



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday September 22, 2022

5:00 p.m. EST

Prepared by HAND Staff

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

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

Meeting ID: 958 5218 5508

Passcode: 082945

One tap mobile

+13126266799,,95852185508# US (Chicago)

+19292056099,,95852185508# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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Bloomington Historic Preservation Commission Meeting

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

Meeting ID: 958 5218 5508 Passcode: 082945

Thursday September 22, 2022, 5:00 P.M.

AGENDA

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF MINUTES**
 - A. September 8, 2022
- IV. **CERTIFICATES OF APPROPRIATENESS**
 - Commission Review**
 - A. **COA 22-72**

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, with requested information
 - B. **COA 22-73**

514 W Kirkwood Ave. (Parker-Hawkins House Local Historic District)
Petitioner: Tim Vinson-Chastain, Brawley Property Management
Redesign of the parking lot and garden.
 - C. **COA 22-74**

115 N College Ave. (Courthouse Square Historic District)
Petitioner: Wade Eric Johnson
New Signage
- V. **DEMOLITION DELAY**
 - A. **DD 22-16**

1109 N College Ave (Contributing)
Petitioner:
Full Demolition
- VI. **NEW BUSINESS**

923 E University St. (Elm Heights Historic District)
Petitioner: Doug Bruce
Garage restoration and expansion consultation
- 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 October 12, 2022 at 5:00 P.M. and will be a teleconference via Zoom.

Posted: 9/16/2022

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.

MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners Present:

John Saunders (Present)
Marleen Newman (Electronic)
Sam DeSollar (Present)
Daniel Schlegel (Present)
Reynard Cross (Present)
Elizabeth Mitchell (Present)
Reynard Cross (Present)
Matthew Seddon (Present)

Advisory Members Present:

Ernesto Castenada (Electronic)
Chris Sturbaum (Present)

Staff Present:

Gloria Colom HAND (Present)
John Zody HAND (Electronic)
Chris Wheeler City Legal Department (Electronic)
Eric Greulich City Planning & Transportation Department (Electronic)
Alex Crowley City Economic & Sustainable Development (Present)
(Entered meeting @ 5:30 p.m.)

III. APPROVAL OF MINUTES

A. August 25, 2022

Sam DeSollar made a motion to approve **August 25, 2025 Minutes**.

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

Gloria Colom gave presentation. See packet for details.

Anne Findlay spoke about the property and her family history connected with the property. **Anne Findlay** described the unbearable conditions that they have been putting up with the fraternity house next door and also described how they had driven a car through their yard and knocked down a 100 year old stone bird bath, and part of the 100 year old stone wall.

Sam DeSollar asked the **Petitioners** if they would like to ask the **Commission** if they could extend the fence all the way to the maximum extent to keep kids from walking through the bushes. **Doug Findlay** asked if this became necessary if they could make this as a revision so that if this did not work they could take the fence to the maximum limit. **Chris Sturbaum** asked about raising the fence to all the way to the bushes by obtaining a variance. **Elizabeth Mitchell** asked the **Petitioners** if they had read the guidelines.

Sam DeSollar commented that he would fully support this **Petition**. **Matthew Seddon** asked for clarification about the length of the fence. **Marleen Newman** commented that this property has been a problem for years. **Marleen Newman** commented that she agreed with what **Chris Sturbaum** and **Sam DeSollar** said about offering an option to extend the fence. **Ernesto Castaneda** also agreed and asked about the trash issue at the property. **John Zody** explained the procedure for trash and **Title VI Citations**.

Sam DeSollar made a motion to **approve COA 22-70** with the **caveat** that the **Petitioner** be allowed to continue the fence at a four foot height to the maximum legal extent allowed.

Matthew Seddon seconded.

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

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

Gloria Colom gave presentation. See packet for details.

Craig Bailey stated that they were wanting to do this without adding the two stories, and just want to do the lower portion of the building. **Craig Bailey** stated that the series of approvals that are required. The **Planning Commission** had an option to submit the **Petition** as is was previously, or do a staff approval for a minor **Revision** which basically takes the building as it sits. **Craig Bailey** stated that the **Planning Commission** approved it as a minor staff level approval, because we committed to leaving the building as it sits currently without doing the addition. **Craig Bailey** stated that he submitted both at the same time, and stated that the goal is to get something going in this building because it has been vacant for a long time.

Sam DeSollar stated that he was concerned that they do not know what kind of roof is being used, or if skylights will be used. **Sam DeSollar** stated that he did not see enough in this proposal to understand what the Petitioner is going to do in this intermittent or possibly permanent stage. **Craig Bailey** stated that it would have to be a flat commercial roof, and they want to take the building and make it sound. **Gloria Colom** stated that there may be a question for legal because the plans have already been submitted to the **Planning Department**, and they may need to **table this Petition**. More discussion ensued. See packet for details. **Alex Crowley** stated that the challenge to this building, is that it was not designed for human habitation. **Alex Crowley** stated that they were very interested in having it renovated and think it will add to momentum of the **Trades District**. And if this is the path forward, we are willing, from the **Administrations** perspective to support it. We do hope that the eventual design is the one that ends up being there, but for now we are comfortable. **Matthew Seddon** stated that this does not actually show the **Commission** what they are going to do. **Sam DeSollar** stated that he wanted to see what was happening around all of the building. More discussion ensued about the design and materials of the building. See packet for

details. **Reynard Cross** stated that he has an issue with making this decision on changes made within this meeting, and think it should be re-submitted with the new design, properly supported with documentation and come back. More discussion ensued about the way this Petition is being submitted. See packet for details. **Marleen Newman** asked the **Petitioner** if they had applied for a Historic Tax Credit for this building. **Ernesto Castanada** asked for some clarification about the design.

Sam DeSollar commented really hoped to see this happen, and I would support this, but feel I would be remiss if we did not ask to see what is going on at the back side of this building. **Reynard Cross** commented that he agreed with what **Sam DeSollar** said, and stated that there was a process to be followed. **Chris Sturbaum** commented that this proposal was much more in tune with preservation of this site in respect of the existing building, and think that we should have no problem if they never build the steeple. **Matthew Seddon** commented that they could approve **COA 22-71**, if the three stories are not built in two years, we ask that either that nothing be visible above the chorus line, or that you come back to us. **Matthew Seddon** commented that there are some legitimate concerns to what he is approving. **Marleen Newman** commented that the Board is a **Quasi-Judicial Board**, which means that the things they do, are basically court documents. **Marleen Newman** would suggest that they table this **Petition** for two weeks and review it with the exact documents that need to be associated with the proposal. **Ernesto Castaneda** commented that he agreed with what **Marleen Newman** stated. More discussion ensued. See packet for details.

Matthew Seddon made a motion to **Table COA 22-71** to the next meeting.

Reynard Cross seconded.

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

C. COA 22-72

1304 E 2nd St (Elm Heights Historic District)

Petitioner: Terry Cole

Window Replacement (Post action)

Gloria Colom gave presentation. See packet for details.

Terry Cole stated that she truly did not know that the house was in a **Historic District** and just replaced the windows that did not function properly. **Sam DeSollar** asked if the back of the house was visible from the public right of way.

Sam DeSollar asked which windows were replaced, and more clarification about what they were replaced with and when. **Reynard Cross** asked the **Petitioner** when she bought the house, and did she have a broker and was it appraised. **Terry Cole** stated that she asked about whose responsibility it was to tell her about this property. **Matthew Seddon** asked **Terry Cole** how she knew to come to the Commission about this after the fact. **Terry Cole** stated that she received a letter from **Gloria Colom** at the **Historic Preservation Department**. **Matthew Seddon** asked **Gloria Colom** how she found out about this property. **Gloria Colom** stated that she found out by a complaint. **Matthew Seddon** stated that this feels like more of an enforcement issue than an approval issue, is there enforcement recourse for her violating the code.

Sam DeSollar commented that the guidelines are pretty clear in Elm Heights about windows, and cannot support the approval of **COA 22-72**. **Sam DeSollar** commented that he would ask that the original windows be replaced or that windows that are of the same material be installed. **Daniel Schlegel** asked for clarification on the double window and when it was replaced. **Chris Sturbaum** suggested on just replacing the façade windows and not the side windows. **Matthew Seddon** commented that what is done is done, and that he thinks this is more of an enforcement issue, and cannot approve this after the fact. **Ernesto Castaneda** commented that he will be curious to see how the **Commission** sets a precedent with cases like this for the future. **Marleen Newman** commented that she agreed with **Ernesto Castaneda** in that there needed to be a precedent set. More discussion ensued. See packet for details.

Sam DeSollar made a motion to **deny COA 22-72** (and **suggest** that the **Petitioner** come back with either **option A**) To replace all of the non-wood windows on the front façade with wood windows that match the original configuration of the original windows. Or **option B**) remove all of the vinyl windows that have been replaced by the **Petitioner** to wooden windows. **Matthew Seddon** seconded.
Motion Carries: 7 Yes (Cross, Mitchell, Saunders, Seddon, DeSollar, Schlegel, Newman), 0 No, 0 Abstain.

V. DEMOLITION DELAY

A. DD 22-14

416 E Cottage Grove Ave. (Contributing)

Petitioner: Ryan Strauser

Full Demolition

Gloria Colom gave presentation. See packet for details.

Sam DeSollar asked if the **Commission** thought it would be a positive thing to recommend this to become a historic district, can they initiate this. **Chris Wheeler** and **Gloria Colom** stated that they would have to research this more. More discussion ensued concerning **Historic Districts**. See packet for details.

John Saunders commented that what was in front of them was a demolition delay, and that they needed to make a decision whether to continue this on to the next meeting, or release it. Then move forward with making this a conservation district. **Sam DeSollar** commented that this will only flourish if the neighborhood wants it. They could suggest that this neighborhood be considered for a **Historic District**. If they have interest, then feels that it is the **Commissions** responsibility to help them pursue a district. **Reynard Cross** commented that he would want to hear from the people that live here to inform a decision. **Daniel Schlegel** commented that he thought d could prevent something to happen like the first **Petition** they reviewed, with the neighboring house that turned into a fraternity. More discussion ensued. See packet for details. **Matthew Seddon** commented that nothing that has been discussed has anything to do with this house and the demo delay. **Marleen Newman** commented that she did not think **Gloria Colom** had enough time to research this.

Matthew Seddon made a motion to release **Demo Delay 22-14**.

Sam DeSollar seconded.

Motion Carries: 5 Yes (Schlegel, DeSollar, Seddon, Saunders, Cross), 2 No (Newman, Mitchell), 0 Abstain.

B. DD 22-15

301 W Country Club Dr. (Contributing)

Petitioner: Chris Bomba

Full Demolition

Gloria Colom gave presentation. See packet for details.

Reynard Cross asked how old the **Elevate GIS** picture was that the **Commissioners** were looking at. **Chris Sturbaum** asked **Chris Bomba** about the homeless breaking into this home, and if it might have had something to do with the demolition delay sign in front of the house.

Matthew Seddon made a motion to release **Demo Delay22-15**.

Elizabeth Mitchell seconded.

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

VI. NEW BUSINESS

- A. Commissioner Photo
- B. Discuss Commissioner continuing education

Gloria Colom explained the need for Commissioners to have continuing education. See packet for details.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

IX. PUBLIC COMMENTS ANNOUNCEMENTS

X. ADJOURNMENT

Meeting was adjourned by John Saunders @ 7:51 p.m.

ENED OF MINUTES

Video record of meeting available upon request.

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 to be completed in two phases <ul style="list-style-type: none"> ● The COA application requests for the renewal of COA 20-13, which expired this year. ● There is additional clarification that the project will be done in two phases. The first phase of the project calls for rehabilitation of the first floor with alterations that open windows in the structure as well as provide the core structure for the additional stories. ● The provided renderings present an unobtrusive conceptualization of the core for expansion which does not detract from the historic material. ● The second phase, which may or may not take place within the next two years calls for the construction of additional floors according to the submitted plans.

**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.









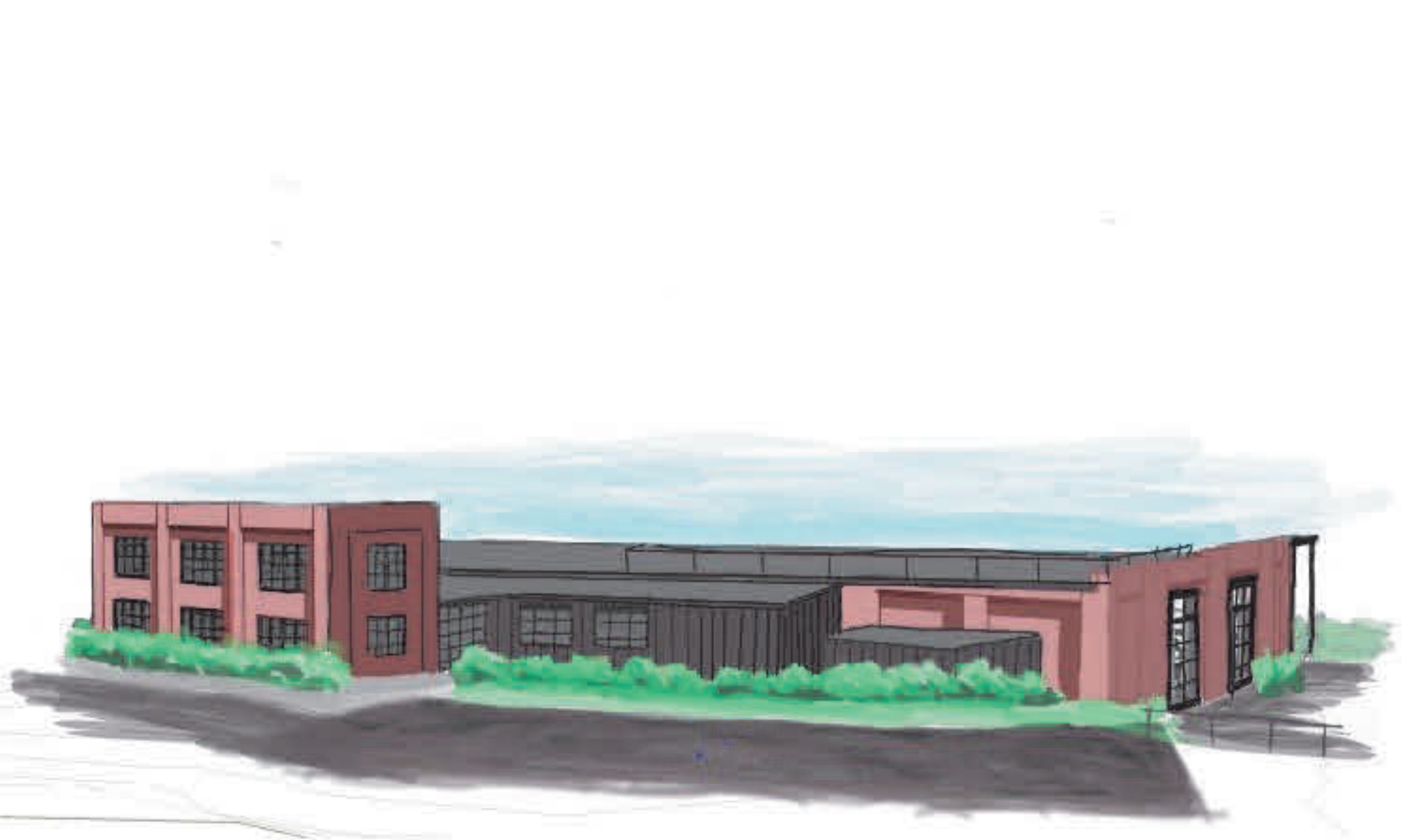
KILN – REQUESTED INFORMATION

Revised description of modifications:

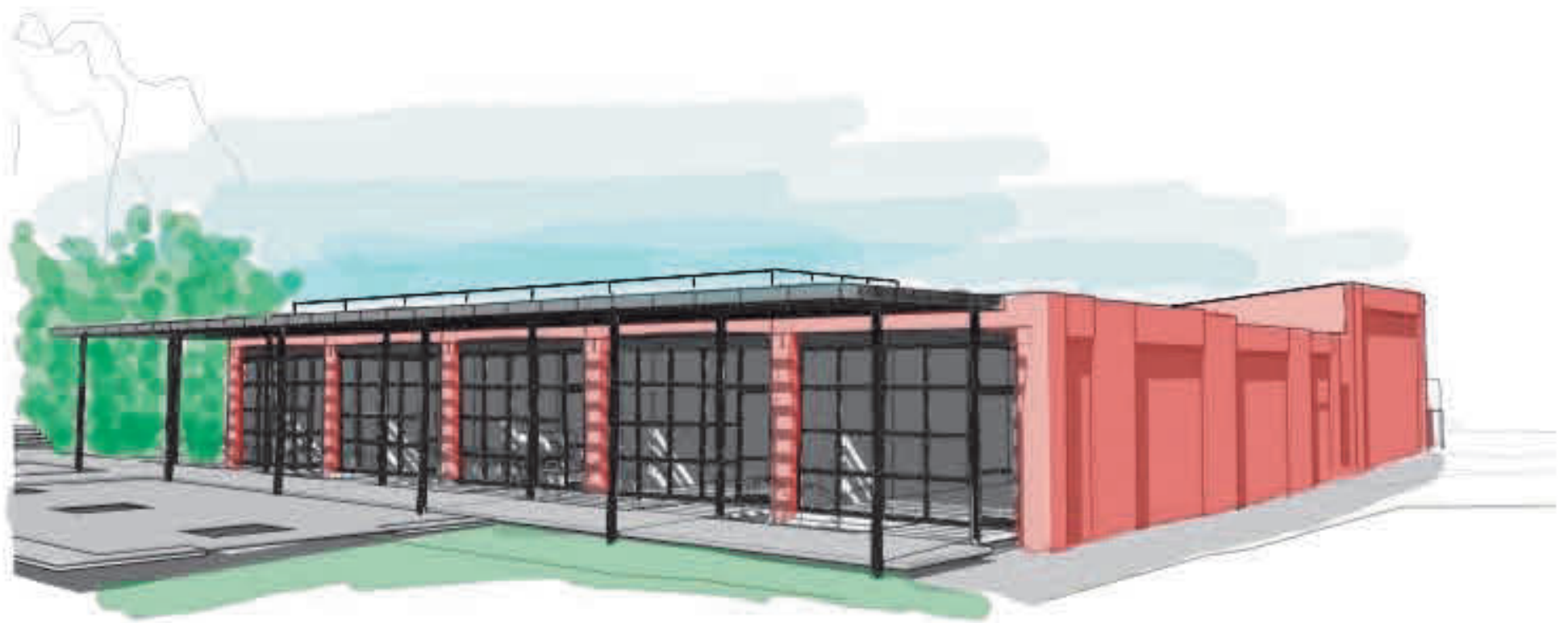
The proposed redevelopment will occur in two phases:

- 1) The renovation of the existing historical structure, the creation of a circulation space between the two existing buildings, and the restoration of the existing brick masonry. A new entrance off the eastern alley will allow accessible access to the building. New openings will be created in the Power House and on the north side of the building.
- 2) The potential addition of two stories above the existing structure as previously submitted and approved in 2020.

The proposed roof system is a standard commercial membrane roof with appropriate sloping. The current intent is for the roof to safely accommodate greenery including herbs and microgreens for use by Soma in their north bay restaurant.



① NORTHEAST



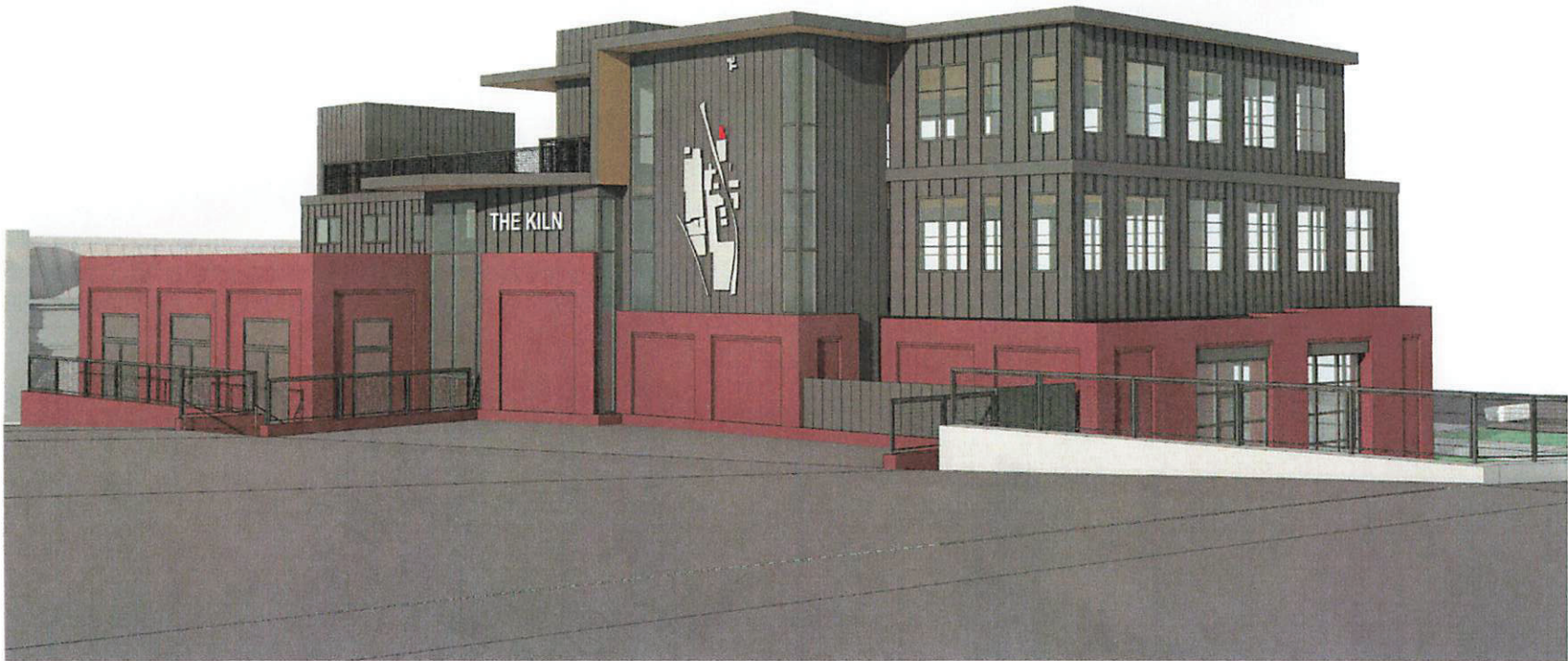
④ SOUTHWEST



② NORTHWEST



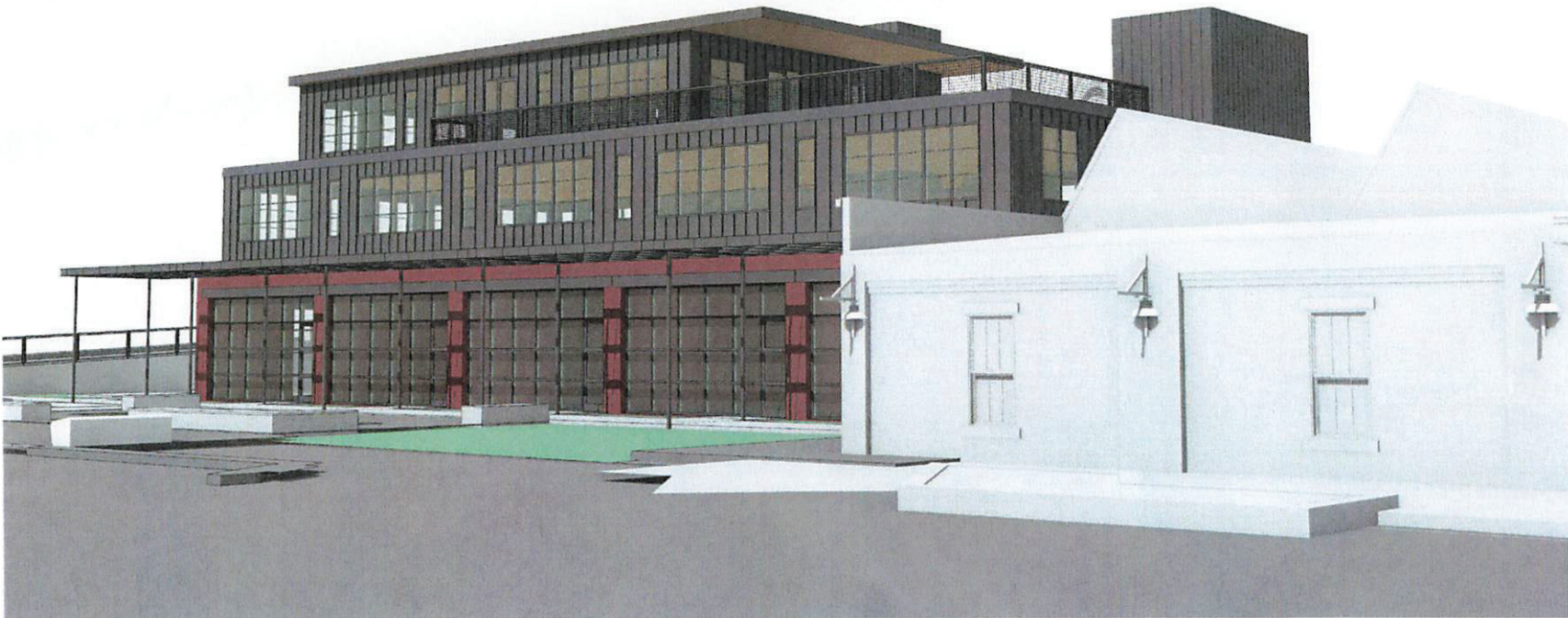
FROM MADISON AND 11TH ST. NORTHWEST



FROM ALLEY AND 11TH ST. NORTHEAST



FROM ALLEY SOUTHEAST



FROM MADISON SOUTHWEST WITH TRELLIS

STAFF RECOMMENDATIONS	Address: 514 W Kirkwood Ave.
COA 22-73	Petitioner: Tim Vinson-Chastain, Brawley Property Management
Application Date: 9/1/2022	Parcel: 53-05-32-413-057.000-005
RATING: OUTSTANDING	Survey: c. 1870, Queen Anne Style



Background: Parker-Hawkins House Local Historic District
Request: Redesign of the parking lot and garden.
Guidelines: The Secretary of the Interior's Standards for the Treatment of Historic Properties
Staff Recommendation: Approval of COA 22-73 <ul style="list-style-type: none"> The proposed project improves the back of the property, adding vegetation and providing a more organized and aesthetic design to the parking lot.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-73

Date Filed: September 1, 2022

Scheduled for Hearing: September 22, 2022

Address of Historic Property: 514 W Kirkwood

Petitioner's Name: Brawley Property Management

Petitioner's Address: PO Box 5543 Bloomington IN

Phone Number/e-mail: tim@thebrawleygroup.com

Owner's Name: Brad & Nicole Fortune

Owner's Address: 4121 Sterling Bluff Court, Carmel IN

Phone Number/e-mail: 5125969515

Instructions to Petitioners

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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. 013-21920-00 ORIGINAL PLAT LOT 146

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

Interior remodel only.

Adding greenspace to parking lot and reducing number of spaces down to 6. Planting bed along length of current parking area on West side and additional small planting bed on northeast corner

3. A description of the materials used.

Paved parking area, topsoil and mulch.

Landscaping and flower bed additions per approved list of city plantings (table 4-14, 4-16 and 4-17 within city UDO)

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.

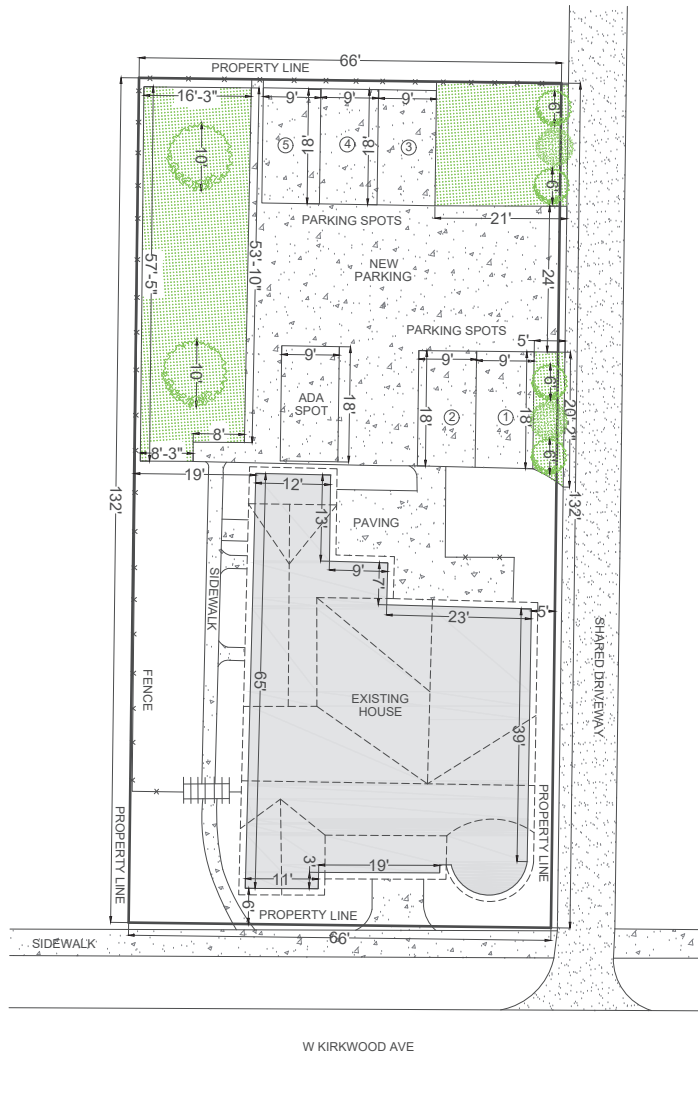
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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.

Bloomington

W. Kirkwood AVE





IMPERVIOUS AREA CALCULATIONS:
 EXISTING HOUSE = 2,180 SQ.FT.
 PROPOSED PARKING AREA = 2,700 SQ.FT
 EXISTING SIDEWALK & PAVING = 400 SQ.FT
 TOTAL LOT AREA = 8,712 SQ.FT
 TOTAL IMPERVIOUS AREA = 5,280 SQ.FT = 60.60%

NOTES:

ADDRESS:
 514 W KIRKWOOD AVE
 BLOOMINGTON, IN 47404

MODIFICATION SITE PLAN

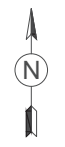
PARCEL ID: 530532413057000005

LOT AREA: 0.2 ACRES

DRAWING DATE: 05/24/2022

PLOT SIZE: 8.5" X 11"

DRAWING SCALE: 1"=30'



STAFF RECOMMENDATIONS	Address: 115 N College Ave.
COA 22-74	Petitioner: Wade Eric Johnson
Application Date: 9/8/2022	Parcel: 53-05-33-310-228.000-005
RATING: CONTRIBUTING	Survey: c. 1875, commercial



Background: Courthouse Square Historic District

Request: New Sign

Guidelines: Courthouse Square Historic District Historic District Guidelines

1. Care should be taken with the attachment of signage to historic buildings.
2. The scale of signage should be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of windows and door openings.
3. Obscuring historic building features such as cornices, gables, pilasters, or other decorative elements with new signs is discouraged.
4. Use of materials such as wood, stone, iron, steel, glass, and aluminum is encouraged as historically appropriate to the building.

Staff Recommendation: Approval of COA 22-74

- The proposal complies with the size and location for signage according to the district guidelines.
- The new signage would be installed within the current space that held the previous sign.
- The materials are not ideal but do not detract from the historic district.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA 22-74

Date Filed: September 8, 2022

Scheduled for Hearing: September 22, 2022

115 N. College Ave, Suite 1500 (113 N. College Ave storefront)

Address of Historic Property: Wade Eric Johnson

Petitioner's Name: 302 Axis Dr. #507 Louisville, KY 4020

Petitioner's Address: 312-543-9773 / wade@peachtide.com

Phone Number/e-mail: CFC Properties

Owner's Name: 320 W. Eight St. Unit 200 Bloomington, IN 47404

Owner's Address: 812-332-0053 / Mark.Webb@CFCProperties.com

Phone Number/e-mail: _____

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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. 115 N. College Avenue, Suite 115 Uptown Plaza

2. A description of the nature of the proposed modifications or new construction:
A new sign in existing sign frame. This is a franchise / standardized business, but the
sign is unique to this location and is different than those of standard locations- I am
attaching a sign of both the proposed modifications and the standard corporate sign

3. A description of the materials used.
7.9" tall x 1/2" thick routed acrylic letters for "The" and "Factory"
10.75" tall x 1" thick routed acrylic letters for "Peach Cobbler"
13" x 14.25" x 1/2" thick routed acrylic Peach Logo

Letters face painted white and letter edges painted black
Logo face painted PMS 2028 C Orange and log edges painted black

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.

Search by Address, Parcel Id or Owner Name



Advanced Search



Pictometry

Street View

Bloomington



-86.534973 39.166879 1:750



- Select All (1)
- Delete
- Download
- Clear All Filters
- Generate Labels
- Statistics
- Buffer
- Bulk PRC Print

Settings

Parcels

Parcel Number (18-digits)	Owner Name	Property Street	Property City, St & Zip	Legal Acreage	Tax 10
<input checked="" type="checkbox"/> 53-05-33-310-228.000-005	CFC Inc	115 N College AVE	Bloomington, IN 47404-3947	0.2	013-38200-00



115 N College Ave

All

Street View & 360°

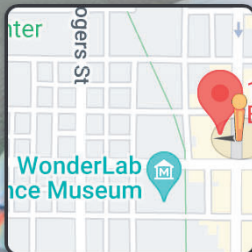


115 N College Ave

Bloomington, Indiana



Street View - May 2019



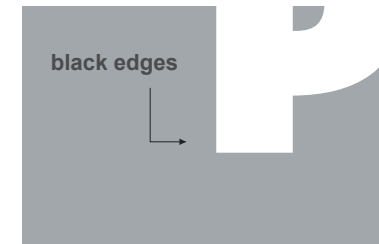
WonderLab
Ice Museum

Google

Image capture: May 2019 © 2022 Google United States Terms Privacy Report a problem

Now on Instagram!

Location:
113 N College
Bloomington, IN 47404



Routed acrylic - 1/2" and 1" thick
7.9" tall x 1/2" thick routed acrylic letters, non-illuminated. Spelling "THE" and "FACTORY" in a block font. Letter faces painted white and letter edges painted black. Direct mount, 10.75" tall x 1" thick routed acrylic letters, non-illuminated. Spelling "PEACH COBBLER" in a block font. Letter faces painted white and letter edges painted black. Direct mount, 13" wide x 14.25" tall x 1/2" thick routed acrylic logo, non-illuminated. Custom peach shape logo. Logo face painted PMS 2028 C Orange and logo edges painted black. Mounted to the white face will be 1/4" thick routed acrylic stem, leaf and outline. All painted white. Direct mount. Includes pattern and studs for mounting.



THE PEACH COBBLER FACTORY

12 FLAVORS OF COBBLERS

PEACH TEA

CATERING

12 FLAVORS OF BANANA PUDDING

HOURS
7:00-4:00
27-38
Follow Us
NOW FRANCHISING

ADD ICE CREAM

COLD BREW COFFEE











Canoe
Kayak
Fly Fish

Camp
Hill
Ski

Camp Hill Ski

PARKING

STAFF RECOMMENDATIONS	Address: 1109 N College Ave.
DD 22-16	Petitioner: Laura Hammond
Start Date: 9/6/2022	Parcel: 53-05-33-204-013.000-005
RATING: CONTRIBUTING	Survey: C. 1920, craftsman cottage



Background: Front porch with gable front, centered over front door, wood frieze, half wood half brick columns, brick half walls, topped with concrete, concrete floor and steps, wood railing on steps.

Request: Full demolition

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

Staff Recommendation: Request for additional time.

- Structure is adjacent to a historic district, another building of the same era.
- The building's materials make it stand out such as the yard stone walls, windows, and orange bricks.
- The structure is not included in the Sanborn maps.
- Staff hasn't been able to visit the Monroe County archives to do a deeper study of the structure.



Monroe County, IN

P&T Received
07/29/22
C22-380
C - '18 No Rental

07/29/2022

R-22-850

Residential Demolition Permit

Status: Active

Date Created: Jul 28, 2022

Applicant

Laura Hammond
hammondl01@yahoo.com
PO Box 1227
Bloomington, IN 47402
8123250526

Location

1109 N College AVE
Bloomington, 47404-3551 IN

Owner:

NKS Development, LLC
1 North Illinois St Apt 1901 Indianapolis, IN
46204

Project Information

Owner Name

NKS Development

Number of Structures to be removed

1

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

Demolition of house on property so as to build a multi-unit building.

Is the property owner doing the work?

No

What type of structure are you demolishing?

Primary Residential Structure

Primary Contractor

Contractor's Name

TBD

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.

NKS Development, LLC

07/28/2022

Staff Use

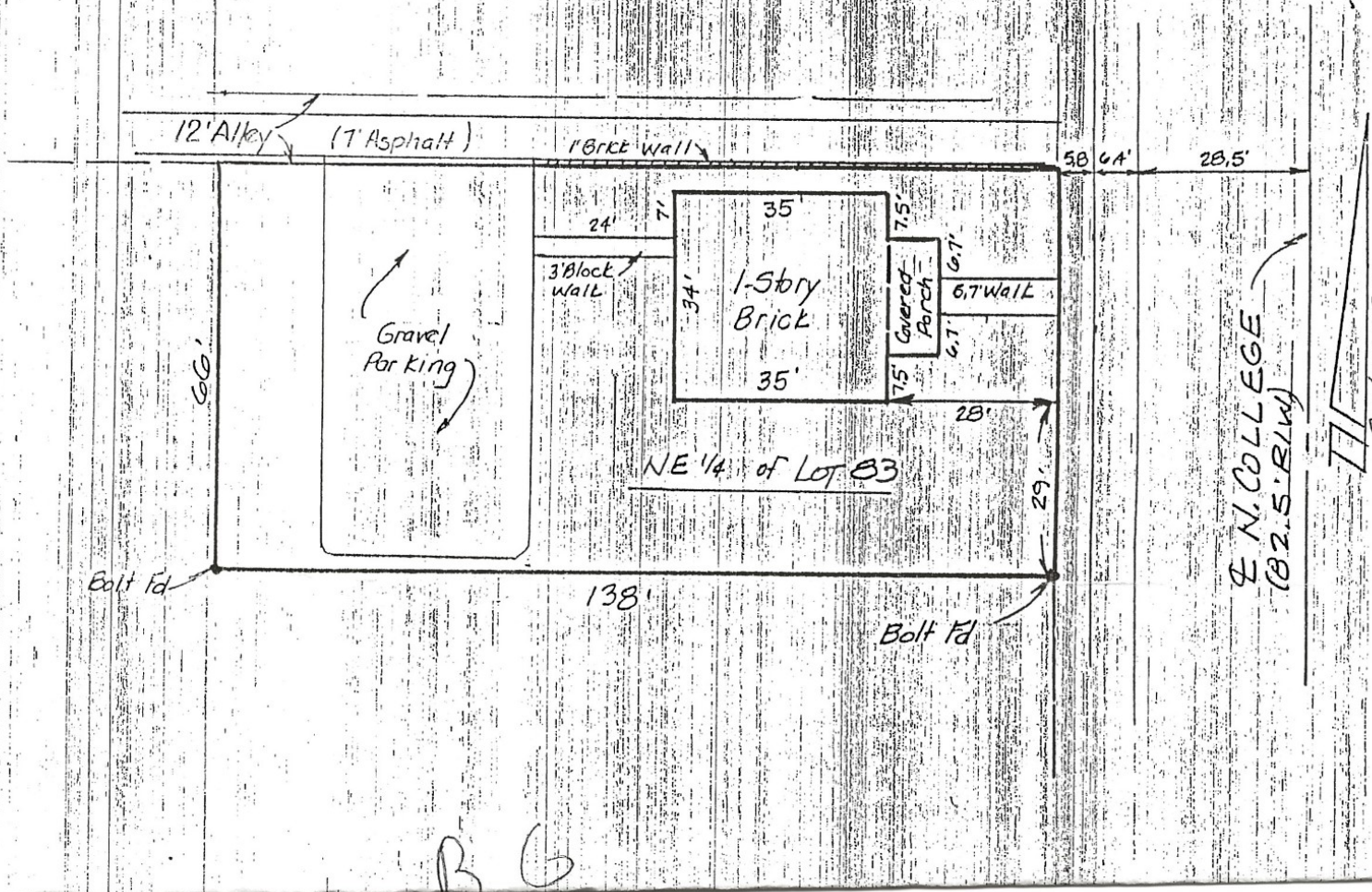
Planning Staff Review

SURVEYOR LOCATION REPORT

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

PROPERTY ADDRESS: 1109 N. College, Bloomington

PROPERTY DESCRIPTION: The Northeast Quarter of Lot Number Eighty-three (83) in KENWOOD ADDITION to the City of Bloomington, Indiana.



DESIGNATED PARTIES

MORTGAGEE
OR ASSIGNEES: Citizens
TITLE CO.: Kerry Weger
OTHER:

REFERENCE NO.

REFERENCE NO.

I, the undersigned, an Indiana Registered Land Surveyor, hereby certify to the parties above, that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. **TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 42 THROUGH 44 OF 864 IAC 1.1-13 FOR A SURVEYOR LOCATION REPORT. THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.**

I further certify that to the best of my knowledge, this Location Report conforms with the **SURVEYOR LOCATION REPORT** Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc. on January 23, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

CERTIFICATION DATE 6/10/93

SURVEYORS SIGNATURE Philip O. Tapp

SURVEYORS JOB NO. MS932-093



1" = 30'

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT OF 1976, AS AMENDED (DECEMBER 1980) AND UNDER AN ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1988. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNLESS BOLD PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTED, OR LEGALLY RESULT IN THE CREATION OF DERIVATION OR INFRINGEMENT BEING SEIZED AND/OR WHOLELY COMPROMISED TO Tabor Bruce Architecture & Design Inc.



REVISIONS

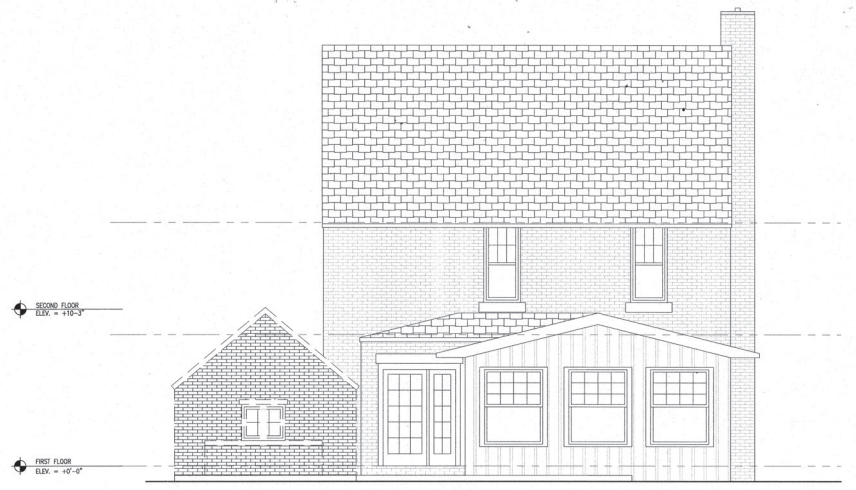
A NEW ATTACHED GARAGE FOR:
TERRY HAYS
 923 E UNIVERSITY ST.
 BLOOMINGTON, INDIANA 47401

PROJECT NO. 0322
 DATE: JUNE 1, 2022
 DRAWN BY: W. WEISMAN
 CHECKED BY: D. BRUCE
 SHEET NAME:
EXTERIOR ELEVATIONS
 SHEET NO.

AD201



3 EXISTING EAST EXTERIOR ELEVATION
 1/4" = 1'-0"



2 EXISTING NORTH EXTERIOR ELEVATION
 1/4" = 1'-0"

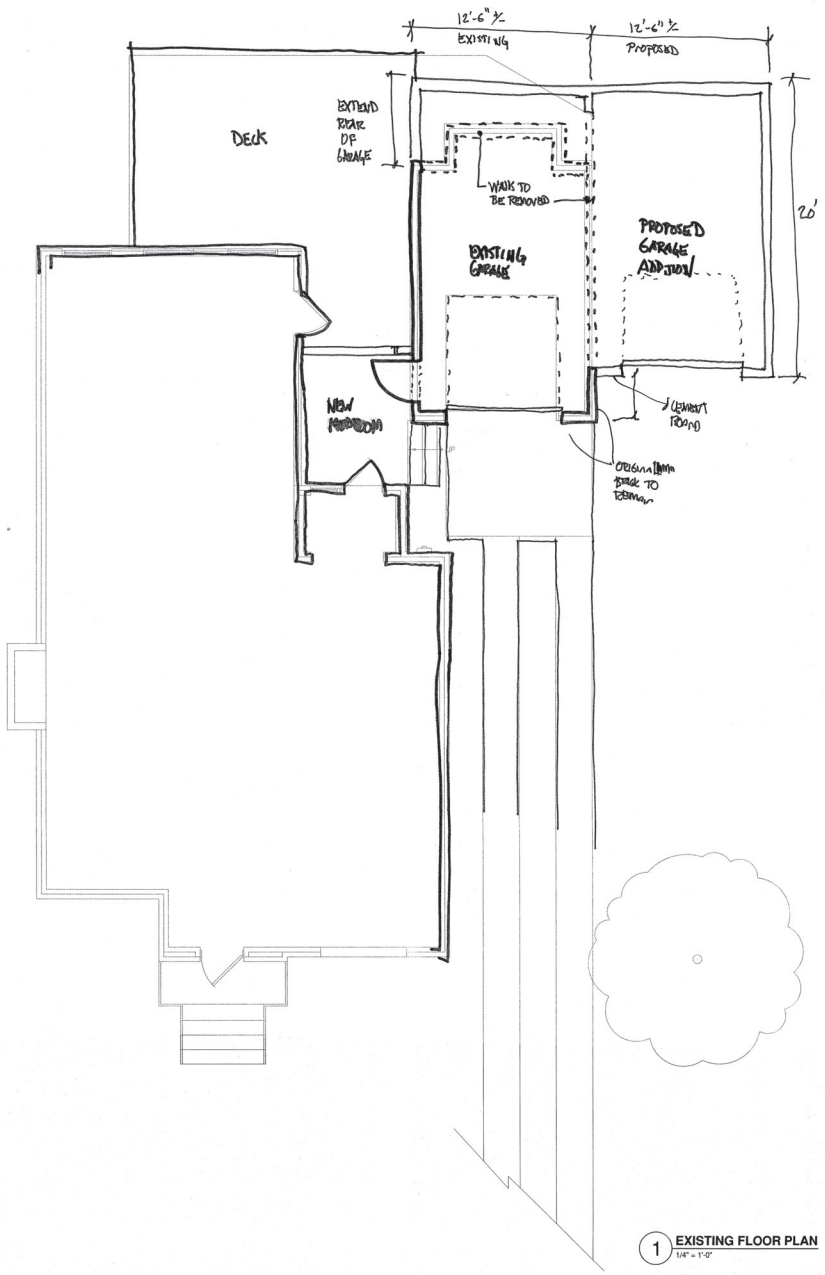


1 EXISTING EAST EXTERIOR ELEVATION
 1/4" = 1'-0"

Handwritten notes:
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 to look things
 - Contact e. Jank
 - to know the call

I:\COURT\2022\Residential\022 - Terry Hays Garage\Design\Construction\AD201 Existing Elevations.dwg, AD201_ 8/24/2022 2:56:25 PM

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1 EXISTING FLOOR PLAN
1/4" = 1'-0"

SYMBOLS LEGEND:

	DENOTES EXISTING WALLS TO REMAIN		DENOTES EXISTING WALLS TO BE REMOVED
	DENOTES EXISTING FOUNDATION WALLS TO REMAIN		DENOTES EXISTING FOUNDATION WALLS TO BE REMOVED
	DENOTES SECTION INDICATOR		DENOTES DETAIL INDICATOR
	DENOTES ELEVATION #		DENOTES ROOM
	DENOTES DETAIL INDICATOR		DENOTES EXIST. SPACE NAME
	DENOTES ELEVATION #		DENOTES EXIST. SPACE #
	DENOTES DETAIL INDICATOR		DENOTES SPACE IDENTIFIER
	DENOTES LABEL		DENOTES LEVEL
	DENOTES TARGET ELEVATION		DENOTES SPOT ELEVATION
	DENOTES EXISTING DOOR AND FRAME TO BE REMOVED		DENOTES EXTERIOR WINDOW #
	DENOTES DEMOLITION NOTE		D.S. DOWNSPOUT LOCATION
	DENOTES REVISION NOTE		



REVISIONS

A NEW ATTACHED GARAGE FOR:
TERRY HAYS
923 E UNIVERSITY ST.
BLOOMINGTON, INDIANA 47401

PROJECT NO.	0322
DATE	JUNE 1, 2022
DRAWN BY	T. YOUNGAMAN
CHECKED BY	D. BRUCE
SHEET NAME	EXISTING PLAN
SHEET NO.	AD101

AD101

J:\CURRENT\2022\Residential\vo22 - Terry Hays Garage\Design\Construction\AD101 Demo Floor Plan.dwg, AD101_EXIST_8/24/2022 11:36:49 AM