturbaum asked if they would consider staining the ash soffit grey color, so it would weather better. He likes how they have applied the suggestions of the Commission in the design changes. **Ernesto Casteneda** stated he likes the design of the building, **Deb Hutton** and **Jeff Goldin** agreed. **Sam DeSollar** has enjoyed the discussion of the design of the building, he suggested adding muntins on the outside of the glass. **Jenny Southern** is excited for the design of the building, **Susan Dyer** and **John Saunders** agreed with the members.

Jeff Goldin made a motion to approve **COA 20-13**, **Deb Hutton** seconded.
Motion carried 6-0-0

v. DEMOLITION DELAY

Commission Review

A. Demo Delay 20-9

1301 W. 3rd Street
Petitioner: William Corcoran
Full demolition

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Commission agreed with staff recommendation.

Jeff Goldin made a motion to waive the demo delay period for **DD 20-9**, **Sam DeSollar** seconded.



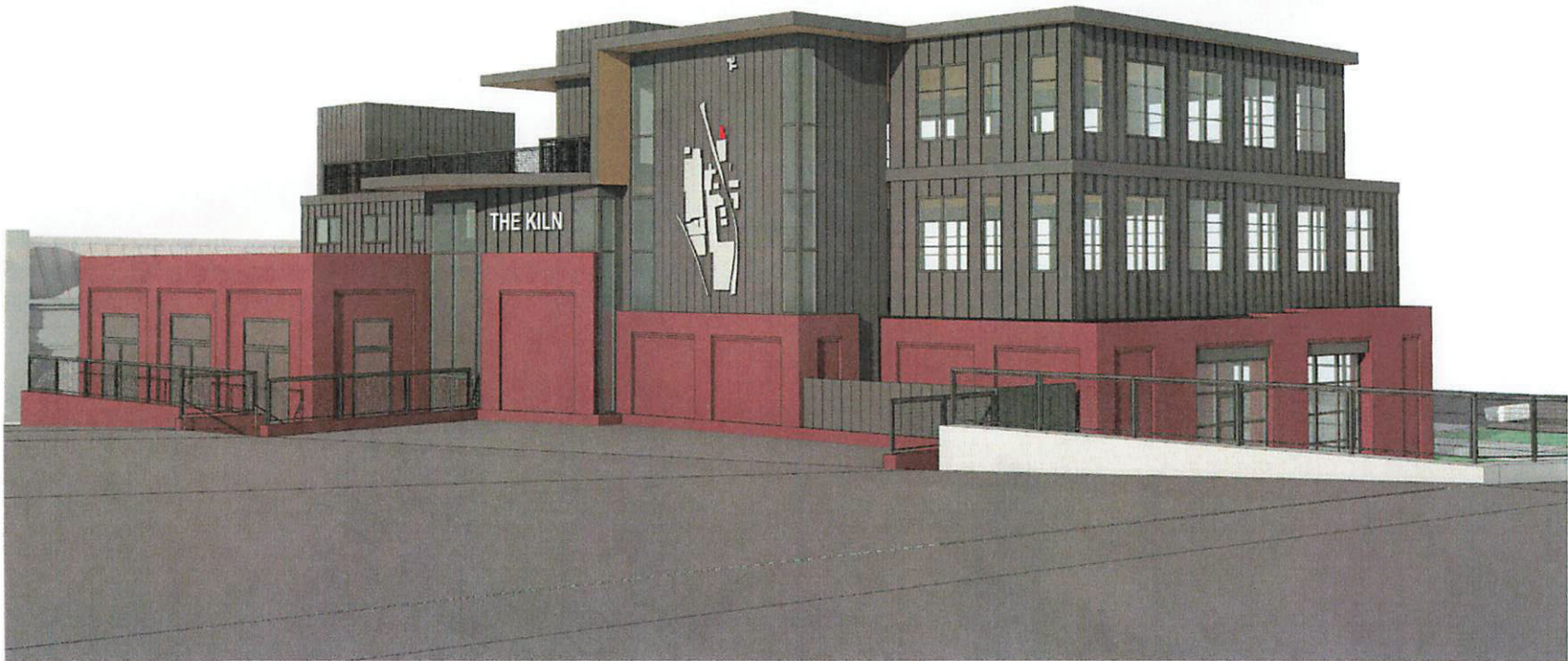








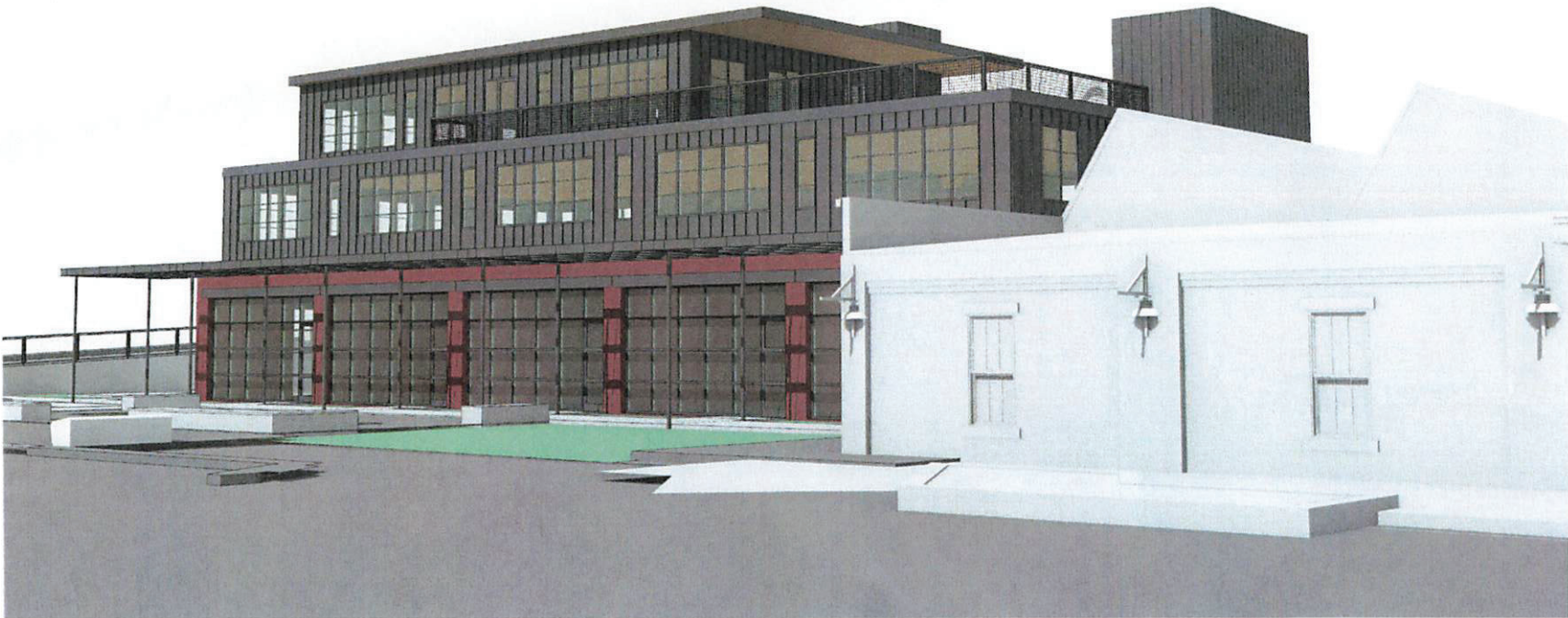
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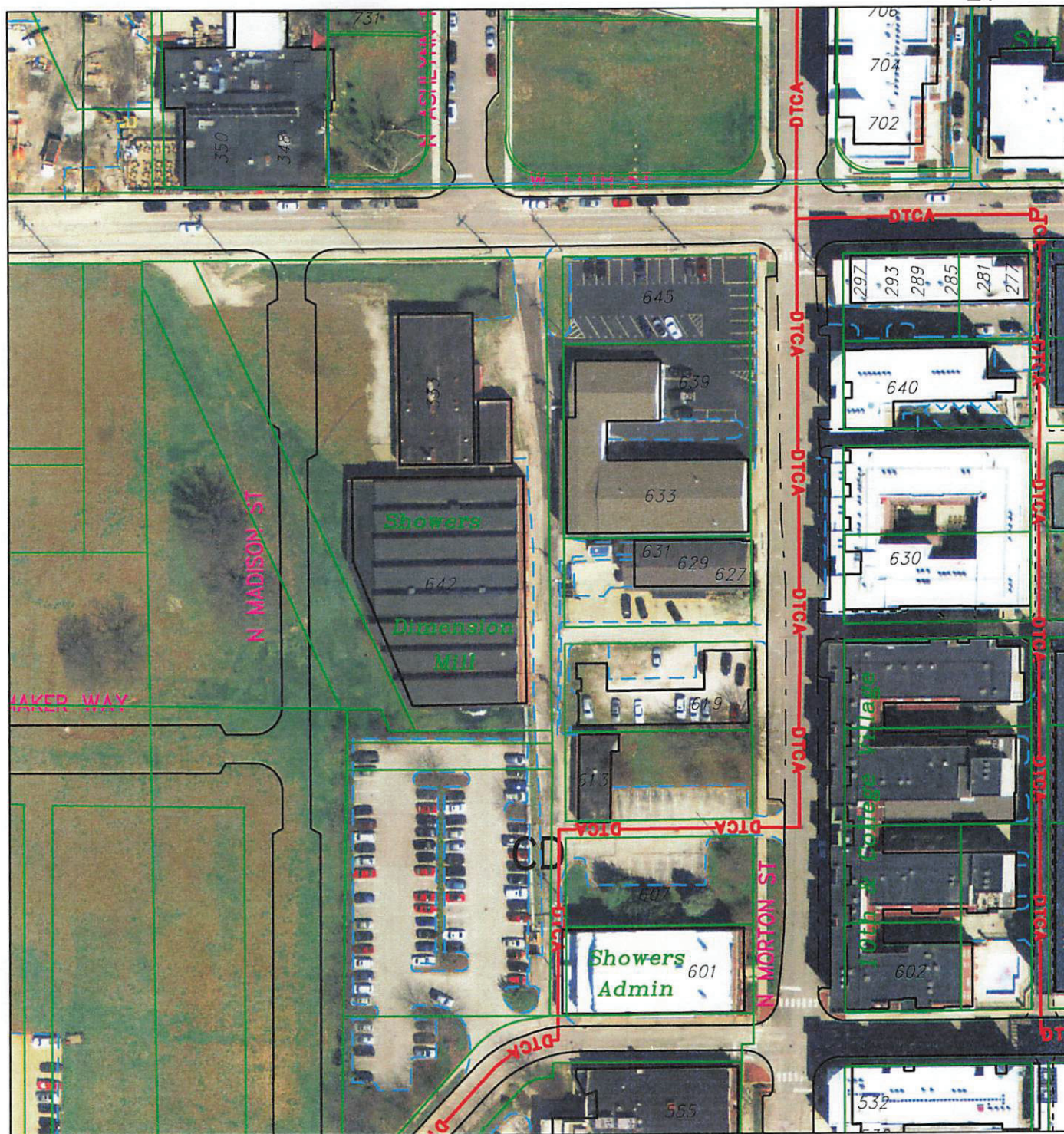
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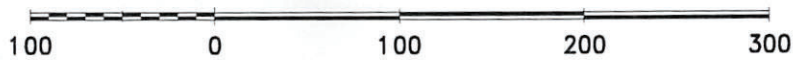
FROM ALLEY SOUTHEAST



FROM MADISON SOUTHWEST WITH TRELLIS



By: greulice
24 Jan 20



For reference only; map information NOT warranted.

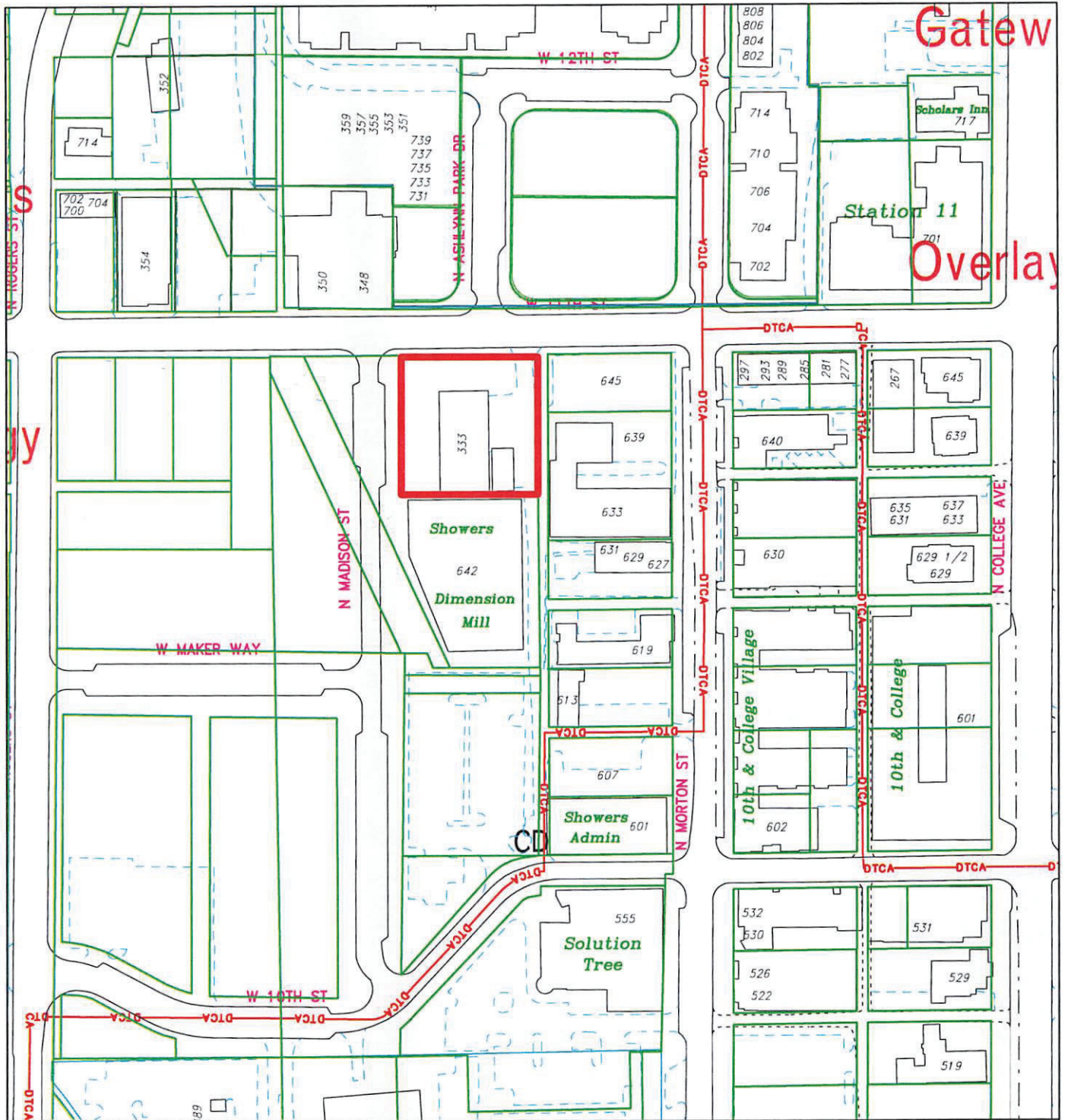
City of Bloomington
Planning & Transportation



Scale: 1" = 100'

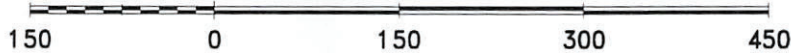
Gatew

Overlay



Kiln building

By: greulice
24 Jan 20

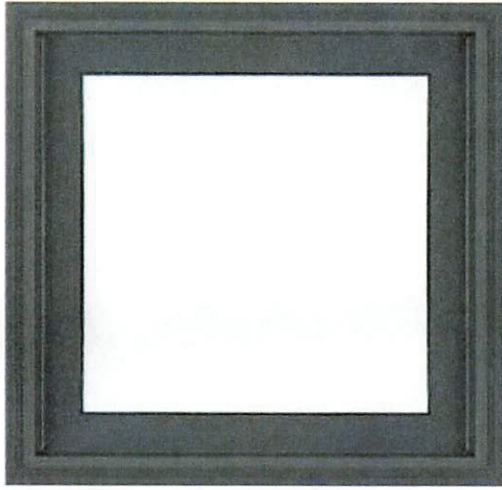


City of Bloomington
Planning & Transportation

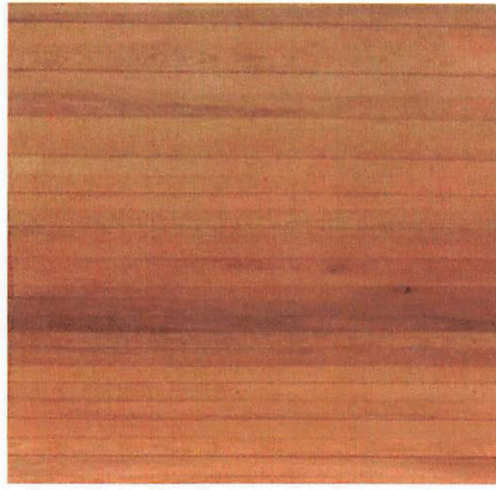


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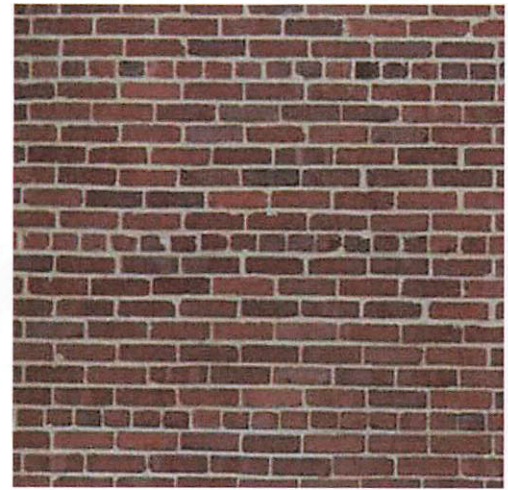
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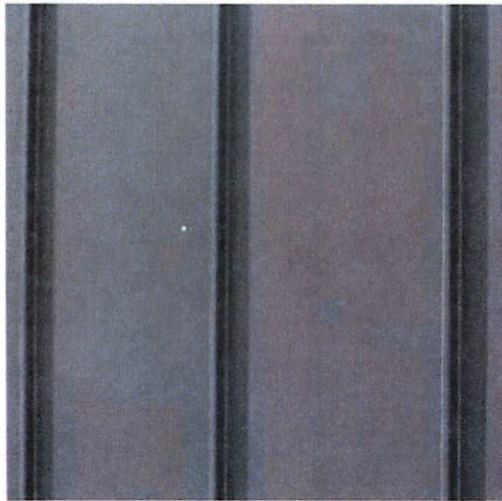
PELLA LIFESTYLE WINDOWS AND STORE-
FRONT - BLACK ALUMINUM CLAD



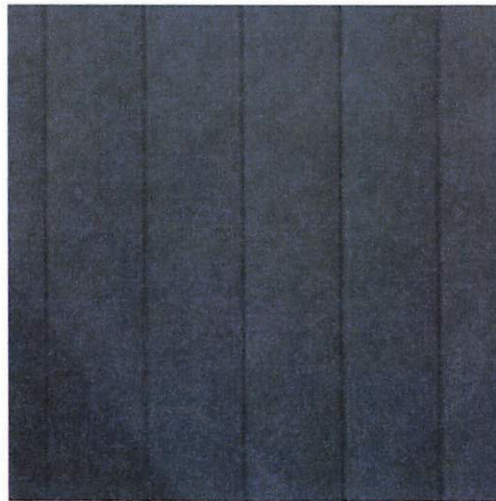
ASH -
SOFFIT MATERIAL



KILN BRICK -
ORIGINAL



STANDING SEAM METAL SIDING - MATTE BLACK



FLUSH PANEL METAL SIDING - MATTE BLACK

STAFF RECOMMENDATIONS	Address: 1304 E 2nd St.
COA 22-72	Petitioner: Terry Cole
Application Date: August 26, 2022	Parcel: 53-08-03-208-016.000-009
RATING: CONTRIBUTING	Survey: c. 1940, English Cottage



Background: Elm Heights Historic District

Request: Window Replacement

Guidelines: Elm Heights Historic District Guidelines

Staff Recommends approval of COA 22-72, caveat of changing or modifying two front windows from 4 over one window pane to 6 over one window panes.

The windows have been changed already. This should not become the norm not should it be a supported action. The replacement windows are made of vinyl which is not considered an acceptable material in the Elm Heights historic district. However, the windows are generally compliant in size, shape and configuration. Two of the windows should be replaced with more appropriate replacements in order to maintain compliance.

4.5 Windows and Doors

Windows and doors are important character-defining features of a building. They present the public “face” of the building and lend texture, movement, and color changes that create interest. Those windows and doors with unusual shapes, colors, or glazing patterns or which are of an unusual material are particularly important character-defining features that generally cannot be replicated.

Although many types of windows are found in Elm Heights’ homes, a majority of those found in early houses are wooden double-hung windows and metal casement windows. Each sash, depending on the style and the age of the house, may be divided, usually by muntins that hold individual lights (panes) in place. Large multi-paneled, metal frame windows are common in the larger limestone and brick homes. The introduction of mass-produced metal windows and doors contributed to the variety of configurations (like picture windows and clerestories) found in postwar architecture, such as the Lustron houses in Elm Heights.

Doors with various panel configurations as well as a combination of solid panels and glazing are found throughout the neighborhood. Of special note are the round-topped entrance doors, many with distinctive glass inserts and detailing. Decorative stained, beveled, and etched glass is sometimes found, often in entry sidelights and transoms or individual fixed sash.



Preservation Goals for Windows and Doors

To retain and restore the character-defining windows and doors with their original materials and features through cleaning, repair, painting, and routine maintenance.

Guidelines for Windows and Doors

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

- I. Removal of any window or door or its unique features outlined above and visible from the public right-of-way.**
 - If original windows, doors, and hardware can be restored and reused, they should not be replaced.
- II. Restoration, replacement, or installation of new windows or doors and their character-defining features that are visible from the public right-of-way, including sashes, lintels, sills, shutters, awnings, transoms, pediments, molding, hardware, muntins, or decorative glass.**
 - Replace missing elements based on accurate documentation of the original.
 - Consider salvage or custom-made windows or doors to ensure compatibility with original openings and style.
 - New units or materials will be considered for non-character-defining features and when the use of the original units or materials has been determined to be inadvisable or unfeasible.
 - Inappropriate treatments of windows and doors, particularly in the primary facades, include:
 - a) creation of new window or door openings
 - b) changes in the scale or proportion of existing openings
 - c) introduction of inappropriate styles or materials such as vinyl or aluminum or steel replacement doors
 - d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.
 - Install shutters only when they are appropriate to the building style and are supported by evidence of previous existence. Proportion the shutters so they give the appearance of being able to cover the window openings, even though they may be fixed in place.
 - Install awnings of canvas or another compatible material. Fiberglass or plastic should generally be avoided; however, metal may be appropriate on some later-era homes.
- III. Installation of new storm windows or doors visible from the public right-of-way.**
 - Wood-frame storm windows and doors are the most historically preferred option. However, metal blind-stop storm windows or full-light storm doors are acceptable. All should be finished to match the trim or be as complementary in color to the building as possible.

Things to Consider as You Plan

Because rehabilitation projects frequently include proposals to replace doors, window sashes, or even entire windows in the name of improved security, thermal efficiency, or new appearance, it is essential that the contribution of the windows and doors to the overall historic character of the building be assessed together with the physical condition before specific repair or replacement work is undertaken. Improper or insensitive treatment of the windows and doors of a historic building can seriously detract from its architectural character.

Repairing the original windows in an older home is more appropriate, sustainable, and cost-effective than replacing them with new ones. Life-cycle cost analyses indicate replacement windows do not pay for themselves with energy savings. Replacement windows have a finite life, and once historic windows are replaced, the owner will need to replace them cyclically. Wood windows also have a lower carbon footprint than their vinyl counterparts. Please refer to the R-Factor computations included in the Appendices.

Routine maintenance and repair of historic wood windows is essential to keep them weathertight and operable. See also Section 7.2. Peeling paint, high air infiltration, sticking sash, or broken panes are all repairable conditions and do not necessitate replacement. Wood windows are generally easy and inexpensive to repair. For example, changing a sash cord is relatively simple, and lightly coating a window track with paste wax may allow the sash to slide smoothly. The inherent imperfections in historic glass give it a visual quality not replicated by contemporary glass manufacturing and such glazing should be retained.

Refer to the sections on Wood Section 4.1, or Architectural Metals Section 4.3, for further assistance with repairs and maintenance.



**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-72

Date Filed: AUGUST 26, 2022

Scheduled for Hearing: SEPTEMBER 8, 2022

Address of Historic Property: 1304 E 2nd Street, Bloomington

Petitioner's Name: Terry Cole

Petitioner's Address: 12544 Glencove Ct, Carmel, 46033 (mailing address)

Phone Number/e-mail: 317-353-4335/Seymoursally@hotmail.com

Owner's Name: Terry Cole

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. 1304 E 2nd Street, Bloomington, IN 47401 (Parkview Lot 2)

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

3. A description of the materials used.
Please see attached

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

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

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

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



Elm Heights Local Historic District

Local Historic Districts

For use as map information only, information is NOT warranted.

350

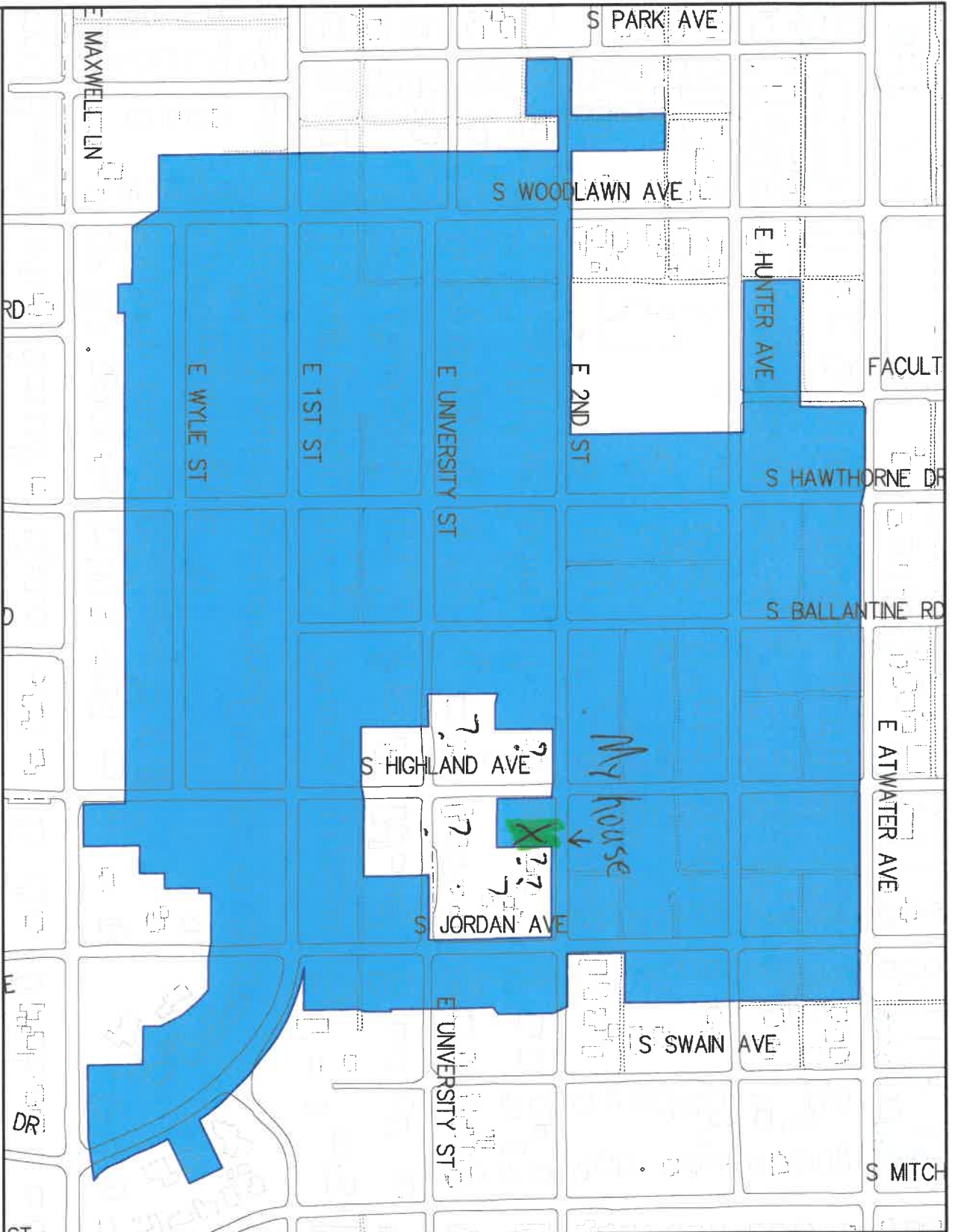
0

350

Scale: 1" = 350'

Oct 30, 2014

Thdmapl



Question 2.

Replacement windows. The existing windows were inoperable and/or broken and could not be opened or closed. This represented a fire hazard and danger to anyone living in the home. Several of the windows were stuck in a partially open position allowing cold/hot air to flow in and out of the house.

Five windows in the house had already been replaced by the previous owner. The windows that remained were single pain windows with no storm windows and very inefficient. The five windows that had been replaced by the previous owner were two bathroom windows, as well as the three windows in the front bedroom (two of which face the front of the house). The windows I replaced are very similar, if not identical to, the windows the previous owner installed. I paid extra to ensure that the windows I installed were wrapped so that they look the same as the existing windows (both old and new). Please see attached pictures of before and after.

I know it probably doesn't matter, but I was unaware that the home is in a historical district. I have owned the home since January, and it seems like I should have received some sort of letter or notice that the home is in a historical district and requires an application prior to external work being performed. I don't know how a purchaser of a home would know to do that otherwise.

FRONT
BEFORE



BEFORE FRONT



AFTER FRONT





SIDE
BEFORE

SIDE
AFTER



BACK OF HOUSE

BEFORE



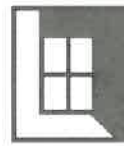
Back of House

AFTER



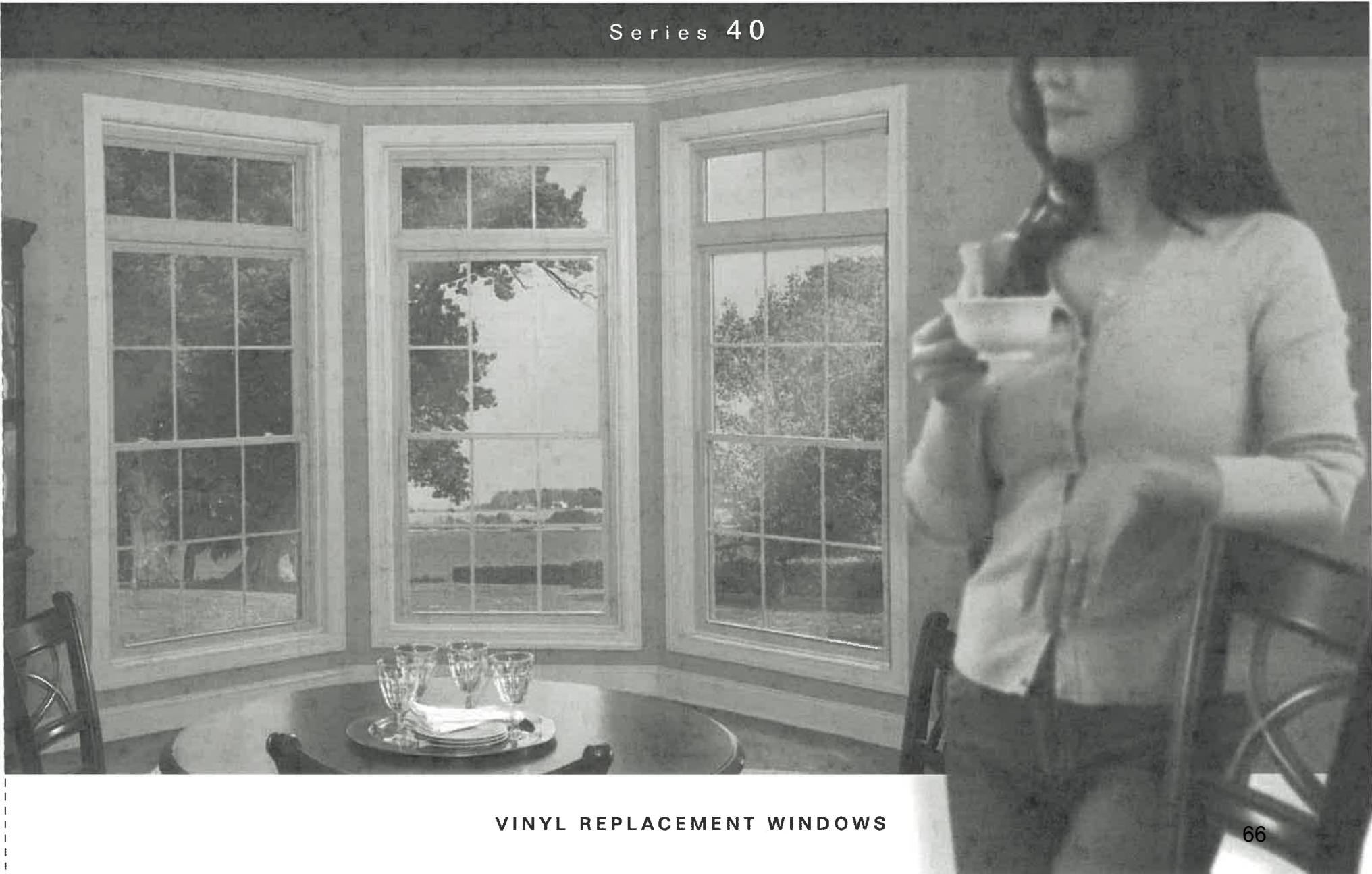
* Please ignore the junky looking patio / yard. It came that way and we are working on cleaning it up!

QUESTION 3



LANSING
WINDOWS & DOORS

Series 40



VINYL REPLACEMENT WINDOWS



The Lansing Difference

For more than 50 years, Lansing Building Products has set the standard for exceptional customer service and the finest exterior building materials in the industry. Our windows and sliding doors are recognized for their high-quality craftsmanship, innovative engineering and close attention to detail. You can feel comfortable knowing that when you choose Lansing, you're choosing a long-lasting, energy-efficient product that never compromises on style, performance or value. That's the Lansing difference.

Our High-Performance Vinyl

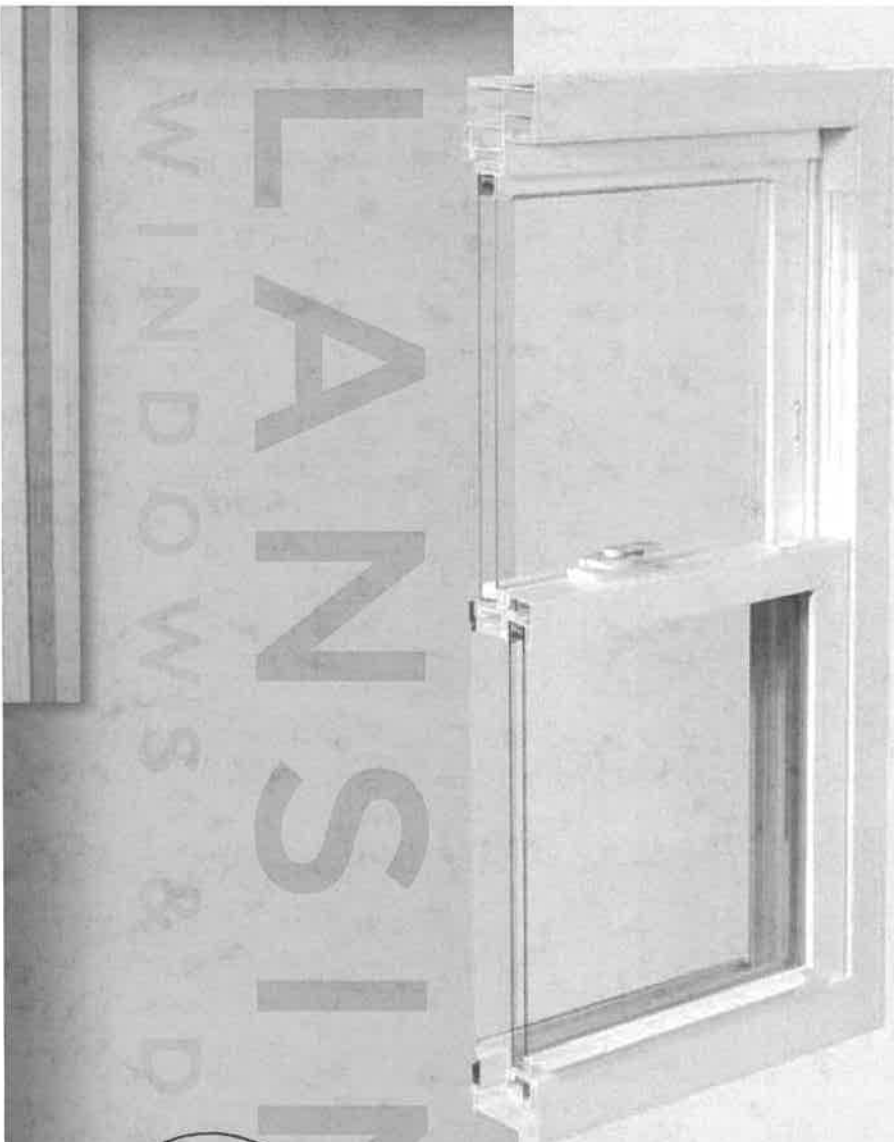
When it comes to low-maintenance, affordable windows, you can't beat vinyl. Lansing vinyl windows and doors never rust, rot or corrode. They never need painting, and they're easy to clean and maintain. You can also forget about scraping away paint that has chipped or peeled, or spending hours repairing rotted wood. With vinyl products from Lansing Windows and Doors, you enjoy beautiful windows that are practically maintenance-free and customizable to almost any style.

Vary Your Options, Vary Your Style

Lansing also provides a complete array of replacement windows in casement, awning, slider, bay and bow, and garden styles, as well as specialty shapes to give you the precise look you want. We also offer sliding patio doors in 5', 6', 6'4", 8', 9', and 12' models.



Scan this QR code to watch a video about our series 40



Where Affordability Meets Style

Lansing Windows and Doors is proud to offer a fresh perspective on vinyl in our Series 40 vinyl replacement windows. These versatile and stylish windows are the perfect complement to any home, with minimal maintenance and upkeep. Add our superior energy-efficiency features and you're guaranteed to save money while you enhance your home's visual appeal.

Standard Series 40 Features

- Reinforced, multi-cavity construction provides additional thermal performance and structural integrity.
- Fusion-welded sashes and frame add strength and boost thermal performance.
- Insulated glass panels with optimum thermal air space featuring warm-edge spacer system.
- Constant force coil balance permits easy sash movement.
- Sloped sill reduces air infiltration and allows for easy water runoff.
- Extruded half-screen comes standard.*
- Positive-action cam lock enhances safety (2 locks standard at 27¼" or wider).
- Dual night latches provide optimum ventilation.
- Integrated lift rail allows you to raise and lower windows with ease.
- Interlocking sashes keep out drafts.
- Dual-fin weather stripping further reduces air infiltration.
- Rubber bulb seal helps block outside air.
- Jamb depth is 3.25".

Optional Features

- Factory mulling
- Extruded full screen*
- ¾" or 5/8" flat or diamond grid
- 5/8" or 1" contoured grid
- 5/8" or 1" contoured grid
- Window Opening Control Device (WOCD) for fall prevention
- Double-strength glass
- Low-E glass
- Low-E glass with insulating argon gas
- Ultra Low-E glass with argon gas
- Lifetime glass breakage warranty
- Color options: white, almond, eight printed colors

Vinyl Colors*:



Paint Exterior Colors*:

(available with 5/8" contoured grid only)



* Printing process may affect color shown. Please refer to actual window sample when selecting colors. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.



2-Lite Slider



2-Lite Casement

Go Green, Save Green

Eco-sustainability is something we take very seriously at Lansing. Our environmentally friendly products are built with the earth's limited resources in mind while offering you the energy efficiency and cost savings you're looking for in your replacement windows. First, we start with premium vinyl. Then we engineer a window with fusion-welded frames and sashes, security latches and locks, and optimal thermal performance. And because our vinyl is blended and extruded in-house, we oversee complete quality control and are able to pass on significant cost savings to you.

Leave the Weather Outside

All of our windows and doors are designed to yield outstanding thermal performance. Because windows are mostly glass, it's important that they be made with the highest-quality glass available. That's exactly what you'll get with windows from Lansing—because every Lansing window comes with our warm-edge sealant system and multiple high-performing glass options.

Series 40 Warranty

Every Lansing window is backed by a limited lifetime warranty on vinyl, glass and all working parts. Each product is individually registered with a product identification number, making ordering replacement parts throughout the warranty period easy and efficient. For additional peace of mind, you may purchase a lifetime glass breakage warranty.

See warranty for complete coverage details.

DO NOT REMOVE
MAKE DATE: 1/15/2017 WARRANTY: 02589514
SALES ORDER: 07602056



Proud Supporter of ENERGY STAR®



By helping to maintain your home's indoor temperature, your windows help reduce power consumption and contribute to our country's conservation efforts. To help you select the optimum window or door for your home, the Department of Energy outlines specific thermal properties a window or door must have to achieve the ENERGY STAR rating. Lansing Windows and Doors enthusiastically supports the ENERGY STAR program and is committed to helping you select the appropriate glass option for your needs.



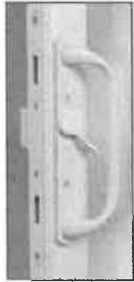
LANSING
WINDOWS & DOORS

Lansing Sliding Patio Doors



Shown here in Clay

332 OPTIONS



Dual Point Lock (standard on 332)

332 SLIDING PATIO DOORS

- Available colors: White, Almond or Clay
- Available in 8' height
- DP 50 rating, great for coastal applications (on 5068, 6068, & 8068)
- Easy installation in new construction applications with built-in 4 9/16" jamb
- Field reversible (6'8" height only), (custom sizes and BBG doors not reversible)
- Available in 6'8" height up to 12' wide
- Additional security available with multi-point lock
- Deluxe color match hardware (White, Almond or Clay vinyl colors; brass standard on paint and laminate)
- Brushed nickel handle (optional)
- Tremendous options selection, including snap-in brick mould and foot bolt lock
- Available with interior wood finishes
- Available in Ultra Low-E Glass with Argon Gas (may be required for Energy Star rating)
- Custom sizes available for a more comfortable fit
- 1 1/8" SDL, a traditional simulated divided lite raised style grid
- Exterior painted colors (not available on 4 panels), interior wood laminates and Bronze exterior laminate available.



Foot Bolt Lock



Brick Mould J-Channel

312 SLIDING PATIO DOORS

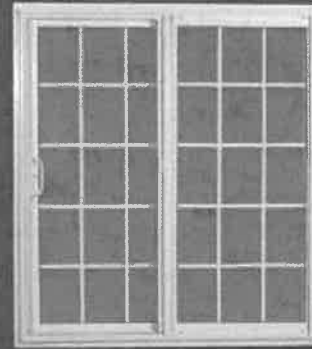
- Available colors: White, Almond or Clay
- Field reversible (custom sizes and BBG doors not reversible)
- Available in 6'8" height up to 12' wide
- Aluminum track for moving panel
- Easy installation in new construction applications
- Screen comes standard
- Deluxe color match hardware (White, Almond or Clay vinyl colors; brass standard on paint and laminate)
- Brushed nickel handle (optional)
- Available with interior wood finishes and Bronze exterior
- Available in Ultra Low-E Glass with Argon Gas (may be required for Energy Star rating)
- Custom sizes available for a more comfortable fit
- 1 1/8" SDL, a traditional simulated divided lite raised style grid
- Exterior painted colors (not available on 4 panels), interior wood laminates and Bronze exterior laminate available.



Shown here in Almond

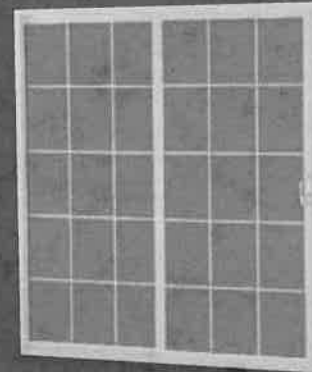
311 SLIDING PATIO DOORS

- White only, screen optional
- Field reversible
- White handle with lock
- Exceptional value



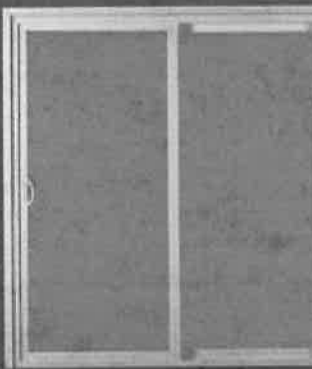
Model 332

Offered in range of sizes: 5', 6', 6'4", 8', 9', even 12'



Model 312

Offered in range of sizes: 5', 6', 6'4", 8', 9', even 12'



Model 311

Offered only in 5', 6' and 6'4" sizes

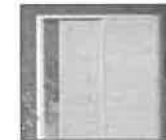
Blinds Between the Glass

AVAILABLE WITH THE 312 AND 332 PATIO DOORS IN 6068 WHITE, INTERIOR AND EXTERIOR LAMINATES.*

Advantages of a Sliding Patio Door with Blinds Between the Glass:



Never needs dusting and is safe for pets and children!



Controls light and privacy



Easy to raise, lower and tilt blinds

*Blinds, operators and glass panels available in white only.

Interior Wood Laminates*:

Light Oak™



Dark Oak™



Cherry™



Exterior Laminate: (312 & 332)

Bronze™



Paint Exterior Colors*:

(available with 5/8" contoured grid only)

White



Almond



Hunter Green™



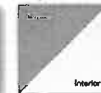
Dark Chocolate™



Terratone™



Clay™



Brick Red™



Gray™



Bronze™



Tan™



* Printing process may affect color shown. Please refer to actual window sample when selecting colors. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.

Multiple Glass Options for Series 40 Replacement Windows

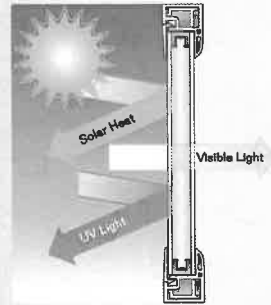
With multiple glass options to increase energy efficiency, there is a glass package to fit any climate need and budget.

Low-E Glass – With Low-E glass, two layers of silver coating reflect heat back to its source. So in the summer, the heat stays outside, while in the cold winter months, your home stays warm and comfortable. And because Low-E glass significantly reduces UV light, your furnishings, carpet and drapes are protected from the sun's damaging rays.

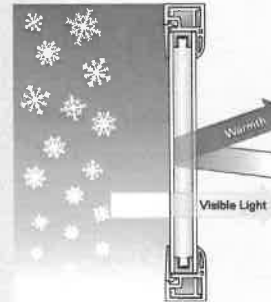
Low-E Glass with Argon Gas – Enjoy even more comfort with the addition of insulating argon gas to your Low-E glass windows. Argon is clear, odorless and heavier than air, making it an ideal solution for enhanced insulation and noise buffering.

Ultra Low-E Glass with Argon Gas

For optimal energy efficiency and maximum cost savings, choose our ultimate glass package: Ultra Low-E Glass with Argon Gas. Windows with this glass treatment offer superior thermal performance by combining three layers of silver with the insulating power of argon. This glass option is designed to meet stringent energy code criteria anywhere low thermal numbers are desired.

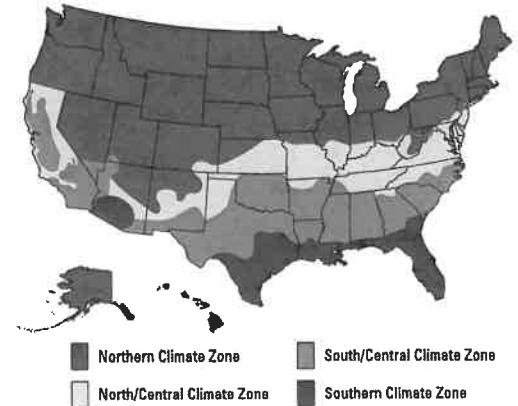


In the summer, Low-E glass reduces heat gain from the sun to help keep homes cooler.



In the winter, Low-E glass lets the warm, solar rays in while blocking the heat in the home from getting out.

ENERGY STAR CLIMATE ZONE MAP



CRITERIA FOR WINDOWS

Climate Zone	U-Factor	SHGC	Equivalent Energy Performance
Northern	≤ 0.27	Any	Prescriptive
	= 0.28	≥ 0.32	Equivalent Energy Performance
	= 0.29	≥ 0.37	
	= 0.30	≥ 0.42	
North/Central	≤ 0.30	≤ 0.40	
South/Central	≤ 0.30	≤ 0.25	
Southern	≤ 0.40	≤ 0.25	
Air Leakage Rating	≤ 0.3 cfm/ft ²		

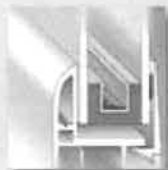
The ENERGY STAR program for windows divides the country into four distinct climate zones to recognize the varying heating and cooling months among the states.

CRITERIA FOR PATIO DOORS

Glazing Level	U-Factor	SHGC
≤ 1/2 Lite	≤ 0.25	≤ 0.25
> 1/2 Lite	≤ 0.30	Northern: ≤ 0.40
		North/Central: ≤ 0.40
		South/Central: ≤ 0.25
		Southern: ≤ 0.25
Air Leakage Rating for Sliding Doors	≤ 0.3 cfm/ft ²	

For patio doors, there is only one U-Factor and one Solar Heat Gain Coefficient (SHGC) requirement for ENERGY STAR compliance.

Please consult your home improvement or new construction professional for specific thermal properties that vary based on glass options and grid choices, and verify your window's actual performance to ensure ENERGY STAR rating in your specific climate zone.



Warm-Edge Sealant System

- The Lansing replacement window series offers insulated glass panels to provide a tightly sealed air space that keeps inside air from going out and outside air from coming in. The insulated air space also acts as an effective noise buffer.
- Our U-channel design with thick, insulating buffered edge keeps heat and cold from traveling through the window by insulating the glass from the frame. The result: a warmer glass surface and less condensation in winter, glass that's cooler to the touch during summer and consistent indoor temperatures all year long.

Kids Can't Fly

Screens are not designed to restrain a child from falling through an open window. Please take proper precautions.



ENERGY STAR compliance available in all series. Verify product specifics before ordering.



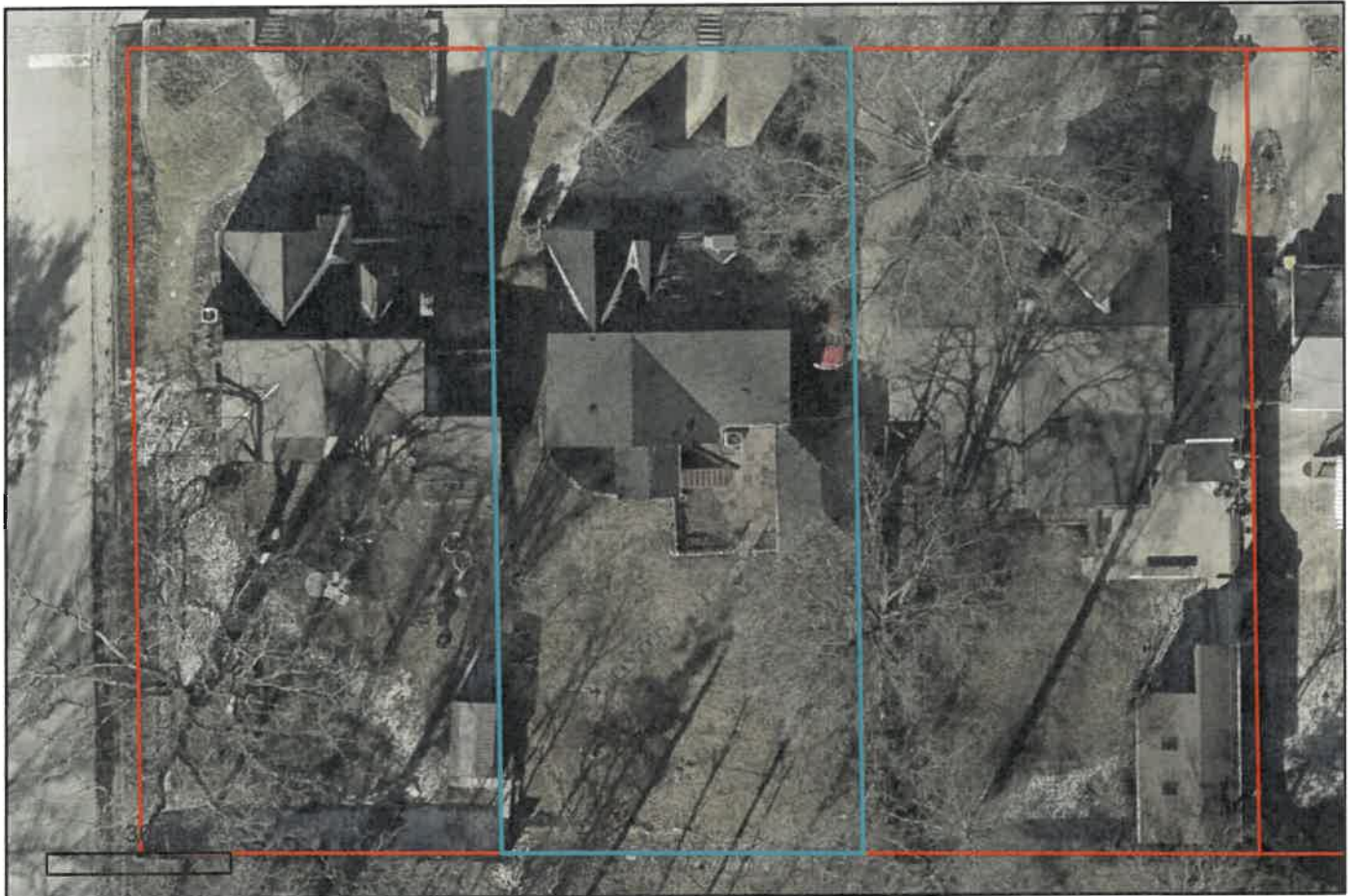
LANSING
WINDOWS & DOORS

lbpwindows.com

Distributed By:

Monroe County, IN

1304 E 2nd ST, Bloomington, IN 47401-5104
53-08-03-208-016.000-009



Parcel Information

Parcel Number: 53-08-03-208-016.000-009
Alt Parcel Number: 015-48470-00
Property Address: 1304 E 2nd ST
Bloomington, IN 47401-5104
Neighborhood: 154 Trending 2006 - A
Property Class: Other Commercial Housing
Owner Name: Cole, Terry F
Owner Address: 12544 Glencove Ct
Carmel, IN 46033
Legal Description: 015-48470-00 PARKVIEW LOT 2

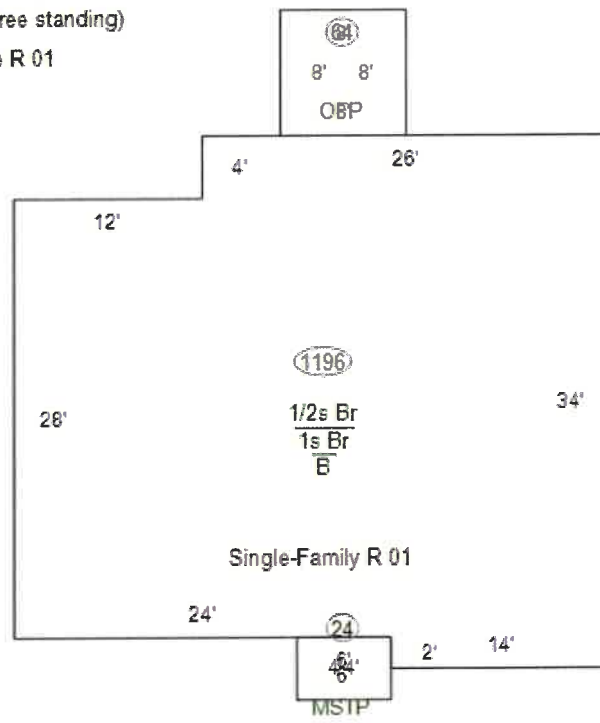
Taxing District

Township: PERRY TOWNSHIP
Corporation: MONROE COUNTY COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	0.179	

Patio (free standing)
ached Garage R 01



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.

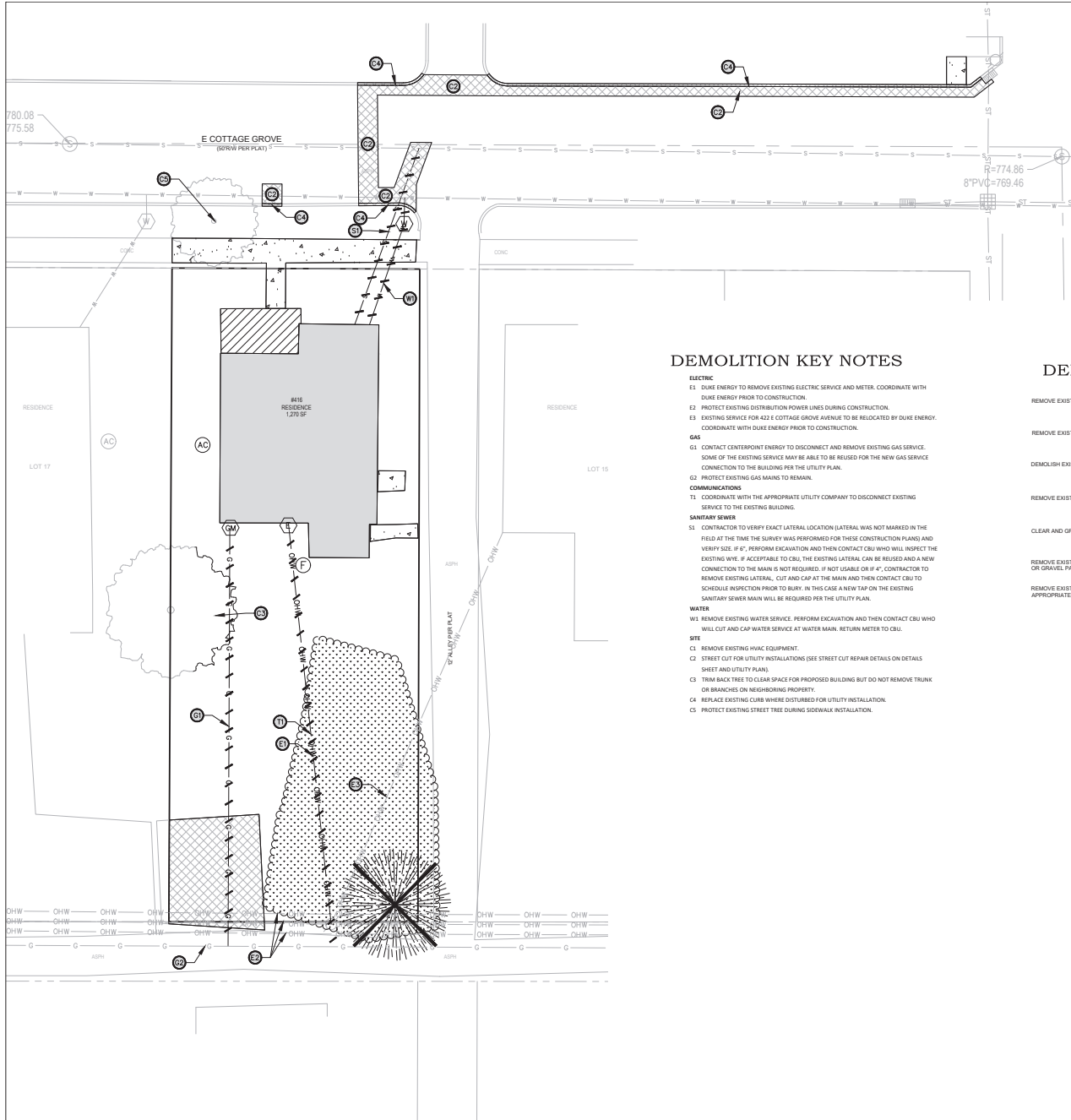
Staff Recommends further studying the possibility of a historic district

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. However, a preliminary building survey was done in 2007 that indicated this area is fit for a historic district. There are 101 buildings in the survey, of which one is Outstanding, 16 are Notable, 77 are Contributing, and 7 are Non-Contributing.

According to the 2004 Interim Report Cottage Grove was platted between 1896 and 1905. The neighborhood Revival and Craftsman style homes.

“The vast majority of the homes in the Cottage Grove District have been converted to student rentals, and on the whole they are well-maintained. Tenth Street, a high traffic corridor that links the University to the core of town, is beginning to see more demolitions. The future of this area, which is unprotected by local ordinance, lies with the ebb and flow of the real estate market (Interim Report 2004, 7).”

The 8.08.010 Establishment of historic districts and conservation districts has been attached to this packet. The process to nominate a multi-property historic district requires multiple steps including various meetings with community members.



DEMOLITION KEY NOTES

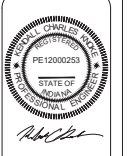
- ELECTRIC**
- E1 DUKE ENERGY TO REMOVE EXISTING ELECTRIC SERVICE AND METER. COORDINATE WITH DUKE ENERGY PRIOR TO CONSTRUCTION.
 - E2 PROTECT EXISTING DISTRIBUTION POWER LINES DURING CONSTRUCTION.
 - E3 EXISTING SERVICE FOR 422 E COTTAGE GROVE AVENUE TO BE RELOCATED BY DUKE ENERGY. COORDINATE WITH DUKE 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" OR SMALLER EXCAVATION AND THEN CONTACT CBU WHO WILL INSPECT THE EXISTING LINE. 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 18" OR 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**
- S1 REMOVE EXISTING HVAC EQUIPMENT.
 - S2 STREET CUT FOR UTILITY INSTALLATIONS (SEE STREET CUT REPAIR DETAILS ON DETAILS SHEET AND UTILITY PLANS).
 - S3 TRIM BACK TREE TO CLEAR SPACE FOR PROPOSED BUILDING BUT DO NOT REMOVE TRUNK OR BRANCHES ON NEIGHBORING PROPERTY.
 - S4 REPLACE EXISTING CURB WHERE DISTURBED FOR UTILITY INSTALLATION.
 - S5 PROTECT EXISTING STREET TREES 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 FULL PLACEMENT TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL. IF LOCATED WITHIN AN AREA OF PROPOSED FULL PLACEMENT.
9. BURYING 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 SIGNS AND UNDERMINOR ON SITE.
15. PRIOR TO CONSTRUCTION, CONTACT THE DUKE ENERGY SERVICE CENTER AT 800-778-2086 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.



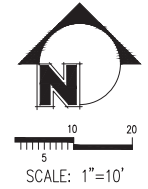
07/11/2022

**416 E COTTAGE GROVE APARTMENTS
BLOOMINGTON, INDIANA**

REVISIONS	DATE	BY

DESIGNED BY	KCK
CHECKED BY	KCK
DATE	07/11/2022

JOB NUMBER
6390
SHEET
C200
DATE
07/11/2022
DEMOLITION PLAN



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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

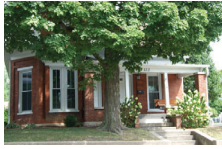
1. Angelika Apartments 111 East Tenth c. 1928

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 78



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:

Financial support for this publication was provided by the Housing and Neighborhood Development. This brochure was first published in 1988 and has gone through four editions. (Last update 8/2017) It was originally funded through a grant from the Indiana Division of Historic Preservation and Archaeology.

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.



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

The southwest quadrant of the area was platted by Daniel Reed and others in 1853 as an addition to the city. The oldest houses in the district are located in a remaining segment of the Reed 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.

Cottage Grove

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 Grove 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

A Walk Through the Cottage Grove Historic District

Historic Tour Guide No. 6



City of Bloomington, Indiana



Cottage Grove Historic District "Study Area"





May 15, 2007



City of Bloomington, IN

 **2007 "Cottage Grove Historic District" study area**

2014 SHAARD Survey

-  Contributing
-  Notable
-  Outstanding
-  Non-contributing

Site:

 416 E Cottage Ave



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

	OBJECTID	SHAARD_ID	HISTORICNAME	RATING	Shape	x	y
1	122510	105-055-31094	House	Contributing		-9632597.05	4746505.06
2	123758	105-055-31010	House	Contributing		-9632532.18	4746315.99
3	123775	105-055-31030	House	Contributing		-9632855.63	4746393.98
4	123776	105-055-31020	House	Contributing		-9632790.09	4746658.86
5	123778	105-055-31033	House	Contributing		-9632757.05	4746552.62
6	123779	105-055-31008	House	Contributing		-9632644.32	4746703
7	123978	105-055-35912	House	Contributing		-9632429.53	4746400.67
8	124180	105-055-31081	House	Contributing		-9632573.97	4746533.26
9	124193	105-055-31082	House	Contributing		-9632572.02	4746580.46
10	125150	105-055-35852	House	Contributing		-9632485.49	4746403.33
11	125166	105-055-31079	House	Contributing		-9632610.64	4746381.33
12	125167	105-055-31090	House	Contributing		-9632617.76	4746433.35
13	125170	105-055-31074	House	Contributing		-9632760.28	4746661.36
14	125347	105-055-31051	House	Contributing		-9632690.87	4746399.06
15	125348	105-055-31048	House	Contributing		-9632642.18	4746315.65
16	125608	105-055-31019	House	Contributing		-9632800.12	4746707.28
17	126862	105-055-35955	House	Contributing		-9632344.92	4746402.37
18	126863	105-055-35957	House	Contributing		-9632323.98	4746403.93
19	127266	105-055-35851	House	Contributing		-9632529.73	4746446.58
20	127351	105-055-35958	House	Contributing		-9632305.68	4746396.31
21	127847	105-055-35909	House	Contributing		-9632470.64	4746401.05
22	128418	105-055-31047	House	Contributing		-9632667.36	4746312.96
23	128420	105-055-31018	House	Contributing		-9632814.41	4746661.35
24	128421	105-055-31012	House	Contributing		-9632822.18	4746705.48
25	128422	105-055-31021	House	Contributing		-9632770.94	4746705.18
26	128424	105-055-31023	House	Contributing		-9632693.15	4746707.74
27	129090	105-055-31046	House	Contributing		-9632689.11	4746314.14
28	129094	105-055-31024	House	Contributing		-9632668.88	4746704.31
29	130097	105-055-31084	House	Contributing		-9632549.59	4746534.69
30	130119	105-055-31096	House	Contributing		-9632489.34	4746319.57
31	130120	105-055-31078	House	Contributing		-9632612.81	4746365.32
32	130121	105-055-35853	House	Contributing		-9632509.27	4746400.6
33	130305	105-055-31054	House	Contributing		-9632725.4	4746363.35
34	130306	105-055-31034	Duplex	Contributing		-9632711.06	4746432.17
35	130307	105-055-31036	House	Contributing		-9632819.59	4746398.25
36	130309	105-055-31022	House	Contributing		-9632749.71	4746705.94
37	130311	105-055-31016	House	Contributing		-9632614.47	4746630.58
38	130312	105-055-31014	House	Contributing		-9632616.19	4746576.05
39	130431	105-055-31085	House	Contributing		-9632528.04	4746532.72
40	130609	105-055-31086	House	Contributing		-9632506.26	4746581.64
41	130615	105-055-31043	House	Contributing		-9632790.03	4746316
42	131457	105-055-31061	House	Contributing		-9632552.35	4746316.74
43	131458	105-055-31076	House	Contributing		-9632613.38	4746343.06
44	131459	105-055-35844	House	Contributing		-9632509.37	4746448.04
45	131460	105-055-31063	House	Contributing		-9632575.43	4746447.74
46	131466	105-055-31058	House	Contributing		-9632708.8	4746460.39
47	133065	105-055-35850	House	Contributing		-9632529.14	4746398.84
48	133311	105-055-31093	House	Contributing		-9632584.21	4746494.64
49	133499	105-055-31013	House	Contributing		-9632841.3	4746661.63
50	133872	105-055-31077	House	Contributing		-9632573.91	4746376.84
51	133873	105-055-31080	House	Contributing		-9632614.89	4746401.33
52	133882	105-055-31044	House	Contributing		-9632760.19	4746312.65
53	134396	105-055-31056	House	Contributing		-9632762.86	4746395.17
54	134397	105-055-31072	House	Contributing		-9632759.02	4746642.1
55	134398	105-055-31083	House	Contributing		-9632546.04	4746577.05
56	134949	105-055-31025	House	Contributing		-9632628.79	4746700.33
57	138022	105-055-31087	House	Contributing		-9632507.15	4746533.14
58	138474	105-055-31060	House	Contributing		-9632572.41	4746314.64

	OBJECTID	SHAARD_ID	HISTORICNAME	RATING	Shape	x	y
59	138475	105-055-31062	House	Contributing		-9632510.78	4746320.63
60	138476	105-055-31064	House	Contributing		-9632554.9	4746445.16
61	138477	105-055-31091	House	Contributing		-9632613.54	4746459.24
62	138478	105-055-31092	House	Contributing		-9632619.65	4746479.52
63	138484	105-055-31070	House	Contributing		-9632766.53	4746587.18
64	138485	105-055-31075	House	Contributing		-9632709.5	4746662.59
65	138508	105-055-31049	House	Contributing		-9632621.32	4746311.2
66	138511	105-055-31017	House	Contributing		-9632711.12	4746575.86
67	138514	105-055-31015	House	Contributing		-9632612.02	4746599.14
68	138755	105-055-31066	House	Contributing		-9632706.04	4746480.96
69	138865	105-055-31073	House	Contributing		-9632698.08	4746621.27
70	138867	105-055-31095	House	Contributing		-9632616.55	4746529.17
71	138995	105-055-31088	House	Contributing		-9632484.48	4746578.1
72	138996	105-055-31089	House	Contributing		-9632469.78	4746581.98
73	139361	105-055-31055	House	Contributing		-9632718.67	4746382.5
74	139362	105-055-31057	House	Contributing		-9632717.56	4746400.19
75	140140	105-055-31040	House	Contributing		-9632673.72	4746572.5
76	140567	105-055-31042	Apartments	Contributing		-9632822.95	4746319.62
77	140681	105-055-31038	House	Contributing		-9632792.46	4746396.47
78	123780	105-055-31011	House	Non-Contributing		-9632648.84	4746568.34
79	125469	105-055-31045	House	Non-Contributing		-9632717.89	4746313.63
80	125470	105-055-31035	Fox Row Apartments	Non-Contributing		-9632851.68	4746317.08
81	130302	105-055-31053	House	Non-Contributing		-9632643.08	4746398.17
82	130303	105-055-31052	House	Non-Contributing		-9632664.97	4746395.09
83	130310	105-055-31002	House	Non-Contributing		-9632666.75	4746660.73
84	140564	105-055-31050	House	Non-Contributing		-9632686.75	4746434.57
85	123777	105-055-31003	House	Notable		-9632840.37	4746642.63
86	124191	105-055-31068	House	Notable		-9632711.72	4746533.51
87	124192	105-055-31059	Duplex	Notable		-9632705.11	4746640.18
88	125169	105-055-31067	House	Notable		-9632708.58	4746509.78
89	125318	105-055-31041	House	Notable		-9632662.8	4746433.35
90	128423	105-055-31007	House	Notable		-9632717.08	4746704.98
91	130301	105-055-31006	House	Notable		-9632571.59	4746399.33
92	134947	105-055-31031	House	Notable		-9632839.48	4746431.8
93	137155	105-055-35954	House	Notable		-9632390.11	4746400.32
94	138509	105-055-31027	House	Notable		-9632572.33	4746351.48
95	138513	105-055-31004	House	Notable		-9632613.54	4746656.91
96	138866	105-055-31071	House	Notable		-9632709.26	4746598.46
97	140141	105-055-31009	House	Notable		-9632612.63	4746703.14
98	140566	105-055-31028	House	Notable		-9632760.81	4746343.56
99	140572	105-055-31005	House	Notable		-9632761.24	4746621.03
100	140680	105-055-31029	House	Notable		-9632765.25	4746371.78
101	140568	105-055-31026	House	Outstanding		-9632849.71	4746366.74

STAFF RECOMMENDATIONS	Address: 301 W Country Club Dr.
DD 22-15	Petitioner: Chris Bomba
Start Date: August 22, 2022	Parcel: 53-08-03-208-016.000-009
RATING: Contributing	Survey: c. 1930, California Bungalow



Background: 4/1 and 3/1 double hung wood windows with metal storms, glazed wood door with metal storm. Front porch across main elevation, gable front, metal half columns, limestone half walls, concrete floor and steps. Rear stoop at rear door, concrete floor and steps, metal railing (SHAARD worksheet).

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 releasing DD 22-15

Staff went to the Monroe County History Center and could not find additional information regarding this structure. 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.



R-22-845

Residential Demolition Permit

Status: Active

Date Created: Jul 28, 2022

Applicant

Chris Bomba
cbomba@rwbaird.com
3756 E Sterling ave
Bloomington, IN 47401
8123450272

Location

301 W Country Club DR
Bloomington, 47403-4301 IN

Owner:

Charles Layne LLC
621 N Walnut St Bloomington, IN 47404

Project Information

Owner Name

Charles Layne LLC

Number of Structures to be removed

2

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

Remove the house and the garage.

Number of Underground Storage Tanks

0

Is the property owner doing the work?

Yes

What type of structure are you demolishing?

Primary Residential 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.

Chris Bomba

07/28/2022

Staff Use

Planning Staff Review



301 W Country club.

I purchased the property in 2018 after it went thru tax sale. The property had been vacant for several years prior to my purchase. The house was in bad shape at that time. I have monitored the house and kept up the land around it. About a week and a half ago it was discovered by our local homeless community. Within about a week and a half the house has been torn apart. Front door had been removed, most of the windows have been knock out, the front porch stone have been removed, there was digging done under the back and southeast side of the building and multiple foundation block have been knocked out. I am asking for a permit because the house has become a safety hazard.

The Bloomington Police department has been doing extra patrols, but this has not discouraged people from entering the building. I have currently contracted someone to board up the house.

After the first incident where some homeless people broke in and destroyed the interior of the house and part of the porch, the police and my insurance carrier had me board up the house which I did. We (myself and the police) have continuously been chasing people way from the location where they continue to break in. Since the filing for the demo permit, the house was broken into again and the back half of the house was set on fire and has burned down, also the front porch support posts have been ripped out.